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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 TIANJIN**

The board of directors (the “**Board**”) of Shanghai Industrial Urban Development Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) is pleased to announce that the Group has been notified that it has won the bid in the government run public auction of the land use rights to Plot #3, Tianjin Polytechnic University, Hedong District (天津市河東區工業大學3號地塊) in Tianjin, the People’s Republic of China (the “**Land Parcel**”) for a land premium payment of RMB2,660 million. The Group will enter into a formal land transfer agreement with the government in due course. With a total site area of approximately 42,145 square metres, the Land Parcel is for residential use and may be developed into approximately 115,800 square meters of residential development. The Land Parcel is located in close proximity to Metro Line No. 5 in the Hedong District, Tianjin, and supplemented by comprehensive auxiliary facilities. The acquisition of the Land Parcel represents a new landmark residential development project which the Group will embark on and is an addition to the land bank of the Group. The Board considers that the project fits into the Group’s regional-focused development strategy in key metropolitan areas in one of its core business segments of residential property development.

This announcement is made by the Company on a voluntary basis. The acquisition of the Land Parcel 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**  
**Huang Haiping**  
*Chairman*

Hong Kong, 28 December 2020

*As at the date of this announcement, the Board comprises Mr. HUANG Haiping, Mr. ZHOU Xiong, Mr. LOU Jun, Mr. YE Weiqi and Mr. ZHONG Tao as executive directors and Mr. DOO Wai-Hoi, William, J.P., Mr. FAN Ren Da, Anthony, Mr. LI Ka Fai, David and Mr. QIAO Zhigang as independent non-executive directors.*