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THIS EXCHANGE OFFER (AS DEFINED IN THE EXCHANGE OFFER MEMORANDUM) IS AVAILABLE ONLY TO INVESTORS WHO ARE NOT U.S. PERSONS (AS DEFINED BELOW) AND ARE OUTSIDE THE UNITED STATES.

IMPORTANT NOTICE TO HOLDERS UNDER THE DEPOSITORY TRUST COMPANY (“DTC”) – THE EXCHANGE OFFER IS NOT BEING CONDUCTED IN A MANNER ELIGIBLE FOR THE EXCHANGE OFFER PROCEDURES OF DTC. TO PARTICIPATE IN THE EXCHANGE OFFER, ANY ELIGIBLE HOLDER OF EXISTING NOTES MUST EITHER HOLD SUCH EXISTING NOTES THROUGH A DIRECT PARTICIPANT IN EUROCLEAR OR CLEARSTREAM OR ARRANGE FOR THE TRANSFER OF ITS EXISTING NOTES SO THAT THEY ARE HELD THROUGH SUCH A DIRECT PARTICIPANT.

This announcement is for information purposes only and is not an offer to purchase or a solicitation of an offer to sell any securities. This announcement and the Exchange Offer Memorandum do not constitute an offer to participate in the exchange offer in any jurisdiction in which, or to any person to or from whom, it is unlawful to make such offer or exchange offer or for there to be such participation under applicable laws. The distribution of this announcement and the Exchange Offer Memorandum in certain jurisdictions may be restricted by law. Persons into whose possession this announcement or the Exchange Offer Memorandum comes are required by each of the Existing Notes Issuer, the New Notes Issuer, the Company, the Dealer Managers and the Information and Exchange Agent to inform themselves about and to observe any such restrictions.

Singapore Securities and Futures Act Product Classification: Solely for the purposes of its obligations pursuant to sections 309B(1)(a) and 309B(1)(c) of the Securities and Futures Act (Chapter 289 of Singapore) (the “SFA”), the New Notes Issuer has determined, and hereby notifies all relevant persons (as defined in Regulation 3(b) of the Securities and Futures (Capital Markets Products) Regulations 2018 (the “SF (CMP) Regulations”) that the New Notes are “prescribed capital markets products” (as defined in the SF (CMP) Regulations) and “Excluded Investment Products” (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).

FRANSHION DEVELOPMENT LIMITED

方興發展有限公司

(incorporated in the British Virgin Islands with limited liability)

US\$500,000,000 6.75% GUARANTEED SENIOR NOTES DUE 2021

unconditionally and irrevocably guaranteed by



China Jinmao Holdings Group Limited

中國金茂控股集團有限公司

(formerly known as Franshion Properties (China) Limited 方興地產(中國)有限公司)

(a company incorporated in Hong Kong with limited liability)

(Stock Code: 00817)

ANNOUNCEMENT OF TENOR AND MINIMUM YIELD OF THE NEW NOTES AND EXTENSION TO THE TIMETABLE OF THE EXCHANGE OFFER

Reference is made to the announcement dated June 4, 2019 (the “**Announcement**”) in relation to the exchange offer (the “**Exchange Offer**”) by China Jinmao Holdings Group Limited (the “**Company**”) to holders of the US\$500,000,000 6.75% Guaranteed Senior Notes Due 2021 issued by Franshion Development Limited (the “**Existing Notes Issuer**”) (144A – CUSIP: 355457AA0; ISIN: US355457AA04/Regulation S – CUSIP: G3709DAA0; ISIN: USG3709DAA03) (the “**Existing Notes**”) to exchange their Existing Notes for new U.S. dollar denominated guaranteed notes to be issued by Franshion Brilliant Limited (the “**New Notes Issuer**”). Full terms and conditions of the Exchange Offer are set out in the exchange offer memorandum dated June 4, 2019 (the “**Exchange Offer Memorandum**”). Unless otherwise defined, capitalized terms used in this announcement shall have the same meanings as given to them in the Announcement and the Exchange Offer Memorandum. All documentation relating to the Exchange Offer and any updates will be available on the Exchange Offer website (the “**Exchange Offer Website**”) <https://sites.dfkingltd.com/jinmao>, which is subject to certain offer and distribution restrictions.

TENOR AND MINIMUM YIELD OF THE NEW NOTES

The board of directors of the Company (the “**Board**”) wishes to announce today the tenor and the minimum yield of the New Notes.

The Company has determined that the New Notes will have a tenor of 5 years and the New Notes will bear the minimum yield of 4.00% per annum.

