

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, 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 announcement.



Future Land Development Holdings Limited

新城發展控股有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 1030)

UNAUDITED OPERATING STATISTICS AND LAND ACQUISITION INFORMATION FOR MAY 2017

Unaudited Operating Statistics

The board (the “**Board**”) of directors (the “**Directors**”) of Future Land Development Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) is pleased to announce that in May 2017, the Group achieved contracted sales of approximately RMB8,926 million, and contracted sales area of approximately 692,100 sq.m. The average selling price of contracted sales (*Note (1)*) for May 2017 was approximately RMB13,484 per sq.m. (*Note (2)*).

For the first five months ended May 31, 2017, the Group achieved accumulated contracted sales of approximately RMB41,175 million. Accumulated contracted sales area amounted to approximately 2,966,200 sq.m. (*Note (3)*).

Notes:

- (1) The average selling price of contracted sales shown above excludes contracted sales of car parks.
- (2) The contracted sales in May 2017 include a contracted sales area of approximately 74,900 sq.m. from joint ventures and the contracted sales amounted to approximately RMB1,779 million.
- (3) The accumulated contracted sales achieved in the first five months of 2017 include approximately 566,300 sq.m. of contracted sales area from joint ventures and the contracted sales amounted to approximately RMB12,489 million.

Land Acquisition

Recently, Future Land Holdings Real Estate Development Co., Ltd.* (新城控股集團房地產開發有限公司), a subsidiary of the Company, won the bid for the state-owned construction land use rights in respect of land parcels No. Cheng Nan A2-11-a* (城南A2-11-a號), No. Cheng Nan A2-10-e* (城南A2-10-e號), No. Cheng Nan A2-12-c* (城南A2-12-c號) and No. Cheng Nan A2-13-a* (城南A2-13-a號) in Cixi City at the consideration of RMB109,310,000, RMB274,230,000, RMB110,120,000 and RMB114,790,000 respectively in the state-owned construction land use rights open tender held by the Public Resources Trading Centre of Cixi City, Ningbo, Zhejiang Province* (浙江省寧波慈溪市公共資源交易中心).

Among which: the land parcel No. Cheng Nan A2-11-a is located in Tianxiang Bridge Village, Hushan Street, Cixi City* (慈溪市澣山街道天香橋村) and spans to Xincheng Avenue in the east, land parcel No. Cheng Nan A2-13-a in the south, Guihua 4th Road in the west and Guihua Xianglong Road in the north* (東至新城大道、南至城南A2-13-a號地塊、西至規劃四路、北至規劃翔龍路). It occupies a transferred land area of 50,228 sq.m. It is planned for commercial and financial use. The land use rights have been granted for a term of 40 years, with a plot ratio of 2.0 to 2.7.

The land parcel No. Cheng Nan A2-10-e is located in Tianxiang Bridge Village, Hushan Street, Cixi City and spans to Guihua 4th Road in the east, Guihua 1st Road in the south, Guihua Yubojiang in the west and Guihua Xianglong Road in the north* (東至規劃四路、南至規劃一路、西至規劃虞波江、北至規劃翔龍路). It occupies a transferred land area of 50,289 sq.m. It is planned for mixed commercial and residential use. The land use rights have been granted for a term of 70 years for residential use and a term of 40 years for wholesale & retail, commercial & financial, accommodation & catering and other commercial service use, with a plot ratio of 2.0 to 2.6.

The land parcel No. Cheng Nan A2-12-c is located in Tianxiang Bridge Village, Hushan Street, Cixi City and spans to Guihua 4th Road in the east, S. 3rd Ring Road Planned Green Belt in the south, Guihua Yubojiang in the west and Guihua 1st Road in the north* (東至規劃四路、南至南三環路規劃綠化帶、西至規劃虞波江、北至規劃一路). It occupies a transferred land area of 27,195 sq.m. It is planned for mixed commercial and residential use. The land use rights have been granted for a term of 70 years for residential use and a term of 40 years for wholesale & retail, commercial & financial, accommodation & catering and other commercial service use, with a plot ratio of 2.0 to 2.6.

The land parcel No. Cheng Nan A2-13-a is located in Tianxiang Bridge Village, Hushan Street, Cixi City and spans to Xincheng Avenue in the east, S. 3rd Ring Road Planned Green Belt in the south, Guihua 4th Road in the west and the land parcel No. Cheng Nan A2-11-a in the north* (東至新城大道、南至南三環路規劃綠化帶、西至規劃四路、北至城南A2-11-a號地塊). It occupies a transferred land area of 24,380 sq.m. It is planned for mixed commercial and residential use. The land use rights have been granted for a term of 70 years for residential use and a term of 40 years for wholesale & retail, commercial & financial, accommodation & catering and other commercial service use, with a plot ratio of 2.0 to 2.9.

On May 15, 2017, Taiyuan Future Land Kaituo Real Estate Development Co., Ltd.* (太原新城凱拓房地產開發有限公司), a subsidiary of the Company, won the bid for the state-owned construction land use rights in respect of land parcels No. HGZ-1718, No. HGZ-1719 and No. HGZ-1720 in Taiyuan City, Shanxi Province at the consideration of RMB108,500,000, RMB86,600,000 and RMB420,600,000, respectively.

Among which: the land parcel No. HGZ-1718 is located to the south, north and west of Guihua Road and east of Houbeitun urban renewal site in Wanbailin District, Taiyuan City* (太原市萬柏林區規劃路以南以北以西、後北屯城改用地以東), and occupies a transferred land area of 14,293.12 sq.m. It is planned for residential and commercial use. The land use rights have been granted for a term of 70 years for residential use and a term of 40 years for commercial use, with a plot ratio of 4.0.

