

*Unless otherwise defined in this announcement, terms defined in the prospectus dated June 17, 2014 (the “**Prospectus**”) issued by China New City Commercial Development Limited (the “**Company**”) have the same meanings when used in this announcement.*

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*This announcement is for information purposes only and does not constitute an offer or an invitation to induce an offer by any person to acquire, purchase or subscribe for any securities. Potential investors should read the Prospectus and the supplemental prospectus expected to be issued by the Company on June 30, 2014 (the “**Supplemental Prospectus**”) for detailed information about the Company and the Global Offering described below before deciding whether or not to invest in the Shares being offered.*

*This announcement is not for release, publication, distribution, directly or indirectly, in or into the United States (including its territories and possessions, on state of the United States and District of Colombia). This announcement does not constitute and is not an offer to sell or a solicitation of any offer to buy securities in the United States. The securities referred to in this announcement have not been and will not be registered under the U.S. Securities Act of 1933 (as amended) (the “**U.S. Securities Act**”) or any state securities laws of the United States and may not be offered or sold in the United States absent registration under the U.S. Securities Act or except pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act. The Company does not intend to register its securities under the U.S. Securities Act or to engage in a public offering of its securities in the United States.*



China New City Commercial Development Limited

中國新城市商業發展有限公司

(incorporated in the Cayman Islands with limited liability)

GLOBAL OFFERING

Number of Offer Shares under the Global Offering	:	468,000,000 Shares (subject to the Over-allotment Option)
Number of Hong Kong Offer Shares	:	46,800,000 Shares (subject to adjustment)
Number of Reserved Shares under the Preferential Offering	:	47,352,700 Shares (subject to re-allocation)
Number of International Offer Shares	:	373,847,300 Shares (subject to adjustment, re-allocation and the Over-allotment Option)
Final Offer Price	:	HK\$1.30 per Offer Share, plus brokerage of 1%, SFC transaction levy of 0.003%, and Stock Exchange trading fee of 0.005% (payable in full on application in Hong Kong dollars and subject to refund)
Nominal value	:	HK\$0.10 per Share
Stock code	:	1321

Sole Global Coordinator and Sole Sponsor



Joint Bookrunners and Joint Lead Managers



ANNOUNCEMENT OF FINAL OFFER PRICE AND VALID APPLICATIONS FOR THE HONG KONG PUBLIC OFFERING AND THE PREFERENTIAL OFFERING

SUMMARY

- Having regard to the current market conditions, the Final Offer Price has been determined at HK\$1.30 per Offer Share, being set below the indicative Offer Price range as set out in the Prospectus, and the Company has increased the size of each board lot to 2,000 Shares.
- The expected timetable of the Global Offering has been revised. Dealing in the Shares on the Main Board of the Stock Exchange is expected to commence on Thursday, July 10, 2014. Further, in order to enable Eligible Applicants to consider the potential impact of the determination of the Final Offer Price and the change in board lot size on their investment decision, the Company and the Sole Global Coordinator would like the Eligible Applicants to refer to the Supplemental Prospectus which is expected to be issued by the Company on Monday, June 30, 2014 for details of these matters.
- Due to the increase in the size of a board lot to 2,000 Shares, applications for 1,000 Hong Kong Offer Shares cannot be treated as valid. Full refunds will be despatched on the date of this announcement to Single Board Lot Applicants. Single Board Lot Applicants are entitled to re-apply for a single board lot of 2,000 Hong Kong Offer Shares only by using the **SPECIAL WHITE** Re-application Form before the deadline specified in the Supplemental Prospectus and in accordance with the procedure set out in the Supplemental Prospectus in the section entitled “Confirmation of Applications or Re-application Procedure”. All Single Board Lot Applicants who re-apply must make an application through the **SPECIAL WHITE** Re-application Form regardless of whether they had made their original application by way of **WHITE** Application Form, **YELLOW** Application Form or by giving **electronic application instructions** to HKSCC via CCASS or to the **HK eIPO White Form** Service Provider through the HK eIPO White Form service. Accordingly, all Single Board Lot Applicants will, if their re-application is successful (subject to the terms and conditions of the Hong Kong Public Offering), receive Shares in certificated form.
- Eligible Hong Kong Applicants who have validly applied for 2,000 or more Hong Kong Offer Shares may have had the number of Hong Kong Offer Shares they applied for scaled down. Eligible Hong Kong Applicants who wish to confirm their applications will be required to confirm their applications only by using a **WHITE** Confirmation Form before the deadline as shall be specified in the Supplemental Prospectus. Please refer to the Supplemental Prospectus for details of where the **WHITE** Confirmation Form, which are the only means by which valid confirmations can be made, can be obtained. Eligible Hong Kong Applicants who do not confirm their applications in accordance with the procedure set out in the Supplemental Prospectus will have their applications rejected and their refund cheques are expected to be dispatched on Wednesday, July 9, 2014.