An announcement in relation to the amount of valid tenders for exchange received pursuant to the Exchange Offer will be made as soon as practicable after the Exchange Expiration Deadline.

A further announcement in respect to (i) the determination of the final interest rate of the New Notes, (ii) pricing of the Concurrent New Money Issuance (if any), (iii) the final aggregate principal amount of Existing Notes accepted for exchange, (iv) the final aggregate principal amount of the New Notes to be issued to investors in exchange for the Existing Notes validly tendered, accepted and exchanged and (v) any cash amount payable in respect of the Accrued Interest and fractional amounts of New Notes will be made as soon as practicable after the Pricing Date.

The deadline set by any intermediary or clearing system will be earlier than the Exchange Expiration Deadline. Exchange Instructions are irrevocable once submitted except in the limited circumstances described in the Exchange Offer Memorandum.

EXTENSION OF THE EXCHANGE EXPIRATION DEADLINE AND TIMEABLE

The Board also wishes to announce that the Exchange Expiration Deadline shall be extended from 4:00 p.m. (London time) on June 12, 2019 to 4:00 p.m. (London time) on June 13, 2019. Subject to market conditions, the Pricing Date of the Concurrent New Money Issuance is expected to occur on or about June 14, 2019, and the Exchange Settlement Date is expected to occur on or about June 21, 2019.

Accordingly, all references to the Exchange Expiration Deadline, the Pricing Date of the Concurrent New Money Issuance, the Exchange Settlement Date and other corresponding references in the Exchange Offer Memorandum shall be deemed to refer to the times and dates as amended by this announcement.

SUMMARY TIMETABLE

For the avoidance of doubt, the following summarizes the updated expected schedule for the Exchange Offer. Please note that the expiration of the Exchange Offer the settlement of the New Notes, as well as the other events listed below, may be earlier or later than indicated below. This summary is qualified in its entirety by, and should be read in conjunction with, the more detailed information appearing elsewhere in the Exchange Offer Memorandum.

Date	Event
June 4, 2019	<i>Commencement of the Exchange Offer and announcement through the Clearing Systems and via the Exchange Offer Website</i> The Exchange Offer Memorandum to be delivered to Eligible Holders who are non-U.S. persons outside the United States. Notice of the Exchange Offer published on the SGX-ST and HKEX.
On or about June 11, 2019	<i>Announcement of tenor and minimum yield of the New Notes</i>

Date	Event
June 13, 2019 at 4:00 pm London time	<p><i>Exchange Expiration Deadline</i></p> <p>This being the last date and time at which Eligible Holders of Existing Notes who validly submit Instructions are eligible to receive the Exchange Consideration.</p>
As soon as practicable after the Exchange Expiration Deadline	<p><i>Announcement of Existing Notes tendered pursuant to the Exchange Offer</i></p> <p>Announcement of the amount of valid tenders for exchange received prior to the Exchange Expiration Deadline.</p>
On or about June 14, 2019 (the “Pricing Date”)	<p><i>Pricing of Concurrent New Money Issuance, subject to market conditions</i></p>
As soon as practicable after the Pricing Date	<p><i>Announcement of pricing of New Notes in relation to the Exchange Offer and Concurrent New Money Issuance and Exchange Offer results</i></p> <p>Announcement of (i) the determination of the final interest rate of the New Notes, and (ii) pricing of the Concurrent New Money Issuance (if any), (iii) the final aggregate principal amount of Existing Notes accepted for exchange, (iv) the final aggregate principal amount of the New Notes to be issued to investors in exchange for the Existing Notes validly tendered, accepted and exchanged and (v) any cash amount payable in respect of Accrued Interest and fractional amounts of New Notes.</p>
On or about June 21, 2019	<p><i>Exchange Settlement Date</i></p> <p>Settlement of the New Notes, delivery of the Exchange Consideration to Eligible Holders whose Existing Notes have been validly tendered and accepted for exchange.</p>
On or about June 24, 2019	<p><i>Listing of New Notes on HKSE</i></p> <p>For the avoidance of doubt, save as set out in this announcement, all other terms of the Exchange Offer as set out in the Exchange Offer Memorandum remain unchanged.</p> <p>As provided in the Exchange Offer Memorandum, the principal amount of New Notes to be received by a holder pursuant to the Exchange Offer will be rounded down to the nearest US\$1,000. Any fractional amounts of New Notes will be paid in US dollars in cash, rounded to the nearest cent with US\$0.005 rounded to US\$0.01.</p>

GENERAL

The Company may, in its sole discretion, extend, re-open, amend, waive any condition of or terminate the Exchange Offer at any time (subject to applicable law and as provided in the Exchange Offer Memorandum).

