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This announcement and the listing document attached hereto and referred to herein are for information purposes only and do not constitute an invitation or an offer to acquire, purchase or subscribe for securities. The Notes (as defined below) will not be registered under the United States Securities Act of 1933, as amended (the “Securities Act”), or the securities laws of any other jurisdiction and may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons (as defined in Regulation S under the Securities Act (“Regulation S”)), except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. Accordingly, the Notes will be offered and sold outside the United States and to non-U.S. persons in compliance with Regulation S.

This announcement and the listing document attached hereto and referred to herein have been published for information purposes only as required by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”) and do not constitute an offer to sell nor a solicitation of an offer to buy any securities. Neither this announcement nor anything referred to herein (including the listing document attached hereto and referred to herein) forms the basis for any contract or commitment whatsoever. For the avoidance of doubt, the publication of this announcement and the listing document attached hereto and referred to herein shall not be deemed to be an offer of securities made pursuant to a prospectus issued by or on behalf of the Issuer (as defined below) for the purposes of the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Cap. 32 of the Laws of Hong Kong) nor shall it constitute an advertisement, invitation or document containing an invitation to the public to enter into or offer to enter into an agreement to acquire, dispose of, subscribe for or underwrite securities for the purposes of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

Notice to Hong Kong investors: The Issuer and the Guarantor (as defined below) confirm that the Notes will be intended for purchase by professional investors (as defined in Chapter 37 of the Listing Rules) only and have been listed on the SEHK on that basis. Accordingly, the Issuer and the Guarantor confirm that the Notes will not be appropriate as an investment for retail investors in Hong Kong. Investors should carefully consider the risks involved.

PUBLICATION OF PRICING SUPPLEMENT

LAI SUN MTN LIMITED

(incorporated with limited liability under the laws of Hong Kong) (the “Issuer”)

U.S.\$250,000,000 5.00 per cent. Guaranteed Notes due 2026 (the “Notes”)

(Stock Code: 40782)

under the

U.S.\$2,000,000,000 Medium Term Note Programme (the “Programme”)

unconditionally and irrevocably guaranteed by



LAI SUN DEVELOPMENT

Lai Sun Development Company Limited
(Incorporated in Hong Kong with limited liability)

LAI SUN DEVELOPMENT COMPANY LIMITED

麗新發展有限公司

(the “Guarantor”)

(Stock Code: 488)

Joint Lead Managers

BNP PARIBAS

DBS Bank Ltd.

HSBC

UBS

This announcement is issued pursuant to Rule 37.39A of the Listing Rules.

Reference is made to the notice of the listing of the Notes on The Stock Exchange of Hong Kong Limited dated 28 July 2021 and the announcement of the publication of offering circular of the Programme on The Stock Exchange of Hong Kong Limited dated 28 June 2021 published by the Issuer (available at <https://www1.hkexnews.hk/listedco/listconews/sehk/2021/0628/2021062800189.pdf>), in which the Offering Circular is appended.

The Pricing Supplement for the Notes dated 21 July 2021 is appended to this announcement.

Hong Kong, 29 July 2021

As at the date of this announcement, the board of directors of the Guarantor comprises the following members:

Executive Directors: Dr. Lam Kin Ngok, Peter (Chairman) and Messrs. Chew Fook Aun (Deputy Chairman), Lau Shu Yan, Julius (Chief Executive Officer), Lam Hau Yin, Lester (also alternate to Madam U Po Chu) and Tham Seng Yum, Ronald;

Non-Executive Director: Madam U Po Chu; and

Independent Non-Executive Directors: Messrs. Lam Bing Kwan, Leung Shu Yin, William, Ip Shu Kwan, Stephen and Leung Wang Ching, Clarence.

As at the date of this announcement, the board of directors of the Issuer comprises Dr. Lam Kin Ngok, Peter, Messrs. Chew Fook Aun, Lau Shu Yan, Julius and Lam Hau Yin, Lester.

Appendix 1 – Pricing Supplement for the Notes

PRICING SUPPLEMENT**Pricing Supplement dated 21 July 2021**

This document is for distribution to professional investors (as defined in Chapter 37 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Hong Kong Stock Exchange**") ("**Professional Investors**")) only.

Notice to Hong Kong investors: The Issuer and the Guarantor confirm that the Notes are intended for purchase by Professional Investors only and will be listed on the Hong Kong Stock Exchange on that basis. Accordingly, the Issuer and the Guarantor confirm that the Notes are not appropriate as an investment for retail investors in Hong Kong. Investors should carefully consider the risks involved.