- Eligible Zhong An Applicants who have validly applied for (i) their Assured Entitlements and/or (ii) excess Reserved Shares who wish to confirm their applications will be required to confirm their applications only by using a **BLUE** Confirmation Form before the deadline as shall be specified in the Supplemental Prospectus. Please refer to the Supplemental Prospectus of where the **BLUE** Confirmation Form, which is the only means by which valid confirmations can be made, can be obtained. Eligible Zhong An Applicants who do not confirm their application in accordance with the procedure set out in the Supplemental Prospectus will have their applications rejected and their refund cheques are expected to be dispatched on Wednesday, July 9, 2014. For the avoidance of doubt, Eligible Zhong An Applicants who have validly applied for their Assured Entitlement and/or excess Reserved Shares need only confirm their applications on one **BLUE** Confirmation Form.
- This announcement sets out, among other things, the level of valid applications and preliminary allocations in the Hong Kong Public Offering and the Preferential Offering, subject to such applications being validly confirmed by the Eligible Hong Kong Applicants and Eligible Zhong An Applicants and re-applications by Single Board Lot Applicants. **This announcement is not an acceptance of offers from Single Board Lot Applicants.**
- A total of 293 valid applications (including otherwise valid applications by Single Board Lot Applicants) pursuant to the Hong Kong Public Offering on **WHITE**, **YELLOW** Application Forms or by giving **electronic application instructions** to HKSCC via CCASS or to the designated **HK eIPO White Form** Service Provider through the **HK eIPO White Form** service (www.hkeipo.hk) and for a total of 6,403,000 Hong Kong Offer Shares were received, representing approximately 13.68% of the total number of 46,800,000 Hong Kong Offer Shares initially available for subscription under the Hong Kong Public Offering and approximately 1.37% of the Offer Shares in the Global Offering (before any exercise of the Over-allotment Option).
- A total of 25 valid applications pursuant to the Preferential Offering on **BLUE** Application Forms for a total of 33,110,622 Reserved Shares were received, representing approximately 69.92% of the total number of 47,352,700 Reserved Shares available under the Preferential Offering, and representing approximately 7.07% of the Offer Shares in the Global Offering (before any exercise of the Over-allotment Option).

- Details of valid applications in the Hong Kong Public Offering and the Preferential Offering, including the Final Offer Price, the level of applications in the Hong Kong Public Offering and the Preferential Offering, the Hong Kong Identity Card numbers, passport numbers or Hong Kong Business Registration numbers of Eligible Applicants (where supplied) under the Hong Kong Public Offering and the Preferential Offering, the number of the Hong Kong Offer Shares validly applied for under **WHITE** and **YELLOW** Application Forms, or by giving **electronic application instructions** to HKSCC via CCASS or the designated **HK eIPO White Form** Service Provider through the designated **HK eIPO White Form** website (www.hkeipo.hk) and the number of Reserved Shares validly applied for under **BLUE** Application Form, will be made available in the manner specified in the paragraph headed “Details of valid applications” in this announcement.
- Refund cheques for valid or invalid applications using **HK eIPO White Form** or using **WHITE** or **YELLOW** or **BLUE** Application Forms which are either not available for personal collection or which are available but are not collected in person are expected to be dispatched by ordinary post to the addresses of the applicants specified in the relevant Application Forms at applicants own risk on Thursday, June 26, 2014.
- Refund monies for applicants applying by giving **electronic application instructions** to HKSCC via CCASS are expected to be credited to the relevant applicants’ designated bank account or the designated bank account of their brokers or custodians on Thursday, June 26, 2014.
- A further announcement is expected to be made by the Company on Wednesday, July 9, 2014 setting out the final results of allocations in the Hong Kong Public Offering and Preferential Offering (taking into account the receipt of confirmations from Eligible Applicants and re-applications by Single Board Lot Applicants) and the level of interest in the International Offering.
- Dealings in the Shares on the Stock Exchange are expected to commence on Thursday, July 10, 2014. Shares will be traded in board lots of 2,000 Shares.

CHANGES TO THE TERMS OF THE GLOBAL OFFERING

Having regard to the market conditions, the Offer Price has been determined at HK\$1.30 per Offer Share (exclusive of brokerage of 1%, a SFC transaction levy of 0.003% and a Stock Exchange trading fee of 0.005%) (the “**Final Offer Price**”) which is below the indicative Offer Price range as set out in the Prospectus. As a result, the Company has increased the size of each board lot to 2,000 Shares. This is due to the Stock Exchange’s practice of requiring a minimum board lot size of HK\$2,000 at the time of Listing.

SUPPLEMENTAL PROSPECTUS

The expected timetable of the Global Offering has been revised. Dealing in the Shares on the Stock Exchange is expected to commence on Thursday, July 10, 2014. Further, in order to enable applicants who have made valid applications for the Hong Kong Offer Shares (“**Eligible Hong Kong Applicants**”) and Qualifying Zhong An Shareholders who have made valid applications for the Reserved Shares (“**Eligible Zhong An Applicants**”, together with Eligible Hong Kong Applicants, the “**Eligible Applicants**”) to consider the potential impact of the determination of the Final Offer Price and the change in board lot size on their investment decision, the Company and the Sole Global Coordinator would like the Eligible Applicants to refer to the Supplemental Prospectus which is expected to be issued by the Company on Monday, June 30, 2014 for details of these matters.

The Supplemental Prospectus will include, among others, the consequential effect of the determination of the Final Offer Price and the increase in the size of a board lot, amendments to the Prospectus, and a revised expected timetable for the Global Offering. Eligible Applicants should refer to the Supplemental Prospectus for further details.

