# SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

# NOTIFICATION FORM FOR SUBSTANTIAL SHAREHOLDER(S)/UNITHOLDER(S) IN RESPECT OF INTERESTS IN SECURITIES

FORM

3
(Electronic Format)

#### **Explanatory Notes**

- 1. Please read the explanatory notes carefully before completing the notification form.
- 2. This form is for a Substantial Shareholder(s)/Unitholder(s) to give notice under section 135, 136, 137, 137J (as applicable to sections 135, 136 and 137) or 137U (as applicable to sections 135, 136 and 137) of the Securities and Futures Act (the "SFA").
- 3. This electronic Form 3 and a separate Form C, containing the particulars and contact details of the Substantial Shareholder(s)/Unitholder(s), must be completed by the Substantial Shareholder(s)/Unitholder(s) or a person duly authorised by the Substantial Shareholder(s)/Unitholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Substantial Shareholder(s)/Unitholder(s).
- 4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. Where a transaction results in similar notifiable obligations on the part of more than one Substantial Shareholder/Unitholder, all of these Substantial Shareholders/Unitholders may give notice using the same notification form.
- 6. A single form may be used by a Substantial Shareholder/Unitholder for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of becoming aware of the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking the paper clip icon on the bottom left-hand corner or in item 11 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 8. Except for item 5 of Part II and item 1 of Part IV, please select only one option from the relevant check boxes.
- 9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 10. In this form, the term "Listed Issuer" refers to -
  - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
  - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;

- (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
- (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
- (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estaterelated assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 11. For further instructions and guidance on how to complete this notification form, please refer to section 7 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at <a href="http://www.mas.gov.sg">http://www.mas.gov.sg</a> (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General

1. Name of Listed Issuer:

Debao Property Development Ltd.

2. Type of Listed Issuer:

✓ Company/Corporation

☐ Registered/Recognised Business Trust

☐ Real Estate Investment Trust

Is more than one Substantial Shareholder/Unitholder giving notice in this form?No (Please proceed to complete Part II)

✓ Yes (Please proceed to complete Parts III & IV)

4. Date of notification to Listed Issuer:

04-Aug-2014

## Part III - Substantial Shareholder(s)/Unitholder(s) Details

[To be used for multiple Substantial Shareholders/Unitholders to give notice]



Subs	stantial Shareholder/Unitholder A				
1.	Name of Substantial Shareholder/U	Jnitholder:			
	Famous Way Properties Limited				
2.	Is Substantial Shareholder/Unithousecurities of the Listed Issuer are hardy Yes  Ves  No			vhose interest in the	
3.	Notification in respect of:				
	Becoming a Substantial Sharehold     Be	ler/Unitholder			
	☐ Change in the percentage level of	interest while still re	maining a Substantia	l Shareholder/Unitholde	
	☐ Ceasing to be a Substantial Share	holder/Unitholder			
4.	Date of acquisition of or change in 31-Jul-2014	interest:			
5.	Date on which Substantial Shareho change in, interest (if different				
	31-Jul-2014				
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):				
	Not applicable.				
7.	Quantum of total voting shares/un warrants/convertible debentures {c Unitholder before and after the trans	conversion price k			
	Immediately before the transaction	Direct Interest	Deemed Interest	Total	
		0	0	0	

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures:	0	0	0
As a percentage of total no. of voting shares/units:	0	0	0
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	0	607,374,978	607,374,978
	<del> </del>	†	

		_
8.	Circumstances giving rise to deemed interests (if the interest is such): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]	
	Famous Way Properties Limited has a first ranking mortgage over the 607,374,978 shares (Relevant Shares) and the related rights thereof that are the subject of this notification pursuant to the Composite Singapore Share Mortgage dated 31 July 2014 entered into with Yuan Lesheng, Billion Equity Holdings Limited and Pride Capital Investment Holdings Limited, and accordingly has a deemed interest in the Relevant Shares pursuant to Section 4 of the Securities and Futures Act (Cap. 289).	
9.	Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]	
	The following persons have a direct or deemed interest in Famous Way Properties Limited and accordingly have a deemed interest in the Relevant Shares.	
	1. Rosemary Garden Holdings Limited 2. InfraRed NF China Investors II Limited 3. InfraRed NF China Real Estate Fund II (A), L.P. 4. InfraRed NF China Holdings Limited	
	5. InfraRed Partners LLP	
	6. InfraRed Capital Partners (Management) LLP 7. Nan Fung Consolidated Investments Limited	
	8. Nan Fung China Development Holdings Ltd	
	9. Nan Fung Enterprises Ltd 10. Crosby Investment Holdings Inc	
	11. Ms Chen Wai Wai Vivien	
	12. Mr Werner Marc Friedrich Von Guionneau	
10.	Attachments (if any): 🕥	
	(The total file size for all attachment(s) should not exceed 1MB.)	
11.	If this is a <b>replacement</b> of an earlier notification, please provide:	
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):	
	(b) Date of the Initial Announcement:	
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:	
12.	Remarks (if any):	
	Nil.	
Subs	stantial Shareholder/Unitholder B	

