

---

**THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION**

---

**If you are in any doubt** as to any aspect of this circular or as to the action to be taken, you should consult your licensed securities dealer, bank manager, solicitor, professional accountant or other professional adviser.

**If you have sold or transferred** all your shares in Shanghai Industrial Urban Development Group Limited, you should at once hand this circular, together with the enclosed form of proxy, to the purchaser or transferee or to the bank, licensed securities dealer or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this circular, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this circular.

---



**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)**

- (1) PROPOSED GRANTING OF GENERAL MANDATES  
TO REPURCHASE SHARES AND TO ISSUE NEW SHARES OF THE COMPANY;  
(2) PROPOSED EXTENSION OF GENERAL MANDATE TO ISSUE SHARES;  
(3) PROPOSED RE-ELECTION OF THE RETIRING DIRECTORS;  
(4) PROPOSED DISTRIBUTION OF FINAL DIVIDEND AND SPECIAL DIVIDEND;  
AND  
(5) NOTICE OF THE 2019 ANNUAL GENERAL MEETING OF THE COMPANY**

---

A notice convening an annual general meeting of Shanghai Industrial Urban Development Group Limited to be held at Island Ballroom A, Level 5, Island Shangri-La, Hong Kong, Pacific Place, Supreme Court Road, Central, Hong Kong on Wednesday, 22 May 2019 at 11:00 a.m. or any adjournment thereof is set out on pages 22 to 26 of this circular. A form of proxy for use at the annual general meeting is enclosed with this circular. Such form of proxy is also published on the websites of The Stock Exchange of Hong Kong Limited ([www.hkexnews.hk](http://www.hkexnews.hk)) and the Company ([www.siud.com](http://www.siud.com)). Whether or not you are able to attend the annual general meeting, you are requested to complete and sign the accompanying form of proxy in accordance with the instructions printed thereon and return it to the branch share registrar and transfer office of the Company in Hong Kong, Tricor Secretaries Limited, at Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong as soon as possible but in any event not less than 48 hours (Hong Kong time) before the time appointed for the holding of the annual general meeting or any adjournment thereof. Completion and return of the accompanying form of proxy will not preclude shareholders from attending and voting in person at the meeting if they so wish and in such event, the form of proxy previously submitted shall be deemed to be revoked.

---

## CONTENTS

---

	<i>Page</i>
<b>Definitions</b> .....	1
<b>Letter from the Board</b>	
1. Introduction .....	3
2. Proposed granting of the Buyback and Issuance Mandates, and extension of the Issuance Mandate .....	4
3. Proposed re-election of the retiring Directors .....	5
4. Proposed distribution of final dividend and special dividend .....	6
5. 2019 AGM and proxy arrangement .....	7
6. Listing Rules requirement .....	7
7. Responsibility statement .....	8
8. Recommendation .....	8
9. General information .....	8
<b>Appendix I — Explanatory statement on the Buyback Mandate</b> .....	9
<b>Appendix II — Details of the retiring Directors proposed                   to be re-elected at the 2019 AGM</b> .....	13
<b>Notice of the 2019 AGM</b> .....	22

---

## DEFINITIONS

---

*In this circular, unless the context otherwise requires, the following expressions shall have the following meanings:*

“2019 AGM”	the annual general meeting of the Company to be held at Island Ballroom A, Level 5, Island Shangri-La, Hong Kong, Pacific Place, Supreme Court Road, Central, Hong Kong on Wednesday, 22 May 2019 at 11:00 a.m. (or any adjournment thereof), to consider and, if appropriate, to approve the resolutions contained in the notice of the meeting which is set out on pages 22 to 26 of this circular
“associate(s)”	has the meaning ascribed to it under the Listing Rules
“Board”	the board of Directors
“Buyback Mandate”	as defined in paragraph 2(a) of the Letter from the Board
“Bye-laws”	the bye-laws of the Company, as amended from time to time
“Company”	Shanghai Industrial Urban Development Group Limited (上海實業城市開發集團有限公司), a company incorporated in Bermuda with limited liability, the Shares of which are listed on the main board of the Stock Exchange
“Director(s)”	the director(s) of the Company
“Final Dividend”	the proposed final dividend of 1.8 HK cents per Share in cash for the year ended 31 December 2018 to the Shareholders whose names appear on the register of members of the Company on the Record Date
“Group”	the Company and its subsidiaries from time to time
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Issuance Mandate”	as defined in paragraph 2(b) of the Letter from the Board
“Latest Practicable Date”	3 April 2019, being the latest practicable date prior to the printing of this circular for ascertaining certain information in this circular
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Nomination Committee”	the nomination committee of the Company

---

## DEFINITIONS

---

“PRC”	the People’s Republic of China
“Record Date”	Friday, 31 May 2019, being the record date for the determination of entitlement of the Shareholders to the Final Dividend and Special Dividend
“SFO”	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time
“Share(s)”	ordinary share(s) of HK\$0.04 each in the capital of the Company
“Shareholder(s)”	holder(s) of the Share(s)
“SIHL”	Shanghai Industrial Holdings Limited, a company incorporated in Hong Kong with limited liability, the shares of which are listed on the main board of the Stock Exchange (stock code: 363)
“SIIC”	Shanghai Industrial Investment (Holdings) Company Limited, a company incorporated in Hong Kong with limited liability
“Special Dividend”	the proposed special dividend of 2.3 HK cents per Share in cash for the year ended 31 December 2018 to the Shareholders whose names appear on the register of members of the Company on the Record Date
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Substantial Shareholder(s)”	has the meaning ascribed to it under the Listing Rules
“SUD”	上海城開(集團)有限公司 (Shanghai Urban Development (Holdings) Co., Ltd.), a company incorporated in the PRC with limited liability and is indirectly owned by the Company as to 59% and by Xuhui SASAC as to 41%
“Takeovers Code”	the Codes on Takeovers and Mergers and Share Repurchases issued by the Securities and Futures Commission in Hong Kong
“Xuhui SASAC”	上海市徐匯區國有資產監督管理委員會 (State-owned Assets Supervision and Administration Commission of Shanghai Xuhui District), a government authority authorised by and established directly under Shanghai Xuhui District People’s Government for supervising and managing state-owned assets in the possession of Xuhui District, including but not limited to, exercising state-owned shareholders’ right over SUD and a shareholder holding 41% of the equity interest in SUD

---

LETTER FROM THE BOARD

---



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)

*Executive Directors:*

Mr. Zeng Ming (*Chairman*)  
Mr. Zhou Xiong (*Vice Chairman and President*)  
Mr. Lou Jun  
Mr. Fei Zuoxiang  
Mr. Ye Weiqi  
Ms. Huang Fei  
Mr. Zhong Tao

*Independent Non-executive Directors:*

Mr. Doo Wai-Hoi, William, *J.P.*  
Mr. Fan Ren Da, Anthony  
Mr. Li Ka Fai, David  
Mr. Qiao Zhigang

*Registered Office:*

Clarendon House,  
2 Church Street,  
Hamilton HM 11,  
Bermuda.

