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ASX announcement

Company Announcements Office - ASX Limited

ACQUISITION OF MAJOR DEVELOPMENT SITE

BOYUAN ACQUIRES BRINGELLY SITE FOR \$70 MILLION

Property group, Boyuan Holdings Limited (**ASX:BHL**) “Boyuan” has significantly strengthened its development portfolio in the Western Sydney growth corridor with the acquisition of a 40.5-hectare development site at Bringelly for \$70 million.

The acquisition is consistent with statements in Boyuan’s 12 September 2016 prospectus that Boyuan would continue to explore property development opportunities in Australia.

The property on the Northern Road, Bringelly is located 14 kilometres south of Badgery’s Creek, surrounded by housing diversity and significant infrastructure, including the proposed second Sydney airport at Badgerys Creek.

It is also located within five kilometres of the Oran Park town centre and the proposed Oran Park rail station.

Chief Executive Officer of Boyuan, Caden Wan, said the acquisition was consistent with the company’s strategy to pursue further growth opportunities in the Australian property market, particularly in high growth corridors.

“This acquisition is a strong complement to Boyuan’s existing Western Sydney development portfolio where we have development sites at Marsden Park and Austral,” Mr Wan said.

“We are rapidly building a quality land bank in the highest growth area of Sydney, adjacent to strong housing demand and existing and proposed infrastructure.

“This specific site at Bringelly is particularly compelling given its close proximity to the proposed second Sydney airport and strong, ongoing demand for housing.

“We’re excited to work with our partners to bring this project to life.

“The directors of the Company believe this will be a value accretive acquisition with significant upside for shareholders over time.”

Boyuan expects to develop a village centre of approximately 70,000 square metres, with around 600 housing lots at an average lot size of 400 square metres.

Boyuan will also have conditional first and last right of refusal to purchase the adjacent 40.5-hectare site.

Boyuan will fund the acquisition through a combination of existing facilities and also through its majority ownership of managed funds provider, Integer Securities.

A \$7.5m deposit was paid on signing of the purchase agreement, with a further 10% payable on 1 September 2018, and the balance payable on settlement on 18 June 2019.

BHL is not intending to seek shareholder approval for the acquisition unless the ASX requires such approval under ASX Listing Rule 11.1.2.

BHL is applying to the ASX for a determination as to whether shareholder approval is required under the ASX Listing Rules.

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About Boyuan

Boyuan Holdings Limited is an ASX-listed property development company (ASX: BHL). The Group's existing operations are located in Jiaxing, Zhejiang Province, China, where the Group is focused on developing and operating a mixed-use commercial and residential property.

In Australia, Boyuan is focused on developing residential sites at Pokolbin and Austral, NSW and a residential/commercial site at Marsden Park, NSW.

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Location Map of Bringelly site

