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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)

OVERSEAS REGULATORY ANNOUNCEMENT

This overseas regulatory announcement is issued pursuant to Rule 13.10B of the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”).

Please refer to the attached announcement (the “**Announcement**”) of China South City Holdings Limited which has been posted on the website of the Singapore Exchange Securities Trading Limited.

The posting of the Announcement on the website of the Stock Exchange is only for the purpose of facilitating equal dissemination of information to investors in Hong Kong and compliance with Rule 13.10B of the Listing Rules, and not for any other purposes.

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

Hong Kong, 10 September 2020

As at the date of this announcement, the executive directors of the Company are Mr. Cheng Chung Hing, Mr. Zhao Lidong, Mr. Wu Guangquan and Ms. Cheng Ka Man Carman; the non-executive directors of the Company are 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, SBS, JP, Mr. Li Wai Keung, Mr. Hui Chiu Chung, JP and Mr. Yung Wing Ki Samuel, SBS, MH, JP.

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This announcement is for information purposes only and does not constitute an invitation or solicitation of an offer to acquire, purchase or subscribe for securities or an invitation to enter into an agreement to do any such things, nor is it calculated to invite any offer to acquire, purchase or subscribe for any securities.

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

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RESULTS OF OFFER TO PURCHASE THE OUTSTANDING 7.25% SENIOR NOTES DUE 2021 (ISIN: XS1756727290, COMMON CODE: 175672729)

Reference is made to the announcement of the Company dated 2 September 2020 in relation to the commencement of the Offer (the “**Commencement Announcement**”). Capitalized terms used in this announcement shall have the same meanings as defined in the Commencement Announcement unless the context requires otherwise.

The Offer expired at 4:00 p.m. (London time) on 9 September 2020 (the “**Expiration Deadline**”).

As at the Expiration Deadline, U.S.\$79,006,000 in aggregate principal amount of the Notes, representing approximately 38.15% of the total aggregate principal amount of the outstanding Notes as at such date, had been validly tendered pursuant to the Offer.

Subject to the terms and conditions of the Offer including, without limitation, the satisfaction or waiver of the New Financing Condition, as the aggregate principal amount of the Notes validly tendered pursuant to the Offer is equal to or less than the Maximum Acceptance Amount, the Company will accept for purchase U.S.\$79,006,000 in aggregate principal amount of the Notes (the “**Accepted Notes**”) tendered in full without scaling. The Accepted Notes repurchased by the Company will be cancelled on or about 11 September 2020 (the “**Settlement Date**”) and the Accepted Notes will not be re-issued or resold.

Payment of the purchase price and the accrued and unpaid interest in respect of the Accepted Notes from and including the last interest payment date of 25 July 2020 up to, but excluding, the Settlement Date will be made on or about the Settlement Date. The aggregate amount of the Purchase Price to be paid by the Company to holders of the Accepted Notes for repurchase of the Accepted Notes is approximately U.S.\$79,006,000.

The Company currently expects that, following settlement of the Offer, U.S.\$128,094,000 in aggregate principal amount of the Notes will remain outstanding.

All documents related to the Offer, together with any updates, are made available to holders of the Notes on the Offer Website: <https://bonds.morrowsodali.com/csc>. Documentation requests or instruction inquiries may be directed to Morrow Sodali Ltd. as the Information and Tender Agent in London at +44 208 089 3287 and in Hong Kong at +852 2158 8405 or via email at csc@investor.morrowsodali.com.

IMPORTANT NOTICE – THE OFFER IS AVAILABLE ONLY TO INVESTORS WHO ARE OUTSIDE THE UNITED STATES.

DISCLAIMER

The Offer is not being made within, and the Offer to Purchase is not for distribution in the United States. The Offer to Purchase is not an offer of securities for sale in the United States or any other jurisdiction where it is unlawful to offer such securities and any guarantees with respect thereto, for sale.

The Offer to Purchase and this announcement do not constitute, and may not be used in connection with, an offer to purchase, a solicitation of an offer to purchase, an offer to sell or a solicitation of an offer to sell, securities in the United States or any jurisdiction in which such an offer or solicitation is not authorized or in which the person making such an offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make an offer or a solicitation. The Company will not accept any responsibility for any violation by any person of the restrictions applicable in any jurisdiction.

No securities of the Company or any of its subsidiaries are being, or will be, registered under the U.S. Securities Act or the securities laws of any state of the United States, and no such securities may be offered or sold in the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and any applicable state or local securities laws. No public offering of securities is being or will be made in the United States or any other jurisdiction. Nothing in this communication shall constitute an offer to sell or the solicitation of an offer to buy securities in any jurisdiction in which such offer or sale would be unlawful.

The distribution of this announcement and the Offer to Purchase in certain jurisdictions may be restricted by law. Persons into whose possession this announcement and/or the Offer to Purchase comes are required to inform themselves about, and to observe, any such restrictions, including as described in the Offer to Purchase under the section titled “Offer and Distribution Restrictions”. Forward-looking statements in this announcement and/or the Offer to Purchase, including, among others, those statements relating to the Offer are based on current expectations. These statements are not guarantees of future events or results. Future events and results involve risks, uncertainties and assumptions and are difficult to predict with any precision. Actual events and results could vary materially from the description contained herein due to many factors including changes in the market and price for the Notes, changes in the business and financial condition of the Company and its subsidiaries, changes in the industries in which the Company operates in and changes in the capital markets in general.

Holders of the Notes and potential investors in any securities of the Company should note that completion of the Offer is subject to the terms and conditions as set forth in the Offer to Purchase and summarized in the Commencement Announcement. No assurance can be given that the Offer will be completed and the Company reserves the right, at its sole and absolute discretion, to extend, withdraw or terminate the Offer, and amend, modify or waive any of the terms and conditions of the Offer.

As the Offer may or may not proceed, holders of the Notes and potential investors in any securities of the Company should exercise caution when dealing in the securities of the Company or the Notes.

By Order of the Board
CHINA SOUTH CITY HOLDINGS LIMITED
Cheng Chung Hing
Chairman and Executive Director

Hong Kong, 10 September 2020

As at the date of this announcement, the Board comprises ten Directors, namely executive Directors: Mr. Cheng Chung Hing, Mr. Zhao Lidong, Mr. Wu Guangquan and Ms. Cheng Ka Man Carman; non-executive Directors: Mr. Cheng Tai Po and Mr. Lin Ching Hua; and independent non-executive Directors: Mr. Leung Kwan Yuen Andrew, Mr. Li Wai Keung, Mr. Hui Chiu Chung and Mr. Yung Wing Ki Samuel.