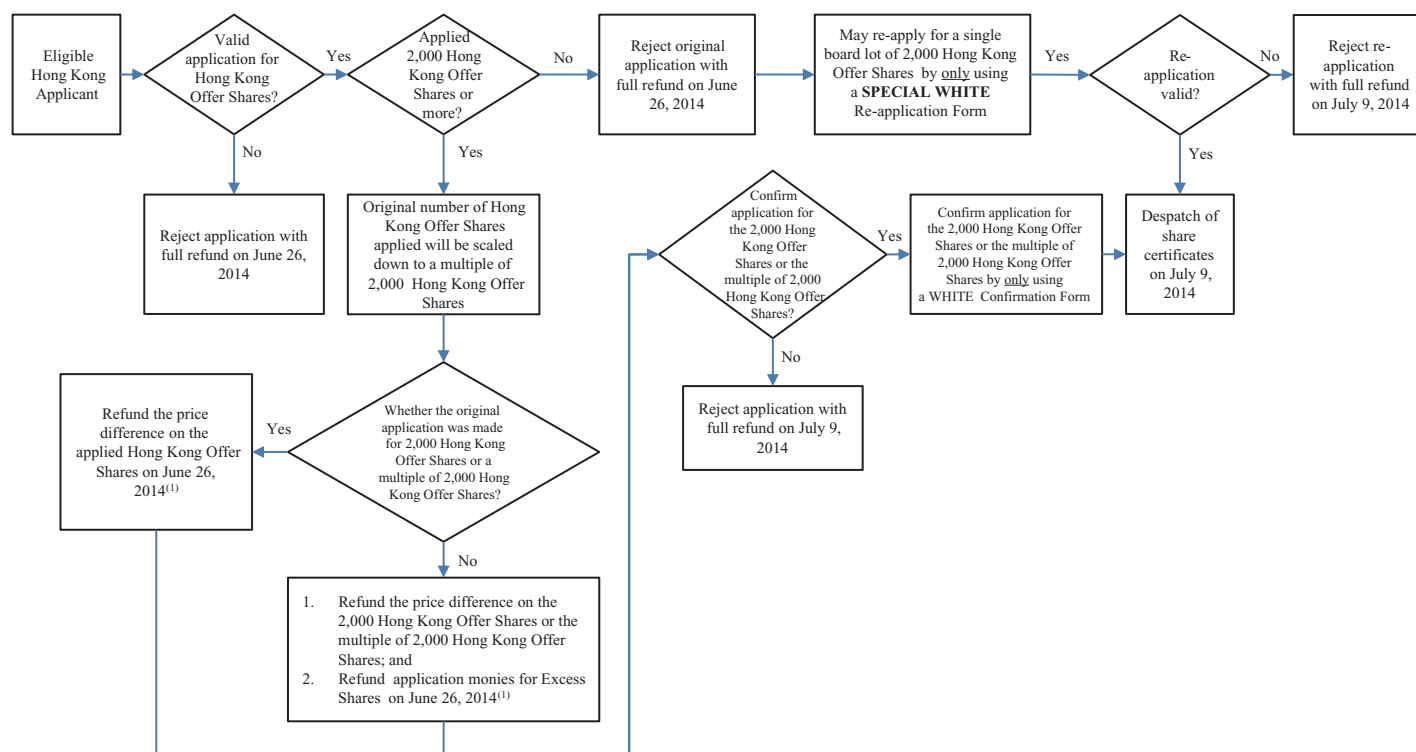
Copies of the Supplemental Prospectus (together with the **WHITE** Confirmation Form, the **BLUE** Confirmation Form and the **SPECIAL WHITE** Re-application Form (each as defined below)) may be obtained from 9:00 a.m. to 5:00 p.m. on June 30, 2014, July 2, 2014 and July 3, 2014 at any of the places to be stated in the Supplemental Prospectus. Eligible Hong Kong Applicants who applied through the HK eIPO White Form service will receive a copy of the **WHITE** Confirmation Form, together with a link to the Supplemental Prospectus and this announcement posted on the Stock Exchange’s website, and by email from the designated HK eIPO White Form Service Provider.

CONFIRMATIONS OF VALID APPLICATIONS AND RE-APPLICATIONS

As a result of the increase in the board lot size from 1,000 Shares to 2,000 Shares, the arrangements set out below will apply in relation to (i) valid applications according to whether Eligible Hong Kong Applicants have applied for 1,000 Hong Kong Offer Shares or 2,000 Hong Kong Offer Shares or more and (ii) valid applications from Eligible Zhong An Applicants for their Assured Entitlements and/or excess Reserved Shares.

For Eligible Hong Kong Applicants*

A summary of the confirmation of application or re-application procedures for Eligible Hong Kong Applicants is set out below.



Note (1) together with the related brokerage fee of 1%, the SFC transaction levy of 0.003% and the Stock Exchange trading fee of 0.005%, without interest

* Eligible Hong Kong Applicants who applied (i) through brokers, banks or other intermediaries or (ii) by giving electronic application instructions to HKSCC via CCASS should check with their brokers, banks or other intermediaries to establish the latest time on which they can give instructions for the application confirmation or re-application (if applicable) for Hong Kong Offer Shares as such latest time may be earlier than the deadline as stipulated in the Supplemental Prospectus

** HKSCC Nominees will process application confirmation only for those Eligible Hong Kong Applicants who have applied by group electronic application instructions to HKSCC and not re-applications on behalf of Single Board Lot Applicants. Single Board Lot Applicants who wish to re-apply for 2,000 Hong Kong Offer Shares will only be able to do so by completing the **SPECIAL WHITE** Re-application Form. Such application must be made in accordance with the procedure set out in the Supplemental Prospectus

Eligible Hong Kong Applicants who have applied for 1,000 Hong Kong Offer Shares

All applications for 1,000 Hong Kong Offer Shares cannot be treated as valid or accepted due to the increase in board lot size. Full refunds will be dispatched on Thursday, June 26, 2014 to such persons who made applications. Any such Eligible Hong Kong Applicant who had previously made an otherwise valid application to subscribe for one board lot of 1,000 Hong Kong Offer Shares and whose application was included in the announcement by the Company of the level of valid applications and preliminary basis of allocation in the Hong Kong Public Offering on the date of this announcement (a “Single

Board Lot Applicant”) may re-apply for a single board lot of 2,000 Hong Kong Offer Shares only using a **SPECIAL WHITE** Re-application Form. Such application must be made in accordance with the procedure set out in the Supplemental Prospectus.