The land parcel No. HGZ-1719 is located to the south, north and east of Guihua Road and west of Industrial Equipment Installation Group Co., Ltd. in Wanbailin District, Taiyuan City*(太原市萬柏林區規劃路以南以北以東、工業設備安裝公司以西), and occupies a transferred land area of 11,545.16 sq.m. It is planned for residential and commercial use. The land use rights have been granted for a term of 70 years for residential use and a term of 40 years for commercial use, with a plot ratio of 4.0.

The land parcel No. HGZ-1720 is located to the west of Guihua Road, south of Industrial Equipment Installation Group Co., Ltd. and east and north of Houbeitun urban renewal site in Wanbailin District, Taiyuan City* (太原市萬柏林區規劃路以西、工業設備安裝公司以南、後北屯城改用地以東以北), and occupies a transferred land area of 56,184.36 sq.m. It is planned for residential, commercial and kindergarten use. The land use rights have been granted for a term of 70 years for residential use, a term of 40 years for commercial use and a term of 40 years for kindergarten use, with a plot ratio of 4.1.

A subsidiary of the Company obtained land parcels in Nanma Community, Shengze Town, Jiulihu Village Committee and Waiguoyu, Tongli Town, Wujiang District, Suzhou City, Jiangsu Province and land parcel No. 09C-Development Zone-No. 05 of Suqian Economic Development Zone in Suqian City, Jiangsu Province* (江蘇省蘇州市吳江區盛澤鎮南麻社區地塊、同里鎮九里湖村委會地塊、同里鎮外果圩地塊及宿遷市宿遷經濟開發區編號為09C – 開發區 – 05號地塊) by way of acquisition. Among which: the land parcel in Nanma Community, Shengze Town occupies a transferred land area of 303,143 sq.m., which is planned for commercial and residential use, with a plot ratio of 2.0; the land parcel in Jiulihu Village Committee, Tongli Town occupies a transferred land area of 26,800 sq.m., which is planned for residential use, with a plot ratio of 0.93; the land parcel in Waiguoyu, Tongli Town occupies a transferred land area of 113,772 sq.m., which is planned for commercial use, with a plot ratio of 0.97; the land parcel No. 09C-Development Zone-No. 05 occupies a transferred land area of 218,880 sq.m., which is planned for commercial and residential use, with a plot ratio of 1.75. The consideration payable by the subsidiary of the Company is RMB2,788,800,000.

A subsidiary of the Company obtained the operating rights of the continuing construction project “Tai He Zhi Chun Yuan”* (泰和之春苑) in Changzhou City, Jiangsu Province by way of tender. The project is located in the intersection of Zhongwu Avenue and Fenghuang Road in Tianning District, Changzhou City* (常州市天寧區中吳大道與鳳凰路交匯處) and occupies a site area of 106,906 sq.m. It is planned for residential use, with a plot ratio of 2.5. The consideration payable by the subsidiary of the Company is RMB805,010,000.

A subsidiary of the Company obtained a land parcel in Haida Weiye in Jiaozhou Economic Development Area in Qingdao City, Shandong Province* (山東省青島市膠州經濟開發區海達偉業) by way of tender acquisition. The project is located in Jiaozhou Economic Development Area in Qingdao City* (青島市膠州經濟開發區) and spans to Guihua Road in the east, Shangde Avenue in the west, Changjiang Road in the south and Huaihe Road in the north* (東至規劃路、西至尚德大道、南至長江路、北至淮河路). It occupies a site area of 209,500 sq.m. It is planned for ordinary residential and commercial service use, with a plot ratio of 2.0. The consideration payable by the subsidiary of the Company is RMB756,500,000.

A subsidiary of the Company obtained the land parcel No. XD2017-01 (252/211) in Chengdu City, Sichuan Province by way of acquisition. The project is located in Units 4 and 10 and the community center of Changzhen Community, Longqiao Town, Xindu District, Chengdu City* (成都市新都區龍橋鎮場鎮社區4、10組及社區集體處) and occupies a site area of 110,510 sq.m. It is planned for residential and commercial use, with a plot ratio of 1.8. The consideration payable by the subsidiary of the Company is RMB418,560,000.

The sales data as disclosed above is unaudited and is based on preliminary internal information of the Group, which may differ from figures to be disclosed in the audited or unaudited consolidated financial statements to be published by the Company on an annual or half-yearly basis due to various uncertainties during the process of collating such sales information. As such, the above data is provided for shareholders and potential investors of the Company for referential purposes only. Shareholders and potential investors of the Company are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company. When in doubt, shareholders and potential investors of the Company are advised to seek professional advice from professional or financial advisers.

By order of the Board
Future Land Development Holdings Limited
WANG Zhenhua
Chairman

PRC, June 5, 2017

As at the date of this announcement, the Directors are Mr. Wang Zhenhua, Mr. Lv Xiaoping, Mr. Lu Zhongming, Mr. Liu Yuanman and Mr. Chan Wai Kin as executive Directors, Mr. Wang Xiaosong as non-executive Director, and Mr. Chen Huakang, Mr. Zhu Zengjin and Mr. Zhong Wei as independent non-executive Directors.

* *Denotes English translation of a Chinese Company or entity or address or vice versa and is provided for identification purpose only.*