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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 ISSUE OF SECOND TRANCHE DOMESTIC CORPORATE BONDS

This announcement is made by Shanghai Industrial Urban Development Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) on a voluntary basis.

The board of directors of the Company is pleased to announce that on 7 September 2023, 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 established in the People’s Republic of China (“**PRC**”), completed the issue of the second tranche domestic corporate bonds to qualified investors in the PRC in an aggregate principal amount of RMB1,800,000,000 with a term of three years at a coupon rate of 3.5% (the “**2023 2nd Tranche Bonds**”).

中信建投証券股份有限公司 (CSC Financial Co., Ltd.) and 平安証券股份有限公司 (Ping An Securities Company Limited*) acts as the lead underwriters for the issue of the 2023 2nd Tranche Bonds. SUD is a subsidiary owned as to 59% by the Company, and SUD was rated AA+ by 中誠信國際信用評級有限責任公司 (China Chengxin International Credit Rating Co., Ltd.*), a credit rating agency. The 2023 2nd Tranche Bonds are non-guaranteed bonds. Further details of the issue of the 2023 2nd Tranche Bonds are published on the website of the Shanghai Stock Exchange (www.sse.com.cn).

The 2023 2nd Tranche 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 19 October 2022, which permitted SUD to issue up to an aggregate principal amount of RMB8,000,000,000 domestic corporate bonds in the PRC to qualified investors. Such approval is valid for a period of 24 months from the date of issue.

The proceeds raised from the issue of the 2023 2nd Tranche Bonds will be used for repayment of SUD’s 2020 2nd tranche domestic corporate bonds which carry a coupon rate of 4.07%. The issue of the 2023 2nd Tranche Bonds not only enables considerable

financial cost saving for the Group, but also demonstrates capital market's confidence and recognition of the Group's continuous enhancement in its overall capabilities and brand image.

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

Hong Kong, 10 September 2023

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., Dr. FAN Ren Da, Anthony, Mr. LI Ka Fai, David, M.H. and Mr. QIAO Zhigang as independent non-executive Directors.

* *For identification purposes only*