HKSCC Nominees will process application confirmation only for those Eligible Hong Kong Applicants who have applied by group electronic application instructions to HKSCC and not re-applications on behalf of Single Board Lot Applicants. Single Board Lot Applicants who wish to re-apply for 2,000 Hong Kong Offer Shares will only be able to do so by completing the **SPECIAL WHITE** Re-application Form. Such application must be made in accordance with the procedure set out in the Supplemental Prospectus

Eligible Hong Kong Applicants who have applied for 2,000 Hong Kong Offer Shares or more

Eligible Hong Kong Applicants who have validly applied for 2,000 or more Hong Kong Offer Shares (whether or not the application was for a multiple of 2,000 Hong Kong Offer Shares) may have been wholly or partially successful. Any such applicant whose application was included in the announcement by the Company of the level of valid applications and the basis of allocation in the Hong Kong Public Offering on the date of this announcement may have had the number of Hong Kong Offer Shares they applied for scaled down to a multiple of 2,000 Hong Kong Offer Shares and are required to confirm their application for the multiple of 2,000 Hong Kong Offer Shares that has been allocated to them on a preliminary basis on a **WHITE** Confirmation Form. Such confirmation should be provided in accordance with the procedure set out in this section or their applications in respect of such Hong Kong Offer Shares are liable to be rejected.

Any residual application in respect of Hong Kong Offer Shares in excess of any scaled down number of Hong Kong Offer Shares that has been allocated to an Eligible Hong Kong Applicant on a preliminary basis (the “**Excess Shares**”) has been unsuccessful and has not been accepted. Full refund cheques in respect of such unsuccessful applications for Excess Shares will be dispatched to the relevant applicants on Thursday, June 26, 2014.

As the Final Offer Price of HK\$1.30 per Offer Share is less than the maximum indicative price per Offer Share of HK\$2.92 (excluding the brokerage fee of 1%, the SFC transaction levy of 0.003% and the Stock Exchange trading fee of 0.005% thereon) paid on application, the Company will, in addition to providing a full refund in relation to rejected applications for Excess Shares, refund the relevant surplus application monies relating to the number of Hong Kong Offer Shares that has been allocated to Eligible Hong Kong Applicants on a preliminary basis and remains to be confirmed by such Eligible Hong Kong Applicant. Refund cheques in relation to surplus application monies arising from rejected applications for Excess Shares and as a result of the Final Offer Price of HK\$1.30 per Offer Share being less than the maximum indicative price per Hong Kong Offer Share of HK\$2.92 together with the related brokerage fee of 1%, the SFC transaction levy of 0.003% and the Stock Exchange trading fee of 0.005%, without interest will be dispatched on Thursday, June 26, 2014. Interest accrued on application monies will be retained for the benefit of the Company. For further information, please refer to the section entitled “How to Apply for Hong Kong Offer Shares and Reserved Shares – G. Refund of Application Monies” in the Prospectus.

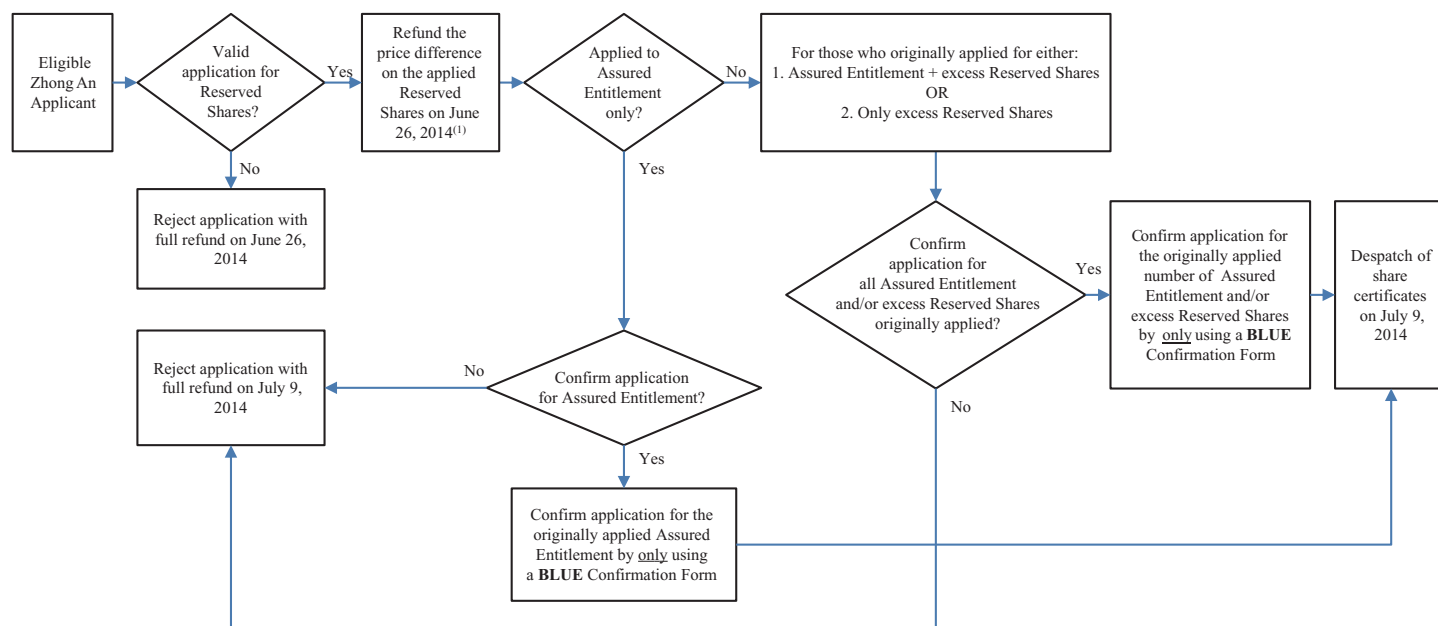
In addition, Eligible Hong Kong Applicants who do not confirm their application (for the number of Hong Kong Offer Shares that has been provisionally allocated to them) in accordance with the procedure set out in the Supplemental Prospectus will have their applications in respect of such Hong Kong Offer Shares rejected and will be refunded their remaining application monies together with the related brokerage fee of 1%, the SFC transaction levy of 0.003% and the Stock Exchange trading fee of 0.005%, without interest. Such refund cheques are expected to be despatched on Wednesday, July 9, 2014.