	Rosemary Garden Holdings Limited					
	Rosemary Garden Holdings Elithted					
2.	Is Substantial Shareholder/Unithous securities of the Listed Issuer are I		_	vhose interest in the		
	✓ No					
3.	Notification in respect of:					
	✓ Becoming a Substantial Sharehold	der/Unitholder				
	Change in the percentage level of	interest while still re	emaining a Substantia	I Shareholder/Unitholde		
	Ceasing to be a Substantial Share	holder/Unitholder				
4.	Date of acquisition of or change in	interest:				
	31-Jul-2014					
5.	Date on which Substantial Shareh change in, interest (if different			•		
	31-Jul-2014					
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):					
	Not applicable.					
7.	Quantum of total voting shares/un warrants/convertible debentures (unitholder before and after the training shares)	conversion price k	•			
	Immediately before the transaction	Direct Interest	Deemed Interest	Total		
unc	of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures:	0	0	0		
As unit	a percentage of total no. of voting shares/	0	0	0		
	Immediately after the transaction	Direct Interest	Deemed Interest	Total		
unc	of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures :	0	607,374,978	607,374,978		
As unit	a percentage of total no. of voting shares/	0	53.99	53.99		

8. Circumstances giving rise to deemed interests (if the interest is such):
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

1.

Name of Substantial Shareholder/Unitholder:

	Rosemary Garden Holdings Limited has a direct interest in Famous Way Properties Limited and accordingly has a deemed interest in the Relevant Shares.				
9.	Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]				
	Please see description in respect of Substantial Shareholder A.				
10.	Attachments (if any): 🕤				
	(The total file size for all attachment(s) should not exceed 1MB.)				
11.	If this is a replacement of an earlier notification, please provide:				
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):				
	(b) Date of the Initial Announcement:				
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:				
12.	Remarks (if any):				
	Nil.				
Sub	stantial Shareholder/Unitholder C				
1.	Name of Substantial Shareholder/Unitholder:				
	InfraRed NF China Real Estate Fund II (A), L.P.				
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?  ✓ Yes  No				
3.	Notification in respect of:				
	✓ Becoming a Substantial Shareholder/Unitholder				
	Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder				
	Ceasing to be a Substantial Shareholder/Unitholder				

5.	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):					
	31-Jul-2014					
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):					
	Not applicable.					
7.	Quantum of total voting shares/ur warrants/convertible debentures { Unitholder before and after the tra	conversion price I	_			
	Immediately before the transaction	Direct Interest	Deemed Interest	Total		
unc	of voting shares/units held and/or derlying the rights/options/warrants/ overtible debentures:	0	0	0		
As unit	a percentage of total no. of voting shares/	0	0	0		
	Immediately after the transaction	Direct Interest	Deemed Interest	Total		
unc	of voting shares/units held and/or derlying the rights/options/warrants/ overtible debentures :	0	607,374,978	607,374,978		
As unit	a percentage of total no. of voting shares/	0	53.99	53.99		
8.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises]			r/Unitholder's deemed		
	InfraRed NF China Real Estate Fund II (A), accordingly has a deemed interest in the		iterest in Famous Way I	Properties Limited and		
9.	Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]					
	Please see description in respect of Subs	Please see description in respect of Substantial Shareholder A.				

4.

31-Jul-2014

Date of acquisition of or change in interest:

10.	Attachments (if any):
	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this is a replacement of an earlier notification, please provide:
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Remarks (if any):
	Nil.
Sub	stantial Shareholder/Unitholder D
1.	Name of Substantial Shareholder/Unitholder:
	InfraRed NF China Investors II Limited
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?  ✓ Yes  □ No
3.	Notification in respect of:  Becoming a Substantial Shareholder/Unitholder
	☐ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	Ceasing to be a Substantial Shareholder/Unitholder
4.	Date of acquisition of or change in interest:
	31-Jul-2014
5.	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
	31-Jul-2014
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	Not applicable.

