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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)

NON-PUBLIC ISSUANCE OF DOMESTIC CORPORATE BONDS

The board of directors of Shanghai Industrial Urban Development Group Limited (the “**Company**”) announces that on 31 August 2016, 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 non-public issuance of RMB1,700,000,000 principal amount domestic corporate bonds to qualified investors in the PRC with a term of six years at an annual coupon rate of 3.90% (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 three 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 non-public issuance of 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 non-public issuance 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 11 September 2015, which permitted SUD to issue non-publicly up to an aggregate principal amount of RMB1,700,000,000 domestic corporate bonds in the PRC to qualified investors.

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, 31 August 2016

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.