*Principal Place of Business  
in Hong Kong:*

Suites 3004–3007,  
30th Floor,  
Great Eagle Centre,  
23 Harbour Road,  
Wanchai, Hong Kong.

12 April 2019

*To the Shareholders*

Dear Sir/Madam,

- (1) PROPOSED GRANTING OF GENERAL MANDATES  
TO REPURCHASE SHARES AND TO ISSUE NEW SHARES OF THE COMPANY;  
(2) PROPOSED EXTENSION OF GENERAL MANDATE TO ISSUE SHARES;  
(3) PROPOSED RE-ELECTION OF THE RETIRING DIRECTORS;  
(4) PROPOSED DISTRIBUTION OF FINAL DIVIDEND AND SPECIAL DIVIDEND;  
AND  
(5) NOTICE OF THE 2019 ANNUAL GENERAL MEETING OF THE COMPANY**

**1. INTRODUCTION**

The purpose of this circular is to provide the Shareholders with information in respect of the resolutions to be proposed at the 2019 AGM for (a) the Buyback Mandate; (b) the Issuance Mandate; (c) the extension of the Issuance Mandate by adding to it the nominal amount of issued Shares repurchased by the Company under the Buyback Mandate; (d) the re-election of the retiring Directors; and (e) the declaration of Final Dividend and Special Dividend.

---

## LETTER FROM THE BOARD

---

### 2. PROPOSED GRANTING OF THE BUYBACK AND ISSUANCE MANDATES, AND EXTENSION OF THE ISSUANCE MANDATE

At the annual general meeting of the Company held on 23 May 2018, general mandates were granted to the Directors to exercise the powers of the Company to repurchase Shares and to allot, issue and deal with new Shares respectively. Such mandates will lapse at the conclusion of the 2019 AGM.

Ordinary resolutions will be proposed at the 2019 AGM to approve the granting of new general mandates to the Directors:

- (a) To exercise the powers of the Company to repurchase Shares not exceeding 10% of aggregate nominal amount of the share capital of the Company in issue at the date of the passing of such resolution (the “**Buyback Mandate**”);
- (b) To exercise the powers of the Company to issue, allot and otherwise deal with new Shares not exceeding 20% of aggregate nominal amount of the share capital of the Company in issue at the date of the passing of such resolution (the “**Issuance Mandate**”); and
- (c) To extend the Issuance Mandate by adding to the aggregate number of Shares which may be allotted or agreed conditionally or unconditionally to be allotted by the Directors pursuant to the Issuance Mandate of an amount representing the aggregate nominal amount of share capital of the Company repurchased by the Company pursuant to and in accordance with the Buyback Mandate.

As at the Latest Practicable Date, the issued share capital of the Company comprises 4,810,973,189 Shares. Assuming that there is no change in the issued and fully paid up share capital of the Company between the period from the Latest Practicable Date and the date of passing the resolution approving the Buyback Mandate and the Issuance Mandate, the maximum number of Shares which may be repurchased by the Company pursuant to the Buyback Mandate will be 481,097,318 Shares; and the maximum number of Shares which may be issued pursuant to the Issuance Mandate will be 962,194,637 Shares.

The Buyback Mandate and the Issuance Mandate will continue in force until the conclusion of the next annual general meeting of the Company held after the 2019 AGM or any earlier date as referred to in the proposed ordinary resolutions contained in items 5 and 6 of the notice of the 2019 AGM as set out on pages 23 to 25 of this circular. With reference to the Buyback Mandate and the Issuance Mandate, the Directors wish to state that they have no immediate plan to repurchase any Shares or issue any new Shares pursuant thereto.

In accordance with the requirements of the Listing Rules, the Company is required to send to the Shareholders an explanatory statement containing all the information reasonably necessary to enable them to make an informed decision on whether to vote for or against the granting of the Buyback Mandate. The explanatory statement as required by the Listing Rules in connection with the Buyback Mandate is set out in Appendix I to this circular. Neither the explanatory statement nor the proposed granting of the Buyback Mandate has any unusual features.

---

## LETTER FROM THE BOARD

---

### 3. PROPOSED RE-ELECTION OF THE RETIRING DIRECTORS

In accordance with Bye-law 86(2) of the Bye-laws, Messrs. Zeng Ming and Zhou Xiong shall hold office as a Director until the first general meeting of the members of the Company after their respective appointment. Separate ordinary resolutions will be proposed at 2019 AGM to seek Shareholders' approval to the proposed election of Messrs. Zeng Ming and Zhou Xiong as executive Directors.

In accordance with Bye-law 87 of the Bye-laws, Messrs. Doo Wai-Hoi, William, *J.P.* ("Mr. Doo"), Fan Ren Da, Anthony ("Mr. Fan") and Li Ka Fai, David ("Mr. Li"), all being independent non-executive Directors, will retire from office and, being eligible, offer themselves for re-election at the 2019 AGM.

Pursuant to Rule 13.74 of the Listing Rules, a listed issuer shall disclose the details required under Rule 13.51(2) of the Listing Rules of any director(s) proposed to be re-elected or proposed new director in the notice or accompanying circular to its shareholders of the relevant general meeting, if such re-election or appointment is subject to shareholders' approval at that relevant general meeting. The requisite details of the above, directors to be re-elected and retiring Directors are set out in Appendix II to this circular.

The re-election of aforesaid Directors has been reviewed by the Nomination Committee which recommended to the Board that the re-election be proposed for the Shareholders' approval at the 2019 AGM based on the nomination policy and the diversity policy adopted by the Company. The Nomination Committee also assessed and reviewed the written confirmation received from each of the independent non-executive Directors, who have offered themselves for re-election at the 2019 AGM and formed the view that they have met the independence criteria as set out in Rule 3.13 of the Listing Rules and remain independent.

