



25 January 2018

Our Ref: DB/RCK:OAS001/4001

Hai-Young Lu,  
Company Secretary  
Tian An Australia Limited  
Level 5, 99 Macquarie Street  
Sydney NSW 2000  
Australia

By email: [hlu@tianan.com.au](mailto:hlu@tianan.com.au)

Market Announcements Office  
ASX Limited  
Exchange Centre, 20 Bridge Street  
Sydney NSW 2000

By facsimile: 1300 135638

Dear Sir

**Tian An Australia Limited ACN 009 134 114 (ASX:TIA) – Notice of ceasing to be a substantial holder**

We act for Tian An China Investments Company Limited and its wholly owned subsidiary Oasis Star Limited and their associates.

We have been instructed to forward to you the attached *Notice of ceasing to be a substantial holder* (Form 605) in respect of Xiangyu Real Estate Group Company Limited and its related bodies corporate.

Yours faithfully

**David Blackburn**  
**Partner**

Direct Line: +61 2 8915 1008  
Direct Fax: +61 2 8916 2008  
Email: [david.blackburn@addisonslawyers.com.au](mailto:david.blackburn@addisonslawyers.com.au)

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**Form 605**  
Corporations Act 2001  
Section 671B

**Notice of ceasing to be a substantial holder**

To Company Name/Scheme Tian An Australia Limited

ACN/ARSN ACN 009 134 114

**1. Details of substantial holder (1)**

Name Xiangyu Real Estate Group Co., Ltd and its related bodies corporate, including the entities listed in Annexure "A" (Xiangyu)

ACN/ARSN (if applicable) N/A

The holder ceased to be a substantial holder on

24/01/2018

The previous notice was given to the company on

25/07/2017

The previous notice was dated

24/07/2017

**2. Changes in relevant interests**

Particulars of each change in, or change in the nature of, a relevant interest (2) of the substantial holder or an associate (3) in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (4)	Consideration given in relation to change (5)	Class (6) and number of securities affected	Person's votes affected
N/A	N/A	N/A	N/A	N/A	N/A

**3. Changes in association**

The persons who have become associates (3) of, ceased to be associates of, or have changed the nature of their association (7) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
Oasis Star Limited (and its related bodies corporate, including each of the entities listed in Annexure "B") (Oasis Star)	The securities relevant to this notice are all of the fully paid ordinary shares held by Sun Hung Kai Investment Services Limited as nominee for Oasis Star Limited <sup>1</sup> . Xiangyu has not held and does not hold a relevant interest in those shares. However, Xiangyu lodged a <i>Notice of initial substantial holder</i> on 25/07/2017 on the basis that it may have been regarded as being associated with Oasis Star as a result of the Memorandum of Understanding annexed to that notice. The Memorandum of Understanding was terminated on 24/01/2018. Therefore, to the extent Xiangyu was regarded as being associated with Oasis Star, that association no longer exists.

<sup>1</sup> See the *Notice of change of interests of substantial holder* dated 17 November 2017 as lodged by Oasis Star. As indicated in that notice, until termination of the Memorandum of Understanding, Xiangyu had the same voting power as Oasis Star. Oasis Star and Xiangyu's voting power as notified on 17 November 2017 was 75.98%.

## 4. Addresses

The addresses of persons named in this form are as follows:

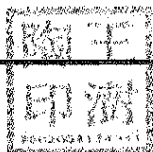
Name	Address
Xiangyu Real Estate Group Co., Ltd	Unit 03B-09, 8/F, Building E, International Shipping Center, 99 Xiangyu Road, Huli District, Xiamen, the People's Republic of China
Xiamen Xiangyu Group Corporation	Unit 01, 11/F, Building E, International Shipping Center, 99 Xiangyu Road, Huli District, Xiamen, the People's Republic of China
Oasis Star Limited	22 <sup>nd</sup> Floor, Allied Kajima Building, 138 Gloucester Road, Wanchai, Hong Kong
Tian An Asset Investments Company Limited	22 <sup>nd</sup> Floor, Allied Kajima Building, 138 Gloucester Road, Wanchai, Hong Kong
Tian An China Investments Company Limited	22 <sup>nd</sup> Floor, Allied Kajima Building, 138 Gloucester Road, Wanchai, Hong Kong
Sun Hung Kai Investment Services Limited	42 <sup>nd</sup> Floor, Lee Garden One, 33 Hysan Avenue, Causeway Bay, Hong Kong

**Signature**

print name Wang Shutao

capacity Director of Xiangyu Real Estate Group Co., Ltd

sign here



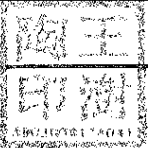
date 25/1/18

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**ANNEXURE "A" TO FORM 605**

This is annexure "A" of 1 page referred to in Form 605 -- Notice of ceasing to be a substantial holder in respect of Tian An Australia Limited ACN 009 134 114 and lodged by Xiangyu Real Estate Group Co., Ltd

**Signature**

print name	Wang Shutao	capacity	Director of Xiangyu Real Estate Group Co., Ltd
sign here		date	25/1/18


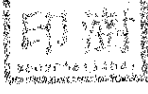
Xiamen Xiangyu Group Corporation, a wholly state-owned corporation under the laws of the People's Republic of China.

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**ANNEXURE "B" TO FORM 605**

This is annexure "B" of 1 page referred to in Form 605 – Notice of ceasing to be a substantial holder in respect of Tian An Australia Limited ACN 009 134 114 and lodged by Xiangyu Real Estate Group Co., Ltd

**Signature**

print name	Wang Shutao	capacity	Director of Xiangyu Real Estate Group Co., Ltd
sign here		date	25/1/18
			

1. Tian An China Investments Company Limited (TACI)
2. Tian An Asset Investments Company Limited (TAAI)
3. Oasis Star Limited (OSL)
4. Each other related body corporate of TACI, TAAI and OSL

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