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WING TAI PROPERTIES LIMITED

永泰地產有限公司

(incorporated in Bermuda with limited liability)

(the “**Company**”, Stock Code 369)

WING TAI PROPERTIES (FINANCE) LIMITED

(incorporated in the British Virgin Islands

as a company limited by shares)

(the “**Issuer**”)

ANNOUNCEMENT

**Issue of S\$100,000,000 4.35 per cent. Senior Guaranteed Perpetual Capital Notes
(To be consolidated and form a single series with the S\$160,000,000 4.35 per cent. Senior
Guaranteed Perpetual Capital Notes issued on 24 August 2017
under the U.S.\$1,000,000,000 Medium Term Note Programme)
by
Wing Tai Properties (Finance) Limited**

Reference is made to the announcement of the Company on 15 August 2017 in relation to the issuance of S\$160,000,000 4.35 per cent. Senior Guaranteed Perpetual Capital Notes by the Issuer under the Programme on 24 August 2017 (“**Original Notes**”).

The board of directors of the Company is pleased to announce that the Issuer entered into the Subscription Agreement with the Sole Lead Manager and Bookrunner to issue and offer the Senior Guaranteed Perpetual Capital Notes in an aggregate principal amount of S\$100,000,000 by way of bookbuilding (“**Additional Notes**”) in reliance upon Regulation S under Securities Act outside the United States and to investors in Singapore (pursuant to exemptions under Sections 274 and/or 275 of the Securities and Futures Act) or such other jurisdictions as may be applicable. The Additional Notes will be consolidated and form a single series with the Original Notes.

Principal terms of the Additional Notes

The principal terms of the Additional Notes are as follows:

Issuer	Wing Tai Properties (Finance) Limited
Guarantor	Wing Tai Properties Limited
Sole Lead Manager and Bookrunner	DBS Bank Ltd.
Programme	Issuer’s U.S.\$1,000,000,000 medium term note programme

Issue currency	Singapore dollars
Issue price	100.10 per cent. of the aggregate nominal amount plus accrued distribution from (and including) 24 August 2017 to (but excluding) the issue date
Issue size	S\$100,000,000 principal amount of Senior Guaranteed Perpetual Capital Notes (to be consolidated and form a single series with the S\$160,000,000 4.35 per cent. Senior Guaranteed Perpetual Capital Notes issued on 24 August 2017)
Maturity Date	Nil
Distribution rate	4.35 per cent per annum until 24 August 2027, afterwards the distribution rate will be further adjusted in accordance with the terms of the Original Notes
Issue date	2 November 2017

Proceeds from the issuance of the Additional Notes will be used for the furtherance of the business activities of the Group including the financing of the Group's business expansion and general working capital.

The Original Notes are listed on the SGX-ST. The Issuer proposes to submit an application to the SGX-ST for the listing and quotation of the Additional Notes on the SGX-ST. The Additional Notes will not be listed on the Stock Exchange.

Since the Issuer may or may not proceed with the issue of the Additional Notes, shareholders of the Company and prospective investors are advised to exercise caution when dealing in the securities of the Company.

Definitions

In this announcement, the following terms have the meaning set out below, unless the context requires otherwise:

"Group"	the Company and its subsidiaries;
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China;
"Programme"	the U.S.\$1,000,000,000 medium term note programme established by the Issuer on 6 November 2012;
"Securities Act"	the U.S. Securities Act of 1933, as amended;

“Securities and Futures Act”	the Securities and Futures Act, Chapter 289 of the Statutes of the Republic of Singapore;
“SGX-ST”	the Singapore Exchange Securities Trading Limited;
“Sole Lead Manager and Bookrunner”	DBS Bank Ltd.;
“Stock Exchange”	The Stock Exchange of Hong Kong Limited;
“Subscription Agreement”	the subscription agreement dated 26 October 2017 entered into between the Issuer, Sole Lead Manager and Bookrunner and the Company in respect of the issue of the Additional Notes;
“S\$”	Singapore dollar(s), the lawful currency of the Republic of Singapore;
“United States”	the United States of America; and
“U.S.\$”	U.S. dollar(s), the lawful currency of the United States.

By order of the board of the Company
 Ng Kai Wai, Kenneth
Executive Director

By order of the board of the Issuer
 Fung Ching Man, Janet
Director

Hong Kong, 26 October 2017

As at the date of this announcement the directors of the Company are:

Executive Directors:	Cheng Wai Chee, Christopher, Cheng Wai Sun, Edward, Cheng Man Piu, Francis, Chow Wai Wai, John and Ng Kar Wai, Kenneth
Non-Executive Directors:	Kwok Ping Luen, Raymond (Kwok Ho Lai, Edward as his alternate), Hong Pak Cheung, William, Ng Tak Wai, Frederick, and Chen Chou Mei Mei, Vivien
Independent Non-Executive Directors:	Simon Murray, Fang Hung, Kenneth, Yeung Kit Shing, Jackson, Haider Hatam Tyebjee Barma and Cheng Hoi Chuen, Vincent

As at the date of this announcement the directors of the Issuer are Ng Kar Wai, Kenneth and Fung Ching Man, Janet. Chung Siu Wah, Henry is the alternate director to Ng Kar Wai, Kenneth and Fung Ching Man Janet.