Each of Mr. Doo, Mr. Fan and Mr. Li has been appointed as independent non-executive Directors since July 2010 and will be serving the Board for more than nine years upon expiration of their respective current terms this year, their re-election and further appointment will be subject to separate resolutions to be approved by the Shareholders at the 2019 AGM. Mr. Doo, Mr. Fan and Mr. Li have not held any executive nor management roles in the Group. With their in-depth understanding of the Company's operation and business accumulated throughout the years, the Board is of the view that Mr. Doo, Mr. Fan and Mr. Li have made objective and constructive advices on the strategy and business development of the Company, and have given independent yet informed guidance to the Company leveraging on their expertise, experience and skills from their diversified background and professional experience in the areas of accounting, financial management, corporate management, international experience and connections in various industries and public sectors and through their active participation in discussions in and outside of the Board meetings. Each of them demonstrates a firm commitment to his independent role. Each of the Nomination Committee and the Board is satisfied that the long service of Mr. Doo, Mr. Fan and Mr. Li would not affect their exercise of independent

---

## LETTER FROM THE BOARD

---

judgement and that each of them has the required integrity, character and experience and commitment required from the role of independent non-executive Director and made contribution to the diversity of the Board.

Other than the Company, Mr. Fan and Mr. Li are holding more than six listed companies' directorship in Hong Kong as independent non-executive director.

As an independent non-executive director with diverse business and professional background and the chairman of the investment appraisal committee of the Company, Mr. Fan continuously brought his valuable experience and impartial views and constructive comments to the Board through his active participation to the Board discussion since his appointment. He had attended all the Board and audit, nomination, remuneration and investment appraisal committees' meetings of the Company since his last re-election at the annual general meeting of the Company in 2017.

As an expertise in accounting profession with more than twelve years of experience in property industry, Mr. Li, as the chairman of the audit committee of the Company, brought his constructive comments and opinions to the Board for financial management and promoting the best interests of the Company and the Shareholders from time to time. He had attended all the Board and audit committee meetings since his last re-election at the annual general meeting of the Company in 2017.

Both Mr. Fan and Mr. Li had disclosed to the Company the number and nature of offices held in public companies or organisations and other significant commitments with time involved. The Nomination Committee and the Board, having considered the nature of their other offices and commitments and the high level of participation as demonstrated by their attendance at board meetings and committee meetings of the Company, is satisfied that Mr. Fan and Mr. Li has allocated and will continue to allocate sufficient time to their role as independent non-executive Directors.

The Board considers the re-election of Messrs. Zeng Ming and Zhou Xiong as executive Directors and Messrs. Doo Wai-Hoi, William, *J.P.*, Fan Ren Da, Anthony and Li Ka Fai, David as independent non-executive Directors is in the best interest of the Company and the Shareholders as a whole.

#### **4. PROPOSED DISTRIBUTION OF FINAL DIVIDEND AND SPECIAL DIVIDEND**

##### **Proposed Final Dividend and Special Dividend**

As stated in the announcement of the Company dated 27 March 2019 relating to the annual results of the Group for the year ended 31 December 2018, the Board recommends the payment of the Final Dividend and the Special Dividend (for the year ended 31 December 2017: final dividend of 1.6 HK cents per Share in cash and special dividend of 2.5 HK cents per Share in cash) to the Shareholders whose names appear on the register of members of the Company at the close of business on the Record Date, subject to approval by the Shareholders at the 2019 AGM.



---

## LETTER FROM THE BOARD

---

### **Closure of Register of Members**

As stated in the announcement of the Company dated 27 March 2019, for determining the entitlement of the Shareholders to receive the Final Dividend and Special Dividend, the Company's register of members will be closed from Wednesday, 29 May 2019 to Friday, 31 May 2019, both days inclusive, during which period no transfer of shares of the Company will be registered.

In order to qualify for the Final Dividend and Special Dividend (subject to Shareholders' approval at the 2019 AGM), all duly completed transfer documents accompanied by the relevant share certificates must be lodged for registration with the Company's branch share registrar and transfer office in Hong Kong, Tricor Secretaries Limited at Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong not later than 4:30 p.m. on Tuesday, 28 May 2019.

Shareholders whose names appear on the register of members of the Company on the Record Date, i.e. Friday, 31 May 2019, will be entitled to the Final Dividend and Special Dividend.

### **5. 2019 AGM AND PROXY ARRANGEMENT**

The notice of the 2019 AGM is set out on pages 22 to 26 of this circular. At the 2019 AGM, resolutions will be proposed to approve, *inter alia*, the ordinary resolutions relating to the granting of the Buyback Mandate, the Issuance Mandate, the extension of the Issuance Mandate by the addition thereto of the aggregate nominal amount of share capital of the Company repurchased pursuant to the Buyback Mandate, the re-election of the retiring Directors and the declaration of Final Dividend and Special Dividend.

A form of proxy for use at the 2019 AGM is enclosed with this circular and such form of proxy is also published on the websites of the Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and the Company ([www.siud.com](http://www.siud.com)). To be valid, the form of proxy must be completed and signed in accordance with the instructions printed thereon and deposited, together with the power of attorney or other authority (if any) under which it is signed or a certified copy of that power of attorney or authority, at the branch share registrar and transfer office of the Company in Hong Kong, Tricor Secretaries Limited, at Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong, as soon as possible but in any event not less than 48 hours (Hong Kong time) before the time appointed for holding the 2019 AGM or any adjournment thereof. Completion and delivery of the form of proxy will not preclude you from attending and voting at the 2019 AGM if you so wish and in such event, the proxy form previously submitted shall be deemed to be revoked.

### **6. LISTING RULES REQUIREMENT**

Pursuant to Rule 13.39(4) of the Listing Rules, any vote of shareholders at a general meeting must be taken by poll. Therefore, the chairman of the 2019 AGM will therefore demand a poll for every resolution put to the vote at the 2019 AGM pursuant to Bye-law 66 of the Bye-laws. The Company will announce the results of the poll in the manner as prescribed under Rule 13.39(5) of the Listing Rules.

---

## LETTER FROM THE BOARD

---

### 7. RESPONSIBILITY STATEMENT

This circular, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that, to the best of their knowledge and belief, the information contained in this circular is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this circular misleading.

### 8. RECOMMENDATION

The Directors consider that (a) the granting of the Buyback Mandate; (b) the granting/extension of the Issuance Mandate; (c) the re-election of the retiring Directors; and (d) the declaration of Final Dividend and Special Dividend, are in the interests of the Company and the Shareholders as a whole. Accordingly, the Directors recommend the Shareholders to vote in favour of the relevant resolutions to be proposed at the 2019 AGM.

