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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)

ISSUE OF DOMESTIC CORPORATE BONDS

The board of directors of Shanghai Industrial Urban Development Group Limited (the “**Company**”) announces that on 10 November 2015, 上海城開(集團)有限公司 (Shanghai Urban Development (Holdings) Co., Ltd.) (“**SUD**”), a non wholly-owned subsidiary of the Company incorporated in the People’s Republic of China (“**PRC**”), completed the issue of RMB1,800,000,000 principal amount domestic corporate bonds in the PRC to qualified investors with a term of seven years at an annual coupon rate of 4.47% (the “**Bonds**”).

Pursuant to the terms of the Bonds, SUD is entitled to increase the coupon rate and the investors have the right to put to SUD (which is then obliged to purchase) the Bonds at the expiry of five years from the issue date. 天風證券股份有限公司 (Tianfeng Securities Co., Ltd.) acts as the lead underwriter for the issue of the Bonds. SUD has received “AA” rating from credit rating agency, namely 大公國際資信評估有限公司, towards SUD and the Bonds. The Bonds are non-guaranteed bonds. SUD is a non wholly-owned subsidiary of, and is owned as to 59% by, the Company. Further details of the issue of the Bonds are published on the website of the Shanghai Stock Exchange (www.sse.com.cn).

The Bonds were issued pursuant to the approval granted by the China Securities Regulatory Commission (中國證券監督管理委員會) to SUD on 29 July 2015, which permitted SUD to issue up to an aggregate principal amount of RMB1,800,000,000 domestic corporate bonds in the PRC to qualified investors. Such approval is valid for a period of six months from the date of issue.

The Company intends to use the net proceeds from the issue of the Bonds for repayment of bank loans and its general working capital.

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

Hong Kong, 10 November 2015

As at the date of this announcement, the board of directors of the Company comprises Mr. Ji Gang, Mr. Zhou Jun, Mr. Yang Jianwei, Mr. Yang Biao, Mr. Ye Weiqi and Ms. Huang Fei 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.