



**SIUD AND SHKP JOINTLY DEVELOP TODTOWN
A METRO SUPERSTRUCTURE COMPLEX IN SHANGHAI
RESIDENCE PROJECT STRUCTURE OFFICIALLY TOPPED OUT
EXPECTED TO DEBUT IN 2017**

(Hong Kong, 21 September 2016) – **Shanghai Industrial Urban Development Group Limited** (“SIUD” or the “Group” ; SEHK :563) partners with Sun Hung Kai Properties (“SHKP”; SEHK: 16) to develop a superstructure project atop of the Xinzhuang metro station in Minhang District, Shanghai. SIUD’s subsidiary Shanghai Urban Development (Holdings) Co., Ltd., SHKP and the government each owns approximately one-third stakes of the project. The project embraces a public transport oriented development model, TOD (Transit-oriented Development), which has become a preferred development concept imitated by tier I cities in Mainland China. The completion of TODTOWN will impel people to re-comprehend and re-define the urban life. Being the advocate of the TOD model, the development process of the project will be a role model for its kind of property development.

On 20 September 2016, SIUD was delighted to announce that, the T2 and T3 tower of project phase 1, the residential property in TODTOWN, was officially topped out, which marked that the project has successfully achieved periodical target since launched in 26 June 2014. The residence part is expected to be brought to market in 2017. Subsequent to the roof-sealing of phase 1 main building structure, TODTOWN’s core construction will be launched, including railway and metro superstructure’s great podium project. Podium construction through adding cover-plate onto the existing operating traffic lines is the first time in China. It is expected that the first construction adjustment concerning the exit station bridge of South square in Shanghai Xinzhuang metro station will be conducted by the end of this year.

As the first domestic railway and metro superstructure complex, TODTOWN is located in Minhang District of Shanghai, the sub-center and the important “Southwestern gate” of the city where the daily population flow stands at a relatively high level in Shanghai. The project will upgrade the 20-year-old Xinzhuang metro station and integrate railway passenger transport,

metro, bus and non-motor vehicle. Through developing various property categories including residence, serviced apartments, office, hotels and business, as well as “smart city system”, TODTOWN are becoming the leader in new urban construction. With the total GFA amounting to 700,000 sq.m., the project comprises 50,000 sq.m. of offices, 140,000 sq.m. of shopping mall, 20,000 sq.m. of hotels, 90,000 sq.m. of residence, 85,000 sq.m. of serviced apartments, 100,000 sq.m. of transport facilities, 20,000 sq.m. of ancillary public facilities as well as 200,000 sq.m. of underground space. The completion of the project will significantly improve the regional value and commercial scale of Southwest Shanghai.

TODTOWN Phase 1 Roof-sealing Ceremony



Current Xinzhuang Metro Station



Artist's impression of TODTOWN



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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.

About Sun Hung Kai Properties

Dedicated to “Building Homes with Heart”, Sun Hung Kai Properties (SHKP) has followed a focused business strategy since it went public in Hong Kong in 1972. A seasoned team of excellent management striving for business success and high standards of corporate governance has made SHKP one of the largest developers in Hong Kong. Besides its dedication in Hong Kong’s premium projects, SHKP has been firmly anchored and strived for quality to develop landmark projects in mainland China. With a selective and focused strategy of investment, SHKP is bringing its success and professional experience in Hong Kong to major cities, including Beijing, Shanghai, Guangzhou, and other important cities like Hangzhou, Nanjing, Suzhou, Wuxi and Chengdu. The Group held an attributable 6.49 million square meters of total land bank on the mainland as at the end of June 2016. About 5.37 million square meters were properties under development, and 1.12 million square meters of completed properties for long-term investment.

For further information, please contact Wonderful Sky Financial Group Limited

Ms. Alice Wang/Ms. Lexie Li

Contact Number: (852) 3970 2136/3970 2215

Fax: (852) 2865 1638

Email: alicewang@wsfg.hk/lexieli@wsfg.hk