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, no Shareholder is required to abstain from voting on the resolutions to be proposed at the 2019 AGM.

### 9. GENERAL INFORMATION

Your attention is drawn to the additional information set out in Appendix I (Explanatory statement on the Buyback Mandate) and Appendix II (Details of the retiring Directors proposed to be re-elected at the 2019 AGM) to this circular.

By order of the Board of  
**SHANGHAI INDUSTRIAL URBAN DEVELOPMENT GROUP LIMITED**  
**Zeng Ming**  
*Chairman of the Board*

*The following is an explanatory statement required by the Listing Rules to be sent to the Shareholders to enable them to make an informed decision on whether to vote for or against the ordinary resolution to be proposed at the 2019 AGM in relation to the granting of the Buyback Mandate. Neither the explanatory statement nor the proposed granting of the Buyback Mandate has any unusual features.*

## **1. REASONS FOR REPURCHASES**

The Directors believe that the granting of the Buyback Mandate is in the interests of the Company and the Shareholders as a whole.

Repurchases of Shares may, depending on the market conditions and funding arrangements at the time, lead to an enhancement of the net asset value per Share and/or earnings per Share. The Directors are seeking the granting of the Buyback Mandate to give the Company the flexibility to do so if and when appropriate. The number of Shares to be repurchased on any occasion and the price and other terms upon which the same are repurchased will be decided by the Directors at the relevant time, having regard to the circumstances then pertaining.

## **2. SHARE CAPITAL**

As at the Latest Practicable Date, the issued and fully paid share capital of the Company was HK\$192,438,927.56 divided into 4,810,973,189 Shares of HK\$0.04 each.

Subject to the passing of the ordinary resolution set out in item 5 of the notice of the 2019 AGM in respect of the granting of the Buyback Mandate assuming that there is no change in the issued and fully paid up share capital of the Company between the period from the Latest Practicable Date and the date of passing the resolution approving the Issuance Mandate and the Buyback Mandate, the maximum number of Shares which may be repurchased by the Company pursuant to the Buyback Mandate will be 481,097,318 Shares.

## **3. FUNDING OF REPURCHASES**

In repurchasing Shares, the Company may only apply funds legally available for such purpose in accordance with its Bye-laws, the laws of Bermuda and/or any other applicable laws, as the case may be.

The Company is empowered by its Bye-laws to repurchase Shares. The laws of Bermuda provide that the amount of capital paid in connection with a share repurchase by a company may only be paid out of the capital paid up on the relevant shares, or funds of the company which would otherwise be available for dividend or distribution or out of the proceeds of a fresh issue of shares made for such purpose. The amount of premium payable on a repurchase may only be paid out of the funds of the company which would otherwise be available for dividend or distribution or out of the share premium account of the Company.

#### 4. IMPACT OF REPURCHASES

There might be a material adverse impact on the working capital or gearing position of the Company (as compared with the position disclosed in the audited accounts contained in the annual report of the Company for the year ended 31 December 2018) in the event that the Buyback Mandate was to be carried out in full at any time during the proposed repurchase period. However, the Directors do not intend to exercise the Buyback Mandate to such extent as would, in the circumstances, have a material adverse effect on the working capital of the Company or the gearing levels which in the opinion of the Directors are from time to time appropriate for the Company.

#### 5. TAKEOVERS CODE

If as a result of a repurchase of shares by the Company, a Shareholder's proportionate interest in the voting rights of the Company increases, such increase will be treated as an acquisition for the purposes of the Takeovers Code. Accordingly, a Shareholder, or group of Shareholders acting in concert, could obtain or consolidate control of the Company and become obliged to make a mandatory offer in accordance with Rule 26 of the Takeovers Code.

The interests of the Substantial Shareholders which fall to be disclosed to the Company under Part XV of the SFO as at the Latest Practicable Date and their respective percentage shareholdings of the Company assuming that the Buyback Mandate is exercised in full are as follows:

<b>Name of Substantial Shareholders</b>	<b>Number of Shares held as at the Latest Practicable Date</b>	<b>Approximate percentage of existing shareholding as at the Latest Practicable Date</b>	<b>Approximate percentage of shareholding if the Buyback Mandate is exercised in full</b>
SIHL	3,415,883,000 (L) <sup>(2)(3)</sup>	71.00%	78.89%
SIIC	3,427,683,000 (L) <sup>(2)(3)(4)</sup>	71.25%	79.16%

*Notes:*

1. L denotes long positions.
2. 3,365,883,000 Shares were held by Smart Charmer Limited. 50,000,000 Shares are deemed to be held by Novel Good Limited under the pledge described in note 3 below. Smart Charmer Limited and Novel Good Limited are both wholly-owned subsidiaries of SIHL.
3. These interests include 50,000,000 Shares (short positions) held by Invest Gain Limited (a company beneficially and wholly owned by Mr. Li Song Xiao who ceased to be a Substantial Shareholder of the Company during the year ended 31 December 2011) which are pledged to Novel Good Limited. Therefore, SIHL and SIIC are deemed or taken to be interested in these 50,000,000 Shares.

4. SIIC through its subsidiaries, namely Shanghai Investment Holdings Limited, SIIC Capital (B.V.I.) Limited, Shanghai Industrial Financial (Holdings) Company Limited and SIIC CM Development Limited held approximately 59.99% of the shares of SIHL. Therefore, SIIC is deemed or taken to be interested in the 3,415,883,000 shares held by SIHL for the purpose of the SFO. Separately, 11,800,000 Shares were held by SIIC Trading Company Limited, a subsidiary of SIIC.

On the basis that (1) both the issued share capital of the Company and the shareholding interest remain unchanged immediately prior to the full exercise of the Buyback Mandate; and (2) the number of Shares held by SIHL and SIIC remain unchanged before and after the full exercise of the Buyback Mandate, in the event that the Directors exercise in full the power to repurchase Shares in accordance with the terms of the relevant ordinary resolution to be proposed at the 2019 AGM, the shareholding interest of SIHL and SIIC in the issued Shares would be increased to approximately 78.89% and 79.16% respectively of the total issued share capital of the Company. Such increase would not give rise to an obligation to make a mandatory offer under Takeovers Code. In any event, the Directors do not intend to exercise the Buyback Mandate to an extent or which will reduce the aggregate amount of the share capital of the Company in public hands below 25% of the issued share capital of the Company, being the minimum public float requirement of the Stock Exchange.