Accordingly, Eligible Hong Kong Applicants will therefore receive refunds in respect of the following:

- (1) full refunds in respect of partially unsuccessful applications (i.e. the Excess Shares) (together with the related brokerage fee of 1%, the SFC transaction levy of 0.003% and the Stock Exchange trading fee of 0.005%) without interest; and/or
- (2) for each Hong Kong Offer Share allocated to the Eligible Hong Kong Applicant on a preliminary basis, refunds of the relevant surplus application monies arising from the difference between the Final Offer Price of HK\$1.30 and the maximum indicative Offer Price of HK\$2.92, Eligible Hong Kong Applicants will also receive full refunds of HK\$1.30 per Offer Share (being the New Offer Price) in respect of the Hong Kong Offer Shares allocated to them on a preliminary basis if valid confirmations in respect of those Shares are not received by 5:00 p.m. on Thursday, July 3, 2014 (together with the related brokerage fee of 1%, the SFC transaction levy of 0.003% and the Stock Exchange trading fee of 0.005%) without interest, such refund cheques are expected to be despatched on Wednesday, July 9, 2014.

For Eligible Zhong An Applicants**

A summary of the confirmation of application procedures for Eligible Zhong An Applicants is set out below.



Note (1) together with the related brokerage fee of 1%, the SFC transaction levy of 0.003% and the Stock Exchange trading fee of 0.005%, without interest

*** Eligible Zhong An Applicants will need to complete one Blue Confirmation Form only to confirm both Assured Entitlement and excess Reserved Shares originally applied for, if applicable.*

*** Eligible Zhong An Applicants whose Reserved Shares were allocated to them in the name of HKSCC Nominees should check with their brokers, banks or other intermediaries to establish the latest time on which they can give instructions for the application confirmation as such latest time may be earlier than the deadline as stipulated in the Supplemental Prospectus*

Eligible Zhong An Applicants who (i) have applied for their Assured Entitlements and/or (ii) have applied for excess Reserved Shares

Eligible Zhong An Applicants who have validly applied for their Assured Entitlements and/or excess Reserved Shares, and whose applications were included in the announcement issued by us on the level of valid applications and the preliminary basis of allocation in the Preferential Offering in this announcement, are required to confirm their applications that have been allocated to them on a preliminary basis on the **BLUE** Confirmation Forms. Such confirmation should be provided in accordance with the procedure set out in the Supplemental Prospectus or their applications in respect of such Reserved Shares will be liable to be rejected.

APPLICATIONS RECEIVED FOR THE HONG KONG OFFER SHARES AND RESERVED SHARES

As at the close of the application lists at 12:00 noon on Friday, June 20, 2014, a total of 293 valid applications (including applications which were otherwise valid by Single Board Lot Applicants) were received pursuant to the Hong Kong Public Offering on **WHITE** and **YELLOW** Application Forms and through electronic application instructions to HKSCC via CCASS and to the designated HK eIPO White Form Service Provider through the HK eIPO White Form service (www.hkeipo.hk), for a total of 6,403,000 Hong Kong Offer Shares, representing approximately 13.68% of the total number of 46,800,000 Hong Kong Offer Shares initially available for subscription under the Hong Kong Public Offer.

Of the 293 valid applications made for a total of 6,403,000 Hong Kong Offer Shares (including applications which were otherwise valid by Single Board Lot Applicants), a total of 292 applications in respect of a total of 3,403,000 Hong Kong Offer Shares were for Hong Kong Offer Shares with an aggregate subscription amount (based on the maximum indicative Offer Price of HK\$2.92 per Offer Share) of HK\$5 million or less (representing approximately 14.54% of the 23,400,000 Hong Kong Offer Shares initially comprised in Pool A), and 1 application in respect of a total of 3,000,000 Hong Kong Offer Shares were for Hong Kong Offer Shares with an aggregate subscription amount (based on the maximum indicative Offer Price of HK\$2.92 per Offer Share) of more than HK\$5 million (representing 12.82% of the 23,400,000 Hong Kong Offer Shares initially comprised in Pool B).

There were no invalid applications which have been rejected due to completion of the Application Forms in a manner which did not comply with the instructions set out therein. No applications have been rejected due to multiple or suspected multiple applications. No applications have been rejected due to bounced cheques. No applications for more than 23,400,000 Hong Kong Offer Shares have been identified.

A total of 25 valid applications on **BLUE** Application Forms for a total of 33,110,622 Reserved Shares have been received pursuant to the Preferential Offering, representing approximately 69.92% of the total number of 47,352,700 Reserved Shares available for subscription under the Preferential Offering.

There were no invalid applications which have been rejected due to completion of the **BLUE** Application Forms in a manner which did not comply with the instructions set out therein. No multiple applications or suspected multiple applications have been identified. No applications have been rejected due to bounced cheques.

The final number of Reserved Shares preliminary allocated to the relevant Eligible Zhong An Applicants under the Preferential Offering is 33,110,622 Reserved Shares, representing approximately 7.07% of the total number of the Offer Shares initially available under the Global Offering (assuming the Over-allotment Option is not exercised).

The Reserved Shares offered in the Preferential Offering were allocated on the basis set out in the paragraph headed “Results of valid applications under the Preferential Offering” in this announcement.

INTERNATIONAL OFFERING

As at the date of this announcement, the book-building process of the International Offering has not been completed. The International Underwriting Agreement is expected to be executed and entered into by, among others, the Company, the Sole Global Coordinator (for itself and on behalf of the International Underwriters) and the Joint Bookrunners. There is no assurance that the International Underwriting Agreement will be executed or that the Global Offering can be completed.

