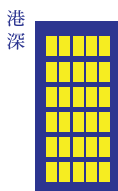


This announcement is for information purposes only and does not constitute an offer or an invitation to induce an offer by any person to acquire, purchase or subscribe for securities. Potential investors should read the prospectus dated 30 September 2013 (the “Prospectus”) issued by Kong Shum Union Property Management (Holding) Limited (the “Company”) for detailed information about the Company and the Placing described below before deciding whether or not to invest in the shares thereby being offered.

Hong Kong Exchanges and Clearing Limited, The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) and Hong Kong Securities Clearing Company Limited (“HKSCC”) take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

Unless defined herein, terms in this announcement shall have the same meanings as those defined in the Prospectus.



KONG SHUM UNION PROPERTY MANAGEMENT (HOLDING) LIMITED

港深聯合物業管理(控股)有限公司

(incorporated in the Cayman Islands with limited liability)

LISTING ON THE GROWTH ENTERPRISE MARKET OF THE STOCK EXCHANGE OF HONG KONG LIMITED BY WAY OF PLACING

Number of Placing Shares : 100,000,000 Placing Shares
Placing Price : HK\$0.33 per Placing Share (payable in full upon application, plus brokerage fee of 1%, SFC transaction levy of 0.003% and Stock Exchange trading fee of 0.005%)
Nominal Value : HK\$0.01 each
Stock Code : 8181

Sponsor

AmCap

Ample Capital Limited
豐盛融資有限公司

Lead Manager

AmCap

Ample Orient Capital Limited

Principal Sub-underwriter



SUMMARY

- The Placing Price has been determined at HK\$0.33 per Placing Share (exclusive of brokerage fee of 1%, SFC transaction levy of 0.003% and Stock Exchange trading fee of 0.005%).
- Based on the Placing Price of HK\$0.33 per Placing Share, the net proceeds from the Placing to be received by the Company are estimated to be approximately HK\$17.5 million.
- The 100,000,000 Placing Shares offered by the Company under the Placing have been slightly oversubscribed and have been conditionally allocated to a total of 137 selected individual, professional and institutional investors.
- The Directors confirm that all placees under the Placing are independent of and not connected with the Company and any of the Directors, chief executive, Controlling Shareholders, substantial shareholders or significant shareholders (as defined under the GEM Listing Rules) of the Company or any of its subsidiaries, and their respective associates or any person or group of persons as stated in Rule 10.12(4) of the GEM Listing Rules or any nominees of the foregoing. No placee will, individually, be placed with more than 10% of the enlarged issued share capital of the Company immediately after completion of the Capitalisation Issue and the Placing.
- The Directors confirm that, immediately after the Capitalisation Issue and the completion of the Placing, the public float of the Company will be 25% of the enlarged issued share capital of the Company, and not more than 50% of the Shares in public hands at the time of Listing will be owned by the three largest public Shareholders. The three largest public Shareholders will own approximately 45.4% of the Shares in public hands at the time of Listing.
- Dealings in the Shares on the Stock Exchange are expected to commence at 9:00 a.m. on Friday, 11 October 2013. The Shares will be traded in board lots of 8,000 Shares each. The stock code of the Shares is 8181.
- **In view of the high concentration of shareholding in a small number of Shareholders, Shareholders and prospective investors should be aware that the price of the Shares could fluctuate substantially even with a small number of Shares traded, and should exercise extreme caution when dealing in the Shares.**

PLACING PRICE AND USE OF NET PROCEEDS FROM THE PLACING

The Placing Price has been determined at HK\$0.33 per Placing Share (exclusive of brokerage fee of 1%, SFC transaction levy of 0.003% and Stock Exchange trading fee of 0.005%).

Based on the Placing Price of HK\$0.33 per Placing Share, the net proceeds from the Placing (after deducting underwriting fees and estimated expenses paid or payable by the Company in connection with the Placing) to be received by the Company are estimated to be approximately HK\$17.5 million. The Directors intend to apply the net proceeds of the Placing for the purposes and in the amounts as set out below:

- approximately HK\$7.5 million, representing approximately 43.0% of the estimated net proceeds, for repayment of bank loan as further detailed in the section headed “Reasons for the Placing and Use of Proceeds” in the Prospectus;
- approximately HK\$4.3 million, representing approximately 24.6% of the estimated net proceeds, for implementation of old district property management scheme as further detailed in the section headed “Business Objective and Strategies” in the Prospectus;
- approximately HK\$5.7 million, representing approximately 32.4% of the estimated net proceeds, for expansion of the property management portfolio as further detailed in the section headed “Business Objective and Strategies” in the Prospectus.

LEVEL OF INDICATIONS OF INTERESTS UNDER THE PLACING

The 100,000,000 Placing Shares offered under the Placing have been slightly oversubscribed.