7. Quantum of total voting shares/units (including voting shares/units underlying rights/options/ warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/ Unitholder before and after the transaction: Direct Interest Deemed Interest Immediately before the transaction Total 0 0 0 No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures: 0 0 0 As a percentage of total no. of voting shares/ units: Direct Interest Immediately after the transaction Deemed Interest Total 0 607,374,978 607,374,978 No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures : 53.99 53.99 0 As a percentage of total no. of voting shares/ units: 8. Circumstances giving rise to deemed interests (if the interest is such): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises] InfraRed NF China Investors II Limited has a deemed interest in Famous Way Properties Limited and accordingly has a deemed interest in the Relevant Shares. 9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/ Unitholders] Please see description in respect of Substantial Shareholder A. 10. Attachments (if any): 👔 (The total file size for all attachment(s) should not exceed 1MB.) If this is a **replacement** of an earlier notification, please provide: SGXNet announcement reference of the first notification which was announced (a) on SGXNet (the "Initial Announcement"): (b) Date of the Initial Announcement: 15-digit transaction reference number of the relevant transaction in the Form 3 (c) which was attached in the Initial Announcement:

12.	Remarks ( <i>if any</i> ):					
	Nil.					
Sub	stantial Shareholder/Unitholder E	•				
1.	Name of Substantial Shareholder/U	Jnitholder:		_		
	InfraRed NF China Holdings Limited					
2.	Is Substantial Shareholder/Unitho securities of the Listed Issuer are h		•	hose interest in the		
	✓ No					
3.	Notification in respect of:					
	✓ Becoming a Substantial Sharehold					
	Change in the percentage level of i	Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder				
	Ceasing to be a Substantial Sharel	holder/Unitholder				
4.	Date of acquisition of or change in	interest:				
	31-Jul-2014					
5.	Date on which Substantial Shareho change in, interest (if different in			•		
	31-Jul-2014					
6.	Explanation (if the date of becoming change in, interest):	ng aware is differe	ent from the date of	acquisition of, or the		
	Not applicable.					
7.	Quantum of total voting shares/unitwarrants/convertible debentures {currents/convertible debentures for the transfer to the	conversion price k				
	Immediately before the transaction	Direct Interest	Deemed Interest	Total		
unc	of voting shares/units held and/or derlying the rights/options/warrants/overtible debentures:	0	0	0		
As unit	a percentage of total no. of voting shares/	0	0	0		

Direct Interest

Immediately after the transaction

Total

Deemed Interest

	ting shares/units held and/or g the rights/options/warrants/ lle debentures :	0	607,374,978	607,374,978			
	centage of total no. of voting shares/	0	53.99	53.99			
[Yo	Circumstances giving rise to deemed interests (if the interest is such): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]						
	nRed NF China Holdings Limited has ordingly has a deemed interest in th			erties Limited and			
[Yo	lationship between the Substar u may attach a chart in item 10 to tholders]		•	•			
Plea	se see description in respect of Sub	stantial Shareh	older A.				
Att	achments (if any):  (The total file size for all attachme	ent(s) should no	t exceed 1MB.)				
Y	2						
Y	(The total file size for all attachme	lier notification	on, please provide: ne <u>first</u> notification wh	nich was announced			
<i>(</i> )	(The total file size for all attachments is a <b>replacement</b> of an earl	lier notification	on, please provide: ne <u>first</u> notification wh	nich was announced			
<i>(</i> )	(The total file size for all attachments is a <b>replacement</b> of an earl	lier notification	on, please provide: ne <u>first</u> notification wh	nich was announced			
If the (a)	(The total file size for all attachments is a <b>replacement</b> of an early SGXNet announcement reson SGXNet (the "Initial Announcement reson SGXNet)	lier notification ference of the councement'') ement:	on, please provide: ne <b>first</b> notification when the control of the relevant transa				
If the (a)	(The total file size for all attachments is a replacement of an early SGXNet announcement reson SGXNet (the "Initial Announcement of the Initial Announcement of the Initi	lier notification ference of the councement'') ement:	on, please provide: ne <b>first</b> notification when the control of the relevant transa				
(b) (c)	(The total file size for all attachments is a replacement of an early SGXNet announcement reson SGXNet (the "Initial Announcement of the Initial Announcement of the Initi	lier notification ference of the councement'') ement:	on, please provide:  ne <b>first</b> notification where  of the relevant transa				
(b) (c)	(The total file size for all attachments is a replacement of an early SGXNet announcement reson SGXNet (the "Initial Announcement on SGXNet (the "Initial Announcement of the Initial Announcement of t	lier notification ference of the councement') ement:	on, please provide:  ne <b>first</b> notification where  of the relevant transa				
If the (a) (b) (c)	(The total file size for all attachments is a replacement of an early SGXNet announcement reson SGXNet (the "Initial Announcement on SGXNet (the "Initial Announcement of the Initial Announcement of t	lier notification ference of the councement') ement:	on, please provide:  ne <b>first</b> notification where  of the relevant transa				
If the (a) (b) (c)	(The total file size for all attachments is a replacement of an early SGXNet announcement reson SGXNet (the "Initial Announcement on SGXNet (the "Initial Announcement of the Initial Announcement of t	lier notification ference of the councement') ement:	on, please provide:  ne <b>first</b> notification where  of the relevant transa				
If the (a) (b) (c) Re	(The total file size for all attachments is a replacement of an early SGXNet announcement reson SGXNet (the "Initial Announcement on SGXNet (the "Initial Announcement of the Initial Announcement of t	lier notification ference of the councement') ement:	on, please provide:  ne <b>first</b> notification where  of the relevant transa				