## 6. UNDERTAKING

None of the Directors or, to the best of their knowledge having made all reasonable enquiries, any of their respective close associates (as defined in the Listing Rules) have any present intention to sell any Shares to the Company in the event that the granting of the Buyback Mandate is approved by the Shareholders.

The Company has not been notified by any connected persons (as defined in the Listing Rules) of the Company that they have a present intention to sell any Shares to the Company, or that they have undertaken not to sell any Shares held by them to the Company in the event that the granting of the Buyback Mandate is approved by the Shareholders.

The Directors have undertaken to the Stock Exchange to exercise the power of the Company to make repurchases of Shares pursuant to the Buyback Mandate in accordance with the Listing Rules and the applicable laws of Bermuda.

**7. MARKET PRICES OF SHARES**

During each of the previous 12 months, the highest and lowest prices at which the Shares were traded on the Stock Exchange preceding the Latest Practicable Date were as follows:

<b>Month</b>	<b>Traded Prices</b>	
	<b>Highest</b>	<b>Lowest</b>
	<i>HK\$</i>	<i>HK\$</i>
<b>2018</b>		
April	1.83	1.66
May	1.78	1.65
June	1.75	1.36
July	1.43	1.29
August	1.45	1.34
September	1.38	1.29
October	1.32	1.13
November	1.41	1.15
December	1.40	1.23
<b>2019</b>		
January	1.38	1.22
February	1.55	1.28
March	1.72	1.44
April (up to the Latest Practicable Date)	1.75	1.69

**8. REPURCHASES OF SHARES MADE BY THE COMPANY**

No repurchase of Shares has been made by the Company during the previous six months immediately preceding the Latest Practicable Date (whether on the Stock Exchange or otherwise).

*Pursuant to the Listing Rules, details of the Directors who will retire and stand for re-election at the 2019 AGM according to the Bye-laws are provided below.*

**(1) Mr. Zeng Ming (“Mr. Zeng”)**

*Position and Experience*

Mr. Zeng, aged 48, was appointed as the Chairman of the Board (the “**Chairman**”), an executive Director and the chairman of the nomination committee of the Company on 23 May 2018. He is a director of SIIC, a controlling shareholder of the Company, and the chairman of Shanghai Industrial Development Co., Ltd. (“**SIDC**”), a joint stock limited liability company listed on the Shanghai Stock Exchange (stock code: 600748). SIDC is a subsidiary of SIHL, which is the holding company of the Company. He graduated from Shanghai Urban Construction Vocational Institute with a bachelor of Engineering and holds the qualification of a senior engineer. Mr. Zeng was a deputy head of Shanghai Highway Administration Office, a deputy officer of Shanghai Huchong Yuejiang Passageway Preparatory Office, a deputy general manager of Shanghai Huchong Yuejiang Passageway Investment Co., Ltd., head of finance division and the construction and operation management division of the Shanghai Municipal Engineering Administration Bureau, head of the construction market supervision division of Shanghai Municipal Urban-Rural Development and Transportation Commission, chief of Shanghai Municipal Building Industry Management Office and deputy general manager of China Construction Eighth Engineering Division Corp. Ltd.. He has over 20 years’ experience in corporate management. He is also a director of Continental Land Development Limited, Joy Century Investments Limited, Advantage World Investment Limited, Phoenix Real Properties Limited and Silvery Champ Limited, the subsidiaries of the Company.

Save as disclosed above, Mr. Zeng has not held any other directorships in public companies the securities of which are listed in Hong Kong or overseas in the last three years and has not held any other positions with the Company and other subsidiaries of the Company.

*Length of Service*

Mr. Zeng has entered into a service contract with the Company pursuant to which he has been appointed as the Chairman and an executive Director for a term of three years with effect from the conclusion of the annual general meeting held on 23 May 2018, subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with the Bye-Laws.

*Relationships*

As far as the Directors are aware and save as disclosed above, Mr. Zeng has no relationships with any other directors, senior management, Substantial Shareholders, or controlling shareholders (as defined in the Listing Rules) of the Company.

*Interests in Shares*

As at the Latest Practicable Date, Mr. Zeng is not interested or deemed to be interested in the shares or underlying shares of the Company or its associated corporations within the meaning of Part XV of the SFO.

*Director's Emoluments*

There is a service contract entered into between Mr. Zeng and the Company. Mr. Zeng will not receive any director's fee from the Company under the relevant service contract but is entitled a discretionary bonus under the relevant service contract and additional fees will be paid to Mr. Zeng for serving on other Board committees, if any, the amount of which will be determined by the remuneration committee of the Company (the "**Remuneration Committee**") and the Board. The amount of the discretionary bonus and additional fees will be determined with reference to his duties, responsibilities and performance in respect of the Company, the Company's remuneration policy and the prevailing market situation.

**(2) Mr. Zhou Xiong ("Mr. Zhou")***Position and Experience*

Mr. Zhou, aged 52, was appointed as the vice chairman of the Board (the "**Vice Chairman**"), a president, an executive Director and a member of the investment appraisal committee of the Company on 23 May 2018. He is currently an assistant president of SIIC, a controlling shareholder of the Company. He graduated from the Department of Finance of the School of Economics, Xiamen University with a doctorate degree in economics. He also received a master's degree in executive business administration from Peking University. He was previously the issuance manager of the Xiamen operations department of 華夏證券有限公司, deputy director of the corporate management department of the People's Daily Bureau, deputy general manager of 廈門聯合信託投資有限責任公司 and director and president of Zhongtai Trust Co., Ltd..

Save as disclosed above, Mr. Zhou has not held any other directorships in public companies the securities of which are listed in Hong Kong or overseas in the last three years and has not held any other positions with the Company and other subsidiaries of the Company.

*Length of Service*

Mr. Zhou has entered into a service contract with the Company pursuant to which he has been appointed as the Vice Chairman, a president and an executive Director for a term of three years with effect from the conclusion of the annual general meeting held on 23 May 2018, subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with the Bye-Laws.



*Relationships*

As far as the Directors are aware and save as disclosed above, Mr. Zhou does not have any relationships with any other directors, senior management, Substantial Shareholders, or controlling shareholders (as defined in the Listing Rules) of the Company.

*Interests in Shares*

As at the Latest Practicable Date, Mr. Zhou is not interested or deemed to be interested in the shares or underlying shares of the Company or its associated corporations within the meaning of Part XV of the SFO.