Consummation of the Exchange Offer may have adverse consequences to holders of the Existing Notes who elect not to participate. In particular, the trading market for Existing Notes that are not exchanged could become more limited than the existing trading market for the Existing Notes and could cease to exist altogether due to the reduction in the principal amount of the Existing Notes outstanding upon consummation of the Exchange Offer. A more limited trading market might adversely affect the liquidity, market price and price volatility of the Existing Notes. There can also be no assurance that an active market will exist, develop or be maintained, or as to the prices at which the Existing Notes may trade, after the Exchange Offer is consummated.

This announcement must be read in conjunction with the Exchange Offer Memorandum. This announcement and the Exchange Offer Memorandum contain important information which must be read carefully before any decision is made with respect to the Exchange Offer. If any Holder is in any doubt as to the action it should take, it is recommended to seek its own legal, tax, accounting and financial advice, including as to any tax consequences, immediately from its stockbroker, bank manager, attorney, accountant or other independent financial or legal adviser. Any individual or company whose Existing Notes are held on its behalf by a bank, securities broker or intermediary must contact such intermediary if it wishes to participate in the Exchange Offer. None of the Existing Notes Issuer, the New Notes Issuer, the Company, the Dealer Managers or the Information and Exchange Agent makes any recommendation as to whether or not Holders should participate in the Exchange Offer or refrain from taking any action in the Exchange Offer with respect to any of such Holder's Existing Notes, and none of them has authorized any person to make any such recommendation.

Holders are advised to check with the bank, securities broker or other intermediary through which they hold the Existing Notes whether such intermediary would require to receive instructions to participate in, or (in the limited circumstances in which revocation is permitted) revoke their instruction to participate in, the Exchange Offer before the deadlines specified above. The deadlines specified above are also subject to earlier deadlines or other timings that may be set by any intermediary.

Holders are advised to read carefully the Exchange Offer Memorandum for full details of and information on the procedures for participating in the Exchange Offer.

Questions about the terms of the Exchange Offer should be directed to the Dealer Managers at its address and telephone number set forth below.

If beneficial owners have questions regarding the procedures for participating in the Exchange Offer, please contact the Information and Exchange Agent at its address and telephone number set forth below.

For additional copies of the Exchange Offer Memorandum, please visit the Exchange Offer Website or contact the Information and Exchange Agent at its address and telephone number set forth below.

Beneficial owners may also contact their brokers, dealers, commercial banks, trust companies or other nominee for assistance concerning the Exchange Offer.

The Information and Exchange Agent for the Exchange Offer is:

D.F. King Ltd

In London
65 Gresham Street
London EC2V 7NQ
United Kingdom
Telephone: +44 20 7920 9700

In Hong Kong
Suite 1601, 16th Floor, Central Tower
28 Queen's Road Central
Hong Kong
Telephone: +852 3953 7230

Email: jinmao@dfkingltd.com

Exchange Offer Website: <https://sites.dfkingltd.com/jinmao>

The Dealer Managers for the Exchange Offer are:

The Hongkong and Shanghai Banking Corporation Limited

Level 17, HSBC Main Building
1 Queen's Road Central
Hong Kong
Telephone: +852 2822 4100 (Hong Kong)
+44 20 7992 6237 (London)
Attention: Liability Management Group
Email: liability.management@hsbcib.com

Goldman Sachs (Asia) L.L.C.

68th Floor, Cheung Kong Centre
2 Queen's Road
Central
Hong Kong
Telephone: +852 2978 0440 (Hong Kong)
+44 207 774 1000 (London)
Attention: Debt Capital Markets
Email: AEJ_Syndicate@ny.email.gs.com

Morgan Stanley & Co. International plc

25 Cabot Square
Canary Wharf
London E14 4QA
United Kingdom

Facsimile: +44 20 7056 4984

Attention: Head of Transaction Management Group, Global Capital Markets

Email: tmgap@morganstanley.com

By order of the Board
China Jinmao Holdings Group Limited
NING Gaoning
Chairman

Hong Kong, June 11, 2019

As at the date of this announcement, the Directors of the Company are Mr. NING Gaoning (Chairman), Mr. YANG Lin and Mr. AN Hongjun as Non-executive Directors; Mr. LI Congrui, Mr. JIANG Nan and Mr. SONG Liuyi as Executive Directors; Mr. LAU Hon Chuen, Ambrose, Mr. SU Xijia and Mr. GAO Shibin as Independent Non-executive Directors.