	InfraRed Partners LLP					
2.	Is Substantial Shareholder/Unithousecurities of the Listed Issuer are I  ☐ Yes  ✓ No		_	vhose interest in the		
3.	Notification in respect of:					
	Becoming a Substantial Sharehold	der/Unitholder				
	Change in the percentage level of	interest while still re	emaining a Substantia	I Shareholder/Unitholder		
	Ceasing to be a Substantial Share	holder/Unitholder				
4.	Date of acquisition of or change in	interest:				
	31-Jul-2014					
5.	Date on which Substantial Shareh change in, interest (if different			•		
	31-Jul-2014					
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):					
	Not applicable.					
7.	Quantum of total voting shares/un warrants/convertible debentures {u} Unitholder before and after the train	conversion price k				
	Immediately before the transaction	Direct Interest	Deemed Interest	Total		
und	of voting shares/units held and/or erlying the rights/options/warrants/vertible debentures:	0	0	0		
As a	a percentage of total no. of voting shares/s:	0	0	0		
	Immediately after the transaction	Direct Interest	Deemed Interest	Total		
und	of voting shares/units held and/or erlying the rights/options/warrants/ vertible debentures :	0	607,374,978	607,374,978		
As a	a percentage of total no. of voting shares/	0	53.99	53.99		

8. Circumstances giving rise to deemed interests (*if the interest is such*):
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

1.

Name of Substantial Shareholder/Unitholder:

	InfraRed Partners LLP has a deemed interest in Famous Way Properties Limited and accordingly has a deemed interest in the Relevant Shares.			
9.	Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]			
	Please see description in respect of Substantial Shareholder A.			
10.	Attachments (if any): 1			
	(The total file size for all attachment(s) should not exceed 1MB.)			
11.	If this is a <b>replacement</b> of an earlier notification, please provide:			
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):			
	(b) Date of the Initial Announcement:			
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:			
12.	Remarks (if any):			
	Nil.			
Sub	stantial Shareholder/Unitholder G			
1.	Name of Substantial Shareholder/Unitholder:			
	InfraRed Capital Partners (Management) LLP			
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?  Yes  No			
3.	Notification in respect of:			
	✓ Becoming a Substantial Shareholder/Unitholder			
	Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder			
	Ceasing to be a Substantial Shareholder/Unitholder			

5.	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):				
	31-Jul-2014		, <sub> </sub>	,	
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):				
	Not applicable.				
7.	Quantum of total voting shares/ur warrants/convertible debentures { Unitholder before and after the tra	conversion price k	_		
	Immediately before the transaction	Direct Interest	Deemed Interest	Total	
unc	of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures:	0	0	0	
As unit	a percentage of total no. of voting shares/	0	0	0	
	Immediately after the transaction	Direct Interest	Deemed Interest	Total	
unc	of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures :	0	607,374,978	607,374,978	
As uni	a percentage of total no. of voting shares/	0	53.99	53.99	
8.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises]			r/Unitholder's deemed	
	InfraRed Capital Partners (Management) accordingly has a deemed interest in the		terest in Famous Way F	Properties Limited and	
9.	Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]				
	Please see description in respect of Subs	tantial Shareholder A			

4.

