



RNS Number: 7512P

4 September 2017

Asian Growth Properties Limited
("AGP" or the "Company")

Director dealing

Further to the share exchange offer as set out in the composite document dated 28 July 2017, Nan Luen International Limited ("NLI") has received acceptances totalling 59,147,305 common shares in AGP and transfers of such shares have been effected on 1 September 2017. As of 1 September 2017, NLI holds 863,103,885 common shares in AGP, equating to 97.38% of the common shares of AGP.

Lu Wing Chi, Lambert Lu and Lincoln Lu have direct and indirect interests in NLI.

JCS Limited ("JCS") has an indirect interest in 863,103,885 common shares in AGP by virtue of its 63.58% shareholding interest in NLI.

Lu Wing Chi has an indirect interest in 527,824,275 common shares in AGP by virtue of his direct shareholdings of 30% and 49% in NLI and JCS respectively.

Lincoln Lu has an indirect interest in 167,639,803 common shares in AGP by virtue of his direct shareholdings of 3.21% and 25.5% in NLI and JCS respectively.

Lambert Lu has an indirect interest in 167,639,803 common shares in AGP by virtue of his direct shareholdings of 3.21% and 25.5% in NLI and JCS respectively.

Notification and public disclosure of transactions by persons discharging managerial responsibilities ("PDMRs") and persons closely associated ("PCA") with them.

| | | |
|----------|--|-------------|
| 1 | Details of the person discharging managerial responsibilities / person closely associated | |
| a) | Name | Lu Wing Chi |
| 2 | Reason for the notification | |
| a) | Position/status | Director |



ASIAN GROWTH PROPERTIES LIMITED

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| | | |
|----------|--|---|
| b) | Initial notification /Amendment | Initial notification |
| 3 | Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor | |
| a) | Name | Asian Growth Properties Limited |
| b) | LEI | N/A |
| 4 | Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted | |
| a) | Description of the financial instrument, type of instrument Identification code | Common shares of US\$0.05 each London Stock Exchange, AIM, AGP.L ISIN Code: BMG054131021 |
| b) | Nature of the transaction | Interest in Nan Luen International Limited following receipt of acceptances under the share exchange offer as set out in the composite document dated 28 July 2017. |
| c) | Price(s) and volume(s) | Direct |



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| | | <table border="1"> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> <tr> <td>NA</td> <td>0</td> </tr> </table> <p>Closely Associated Persons</p> <table border="1"> <thead> <tr> <th>Entity and ownership</th> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>Nan Luen International Limited ("NLI") (30.0%)</td> <td>NA</td> <td>59,147,305^{notes}</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Notes:</p> <ol style="list-style-type: none"> 1. NLI has a direct interest in 863,103,885 common shares in the Company as at 1 September 2017. 2. JCS has an indirect interest in 863,103,885 common shares in the Company by virtue of its 63.58% shareholding interest in NLI as at 1 September 2017. 3. Lu Wing Chi has direct shareholdings of 30% and 49% in NLI and JCS respectively. | Price(s) | Volume(s) | NA | 0 | Entity and ownership | Price(s) | Volume(s) | Nan Luen International Limited ("NLI") (30.0%) | NA | 59,147,305 ^{notes} | | | |
|--|---|---|----------|-----------|----|---|----------------------|----------|-----------|--|----|-----------------------------|--|--|--|
| Price(s) | Volume(s) | | | | | | | | | | | | | | |
| NA | 0 | | | | | | | | | | | | | | |
| Entity and ownership | Price(s) | Volume(s) | | | | | | | | | | | | | |
| Nan Luen International Limited ("NLI") (30.0%) | NA | 59,147,305 ^{notes} | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| d) | <p>Aggregated information</p> <p>- Aggregated volume</p> <p>- Price</p> | <p>59,147,305 Common Shares</p> <p>NA</p> | | | | | | | | | | | | | |
| e) | Date of the transaction | 1 September 2017 | | | | | | | | | | | | | |



| | | |
|----|--------------------------|------|
| | | |
| f) | Place of the transaction | XLON |

Notification and public disclosure of transactions by persons discharging managerial responsibilities ("PDMRs") and persons closely associated ("PCA") with them.

