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China South City Holdings Limited
華南城控股有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code : 1668)

**PARTIAL REDEMPTION OF SENIOR NOTES DUE 2019
AND OVERSEAS REGULATORY ANNOUNCEMENT**

Reference is made to the announcements of China South City Holdings Limited (the “**Company**”) dated 21 January 2014 and 29 January 2014 (the “**2014 Announcements**”) in relation to the issuance of the 8.25% Senior Notes Due 2019 (the “**2014 Notes**”). Unless otherwise defined herein, capitalised terms used in this announcement shall have the same meaning as those defined in the 2014 Announcements.

Pursuant to the terms of the indenture dated as of 29 January 2014 (as amended or supplemented from time to time, the “**Indenture**”) entered into among the Company, the entities set forth in Schedule 1 thereto as Subsidiary Guarantors and Citicorp International Limited, as trustee (the “**Trustee**”) in connection with the issuance of the 2014 Notes, the Company announces that it has, on 5 January 2017, informed the Trustee that an aggregate amount of US\$200,000,000 of outstanding 2014 Notes, will be redeemed on 9 February 2017 (“**Redemption Date**”) at a redemption price equal to 104.1250% of the principal amount thereof, plus accrued and unpaid interest on such 2014 Notes to (but not including) the Redemption Date.

As of the date of this announcement, the outstanding principal amount of the 2014 Notes is US\$400,000,000. Upon completion of the redemption on the Redemption Date, the outstanding principal amount of the 2014 Notes will be US\$200,000,000 and all redeemed 2014 Notes will be cancelled.

OVERSEAS REGULATORY ANNOUNCEMENT

This overseas regulatory announcement is issued pursuant to Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. A copy of the announcement is available on the website of the Singapore Exchange Securities Trading Limited at www.sgx.com.

For and on behalf of the Board
China South City Holdings Limited
Cheng Chung Hing
Co-Chairman & Executive Director

Hong Kong, 5 January 2017

As at the date of this announcement, the executive directors of the Company are Mr. Cheng Chung Hing, Mr. Leung Moon Lam and Mr. Fung Sing Hong Stephen; the non-executive directors of the Company are Dr. Ma Kai Cheung, SBS, Mr. Sun Kai Lit Cliff, BBS, JP, Dr. Ma Wai Mo, Mr. Cheng Tai Po and Mr. Lin Ching Hua; and the independent non-executive directors of the Company are Mr. Leung Kwan Yuen Andrew, GBS, JP, Mr. Li Wai Keung, Mr. Hui Chiu Chung, JP and Mr. Yung Wing Ki Samuel, SBS, MH, JP.