31-Jul-2014

Date of acquisition of or change in interest:

10.	Attachments (if any): 🕥
	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this is a replacement of an earlier notification, please provide:
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Remarks (if any):
	Nil.
Sub	stantial Shareholder/Unitholder H
1.	Name of Substantial Shareholder/Unitholder:
	Nan Fung Consolidated Investments Limited
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?  Yes  No
3.	Notification in respect of:  ✓ Becoming a Substantial Shareholder/Unitholder
	Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	Ceasing to be a Substantial Shareholder/Unitholder
4.	Date of acquisition of or change in interest:
	31-Jul-2014
5.	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
	31-Jul-2014
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	Not applicable.

7. Quantum of total voting shares/units (including voting shares/units underlying rights/options/ warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/ Unitholder before and after the transaction: Direct Interest Deemed Interest Immediately before the transaction Total 0 0 0 No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures: 0 0 0 As a percentage of total no. of voting shares/ units: Direct Interest Immediately after the transaction Deemed Interest Total 0 607,374,978 607,374,978 No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures : 53.99 53.99 0 As a percentage of total no. of voting shares/ units: 8. Circumstances giving rise to deemed interests (if the interest is such): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises] Nan Fung Consolidated Investments Limited has a deemed interest in Famous Way Properties Limited and accordingly has a deemed interest in the Relevant Shares. 9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/ Unitholders] Please see description in respect of Substantial Shareholder A. 10. Attachments (if any): 👔 (The total file size for all attachment(s) should not exceed 1MB.) If this is a **replacement** of an earlier notification, please provide: SGXNet announcement reference of the first notification which was announced (a) on SGXNet (the "Initial Announcement"): (b) Date of the Initial Announcement: 15-digit transaction reference number of the relevant transaction in the Form 3 (c) which was attached in the Initial Announcement:

12.	Remarks (if any):			
	Nil.			
Sub	stantial Shareholder/Unitholder	•		
1.	Name of Substantial Shareholder/U	Jnitholder:		
	Nan Fung China Development Holdings	Ltd		
2.	Is Substantial Shareholder/Unithousecurities of the Listed Issuer are h		•	vhose interest in the
	✓ No			
3.	Notification in respect of:			
	✓ Becoming a Substantial Sharehold	ler/Unitholder		
	Change in the percentage level of	interest while still re	maining a Substantia	Shareholder/Unithold
	Ceasing to be a Substantial Share	holder/Unitholder		
4.	Date of acquisition of or change in	interest:		
	31-Jul-2014			
5.	Date on which Substantial Shareho change in, interest (if different			•
	31-Jul-2014			
6.	Explanation (if the date of becoming change in, interest):	ng aware is differe	ent from the date of	acquisition of, or the
	Not applicable.			
7.	Quantum of total voting shares/un warrants/convertible debentures {c} Unitholder before and after the transport of the convertible debentures and after the transport of the convertible debentures are convertible debentures.	conversion price k	-	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
	of voting shares/units held and/or	0	0	0
unc	derlying the rights/options/warrants/ evertible debentures:			
	a percentage of total no. of voting shares/	0	0	0

Direct Interest

Immediately after the transaction

Total

Deemed Interest

	rlying	g shares/units held and/or the rights/options/warrants/ debentures :	0	607,374,978	607,374,978
s a nits:	7.50	ntage of total no. of voting shares/	0	53.99	53.99
	[You	nmstances giving rise to deen may attach a chart in item 10 to est arises]			
		ung China Development Holdings dingly has a deemed interest in the			ay Properties Limited and
	[You	tionship between the Substar may attach a chart in item 10 to olders]			
Ī	Please	see description in respect of Subs	stantial Shareh	nolder A.	
	Attac	chments (if any): 🕤  (The total file size for all attachme	nt(s) should no	ot exceed 1MB.)	
	If this	s is a <b>replacement</b> of an earl	ier notification	on, please provide:	
	(a)	SGXNet announcement ret on SGXNet (the "Initial Ann		<del></del>	hich was announced
	4. \				
	(b)	Date of the Initial Announce	ement:		
	(c)	15-digit transaction referen			action in the Form 3
	Rem	arks ( <i>if any</i> ):			
Ī	Nil.				
		l Shareholder/Unitholder J			