RESULTS OF VALID APPLICATIONS UNDER THE HONG KONG PUBLIC OFFERING

Subject to the satisfaction of the conditions set out in the section entitled “Structure of the Global Offering” in the Prospectus, the results of valid applications made by the public on **WHITE** and **YELLOW** Application Forms and through giving electronic application instructions to HKSCC via CCASS and to the designated HK eIPO White Form Service Provider through the HK eIPO White Form service (www.hkeipo.hk), totalling 6,403,000 Hong Kong Offer Shares, are as set out below:

			APPROXIMATE PERCENTAGE ALLOCATED OF THE TOTAL NO. OF SHARES APPLIED FOR
NO. OF SHARES VALIDLY APPLIED FOR	NO. OF VALID APPLICATIONS	PRELIMINARY BASIS OF ALLOCATION	
POOL A			
1,000	193	0 Shares	0.00%
2,000	26	2,000 shares	100.00%
3,000	18	2,000 shares	66.67%
4,000	7	4,000 shares	100.00%
5,000	5	4,000 shares	80.00%
6,000	1	6,000 shares	100.00%
7,000	3	6,000 shares	85.71%
8,000	2	8,000 shares	100.00%
9,000	2	8,000 shares	88.89%
10,000	11	10,000 shares	100.00%
15,000	5	14,000 shares	93.33%
20,000	6	20,000 shares	100.00%
25,000	1	24,000 shares	96.00%
30,000	4	30,000 shares	100.00%
40,000	1	40,000 shares	100.00%
100,000	3	100,000 shares	100.00%
200,000	1	200,000 shares	100.00%
300,000	1	300,000 shares	100.00%
700,000	1	700,000 shares	100.00%
1,000,000	1	1,000,000 shares	100.00%
TOTAL	292		
POOL B			
3,000,000	1	3,000,000 shares	100.00%
TOTAL	1		

* For the reasons set out in the section headed “Confirmations of valid applications and re-applications” above, applications of Single Board Lot Applicants have been rejected but Single Board Lot Applicants may re-apply for a single board lot of 2,000 Shares only using a **SPECIAL WHITE Re-application Form**.

RESULTS OF VALID APPLICATIONS UNDER THE PREFERENTIAL OFFERING

Number of Assured Entitlements applied for	Number of excess Reserved Shares applied for	Number of valid applications	Preliminary basis of allocation for excess Reserved Shares applied for	Approximately percentage of allocation based on the total number of excess Reserved Shares applied for in this category	Total number of Reserved Shares preliminary allocated (including Assured Entitlements and excess Reserved Shares) in this category
1	0	2	0	0%	2
20	0	6	0	0%	120
40	0	1	0	0%	40
80	0	1	0	0%	80
40	960	1	960	100%	1,000
20	980	2	980	100%	2,000
0	1,000	1	1,000	100%	1,000
20	1,000	2	1,000	100%	2,040
20	1,980	1	1,980	100%	2,000
20	2,000	3	2,000	100%	6,060
40	2,960	1	2,960	100%	3,000
20	2,980	1	2,980	100%	3,000
20	9,980	2	9,980	100%	20,000
32,677,586	392,694	1	392,694	100%	33,070,280
Total		25			

The final number of Offer Shares validly applied for in the Hong Kong Public Offering and Preferential Offering (including applications which were otherwise validly made by Single Board Lot Applicants), subject to such applications being validly confirmed by the Eligible Applicants and re-applied by Single Board Lot Applicants is 39,513,622 Offer Shares, representing approximately 8.44% of the Offer Shares in the Global Offering (before any exercise of the Over-allotment Option). Of that number, 193,000 Shares were applied for by Single Board Lot Applicants which (due to the increase in the size of a board lot) have not been treated as valid. Single Board Lot Applicants are now entitled to re-apply for an aggregate of up to 386,000 Shares. The basis of allotment set out above may change if not all Eligible Applicants validly confirm their applications.

DETAILS OF VALID APPLICATIONS

Details of valid applications for Hong Kong Offer Shares in the Hong Kong Public Offering and Preferential Offering (subject to such applications being validly confirmed by the Eligible Applicants and subject to re-applications by Single Board Lot Applicants), will be available by publication of this announcement on Thursday, June 26, 2014 in the South China Morning Post (in English) and the Hong Kong Economic Times (in Chinese) or on the Company's website at www.chinanewcity.com.cn and the website of the Stock Exchange at www.hkexnews.hk.

Details of valid applications for Hong Kong Offer Shares and Reserved Shares under the Hong Kong Public Offering and Preferential Offering (subject to such applications being validly confirmed by the Eligible Applicants and subject to re-applications by Single Board Lot Applicants) (whether made on **WHITE** or **YELLOW** Application Forms, or by giving electronic application instructions to HKSCC via CCASS or the designated HK eIPO White Form Service Provider through the designated HK eIPO White Form website (www.hkeipo.hk)), which will include particulars of the Hong Kong Identity Card/passport/Hong Kong business registration numbers of Eligible Applicants, will be available at the times and dates and in the manner specified below:

- by publication of this announcement on the Company's website at www.chinanewcity.com.cn and the website of the Stock Exchange at www.hkexnews.hk from 9:00 a.m. on Thursday, June 26, 2014;
- at the Company's designated results of allocations website at www.tricor.com.hk/ipo/result on a 24-hour basis from 8:00 a.m. on Thursday, June 26, 2014 to 12:00 midnight on Thursday, July 3, 2014. The user will be required to key in the Hong Kong identity card/passport/Hong Kong business registration number provided in his/her/its application form to search for his/her/its own allocation result;
- from the Company's Hong Kong Public Offering allocation results telephone enquiry line. Applicants may find out whether or not their applications have been successful and the number of Hong Kong Offer Shares allocated to them, if any, by calling 3691 8488 between 9:00 a.m. and 6:00 p.m. from Thursday, June 26, 2014 to Wednesday, July 2, 2014 (excluding Saturday, Sunday and public holiday in Hong Kong);

- in special allocation results booklets setting, which will be available for inspection during opening hours of individual branches and sub-branches from Thursday, June 26, 2014 to Monday, June 30, 2014 at all the receiving bank branches and sub-branches at the addresses set out below:

any of the following branches of Bank of Communications Co., Ltd. Hong Kong Branch:

	Branch Name	Address
Hong Kong Island	Hong Kong Branch	20 Pedder Street, Central
	King's Road Sub-Branch	67-71 King's Road
	Chaiwan Sub-Branch	G/F., 121-121A Wan Tsui Road, Chaiwan
	Wanchai Sub-Branch	G/F., 32-34 Johnston Road
Kowloon	Kowloon Sub-Branch	G/F., 563 Nathan Road
	Shamshuipo Sub-Branch	Shop G1, G/F., Golden Centre, 94 Yen Chow Street, Sham Shui Po
	Tsimshatsui Sub-Branch	Shop 1-3, G/F., 22-28 Mody Road, Tsimshatsui
	Ngau Tau Kok Sub-Branch	Shop G1 & G2, G/F., Phase I, Amoy Plaza, 77 Ngau Tau Kok Road
New Territories	Tai Po Sub-Branch	Shop No.1, G/F., Wing Fai Plaza, 29-35 Ting Kok Road, Tai Po
	Shatin Sub-Branch	Shop No.193, Level 3, Lucky Plaza, Shatin

Valid Applications Made by WHITE Application Forms or HK eIPO White Form

The followings are the identification document numbers (where supplied) of wholly or partially successful applicants using **WHITE** Application Forms or **HK eIPO White Form** and the number of Hong Kong Offer Shares validly applied for, which is subject to such applications being validly confirmed. Applicants who have not provided their identification document numbers are not shown.

以白色申請表格或網上白表提出之有效申請

以下為使用白色申請表格或網上白表提出申請而獲全部或部份接納的申請人的身份證明文件號碼(如有提供)及彼等有效申請的香港發售股份數目，惟須視乎有效確認的申請。如申請人未有提供身份證明文件號碼，其結果將不會顯示。

Identification document number(s) 身份證明文件號碼	No. of Shares validly applied for 有效申請股份數目	Identification document number(s) 身份證明文件號碼	No. of Shares validly applied for 有效申請股份數目	Identification document number(s) 身份證明文件號碼	No. of Shares validly applied for 有效申請股份數目	Identification document number(s) 身份證明文件號碼	No. of Shares validly applied for 有效申請股份數目
E4906490	10,000						

Valid Applications Made by YELLOW Application Forms (Through Designated CCASS Clearing/Custodian Participants)

The followings are the identification document numbers (where supplied) of wholly or partially successful applicants using **YELLOW** Application Forms through designated CCASS Clearing/Custodian Participants and the number of Hong Kong Offer Shares validly applied for, which is subject to such applications being validly confirmed. Applicants who have not provided their identification document numbers are not shown.

以黃色申請表格提出之有效申請 (透過指定中央結算系統結算／託管商參與者)

以下為使用**黃色**申請表格透過指定中央結算系統結算／託管商參與者提出申請而全部或部份獲接納的申請人的身份證明文件號碼(如有提供)及彼等有效申請的香港發售股份數目，惟須視乎有效確認的申請。如申請人未有提供身份證明文件號碼，其結果將不會顯示。

Identification document number(s) 身份證明文件號碼	No. of Shares validly applied for 有效申請股份數目	Identification document number(s) 身份證明文件號碼	No. of Shares validly applied for 有效申請股份數目	Identification document number(s) 身份證明文件號碼	No. of Shares validly applied for 有效申請股份數目	Identification document number(s) 身份證明文件號碼	No. of Shares validly applied for 有效申請股份數目
A353839A	200,000						
A482860A	300,000						
A7168287	2,000						
A8385710	14,000						
A931180A	30,000						
A940428A	2,000						
A9658540	2,000						
D036464A	2,000						
D1769724	2,000						
E3172345	2,000						
E9017929	10,000						
G3513091	2,000						
G3852570	2,000						
G585452A	6,000						
K1470272	2,000						
K5067499	2,000						

Valid Applications Made by Giving Electronic Application Instructions To HKSCC via CCASS

The followings are the identification document numbers (where supplied) of wholly or partially successful applicants made by giving **electronic application instructions** to HKSCC via CCASS and the number of Hong Kong Offer Shares validly applied for, which is subject to such applications being validly confirmed. Applicants who have not provided their identification document numbers are not shown.

透過中央結算系統向香港結算發出電子認購指示之有效申請

以下為透過中央結算系統向香港結算發出**電子認購指示**申請而獲全部或部份接納的申請人的身份證明文件號碼(如有提供)及彼等有效申請的香港發售股份數目，惟須視乎有效確認的申請。如申請人未有提供身份證明文件號碼，其結果將不會顯示。

Identification document number(s) 身份證明文件號碼	No. of Shares validly applied for 有效申請股份數目	Identification document number(s) 身份證明文件號碼	No. of Shares validly applied for 有效申請股份數目	Identification document number(s) 身份證明文件號碼	No. of Shares validly applied for 有效申請股份數目	Identification document number(s) 身份證明文件號碼	No. of Shares validly applied for 有效申請股份數目
0146870	6,000						
0405650	10,000						
202055-S	2,000						
202116-S	2,000						
202479-S	2,000						
202515-S	2,000						
204621-S	2,000						
222261109	2,000						
374335966	10,000						
388032799	4,000						
440301561	2,000						
600746-M	2,000						
600751-M	2,000						
600878-M	2,000						
601667-M	2,000						
E5940587	4,000						
G1722378	2,000						
G3738824	2,000						
G5862891	20,000						
G6053164	6,000						
G9039138	2,000						
GS080069B	20,000						
GS080070B	30,000						
GS080071B	40,000						
GS080072B	10,000						
GS080075B	10,000						
GS080076B	8,000						
H336146	100,000						
IS1484950	2,000						
IS3430518	2,000						
IS6065791	2,000						
QA620492	20,000						
W48744832	4,000						
Z2834155	2,000						
Z4256310	2,000						

Valid Applications Made by BLUE Application Forms

The followings are the identification document numbers (where supplied) of applicants

using **BLUE** Application Forms and the number of Reserved Shares validly applied for, which is subject to such applications being validly confirmed.