The Hong Kong Stock Exchange has not reviewed the contents of this document, other than to ensure that the prescribed form disclaimer and responsibility statements, and a statement limiting distribution of this document to Professional Investors only have been reproduced in this document. Listing of the Programme and the Notes on the Hong Kong Stock Exchange is not to be taken as an indication of the commercial merits or credit quality of the Programme, the Notes or the Issuer and the Guarantor or quality of disclosure in this document. Hong Kong Exchanges and Clearing Limited and the Hong Kong Stock Exchange take no responsibility for the contents of this document, make no representation as to its accuracy or completeness and expressly disclaims any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document.

This document together with the Offering Circular includes particulars given in compliance with the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited for the purpose of giving information with regard to the Issuer, the Guarantor and the Group. Each of the Issuer and the Guarantor accepts full responsibility for the accuracy of the information contained in this document and confirms, having made all reasonable enquiries, that to the best of its knowledge and belief there are no other facts the omission of which would make any statement herein misleading.

Singapore Securities and Futures Act Product Classification – Solely for the purposes of its obligations pursuant to sections 309B(1)(a) and 309B(1)(c) of the Securities and Futures Act (Chapter 289 of Singapore) (the "**SFA**"), the Issuer has determined, and hereby notifies all relevant persons (as defined in Section 309A of the SFA that the Notes are "prescribed capital markets products" (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018).

LAI SUN MTN LIMITED
Issue of U.S.\$250,000,000 5.00 per cent. Guaranteed Notes due 2026

Guaranteed by
LAI SUN DEVELOPMENT COMPANY LIMITED 麗新發展有限公司
under the U.S.\$2,000,000,000 Medium Term Note Programme

The document constitutes the Pricing Supplement relating to the issue of Notes described herein.

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions (the "**Conditions**") set forth in the Offering Circular dated 25 June 2021 (the "**Offering Circular**"). This Pricing Supplement contains the final terms of the Notes and must be read in conjunction with the Offering Circular.

1	(i) Issuer:	Lai Sun MTN Limited
	(ii) Guarantor:	Lai Sun Development Company Limited 麗新發展有限公司
2	(i) Series Number:	001
	(ii) Tranche Number:	001
3	Specified Currency or Currencies:	United States dollars ("U.S.\$")
4	Aggregate Nominal Amount:	
	(i) Series:	U.S.\$250,000,000
	(ii) Tranche:	U.S.\$250,000,000
5	(i) Issue Price:	100.00 per cent. of the Aggregate Nominal Amount
	(ii) Net Proceeds:	Approximately U.S.\$248,000,000
6	(i) Specified Denominations:	U.S.\$200,000 and integral multiples of U.S.\$1,000 in excess thereof
	(ii) Calculation Amount:	U.S.\$1,000
7	(i) Issue Date:	28 July 2021
	(ii) Interest Commencement Date:	Issue Date
8	Maturity Date:	28 July 2026
9	Interest Basis:	5.00 per cent. Fixed Rate
10	Redemption/Payment Basis:	Redemption at par (other than a redemption for a Change of Control pursuant to Condition 9(f) (<i>Redemption for Change of Control</i>))
11	Change of Interest or Redemption/Payment Basis:	Not Applicable
12	Put/Call Options:	Not Applicable
13	Listing:	The Stock Exchange of Hong Kong Limited (" HKSE ") Application will be made to HKSE (the expected effective listing date is 29 July 2021)
14	Method of distribution:	Syndicated

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

15	Fixed Rate Note Provisions	Applicable
	(i) Rate of Interest:	5.00 per cent. per annum payable semi-annually in arrear
	(ii) Interest Payment Date(s):	28 January and 28 July in each year, not adjusted, commencing on 28 January 2022
	(iii) Fixed Coupon Amount:	U.S.\$25.00 per Calculation Amount
	(iv) Broken Amount(s):	Not Applicable
	(v) Day Count Fraction:	30/360
	(vi) Other terms relating to the method of calculating interest for Fixed Rate Notes:	Not Applicable
16	Floating Rate Note Provisions	Not Applicable
17	Zero Coupon Note Provisions	Not Applicable
18	Index-Linked Interest Note/other variable-linked interest Note Provisions	Not Applicable
19	Dual Currency Note Provisions	Not Applicable