	Nan Fung Enterprises Ltd			
2.	Is Substantial Shareholder/Unithousecurities of the Listed Issuer are hardy Yes  No		•	hose interest in the
3.	Notification in respect of:			
	✓ Becoming a Substantial Sharehold	ler/Unitholder		
	☐ Change in the percentage level of	interest while still re	maining a Substantia	Shareholder/Unitholde
	Ceasing to be a Substantial Share	holder/Unitholder		
4.	Date of acquisition of or change in	interest:		
	31-Jul-2014			
5.	Date on which Substantial Sharehochange in, interest (if different 31-Jul-2014			•
6.	Explanation (if the date of becoming change in, interest):	ng aware is differe	ent from the date of	acquisition of, or the
	Not applicable.			
7.	Quantum of total voting shares/un warrants/convertible debentures {c Unitholder before and after the transfer to the transfer	conversion price k		
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or erlying the rights/options/warrants/vertible debentures:	0	0	0
As a	a percentage of total no. of voting shares/s:	0	0	0
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or erlying the rights/options/warrants/ vertible debentures :	0	607,374,978	607,374,978
As a	a percentage of total no. of voting shares/	0	53.99	53.99

8. Circumstances giving rise to deemed interests (if the interest is such):
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

1.

Name of Substantial Shareholder/Unitholder:

	Nan Fung Enterprises Ltd has a deemed interest in Famous Way Properties Limited and accordingly has a deemed interest in the Relevant Shares.
9.	Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]
	Please see description in respect of Substantial Shareholder A.
10.	Attachments (if any):
	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this is a <b>replacement</b> of an earlier notification, please provide:
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(b) Date of the Initial Announcement:
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Remarks (if any):
	Nil.
Sub	stantial Shareholder/Unitholder K
1.	Name of Substantial Shareholder/Unitholder:
	Crosby Investment Holdings Inc
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?  ☐ Yes  ✓ No
_	
3.	Notification in respect of:
	Becoming a Substantial Shareholder/Unitholder  Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	Ceasing to be a Substantial Shareholder/Unitholder

	31-Jul-2014			
5.	Date on which Substantial Shareh change in, interest (if different			
	31-Jul-2014			
6.	Explanation (if the date of become change in, interest):	ing aware is differ	ent from the date o	f acquisition of, or t
	Not applicable.			
7.	Quantum of total voting shares/ur warrants/convertible debentures { Unitholder before and after the tra	conversion price l	•	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
unc	of voting shares/units held and/or derlying the rights/options/warrants/ overtible debentures:	0	0	0
As unit	a percentage of total no. of voting shares/	0	0	0
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
unc	of voting shares/units held and/or derlying the rights/options/warrants/ overtible debentures :	0	607,374,978	607,374,978
As unit	a percentage of total no. of voting shares/	0	53.99	53.99
3.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises]			er/Unitholder's deeme
	Crosby Investment Holdings Inc has a dehas a deemed interest in the Relevant Sh		nous Way Properties Lii	mited and accordingly
9.	Relationship between the Substan [You may attach a chart in item 10 to		9 9	
	Unitholders]			

4.

Date of acquisition of or change in interest:

10.	Attachments (if any): 1
	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this is a replacement of an earlier notification, please provide:
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Remarks ( <i>if any</i> ):
	Nil.
Sub	stantial Shareholder/Unitholder L
1.	Name of Substantial Shareholder/Unitholder:
	Ms Chen Wai Wai Vivien
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?  Yes  No
3.	Notification in respect of:  Becoming a Substantial Shareholder/Unitholder
	Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	Ceasing to be a Substantial Shareholder/Unitholder
4.	Date of acquisition of or change in interest:
	31-Jul-2014
5.	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
	31-Jul-2014
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	Not applicable.

