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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 ACQUISITION FOR A LAND PARCEL IN SHANGHAI

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 on 13 March 2026, the Group has successfully acquired the land use rights to Lot S04–16, Unit S031102, Xuhui District, Shanghai, the People’s Republic of China (the “**Land**”) in the government run public auction for a land premium of approximately RMB2.675 billion. The Group will enter into formal land transfer agreement for the land use rights to the Land with the relevant government entity in due course.

The Land is located in the Lingyun Road Subdistrict* (凌雲街道), Xuhui District, positioned between Middle and Outer Ring road of Shanghai and is adjacent to Luoxiu Road Station* (羅秀路站) of the Metro Line No. 15 and the planned Metro Line No. 26 of the Shanghai Metro. With a site area of 27,570.79 square meters, the Land is for a mixed-use development and may be developed into approximately 75% of residential development with 25% commercial facilities. The Land has a plot ratio of 2.0 and a total gross floor area of approximately 55,141.58 square meters, representing an average land cost of RMB48,511 per square meter of gross floor area.

Surrounded by premium school catchment areas, the Land’s 25% commercial component will meet the essential living needs of the community, thereby enhancing the value of the Land’s residential units. Both the sale of the Land’s residential units and the long-term operations of its commercial facilities will generate stable cash flow for the Group. The Board considers that the successful acquisition of the Land in that area will strengthen the Group’s strategic land bank and drive the Group’s sustainable development.

This announcement is made by the Company on a voluntary basis. The successful acquisition of the Land is of a revenue nature in the ordinary and usual course of business of the Group and does not constitute notifiable transaction under Chapter 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

* *for identification purposes only*

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

Hong Kong, 13 March 2026

As at the date of this announcement, the Board comprises Mr. Huang Haiping, Mr. Li Zhonghui and Ms. Zhou Yadong 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 Dr. Chan Ho Wah, Terence as independent non-executive directors.