

[For Immediate Release]



## China New Town Lists for Sale Right to Use Land in Eastern Project of Luodian New Project in Baoshan District, Shanghai

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### Marks Good Gradual Progress in Land Sale

(Hong Kong, 18 September 2017) **China New Town Development Company Limited** (“the Company” or “CNTD”, HKSE: 1278.HK) announced that the Bureau of Land Plan and Administration in Shanghai issued today an announcement (Shanghai (2017) No.121) with auction details of the H-02 land parcel in the Eastern Project of Luodian New Project in Baoshan District, Shanghai developed by the Company’s non-wholly-owned subsidiary Shanghai Jinluodian Development Co., Ltd (“SGLD”) and, as agreed, SGLD shall receive a significant portion of the sales proceed as its operating income.

The land parcel is for residential development use, with 55,632 square meters (“sq.m.”) of saleable area and plot ratio of around 1.6. It is open for bid between 18 September 2017 and 13 October 2017, with the starting price set at RMB2,581,330,000 and the bidding deposit at RMB516,270,000. According to the city’s development plan, the total development area of the Eastern Project is about 600 mu (construction area about 0.38 million sq.m.), including 260,000 sq.m. for saleable residential purpose and 21,000 sq.m. for commercial use. The land is expected to be sold in stages in the next few years and bring considerable land sale income to the Company.

The listing for sale of land use right to the H-02 parcel represents good progress made in sale of land of the Eastern Project. In future, the Company will continue to push forward with securing approval for sale and completing sale of other land parcels of the project planned for the year to generate income. It will also keep exploring diverse profit drivers so as to bring stable and sustainable returns to shareholders.

Luodian New Town Project, which is in Baoshan District, Shanghai, is a representative project in Shanghai’s “One City Nine Towns” initiative. At a prime location, it boasts transportation convenience, just a 30-minute subway ride to the city center. The first new town developed by the Company starting 2002, it spans a total of 6.8 sq. km. and is divided into an eastern and a western section, and sale of land in the latter had been completed basically. After more than a decade’s development, the district is well-equipped today with high quality amenities and facilities including hotel, hospital, school and shopping area, etc., drawing to it top property developers such as Vanke, Sino-Ocean and Landsea, among others.

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**About China New Town Development Company Limited (“CNTD”)**  
(HKEX: 1278.HK)

China New Town is the only listing platform for the urbanisation business of China Development Bank (“CDB”), China’s largest financial institutions engaged in the business of urban development. Since China Development Bank Capital Corporation (“CDB Capital”) became the controlling shareholder of the Company in 2014, the Company has capitalised on this strong shareholder background and its expertise in urbanisation policy to re-optimize its business model, expanding the scope of its business from primary land development exclusively to include investment, development and operation of urbanisation projects across China. The Company has participated in numerous projects including the Junzhuang Project in Beijing Mentougou District, Shanghai Luodian New Town, Nanjing Yuhuatai Twin Bridges and Yangzhou Airport City. As at 30 June 2017, the Group has a portfolio of RMB2.445 billion fixed income investments in aggregate, securing a total contractually guaranteed annual return before tax of approximately RMB290million, representing an average annualized pre-tax return of approximately 12%.

Looking ahead, riding on the resource and brand advantages of its controlling shareholder CDB and CDB’s subsidiaries and member companies, the Company will focus on China’s core economic regions such as the Yangtze River Delta and Beijing-Tianjin-Hebei region and will continue to broaden and enrich its fixed income investment portfolio for urbanisation. It will also devote itself to develop and create urbanisation projects in relation to education, elderly care, tourism and medical and healthcare through collaboration with quality partners such as Vanke, with the aim to reinforce its leading position and brand in the industry.

**For Enquiries:**

**Strategic Financial Relations (China) Limited**

Ms. Winnie Lau      Tel: (852) 2864 4876

Ms. Karen Li        Tel: (852) 2864 4837

Ms. Carven Tsui    Tel: (852) 2114 4947

Mr. Tommy Chan    Tel: (852) 2864 4838

Mr. David Ye        Tel: (852) 2864 4893

Email: [sprg-chinanewtown@sprg.com.hk](mailto:sprg-chinanewtown@sprg.com.hk)