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**上海實業城市開發集團有限公司**

**SHANGHAI INDUSTRIAL URBAN DEVELOPMENT GROUP LIMITED**

*(Incorporated in Bermuda with limited liability)*

**(Stock Code: 563)**

**VOLUNTARY ANNOUNCEMENT  
IN RELATION TO  
A SUCCESSFUL BID FOR A LAND PARCEL IN SHANGHAI**

The board of directors of Shanghai Industrial Urban Development Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) is pleased to announce that the Group has won the bid in the bidding, auction and listing-for-sale of the land use rights of Plot 117K-02, Unit S110502, Gumeibei District (古美北社區S110502單元117K-02地塊) in Shanghai, the People’s Republic of China (the “**Land**”) for a land premium of RMB2,220 million. The Land is for commercial and office use and has a total site area of approximately 34,000 square metres and it may be developed into a total construction area of approximately 118,000 square metres. The Land is located in Minhang District, Shanghai, supplemented by comprehensive auxiliary facilities. The Land is located next to a large park and is an above-station project along Metro Line No. 12. It is planned to be developed into a low density commercial complex comprising office buildings and other amenities. The Company believes that the acquisition of the Land at a competitive price will further establish the Group’s presence in the neighbourhood, and consolidate the Group’s brand image as one of the leading real estate developers in Shanghai. It will create value for shareholders of the Company in the long run, and will also demonstrate the social responsibility of the Group in providing continuous returns to its customers and land owners.

This announcement is made by the Company on a voluntary basis. The acquisition of the Land is of a revenue nature in the ordinary and usual course of business of the Group and does not constitute a transaction discloseable under Chapter 14 of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited.

By order of the Board of  
**Shanghai Industrial Urban Development Group Limited**  
**Ji Gang**  
*Chairman*

Hong Kong, 2 August 2017

*As at the date of this announcement, the Board of the Company comprises Mr. Ji Gang, Mr. Lou Jun, Mr. Yang Jianwei, Mr. Fei Zuoxiang, Mr. Ye Weiqi, Ms. Huang Fei and Mr. Zhong Tao as executive directors and Mr. Doo Wai-Hoi, William, J.P., Mr. Fan Ren Da, Anthony and Mr. Li Ka Fai, David as independent non-executive directors.*