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LANDSEA 朗诗
LANDSEA GREEN PROPERTIES CO., LTD.

朗詩綠色地產有限公司

(Formerly as “Landsea Green Group Co., Ltd. 朗詩綠色集團有限公司”)

(Incorporated in Bermuda with limited liability)

(Stock Code: 106)

PROPOSED ISSUE OF U.S. DOLLAR DENOMINATED GREEN SENIOR NOTES

The Company proposes to conduct an international offering of U.S. Dollar denominated senior fixed rate notes.

Completion of the Proposed Notes Issue is subject to, among others, market conditions and investors' interest. The Notes are proposed to be guaranteed by the Subsidiary Guarantors. As at the date of this announcement, the principal amount, the interest rate, the payment date and certain other terms and conditions of the Proposed Notes Issue are yet to be finalised. Upon finalising the terms of the Notes, it is expected that Guotai Junan International, Haitong International, BofA Securities, the Company and the Subsidiary Guarantors will enter into the Purchase Agreement.

If the Notes are issued, the Company intends to use the proceeds from the Proposed Notes Issue for refinancing the Company's existing medium to long-term offshore indebtedness which will become due within one year and in accordance with the Company's green bond framework. The Company may adjust its foregoing plans in response to the changing market conditions and may therefore, reallocate the use of proceeds from the Proposed Notes Issue. The Notes will be issued as green bonds to fund new and existing projects and businesses with environmental benefits in alignment with the Green Bond Principles. Application will be made to the SGX-ST for the listing and quotation of the Notes on the SGX-ST. Approval in-principle from, admission to the Official List of, and listing and quotation of the Notes on, the SGX-ST are not to be taken as an indication of the merits of the Company, the Subsidiary Guarantors or any other subsidiary or associated company of the Company, the Notes or the Subsidiary Guarantees. The SGX-ST assumes no responsibility for the correctness of any of the statements made, opinions expressed or reports contained in this announcement.

As no binding agreement in relation to the Proposed Notes Issue has been entered into as at the date of this announcement, the Proposed Notes Issue may or may not materialise. Investors and shareholders of the Company are urged to exercise caution when dealing in the securities of the Company. A further announcement in respect of the Proposed Notes Issue will be made by the Company should the Purchase Agreement be signed.

THE PROPOSED NOTES ISSUE

Introduction

The Company proposes to conduct an international offering of guaranteed U.S. Dollar denominated senior fixed rate notes.

Completion of the Proposed Notes Issue is subject to, among others, market conditions and investors' interest. The Notes are proposed to be guaranteed by the Subsidiary Guarantors. As at the date of this announcement, the principal amount, the interest rate, the payment date and certain other terms and conditions of the Proposed Notes Issue are yet to be finalised.

Upon finalizing the terms of the Notes, it is expected that Guotai Junan International, Haitong International, BofA Securities, the Company and the Subsidiary Guarantors will enter into the Purchase Agreement.

The Notes have not been, and will not be, registered under the Securities Act. The Notes are being offered outside the United States in offshore transactions in accordance with Regulation S under the Securities Act, and may not be offered or sold within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. None of the Notes will be offered to the public in Hong Kong.

Reasons for the Proposed Notes Issue

If the Notes are issued, the Company intends to use the proceeds from the Proposed Notes Issue for refinancing the Company's existing medium to long-term offshore indebtedness which will become due within one year and in accordance with the Company's green bond framework. The Company may adjust its foregoing plans in response to the changing market conditions and may therefore, reallocate the use of proceeds from the Proposed Notes Issue. The Notes will be issued as green bonds to fund new and existing projects and businesses with environmental benefits in alignment with the Green Bond Principles.

Listing

Application will be made to the SGX-ST for the listing and quotation of the Notes on the SGX-ST. Approval in-principle from, admission to the Official List of, and listing and quotation of the Notes on, the SGX-ST are not to be taken as an indication of the merits of the Company, the Subsidiary Guarantors or any other subsidiary or associated company of the Company, the Notes or the Subsidiary Guarantees. The SGX-ST assumes no responsibility for the correctness of any of the statements made, opinions expressed or reports contained in this announcement.

GENERAL

As no binding agreement in relation to the Proposed Notes Issue has been entered into as at the date of this announcement, the Proposed Notes Issue may or may not materialise. Investors and shareholders of the Company are urged to exercise caution when dealing in the securities of the Company. A further announcement in respect of the Proposed Notes Issue will be made by the Company should the Purchase Agreement be signed.

DEFINITIONS

In this announcement, the following expressions shall have the meanings set forth below unless the context requires otherwise:

“Board”	the board of Directors
“Company”	Landsea Green Properties Co., Ltd. (formerly known as Landsea Green Group Co., Ltd.), an exempted company incorporated in Bermuda with limited liability, the Shares of which are listed on the main board of the Stock Exchange (stock code: 106)
“Directors”	the directors of the Company
“Green Bond Principles”	the Green Bond Principles, a set of voluntary process guidelines for issuing green bonds, issued by the International Capital Market Association
“Group”	the Company and its subsidiaries
“Guotai Junan International”	Guotai Junan Securities (Hong Kong) Limited

“Haitong International”	Haitong International Securities Company Limited
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Notes”	the guaranteed U.S. Dollar denominated senior fixed rate notes to be issued by the Company
“PRC”	the People’s Republic of China, excluding Hong Kong, Macau Special Administrative Region and Taiwan for the purpose of this announcement
“Proposed Notes Issue”	the proposed issue of the Notes by the Company
“Purchase Agreement”	the agreement proposed to be entered into by and among Guotai Junan International, Haitong International, BofA Securities, the Company and the Subsidiary Guarantors in relation to the Proposed Notes Issue
“Securities Act”	the United States Securities Act of 1933, as amended
“SGX-ST”	Singapore Exchange Securities Trading Limited
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Subsidiary Guarantees”	the guarantees to be provided by the Subsidiary Guarantors in respect of the Notes
“Subsidiary Guarantors”	certain existing subsidiaries of the Company which provide guarantees for the Notes
“U.S. Dollars”	United States dollar(s), the lawful currency of the United States
“United States”	the United States of America
“%”	per cent

By Order of the Board
Landsea Green Properties Co., Ltd.
Chan Yuen Ying, Stella
Company Secretary

Hong Kong, 15 January 2020

As at the date of this announcement, the Board comprises four executive Directors, namely Mr. Tian Ming, Ms. Shen Leying, Ms. Zhou Qin and Mr. Xie Yuanjian, one non-executive Director, namely Mr. Zhou Yimin, and four independent non-executive Directors, namely Mr. Xu Xiaonian, Mr. Lee Kwan Hung, Eddie, Mr. Chen Tai-yuan and Mr. Rui Meng.