



(Stock code : 563.HK)

**SIUD ENTERED INTO A LOAN AGREEMENT IN THE AMOUNT OF  
RMB3 BILLION WITH A BANK WITH INTEREST RATE OF 3.8%**

(Hong Kong, 24 November 2016) – **Shanghai Industrial Urban Development Group Limited** (the “Company” ; SEHK : 563) announced that the Company entered into a 3-year loan agreement with a bank in the amount of RMB3 billion. The interest rate of the loan is approximately 3.8%. The proceeds will be used to repay the shareholders’ loans of the Company denominated in foreign currencies.

The board regards it not only conducive to lower Company’s overall financing cost, but also to optimize current debt structure, thus reducing the impact of RMB exchange rate fluctuation on the Company’s business in the future. As at half year of 2016, the proportion of the Company’s foreign currency debt accounted for the total debt has be lowered from approximately 40% to approximately 20% year on year.

At the end of August this year, the Company has completed the non-public issuance of 6-year domestic corporate bonds whose principal amount is RMB1.7 billion to accredited Chinese investors. The nominal annual interest rate of the bonds is 3.9%.

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### **About Shanghai Industrial Urban Development Group Limited**

Shanghai Industrial Urban Development Group Limited is a subsidiary of Shanghai Industrial Holdings Limited. At the end of June 2016, the Group owns 19 real estate projects in 10 tier-one and tier-two Chinese cities, which include Shanghai, Beijing, Shenyang, Kunshan, Wuxi, Xi'an, Chongqing, Changsha and Shenzhen. Most of the projects belong to mid-range to high-end residential properties, and are already in the construction stage, with total saleable area of approximately 3,765,000 square meters.

### **For further information, please contact Wonderful Sky Financial Group Limited**

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