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## **China Uptown Group Company Limited**

**中國上城集團有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock code: 2330)**

### **EARLY REDEMPTION IN FULL OF HK\$230,000,000 ZERO COUPON CONVERTIBLE BONDS DUE 2013**

Reference is made to the circular (the “**Circular**”) dated 22 December 2010 in relation to the acquisition of Seaton Limited. Unless otherwise stated, capitalized terms used in this announcement shall have the same meanings as those defined in the Circular.

Pursuant to the terms of the Convertible Bonds, the Company may at any time three months after the date of issue of the Convertible Bonds and before the maturity date with prior notice to the Bondholder redeem all, but not some only, of the Convertible Bonds at 110% of the outstanding principal amount of the Convertible Bonds.

On 5 July 2013, the Company has exercised its right to early redeem the Convertible Bonds in the aggregate principal amount of HK\$230,000,000 in full. The total amount paid by the Company is HK\$253,000,000, representing 110% of the outstanding principal amount. Upon full redemption of the Convertible Bonds, the Convertible Bonds will be cancelled.

The Board is satisfied that the redemption of the Convertible Bonds would not have any material adverse effect on the Company’s financial position, which would remain sound following the redemption of the Convertible Bonds. The Company has satisfied the payment by its internal resources.

By order of the Board  
**China Uptown Group Company Limited**  
**Fu Lui**  
*Company Secretary*

Hong Kong, 5 July 2013

*As at the date of this announcement, the executive Directors are Mr. Liu Feng, Mr. Chen Xian, Mr. Lau Sai Chung, and Ms. Xia Dan; and the independent non-executive Directors are Mr. Poon Lai Yin, Michael, Mr. Ng Kwok Chu, Winfield and Mr. Chan Chun Fai.*