RESULTS OF ALLOCATION UNDER THE PLACING

Pursuant to the Placing, 100,000,000 Shares have been conditionally allocated to a total of 137 individual, professional and institutional investors. The distribution of the Placing Shares is set forth as below:

	Aggregate number of Placing Shares allocated	Aggregate percentage of the total number of Placing Shares allocated (approximate)	Approximate percentage of shareholding to the enlarged issued share capital of the Company immediately after completion of the Placing and the Capitalisation Issue (approximate)
Top placee	15,144,000	15.14%	3.79%
Top 5 placees	69,376,000	69.38%	17.34%
Top 10 placees	86,400,000	86.40%	21.60%
Top 25 placees	97,904,000	97.90%	24.48%

Number of Placing Shares allocated	Number of Places
2,500 to 100,000	112
100,001 to 500,000	6
500,001 to 1,000,000	7
1,000,001 to 2,000,000	0
2,000,001 to 5,000,000	7
5,000,001 and above	<u>5</u>
Total:	<u><u>137</u></u>

The Directors confirm that all places under the Placing are independent of and not connected with the Company and any of the Directors, chief executive, Controlling Shareholders, substantial shareholders or significant shareholders (as defined under the GEM Listing Rules) of the Company or any of its subsidiaries, and their respective associates or any person or group of persons as stated in Rule 10.12(4) of the GEM Listing Rules or any nominees of the foregoing. No placee will, individually, be placed with more than 10% of the enlarged issued share capital of the Company immediately after completion of the Capitalisation Issue and the Placing.

In view of the high concentration of shareholding in a small number of Shareholders, Shareholders and prospective investors should be aware that the price of the Shares could fluctuate substantially even with a small number of Shares traded, and should exercise extreme caution when dealing in the Shares.

Immediately after the completion of the Placing (taking no account of options that were granted or may be granted under the Share Option Scheme), the shareholding structure of the Company will be as follows:

	Number of Shares	Approximate percentage of shareholding in the Company
Topgrow <i>(note)</i>	300,000,000	75.0%
A group of five public Shareholders	69,376,000	17.3%
Other public Shareholders	<u>30,624,000</u>	<u>7.7%</u>
Total	<u><u>400,000,000</u></u>	<u><u>100.0%</u></u>

Note: Topgrow is owned as to 60% by Mr. Ho Ying Choi and 40% by Mr. Ho Ying Cheung.

MINIMUM PUBLIC FLOAT REQUIREMENT

Pursuant to Rule 11.23(7) of the GEM Listing Rules, the Company is required to maintain a public float of not less than 25% of its total issued share capital at the time when the Shares commence dealings on GEM and at all times thereafter. Pursuant to Rule 11.23(8) of the GEM Listing Rules, the three largest public Shareholders shall not beneficially own more than 50% of the Shares in public hands at the time of Listing. The Directors confirm that, immediately after the Capitalisation Issue and the completion of the Placing, the public float

of the Company will be 25% of the enlarged issued share capital of the Company, and not more than 50% of the Shares in public hands at the time of Listing will be owned by the three largest public Shareholders. The three largest public Shareholders will own approximately 45.4% of the Shares in public hands at the time of Listing.

DEPOSIT OF SHARE CERTIFICATES INTO CCASS

Subject to the granting of the listing of, and permission to deal in, the Shares on GEM and the compliance by the Company with the stock admission requirements of HKSCC, the Shares will be accepted as eligible securities by HKSCC for deposit, clearance and settlement in CCASS with effect from the Listing Date or on such other date as determined by HKSCC.

Settlement of transactions between participants of the Stock Exchange is required to take place in CCASS on the second business day after any trading day. All activities under CCASS are subject to the General Rules of CCASS and CCASS Operational Procedures in effect from time to time.

All necessary arrangements have been made for the Shares to be admitted into CCASS.

The share certificates issued in respect of the Placing Shares will be deposited into CCASS on 10 October 2013 for credit to the respective CCASS participants' stock accounts or investor participants' stock accounts of the Underwriter, the places or their agents (as the case may be). Prospective investors should note that the Lead Manager (for itself and on behalf of the Underwriter) is entitled to terminate the Underwriting Agreement by notice in writing to the Company upon occurrence of any of the events set forth under the paragraph headed "Grounds for Termination" in the section headed "Underwriting" of the Prospectus at any time prior to 8:00 a.m. on the Listing Date. In the event that the Underwriting Agreement is terminated, the Placing will lapse and an announcement will be published by the Company on the GEM website at www.hkgem.com and the Company's website at www.kongshum.com.hk accordingly.

COMMENCEMENT OF DEALINGS

Dealings in the Shares on GEM are expected to commence at 9:00 a.m. on Friday, 11 October 2013. Shares will be traded in board lots of 8,000 Shares each. The stock code of the Shares is 8181. The Company will not issue any temporary documents of title. No receipts will be issued for application monies paid.

By order of the Board
Kong Shum Union Property Management (Holding) Limited
港深聯合物業管理(控股)有限公司
Ho Ying Cheung
Chairman

Hong Kong, 10 October 2013

As at the date of this announcement, the executive Directors are Mr. Ho Ying Cheung and Mr. Ho Ying Choi; the non-executive Director is Mr. Kam Tak Yeung; and the independent non-executive Directors are Mr. Cheung Kwong Wai, Mr. Tong Sze Chung and Mr. Wong Tsz Ho.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquires, confirm that, to the best of their knowledge and belief, the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.

This announcement will remain on the GEM website at www.hkgem.com and will also be published on the Company's website at www.kongshum.com.hk.