YUGANG INTERNATIONAL LIMITED
(渝港國際有限公司)*

(Incorporated in Bermuda with limited liability)
(Stock code: 00613)

DISCLOSEABLE TRANSACTIONS
ACQUISITIONS OF SENIOR NOTES

On December 12, 2018, the Purchaser acquired on the market a principal amount of US$2,000,000 (equivalent to approximately HK$15,640,200) of the Notes for a consideration of US$1,542,667 (equivalent to approximately HK$12,063,800) and on December 13, 2018 further acquired on the market a principal amount of US$2,000,000 (equivalent to approximately HK$15,640,200) of the Notes for a consideration of US$1,570,063 (equivalent to approximately HK$12,278,050).

As the highest applicable percentage ratio (as defined under the Listing Rules) is more than 5% but less than 25%, each of (i) the First Acquisition, (ii) the Second Acquisition and (iii) the First Acquisition and Second Acquisition, when aggregated, constitutes a discloseable transaction of the Company under Chapter 14 of the Listing Rules and is subject to the applicable notification and publication requirements under the Listing Rules.

1. THE ACQUISITIONS

The Board announces that on December 12, 2018, the Purchaser acquired on the market a principal amount of US$2,000,000 (equivalent to approximately HK$15,640,200) for a consideration of US$1,542,667 (equivalent to approximately HK$12,063,800) and on December 13, 2018, the Purchaser further acquired on the market a principal amount of US$2,000,000 (equivalent to approximately HK$15,640,200) of the Notes for a consideration of US$1,570,063 (equivalent to approximately HK$12,278,050). The consideration for the Acquisitions will be settled in cash. A brief summary of the Acquisitions and terms of the Notes is as follows:

Issuer	:	Fantasia Holdings Group Co., Limited
Purchaser	:	Senico Investments Ltd., a company incorporated in the British Virgin Islands with limited liability, and an indirectly wholly-owned subsidiary of the Company

Interest	:	8.375% per annum payable semi-annually in arrears on March 8 and September 8 of each year, commencing from September 8, 2018
Optional Redemption	:	the Issuer may at its option redeem the Notes prior to the maturity date in accordance with the terms of the Notes
Maturity Date	:	March 8, 2021

2. INFORMATION ON THE ISSUER

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, the Issuer is a company incorporated in Cayman Islands with limited liability and the Issuer, and its controlling shareholder(s) are Independent Third Parties.

The issuance of the Notes forms part of the series of US$600,000,000 8.375% senior notes due 2021 issued by the Issuer, and was announced by the Issuer in its announcements dated March 1, March 2, March 12, March 20 and May 10, 2018.

Based on public information, the Issuer is an investment holding company principally engaged in the sales of properties, operating its business through various segments including property development segment, property investment segment, property agency segment, property operation services segment and hotel operation segment.

3. INFORMATION ON THE PURCHASER AND THE GROUP

The principal business activity of the Purchaser is treasury investment and the Purchaser is indirectly wholly-owned by the Company. The principal businesses of the Group are (i) treasury management; (ii) money lending; and (iii) property leasing.

4. REASONS FOR AND BENEFITS OF THE ACQUISITIONS

The Directors considered that, having regard to the Group's prudent and cautious investment strategy, the Acquisitions will be able to provide the Group with the opportunity to earn a reasonable and stable return on its investment in light of the currently uncertain and challenging economic environment.

The Directors consider that the terms of the Acquisitions are fair and reasonable and the Acquisitions are on normal commercial terms and in the interests of the Group and the shareholders of the Company as a whole. The Company intends to fund the Acquisitions from its internal resources.

5. GENERAL

As the highest applicable percentage ratio (as defined under the Listing Rules) is more than 5% but less than 25%, each of (i) the First Acquisition, (ii) the Second Acquisition and (iii) the First Acquisition and Second Acquisition, when aggregated, constitutes a discloseable transaction of the Company under Chapter 14 of the Listing Rules and is subject to the applicable notification and publication requirements under the Listing Rules.

6. DEFINITIONS

In this announcement, unless the context otherwise requires, the following expressions have the following meanings:

"Acquisitions"	:	the First Acquisition and Second Acquisition
"Board"	:	the board of Directors
"Company"	:	Yugang International Limited, a company incorporated in Bermuda with limited liability, whose shares are listed on the main board of the Stock Exchange (Stock Code: 00613)
"Director(s)"	:	the director(s) of the Company
"First Acquisition"	:	acquisition of the Notes by the Purchaser in the principal amount of US$2,000,000 (equivalent to approximately HK$15,640,200) on December 12, 2018
"Group"	:	the Company and its subsidiaries
"HK$"	:	Hong Kong dollars, the lawful currency of Hong Kong
"Independent Third Party(ies)"	:	independent third party(ies) who is (are) not connected person(s) (as defined under the Listing Rules) of the Company and is (are) independent of and not connected with the Company and its connected person(s)
"Issuer"	:	Fantasia Holdings Group Co., Limited, a company incorporated in the Cayman Islands with limited liability, whose shares are listed on the main board of the Stock Exchange (Stock Code: 01777)
"Listing Rules"	:	the Rules Governing the Listing of Securities on the Stock Exchange

"Notes"	:	USD denominated senior notes due 2021 in the aggregate principal amount of US$600,000,000 (equivalent to approximately HK$4,692,060,000) issued by the Issuer
"Purchaser"	:	Senico Investments Ltd., a company incorporated in the British Virgin Islands with limited liability, which is indirectly wholly-owned by the Company
"Second Acquisition"	:	acquisition of the Notes by the Purchaser in the principal amount of US$2,000,000 (equivalent to approximately HK$15,640,200) on December 13, 2018
"Stock Exchange"	:	The Stock Exchange of Hong Kong Limited
"USD"	:	United States dollars, the lawful currency of the United States of America
"%"	:	per cent

For and on behalf of
Yugang International Limited
Yuen Wing Shing
Managing Director

Hong Kong, 13 December 2018

As at the date of this announcement, the Board comprises nine Directors, namely Mr. Cheung Chung Kiu (Chairman), Mr. Yuen Wing Shing (Managing Director), Mr. Zhang Qing Xin, Mr. Lam Hiu Lo and Mr. Liang Kang as executive Directors; Mr. Lee Ka Sze, Carmelo as non-executive Director; and Mr. Luk Yu King, James, Mr. Leung Yu Ming, Steven and Mr. Ng Kwok Fu as independent non-executive Directors.

In this announcement, USD has been converted to HK$ at the rate of USD1 = HK$7.8201 for illustration purpose only. No representation is made that any amounts in USD or HK$ have been, could have been or could be converted at the above rate or at any other rates or at all.

** For identification purpose only*