*Director's Emoluments*

There is a service contract entered into between Mr. Zhou and the Company. Mr. Zhou will not receive any director's fee from the Company under the relevant service contract but is entitled a discretionary bonus under the relevant service contract and additional fees will be paid to Mr. Zhou for serving on other Board committees, if any, the amount of which will be determined by the Remuneration Committee and the Board. The amount of the discretionary bonus and additional fees will be determined with reference to his duties, responsibilities and performance in respect of the Company, the Company's remuneration policy and the prevailing market situation.

**(3) Mr. Doo Wai-Hoi, William, J.P. ("Mr. Doo")***Position and Experience*

Mr. Doo, aged 74, was appointed as an independent non-executive Director on 5 July 2010. He is the chairman of the Remuneration Committee and a member of the audit committee of the Company. He was appointed as a member of the Nomination Committee on 3 August 2015. Mr. Doo is the chairman and sole shareholder of Fungseng Prosperity Holdings Limited. In addition, he was appointed as a National Committee Member of the 12<sup>th</sup> Chinese People's Political Consultative Conference in February 2013. Mr. Doo is also the Honorary Consul General of the Kingdom of Morocco in Hong Kong and Macau. Since 1995 he has been serving as a Governor of the Canadian Chamber of Commerce in Hong Kong. In 2008, Mr. Doo was awarded the Chevalier de la Légion d'Honneur by the French

---

**APPENDIX II                      DETAILS OF THE RETIRING DIRECTORS PROPOSED  
TO BE RE-ELECTED AT THE 2019 AGM**

---

Government. He was further awarded the Officier de l'Ordre National de la Légion d'Honneur in 2019. He is a director of the following listed companies:

<b>Listed Company</b>	<b>Role</b>
<i>Hong Kong Listed Companies</i>	
● Lifestyle International Holdings Limited (stock code: 1212)	Non-executive director
● New World Development Company Limited (stock code: 17)	Vice chairman and non-executive director

Save as disclosed above, Mr. Doo has not held any other directorships in public companies the securities of which are listed in Hong Kong or overseas in the last three years and has not held any other positions with the Company and other subsidiaries of the Company.

*Length of Service*

Mr. Doo has been appointed for a term of three years and is subject to retirement and re-election at the annual general meeting of the Company in accordance with the Bye-laws.

*Relationships*

As far as the Directors are aware and save as disclosed above, Mr. Doo does not have any relationships with any other directors, senior management, Substantial Shareholders, or controlling shareholders (as defined in the Listing Rules) of the Company.

*Interests in Shares*

Save for the 1,000,000 Share options granted to Mr. Doo by the Company, as at the Latest Practicable Date, Mr. Doo is not interested or deemed to be interested in the shares or underlying shares of the Company or its associated corporations within the meaning of Part XV of the SFO.

*Director's Emoluments*

There is a service contract entered into between Mr. Doo and the Company. Mr. Doo is currently entitled to an annual director's fee of HK\$430,000, which is determined by the Remuneration Committee and the Board by reference to his duties, responsibilities and performance, the Company's remuneration policy and the prevailing market conditions.

**(4) Fan Ren Da, Anthony (“Mr. Fan”)***Position and Experience*

Mr. Fan, aged 58, was appointed as an independent non-executive Director on 5 July 2010. He is also the chairman of the investment appraisal committee, the members of the audit committee, remuneration committee and nomination committee of the Company. He has over six years of experience in the property industry. Mr. Fan holds a Master’s Degree in Business Administration from the United States of America. He is the president and an executive council member of the Hong Kong Independent Non-Executive Director Association. He is the chairman and managing director of AsiaLink Capital Limited. Mr. Fan was an independent non-executive director of Chinney Alliance Group Limited (stock code: 385) and an independent director of 深圳世聯地產顧問股份有限公司 (a company listed on the Shenzhen Stock Exchange with stock code of 002285). He is also a director of the following listed companies:

<b>Listed Company</b>	<b>Role</b>
<i>Hong Kong Listed Companies</i>	
<ul style="list-style-type: none"> <li>• Technovator International Limited (stock code: 1206)</li> </ul>	Independent non-executive director, chairmen of the remuneration committee and risk management committee, the members of the audit committee and the nomination committee
<ul style="list-style-type: none"> <li>• Raymond Industrial Limited (stock code: 229)</li> </ul>	Independent non- executive director, members of the remuneration committee, the audit committee and the nomination committee
<ul style="list-style-type: none"> <li>• Uni-President China Holdings Ltd. (stock code: 220)</li> </ul>	Independent non-executive director, chairman of the audit committee, members of the remuneration committee and the investment, strategy and development committee
<ul style="list-style-type: none"> <li>• Renhe Commercial Holdings Company Limited (stock code: 1387)</li> </ul>	Independent non-executive director and chairman of the audit committee
<ul style="list-style-type: none"> <li>• Tenfu (Cayman) Holdings Company Limited (stock code: 6868)</li> </ul>	Independent non-executive director, chairman of the remuneration committee, members of the audit committee and the nomination committee

Listed Company	Role
<ul style="list-style-type: none"><li>● CITIC Resources Holdings Limited (stock code: 1205)</li></ul>	Independent non-executive director, chairman of the audit committee, members of the remuneration committee, the nomination committee and risk management committee
<ul style="list-style-type: none"><li>● Hong Kong Resources Holdings Company Limited (stock code: 2882)</li></ul>	Independent non-executive director, members of the audit committee, the nomination committee and the remuneration committee
<ul style="list-style-type: none"><li>● China Development Bank International Investment Limited (stock code: 1062)</li></ul>	Independent non-executive director, members of the audit committee, the nomination committee and the remuneration committee
<ul style="list-style-type: none"><li>● Neo-Neon Holdings Limited (stock code: 1868)</li></ul>	Independent non-executive director, chairman of the risk management and regulatory compliance committee, members of the audit committee, the remuneration committee and the nomination committee
<ul style="list-style-type: none"><li>● Semiconductor Manufacturing International Corporation (stock code: 981)</li></ul>	Independent non-executive director, the chairman of the audit committee and member of the nomination committee

Save as disclosed above, Mr. Fan has not held any other directorships in public companies the securities of which are listed in Hong Kong or overseas in the last three years and has not held any other positions with the Company and other subsidiaries of the Company.

#### *Length of Service*

Mr. Fan has been appointed for a term of three years and is subject to retirement and re-election at the annual general meeting of the Company in accordance with the Bye-laws.

