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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
SUCCESSFUL BIDS FOR LAND PARCELS IN SHANGHAI**

The board of directors (the “**Board**”) of Shanghai Industrial Urban Development Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) announces that the Group has won the bids in the government run public auctions of the land use rights for two parcels of land in Shanghai, the People’s Republic of China (the “**Land Parcels**”), details as follows:

Land Parcel	Adjacent amenities	RMB (million)	Site area (sq. m.)	Proposed development
(i) Lot 21-08 located in the north of Huateng Road, Huaxin Town, Qingpu District (青浦區華新鎮華騰路北側21-08地塊)	The site is located in Huaxin Town of the Qingpu District in Shanghai with well-developed public facilities in the vicinity	1,178	30,051	For residential use and may be developed into approximately 45,077 sq. m. of residential development
(ii) Lot A03-02 located in Unit PDC1-0103, Lingang New Area, the China (Shanghai) Pilot Free Trade Zone (自貿區臨港新片區PDC1-0103單元A03-02地塊)	The site is in close proximity to Dishui Lake Station (滴水湖站) of Metro Line No. 16 in Shanghai and a potential stop on the Shanghai Lianggang Express Line (上海軌道交通兩港快線) currently under planning	1,652	41,961	For residential use and may be developed into approximately 104,903 sq. m. of residential development

The Group will enter into formal land transfer agreement for the land use rights to each of the Land Parcels with the relevant government entity in due course.

The successful bidding of the Land Parcels will significantly bolster the land bank of the Group and will, when the projects are completed, provide the Group with a further source of revenue.

This announcement is made by the Company on a voluntary basis.

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

Hong Kong, 15 October 2021

As at the date of this announcement, the Board comprises Mr. Huang Haiping, Mr. Tang Jun, 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.