PROVISIONS RELATING TO REDEMPTION

20	Call Option	Not Applicable
21	Put Option	Not Applicable
22	Final Redemption Amount of each Note	U.S.\$1,000 per Calculation Amount
23	Early Redemption Amount Early Redemption Amount(s) per Calculation Amount payable on redemption for taxation reasons or on event of default or other early redemption and/or the method of calculating the same (if required or if different from that set out in the Conditions):	As set out and pursuant to Condition 9(b) (<i>Redemption for tax reasons</i>) in respect of a redemption for tax reasons and Condition 9(f) (<i>Redemption for Change of Control</i>) in respect of a redemption for a Change of Control

GENERAL PROVISIONS APPLICABLE TO THE NOTES

24	Form of Notes:	Registered Notes: Global Registered Note exchangeable for Individual Note Certificates in the limited circumstances described in the Global Registered Note
25	Additional Financial Centre(s) or other special provisions relating to payment dates:	Not Applicable
26	Talons for future Coupons or Receipts to be attached to Definitive Notes (and dates on which such Talons mature):	No
27	Details relating to Partly Paid Notes: amount of each payment comprising the Issue Price and date	Not Applicable

on which each payment is to be made and consequences (if any) of failure to pay, including any right of the Issuer to forfeit the Notes and interest due on late payment:

28	Details relating to Instalment Notes: amount of each instalment, date on which each payment is to be made:	Not Applicable
29	Redenomination, renominatisation and reconventioning provisions:	Not Applicable
30	Consolidation provisions:	The provisions in Condition 18 (<i>Further Issues</i>) apply
31	Any applicable currency disruption/fallback provisions:	Not Applicable
32	Other terms or special conditions:	Not Applicable

DISTRIBUTION

33	(i) If syndicated, names of Managers:	BNP Paribas, DBS Bank Ltd., The Hongkong and Shanghai Banking Corporation Limited and UBS AG Hong Kong Branch
	(ii) Stabilisation Manager(s) (if any):	Any of the Managers appointed and acting in the capacity as a Stabilisation Manager
34	If non-syndicated, name and address of Dealer:	Not Applicable
35	U.S. Selling Restrictions:	Reg. S Category 2
36	Additional selling restrictions:	Not Applicable
37	Prohibition of Sales to EEA Retail Investors:	Not Applicable
38	Prohibition of Sales to UK Retail Investors:	Not Applicable

OPERATIONAL INFORMATION

40	ISIN Code:	XS2368038050
41	Common Code:	236803805
42	Legal Entity Identifier:	254900IL4GZMMOH72N45
43	CMU Instrument Number:	Not Applicable
44	Any clearing system(s) other than Euroclear, Clearstream, Luxembourg and the CMU and the relevant identification number(s):	Not Applicable
45	Delivery:	Delivery against payment
46	Additional Paying Agent(s) (if any):	Not Applicable

GENERAL

47	The aggregate principal amount of Notes issued has been translated into US dollars at the rate of [●], producing a sum of (for Notes not denominated in US dollars):	Not Applicable
48	Ratings:	Not Applicable

STABILISING

In connection with this issue, any of the Managers (the "**Stabilisation Manager**") (or persons acting on behalf of any Stabilisation Manager) may over-allot Notes or effect transactions with a view to supporting the market price of the Notes at a level higher than that which might otherwise prevail. However, there is no assurance that the Stabilisation Manager (or persons acting on behalf of a Stabilisation Manager) will undertake stabilisation action. Any stabilisation action may begin on or after the date on which adequate public disclosure of the terms of the offer of the Notes is made and, if begun, may be ended at any time, but it must end no later than the earlier of 30 days after the issue date of the Notes and 60 days after the date of the allotment of the Notes. Any stabilisation action or over-allotment must be conducted by the relevant Stabilisation Manager (or persons acting on behalf of any Stabilisation Manager) in accordance with all applicable laws and rules.

PURPOSE OF PRICING SUPPLEMENT

This Pricing Supplement comprises the final terms required for issue and admission to trading on the Hong Kong Stock Exchange of the Notes described herein pursuant to the U.S.\$2,000,000,000 Medium Term Note Programme.

RESPONSIBILITY

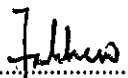
The Issuer and the Guarantor accept responsibility for the information contained in this Pricing Supplement.

Signed on behalf of
LAI SUN MTN LIMITED

By: Falher
Duly authorized

Signed on behalf of

LAI SUN DEVELOPMENT COMPANY LIMITED 麗新發展有限公司:

By: 
Duly authorised 