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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
SUCCESSFUL BID FOR LAND PARCELS IN SHANGHAI**

The board of directors (the “**Board**”) of Shanghai Industrial Urban Development Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) announces that the Group and a joint bidder (being an independent third party) have won the bid in the government run public auction of the land use rights for six parcels of land in Shanghai, the People’s Republic of China (the “**Land Parcels**”), details as follows:

Land Parcels	Adjacent amenities	RMB (million)	Site area (sq. m.)	Proposed development
Lots J10-02, J09-01, J10-01, J11-01, J12-01, J13-01 of unit PDC1-0401, Lingang New Area, the China (Shanghai) Pilot Free Trade Zone (自貿區臨港新片區PDC1-0401單元 J10-02、J09-01、J10-01、J11-01、J12-01、J13-01地塊)	The site is located in World Laureates Community (頂科社區) of Lingang New Area and in close proximity to Lingang Science and Technology City (臨港科技城)	3,890	119,545	For residential and commercial uses and may be developed into approximately 271,081 sq. m. of residential development and 9,892 sq. m. of commercial development

The Group will enter into formal land transfer agreement for the land use rights to the Land Parcels with the relevant government entity in due course.

The successful bidding of the Land Parcels will significantly bolster the land bank of the Group and will, when the projects are completed, provide the Group with a further source of revenue.

This announcement is made by the Company on a voluntary basis.

By order of the Board of
Shanghai Industrial Urban Development Group Limited
Huang Haiping
Chairman

Hong Kong, 1 June 2022

As at the date of this announcement, the Board comprises Mr. Huang Haiping, Mr. Tang Jun, Mr. Lou Jun and Mr. Ye Weiqi as executive Directors and Mr. Doo Wai-Hoi, William, B.B.S., J.P., Mr. Fan Ren Da, Anthony, Mr. Li Ka Fai, David and Mr. Qiao Zhigang as independent non-executive Directors.