| | | |
|----------|--|---------------------------------|
| 1 | Details of the person discharging managerial responsibilities / person closely associated | |
| a) | Name | Lambert Lu |
| 2 | Reason for the notification | |
| a) | Position/status | Director |
| b) | Initial notification /Amendment | Initial notification |
| 3 | Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor | |
| a) | Name | Asian Growth Properties Limited |
| b) | LEI | N/A |



| 4 | Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted | | | | | | | | | | | | | | |
|--|--|---|----------|-----------|----|---|----------------------|----------|-----------|--|----|-----------------------------|--|--|--|
| a) | Description of the financial instrument, type of instrument Identification code | Common shares of US\$0.05 each London Stock Exchange, AIM, AGP.L ISIN Code: BMG054131021 | | | | | | | | | | | | | |
| b) | Nature of the transaction | Interest in Nan Luen International Limited following receipt of acceptances under the share exchange offer as set out in the composite document dated 28 July 2017. | | | | | | | | | | | | | |
| c) | Price(s) and volume(s) | <p>Direct</p> <table border="1" data-bbox="533 1357 1051 1505"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>NA</td> <td>0</td> </tr> </tbody> </table> <p>Closely Associated Persons</p> <table border="1" data-bbox="533 1641 1326 1861"> <thead> <tr> <th>Entity and ownership</th> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>Nan Luen International Limited (“NLI”) (3.21%)</td> <td>NA</td> <td>59,147,305^{notes}</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Notes:</p> | Price(s) | Volume(s) | NA | 0 | Entity and ownership | Price(s) | Volume(s) | Nan Luen International Limited (“NLI”) (3.21%) | NA | 59,147,305 ^{notes} | | | |
| Price(s) | Volume(s) | | | | | | | | | | | | | | |
| NA | 0 | | | | | | | | | | | | | | |
| Entity and ownership | Price(s) | Volume(s) | | | | | | | | | | | | | |
| Nan Luen International Limited (“NLI”) (3.21%) | NA | 59,147,305 ^{notes} | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |



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| | | <ol style="list-style-type: none"> 1. NLI has a direct interest in 863,103,885 common shares in the Company as at 1 September 2017. 2. JCS has an indirect interest in 863,103,885 common shares in the Company by virtue of its 63.58% shareholding interest in NLI as at 1 September 2017. 3. Lambert Lu has direct shareholdings of 3.21% and 25.5% in NLI and JCS respectively. |
| d) | <p>Aggregated information</p> <p>- Aggregated volume</p> <p>- Price</p> | <p>59,147,305 Common Shares</p> <p>NA</p> |
| e) | Date of the transaction | 1 September 2017 |
| f) | Place of the transaction | XLON |



Notification and public disclosure of transactions by persons discharging managerial responsibilities ("PDMRs") and persons closely associated ("PCA") with them.

| | | |
|----------|--|---------------------------------|
| 1 | Details of the person discharging managerial responsibilities / person closely associated | |
| a) | Name | Lincoln Lu |
| 2 | Reason for the notification | |
| a) | Position/status | Director |
| b) | Initial notification /Amendment | Initial notification |
| 3 | Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor | |
| a) | Name | Asian Growth Properties Limited |
| b) | LEI | N/A |
| 4 | Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted | |
| a) | Description of the financial | Common shares of US\$0.05 each |



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| | <p>instrument, type of instrument</p> <p>Identification code</p> | <p>London Stock Exchange, AIM, AGP.L</p> <p>ISIN Code: BMG054131021</p> | | | | | | | | | | | | | |
|---|---|---|----------|-----------|----|---|----------------------|----------|-----------|---|----|-----------------------------|--|--|--|
| b) | <p>Nature of the transaction</p> | <p>Interest in Nan Luen International Limited following receipt of acceptances under the share exchange offer as set out in the composite document dated 28 July 2017.</p> | | | | | | | | | | | | | |
| c) | <p>Price(s) and volume(s)</p> | <p>Direct</p> <table border="1" data-bbox="534 992 1051 1137"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>NA</td> <td>0</td> </tr> </tbody> </table> <p>Closely Associated Persons</p> <table border="1" data-bbox="534 1274 1326 1496"> <thead> <tr> <th>Entity and ownership</th> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>Nan Luen International Limited ("NLI") (3.21%)</td> <td>NA</td> <td>59,147,305^{notes}</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Notes:</p> <ol style="list-style-type: none"> NLI has a direct interest in 863,103,885 common shares in the Company as at 1 September 2017. JCS has an indirect interest in 863,103,885 common shares in the Company by virtue of its 63.58% shareholding interest in NLI as at 1 September 2017. Lincoln Lu has direct shareholdings of 3.21% and 25.5% in NLI and JCS respectively. | Price(s) | Volume(s) | NA | 0 | Entity and ownership | Price(s) | Volume(s) | Nan Luen International Limited (" NLI ") (3.21%) | NA | 59,147,305 ^{notes} | | | |
| Price(s) | Volume(s) | | | | | | | | | | | | | | |
| NA | 0 | | | | | | | | | | | | | | |
| Entity and ownership | Price(s) | Volume(s) | | | | | | | | | | | | | |
| Nan Luen International Limited (" NLI ") (3.21%) | NA | 59,147,305 ^{notes} | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| d) | <p>Aggregated information</p> | | | | | | | | | | | | | | |



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| | | |
|----|--------------------------|--------------------------|
| | - Aggregated volume | 59,147,305 Common Shares |
| | - Price | NA |
| e) | Date of the transaction | 1 September 2017 |
| f) | Place of the transaction | XLON |