

PAN HONG PROPERTY GROUP LIMITED

(Incorporated in Bermuda)
(Registration Number: 37749)



汎港地產集團
PAN HONG PROPERTY GROUP

ADDITIONAL BANK BORROWINGS

Capitalised terms used in this announcement, unless otherwise defined herein, shall have the same meanings as used in the Company's announcement dated 24 December 2014 in relation to the Bank Borrowings (the "Announcement").

Further to the Company's announcement no. SG141224OTHR4OU4 dated 24 December 2014, the Board of Directors of Pan Hong Property Group Limited (the "**Company**") and together with its subsidiaries, the "**Group**") wishes to announce that the Group's subsidiary, Huzhou Pan Hong Runyuan Housing and Land Development Company Limited (湖州汎港潤源房地產開發有限公司) ("**Huzhou Runyuan**") had obtained four additional bank borrowings of RMB25.0 million each, amounting to RMB100.0 million (the "**Additional Bank Borrowings**") from Bank of Communications Co., Ltd. – Zhejiang Province Branch (交通銀行股份有限公司 – 浙江省分行) (the "**Lender**") for the purposes of the development of Huzhou Run Yuan Project (湖州潤源項目).

The Additional Bank Borrowings were secured by the following:

- (a) Corporate guarantee from the Group's subsidiary, Pan Hong Investment Limited, in favour of the Lender with a maximum limit of up to RMB287.5 million¹; and
- (b) The land use rights of Huzhou Runyuan at book value of RMB221.3 million with a maximum limit of up to RMB385.0 million².

¹ *For the Bank Borrowings, Additional Bank Borrowings and all future loan agreement(s) for the period up to 19 December 2015 to be entered into between Huzhou Runyuan and the Lender, the maximum limit of the Corporate Guarantee is of up to RMB287.5 million.*

² *For the Bank Borrowings, Additional Bank Borrowings and all future loan agreement(s) for the period up to 01 July 2016 to be entered into between Huzhou Runyuan and the Lender, the maximum limit of the land use rights of Huzhou Runyuan is of up to RMB385.0 million.*

None of the Directors or substantial shareholders of the Company has any interest, direct or indirect in the above transactions.

By Order of the Board

Wong Lam Ping
Executive Chairman
30 January 2015