7. Quantum of total voting shares/units (including voting shares/units underlying rights/options/ warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/ Unitholder before and after the transaction: Direct Interest Deemed Interest Immediately before the transaction Total 0 0 0 No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures: 0 0 0 As a percentage of total no. of voting shares/ units: Direct Interest Immediately after the transaction Deemed Interest Total 0 607,374,978 607,374,978 No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures : 53.99 53.99 0 As a percentage of total no. of voting shares/ units: 8. Circumstances giving rise to deemed interests (if the interest is such): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises] Ms Chen Wai Wai Vivien has a deemed interest in Famous Way Properties Limited and accordingly has a deemed interest in the Relevant Shares. 9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/ Unitholders] Please see description in respect of Substantial Shareholder A. 10. Attachments (if any): 👔 (The total file size for all attachment(s) should not exceed 1MB.) If this is a **replacement** of an earlier notification, please provide: SGXNet announcement reference of the first notification which was announced (a) on SGXNet (the "Initial Announcement"): (b) Date of the Initial Announcement: 15-digit transaction reference number of the relevant transaction in the Form 3 (c) which was attached in the Initial Announcement:

12.	Remarks ( <i>if any</i> ):			
	Nil.			
Sub	estantial Shareholder/Unitholder M	•		
1.	Name of Substantial Shareholder/L	Jnitholder:		_
	Mr Werner Marc Friedrich Von Guionneau	I		
2.	Is Substantial Shareholder/Unithol securities of the Listed Issuer are h  Yes		•	hose interest in the
	✓ No			
3.	Notification in respect of:			
	✓ Becoming a Substantial Shareholder	er/Unitholder		
	Change in the percentage level of i	nterest while still re	maining a Substantia	Shareholder/Unitholde
	Ceasing to be a Substantial Shareh	nolder/Unitholder		
4.	Date of acquisition of or change in i	interest:		
	31-Jul-2014			
5.	Date on which Substantial Shareho change in, interest (if different f			•
	31-Jul-2014			
6.	Explanation (if the date of becomin change in, interest):	ng aware is differe	ent from the date of	acquisition of, or the
	Not applicable.			
7.	Quantum of total voting shares/uniwarrants/convertible debentures {c Unitholder before and after the trans	onversion price k		
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
unc	of voting shares/units held and/or derlying the rights/options/warrants/overtible debentures:	0	0	0
As unit	a percentage of total no. of voting shares/	0	0	0

Direct Interest

Immediately after the transaction

Total

Deemed Interest

	erlying	ng shares/units held and/or the rights/options/warrants/ debentures :	0	607,374,978	607,374,978
As a		ntage of total no. of voting shares/	0	53.99	53.99
	[You	Imstances giving rise to deen may attach a chart in item 10 to est arises]			
		erner Marc Friedrich Von Guionnea dingly has a deemed interest in the			y Properties Limited and
	[You	tionship between the Substar may attach a chart in item 10 to olders]			
	Please	see description in respect of Subs	tantial Shareh	oolder A.	
).	Attac	chments (if any):  (The total file size for all attachmen	nt(s) should no	ot exceed 1MB.)	
1.	If this	s is a <b>replacement</b> of an earling SGXNet announcement ref	ier notification	on, please provide: ne <u>first</u> notification w	hich was announced
	(b)	Date of the Initial Announce	ment:		
	(c)	15-digit transaction referen- which was attached in the Ir			action in the Form 3
2.	Rem	arks ( <i>if any</i> ):			
	Nil.				

### Part IV - Transaction details

1.	Type of securities which are the subject of the transaction (more than one option may be chosen):
	✓ Voting shares/units
	Rights/Options/Warrants over voting shares/units
	Convertible debentures over voting shares/units (conversion price known)
	Others (please specify):
2.	Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders:
	607,374,978 shares
3.	Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties):
	Not applicable
4.	Circumstance giving rise to the interest or change in interest:
	Acquisition of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Securities via physical settlement of derivatives or other securities
	Securities pursuant to rights issue
	Securities via a placement
	Securities following conversion/exercise of rights, options, warrants or other convertibles
	Disposal of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Other circumstances:
	Acceptance of take-over offer for the Listed Issuer
	Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in ( <i>please specify</i> ):
	✓ Others (please specify):
	First ranking mortgage over the 607,374,978 shares and the related rights thereof that are the subject of this notification pursuant to the Composite Singapore Share Mortgage dated 31 July 2014 entered into by Famous Way Properties Limited with Yuan Lesheng, Billion Equity Holdings Limited and Pride Capital Investment Holdings Limited.

		culars of Individual submitting this notification form to the Listed Issuer:	
	(a)	Name of Individual:	
		Zhang Huyue	
	(b)	Designation (if applicable):	
		Director	
	(c)	Name of entity (if applicable):	
		Famous Way Properties Limited	
rans 6 3		on Reference Number (auto-generated):   5   3   5   1   4   8   1   1   7   1   9   3	