Applicants who have not provided their identification document numbers are not shown.

以藍色申請表格提出之有效申請

以下為使用**藍色**申請表格提出申請的申請人的身份證明文件號碼(如有提供)及彼等有效申請的預留股份數目，惟須視乎有效確認的申請。如申請人未有提供身份證明文件號碼，其結果將不會顯示。

Identification document number(s) 身份證明文件號碼	No. of Shares validly applied for 有效申請股份數目	Identification document number(s) 身份證明文件號碼	No. of Shares validly applied for 有效申請股份數目	Identification document number(s) 身份證明文件號碼	No. of Shares validly applied for 有效申請股份數目	Identification document number(s) 身份證明文件號碼	No. of Shares validly applied for 有效申請股份數目
15382398	33,070,280						
A5399672	20						
A8940633	80						
B458570A	2,000						
C4365273	2,020						
D000404A	20						
D2196434	1,000						
D2907624	1,000						
D3610897	10,000						
D4836678	20						
D5667063	40						
E0920413	10,000						
E2636356	2,020						
E3256298	1,020						
E8405062	1,020						
G1108610	1						
G1265880	1,000						
G1872272	20						
G2497548	1,000						
H3699120	3,000						
K1419390	2,020						
K1586211	3,000						
Z0222772	20						
Z3793975	20						
Z6274170	1						

DESPATCH/COLLECTION OF REFUND APPLICATION MONIES

White Form e-auto refund payment instructions or refund cheques with respect to wholly successful or wholly or partially unsuccessful applications will be despatched or made available for personal collection as described below on Thursday, June 26, 2014 in respect of (i) for valid applications (other than Single Board Lot Applicants), the difference (including the brokerage fee, the SFC transaction levy and the Stock Exchange trading fee attributable to the surplus application monies) between HK\$2.92 per Offer Share, being the maximum indicative Offer Price range as set out in the Prospectus, and HK\$1.30 per Offer Share, being the Final Offer Price and application amounts in respect of the partially unsuccessful applications (if any), (ii) for Single Board Lot Applicants, the full application amount; and (iii) for invalid applications, the full application amount. Partial refunds are applicable to wholly successful applications because the Final Offer Price was determined at below the indicative Offer Price range as set out in the Prospectus.

Applicants applying for 1,000,000 Hong Kong Offer Shares/Reserved Shares or more using **WHITE**, **YELLOW** or **BLUE** Application Forms, who have elected to collect their refund cheques (if any) in person and have provided all information required on the **WHITE**, **YELLOW** or **BLUE** Application Forms, may collect their refund cheques in person from Tricor Investor Services Limited at Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong from 9:00 a.m. to 1:00 p.m. on Thursday, June 26, 2014. Applicants being individuals who have opted for personal collection must not authorize any other person to make collection on their behalf. Applicants must show their identification documents (which must be acceptable to Tricor Investor Services Limited) to collect their refund cheques (if any). Applicants being corporations which have opted for personal collection must attend by their authorized representatives bearing letters of authorization from their corporations stamped with the corporations' chops. Both individuals and the authorized representatives (if applicable) must produce, at the time of collection, evidence of identity acceptable to Tricor Investor Services Limited. Refund cheques which are either not available for personal collection, or which are available but uncollected within the time specified for collection will be despatched on Thursday, June 26, 2014 by ordinary post at the applicants' own risk to the addresses specified in the relevant Application Forms.

In respect of applicants applying by giving electronic application instructions to HKSCC via CCASS, refunds of the application monies (including the related brokerage, the SFC transaction levy and the Stock Exchange trading fee) will be credited to their designated bank accounts or the designated bank accounts of their brokers or custodians on Thursday, June 26, 2014.

For applicants through HK eIPO White Form who paid the application monies from a single bank account, e-auto refund payment instructions (if any) will be despatched to their application payment bank account on Thursday, June 26, 2014. For applicants through HK eIPO White Form who used multiple bank accounts to pay the application monies, refund cheques will be despatched to the addresses specified in their electronic application instructions to the HK eIPO White Form Service Provider by ordinary post and at their own risk, on Thursday, June 26, 2014. Please refer to the additional information provided by the designated HK eIPO White Form Service Provider on the designated website at www.hkeipo.hk.

BOARD LOT SIZE

Shares will be traded in board lots of 2,000 Shares.

FURTHER ANNOUNCEMENT

On Monday, June 30 2014, the Company will issue the Supplemental Prospectus with further details which include among others, the consequential effect of the Final Offer Price, the increase in board lot, amendments to the Prospectus, and a revised timetable for the Global Offering, and on Wednesday, July 9, 2014, the Company will issue an announcement setting out the final basis of allocations in the Hong Kong Public Offering and Preferential Offering taking into account the receipt of confirmations from the Eligible Applicants and re-applications by Single Board Lot Applicants in accordance with the procedures set out in the Supplemental Prospectus, and level of interest in the International Offering. The announcement will also specify the dispatch arrangements for the refund cheques with respect to unconfirmed applications and invalid re-applications.

By order of the Board
China New City Commercial Development Limited
中國新城市商業發展有限公司
Shi Kancheng
Chairman

Hong Kong, June 26, 2014

As at the date of this announcement, the Board of Directors of the Company comprises Ms. Jin Ni, Mr. Li Chu and Ms. Tang Yiyang, as executive Directors; Mr. Shi Kancheng (alias Shi Zhongan), as non-executive Director; Mr. Ng Sze Yuen, Terry, Mr. Xu Chengfa and Mr. Yim Chun Leung, as independent non-executive Directors.

Please also refer to the published version of this announcement in the South China Morning Post (in English) and the Hong Kong Economic Times (in Chinese).