#### *Relationships*

As far as the Directors are aware and save as disclosed above, Mr. Fan does not have any relationships with any other directors, senior management, Substantial Shareholders, or controlling shareholders (as defined in the Listing Rules) of the Company.

*Interests in Shares*

Save for the 1,000,000 Share options granted to Mr. Fan by the Company, as at the Latest Practicable Date, Mr. Fan is not interested or deemed to be interested in the shares or underlying shares of the Company or its associated corporations within the meaning of Part XV of the SFO.

*Director's Emoluments*

There is a service contract entered into between Mr. Fan and the Company. Mr. Fan is currently entitled to an annual director's fee of HK\$430,000, which is determined by the Remuneration Committee and the Board by reference to his duties, responsibilities and performance, the Company's remuneration policy and the prevailing market conditions.

**(5) Li Ka Fai, David ("Mr. Li")***Position and Experience*

Mr. Li, aged 64, was appointed as an independent non-executive Director on 5 July 2010. He is the chairman of the audit committee of the Company. He is currently the deputy managing partner of Li, Tang, Chen & Co. CPA (Practising). He is also a fellow of the Hong Kong Institute of Certified Public Accountants, a fellow of The Association of Chartered Certified Accountants, United Kingdom as well as a fellow of The Institute of Chartered Accountants in England and Wales. Mr. Li has over twelve years of experience in the property industry. He is a director of the following listed companies:

<b>Listed Company</b>	<b>Role</b>
<i>Hong Kong Listed Companies</i>	
<ul style="list-style-type: none"> <li>Goldlion Holdings Limited (stock code: 533)</li> </ul>	Independent non-executive director, chairman of the audit committee, members of the nomination committee and the remuneration committee
<ul style="list-style-type: none"> <li>China-Hongkong Photo Products Holdings Limited (stock code: 1123)</li> </ul>	Independent non-executive director and chairman of the audit committee, members of the nomination committee and the remuneration committee
<ul style="list-style-type: none"> <li>Cosmopolitan International Holdings Limited (stock code: 120)</li> </ul>	Independent non-executive director, chairman of the audit committee, members of the nomination committee and the remuneration committee

Listed Company	Role
● AVIC International Holding (HK) Limited (stock code: 232)	Independent non-executive director, members of the audit committee and the remuneration committee
● China Merchants Port Holdings Company Limited (stock code: 144)	Independent non-executive director, chairman of the remuneration committee, members of the audit committee and the nomination committee
● Wai Yuen Tong Medicine Holdings Limited (stock code: 897)	Independent non-executive director and chairman of the audit committee

Save as disclosed above, Mr. Li has not held any other directorships in public companies the securities of which are listed in Hong Kong or overseas in the last three years and has not held any other positions with the Company and other subsidiaries of the Company.

#### *Length of Service*

Mr. Li has been appointed for a term of three years and is subject to retirement and re-election at the annual general meeting of the Company in accordance with the Bye-laws.

#### *Relationships*

As far as the Directors are aware and save as disclosed above, Mr. Li does not have any relationships with any other directors, senior management, Substantial Shareholders, or controlling shareholders (as defined in the Listing Rules) of the Company.

#### *Interests in Shares*

Save for the 1,000,000 Share options granted to Mr. Li by the Company, as at the Latest Practicable Date, Mr. Li is not interested or deemed to be interested in the shares or underlying shares of the Company or its associated corporations within the meaning of Part XV of the SFO.

#### *Director's Emoluments*

There is a service contract entered into between Mr. Li and the Company. Mr. Li is currently entitled to an annual director's fee of HK\$430,000, which is determined by the Remuneration Committee and the Board by reference to his duties, responsibilities and performance, the Company's remuneration policy and the prevailing market conditions.

Save as disclosed, there is no information which is discloseable nor are/were Mr. Zeng, Mr. Zhou, Mr. Doo, Mr. Fan and Mr. Li involved in any of the matters required to be disclosed pursuant to any of the requirements under paragraphs 13.51(2)(h) to 13.51(2)(v) of the Listing Rules and there are no other matters concerning Mr. Zeng, Mr. Zhou, Mr. Doo, Mr. Fan and Mr. Li that need to be brought to the attention of the Shareholders.

---

## NOTICE OF THE 2019 AGM

---



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)**

### NOTICE OF THE 2019 AGM

**NOTICE IS HEREBY GIVEN** that an annual general meeting of Shanghai Industrial Urban Development Group Limited (the “**Company**”) will be held at Island Ballroom A, Level 5, Island Shangri-La, Hong Kong, Pacific Place, Supreme Court Road, Central, Hong Kong on Wednesday, 22 May 2019 at 11:00a.m. (or an adjournment thereof) for the following purposes:

1. To consider and receive the audited consolidated financial statements of the Company and its subsidiaries and the reports of the directors and auditor of the Company for the year ended 31 December 2018;
2. (a) To declare a final dividend of 1.8 HK cents per Share in cash for the year ended 31 December 2018; and  
(b) To declare a special dividend of 2.3 HK cents per Share in cash for the year ended 31 December 2018;
3. (a) To re-elect Mr. Zeng Ming as an executive director of the Company;  
(b) To re-elect Mr. Zhou Xiong as an executive director of the Company;  
(c) To re-elect Mr. Doo Wai-Hoi, William, *J.P.* as an independent non-executive director of the Company;  
(d) To re-elect Mr. Fan Ren Da, Anthony as an independent non-executive director of the Company;  
(e) To re-elect Mr. Li Ka Fai, David as an independent non-executive director of the Company; and  
(f) To authorise the board of directors of the Company (the “**Board**”) to fix the remuneration of the directors of the Company (the “**Directors**”);
4. To re-appoint Deloitte Touche Tohmatsu as auditor of the Company and to authorise the Board to fix auditor’s remuneration;



---

## NOTICE OF THE 2019 AGM

---

5. To consider as special business and, if thought fit, pass with or without amendments, the following resolution as an ordinary resolution of the Company:

**“THAT:**

- (a) subject to paragraph (b) below, the exercise by the Directors during the Relevant Period (as defined below) of all the powers of the Company to purchase its shares, subject to and in accordance with the applicable laws, be and is hereby generally and unconditionally approved;
  - (b) the aggregate nominal amount of shares of the Company to be purchased pursuant to the approval in paragraph (a) above shall not exceed 10% of the total nominal amount of the share capital of the Company in issue as at the date of passing of this resolution and the said approval shall be limited accordingly; and
  - (c) for the purpose of this resolution, “Relevant Period” means the period from the passing of this resolution until whichever is the earliest of:
    - (i) the conclusion of the next annual general meeting of the Company;
    - (ii) the revocation or variation of the authority given under this resolution by an ordinary resolution passed by the Company’s shareholders in general meetings; or
    - (iii) the expiration of the period within which the next annual general meeting of the Company is required by the Bye-laws of the Company (the “**Bye-laws**”) or any applicable laws to be held.”;
6. To consider as special business and, if thought fit, pass with or without amendments, the following resolution as an ordinary resolution of the Company:

**“THAT:**

- (a) subject to paragraph (c) below, the exercise by the Directors during the Relevant Period (as defined below) of all the powers of the Company to allot, issue and deal with authorised and unissued shares in the capital of the Company and to make or grant offers, agreements and options which might require the exercise of such powers be and is hereby generally and unconditionally approved;
- (b) the approval in paragraph (a) above shall authorise the Directors to make or grant offers, agreements and options during the Relevant Period which would or might require the exercise of such powers after the end of the Relevant Period;

---

## NOTICE OF THE 2019 AGM

---

- (c) the aggregate nominal amount of share capital allotted or agreed conditionally or unconditionally to be allotted by the Directors pursuant to the approval in paragraph (a) above, otherwise than pursuant to:
- (i) a Rights Issue (as defined below);
  - (ii) any issue of shares of the Company on the exercise of the outstanding subscription rights or conversion rights attaching to any securities which are convertible into shares of the Company from time to time;
  - (iii) the exercise of options granted under a share option scheme of the Company; or
  - (iv) any scrip dividend scheme or similar arrangement providing for the allotment of shares in lieu of the whole or part of a dividend on shares of the Company in accordance with the Bye-laws,

shall not exceed 20% of the aggregate nominal amount of the issued share capital of the Company as at the date of passing of this resolution and this approval shall be limited accordingly; and

- (d) for the purposes of this resolution:

“Relevant Period” means the period from the passing of this resolution until whichever is the earliest of:

- (i) the conclusion of the next annual general meeting of the Company;
- (ii) the revocation or variation of the authority given under this resolution by an ordinary resolution passed by the Company’s shareholders in general meetings; or
- (iii) the expiration of the period within which the next annual general meeting of the Company is required by the Bye-laws or any applicable laws to be held; and

“Rights Issue” means an offer of shares open for a period fixed by the Directors to holders of shares of the Company or any class thereof on the register on a fixed record date in proportion to their then holdings of such shares or class thereof (subject to such exclusions or other arrangements as the Directors may deem necessary or expedient in relation to fractional entitlements or having regard to any restrictions or obligations under the laws of any relevant jurisdiction or the requirements of any recognised regulatory body or any stock exchange).”; and

---

## NOTICE OF THE 2019 AGM

---

7. To consider as special business and, if thought fit, pass with or without amendments, the following resolution as an ordinary resolution of the Company:

“**THAT** conditional upon the passing of resolutions set out in items 5 and 6 of the notice convening this meeting (the “**Notice**”), the general mandate referred to in the resolution set out in item 6 of the Notice be and is hereby extended by the addition to the aggregate nominal amount of shares which may be allotted and issued or agreed conditionally or unconditionally to be allotted and issued by the Directors pursuant to such general mandate of an amount representing the aggregate nominal amount of the Shares in the capital of the Company repurchased by the Company pursuant to the mandate referred to in the resolution set out in item 5 of the Notice, provided that such amount shall not exceed 10% of the aggregate nominal amount of the issued share capital of the Company as at the date of passing of this resolution.”

By order of the Board of  
**Shanghai Industrial Urban Development Group Limited**  
**Zeng Ming**  
*Chairman*

Hong Kong, 12 April 2019

**Notes:**

1. For determining the entitlement to attend and vote at the above meeting, the register of members of the Company will be closed from Friday, 17 May 2019 to Wednesday, 22 May 2019, both days inclusive, during which period no transfer of shares of the Company will be registered. In order to be eligible to attend and vote at the above meeting, unregistered holders of shares of the Company should ensure that all duly completed transfer documents accompanied by the relevant share certificates must be lodged for registration with the Company’s branch share registrar and transfer office in Hong Kong, Tricor Secretaries Limited at Level 22, Hopewell Centre, 183 Queen’s Road East, Hong Kong not later than 4:30 p.m. on Thursday, 16 May 2019.

For determining the entitlement of the Shareholders to receive the proposed final dividend and special dividend, the Company’s register of members will be closed from Wednesday, 29 May 2019 to Friday, 31 May 2019, both days inclusive, during which period no transfer of shares of the Company will be registered. In order to qualify for the proposed final and special dividend (subject to Shareholders’ approval at the above meeting), all duly completed transfer documents accompanied by the relevant share certificates must be lodged for registration with the Company’s branch share registrar and transfer office in Hong Kong, Tricor Secretaries Limited at Level 22, Hopewell Centre, 183 Queen’s Road East, Hong Kong not later than 4:30 p.m. on Tuesday, 28 May 2019.

---

## NOTICE OF THE 2019 AGM

---

2. Any member of the Company entitled to attend and vote at the above meeting is entitled to appoint a proxy to attend and vote instead of him. A proxy need not be a member of the Company. A member who is the holder of two or more shares of the Company may appoint more than one proxy to represent him to attend and vote on his behalf. If more than one proxy is so appointed, the appointment shall specify the number and class of shares in respect of which each such proxy is so appointed.
3. In the case of joint holders, the vote of the senior who tenders a vote, whether in person or by proxy, will be accepted to the exclusion of the votes of the other joint holder(s) and for this purpose seniority will be determined by the order in which the names stand in the register of members of the Company.
4. To be effective, a form of proxy together with the power of attorney or other authority, if any, under which it is signed or a certified copy of that power or authority, must be deposited at the branch share registrar and transfer office of the Company in Hong Kong, Tricor Secretaries Limited, at Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong as soon as possible but in any event not less than 48 hours (Hong Kong Time) before the time appointed for the holding of the meeting or any adjournment thereof. Delivery of the form of proxy shall not preclude a member of the Company from attending and voting in person at the meeting and, in such event, the instrument appointing a proxy previously submitted shall be deemed to be revoked.
5. In relation to the ordinary resolutions set out in items 5, 6 and 7 of the above notice, the Directors wish to state that they have no immediate plan to repurchase any existing shares or issue any new shares of the Company.
6. The votes to be taken at the meeting for the resolutions will be by way of poll.