

[For Immediate Release]



## China New Town's Land Parcel in the Eastern Area of Luodian New Town Project Included in the 2017 Land Reservation Scheme of Baoshan District

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### Realizes the Necessary Condition of the Land Sale

(Hong Kong, 20 June 2017) – **China New Town Development Company Limited** (the “**Company**” or “**CNTD**”; HKEX: 1278.HK), is pleased to announce that the H-02 Land Parcel in the eastern area of Luodian New Town Project (the “Eastern Project”) is included in the 2017 Land Reservation Scheme of Baoshan District within the “Approval of the Land Reservation Scheme in Baoshan District for 2017” issued by the Bureau of Land Planning and Administration in Shanghai (“上海市規劃和管理局”). This designation marks a significant achievement in CNTD’s land sale of the Eastern Project and is a necessary condition for approval of the land sale.

According to the terms of approval, the planned land area is 6.92 hectares (69,200 square meters). Within the development plan, the H-02 parcel is to be used for the residential development, the residential land for sale is 55,632 square meters, and the construction area covers about 89,011 square meters with a plot ratio of about 1.6.

The Luodian New Town Project is located in Baoshan District, Shanghai. It is a significant part of the “One City and Nine Towns” project in Shanghai, with an excellent location and convenient transportation. It takes just 30 minutes to reach the downtown area of Shanghai. It is also the first new town project of the Company developed since 2002 with a total area of 6.8 square kilometers. The project is divided into an Eastern Zone and a Western Zone. The development has been generally completed in the Western Zone, with the land having already been sold. After more than ten years of development, a series of high-quality ancillary facilities has been introduced to the area, including hotels, hospitals, schools and malls, which in turn has attracted high-quality residential developers, such as Vanke, Ocean and Poems.

In the development plan, the land area of the Eastern Project is about 600 mu (with a construction area of about 0.38 million square meters) and includes residential land, commercial land, education, retirement, cultural and sports facilities, etc. The construction area of residential and commercial land is to be about 260,000 square meters and 21,000 square meters respectively. The land is expected to be sold in the next few years, contributing considerable income to the Company.

Meanwhile, the Company will also closely monitor attention to the land sale process at the Eastern Project, such as land for residences, education facilities and retirement homes, and may probably acquire such land for its own development as well.

Looking ahead, the Company will diligently advance additional evaluation procedures, as it strives to complete the sale of this land parcel and generate further land sales income. The Company will also continue to diversify its income sources aimed at generating stable and sustainable returns for shareholders.

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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 (“CBD 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 the end of 2016, the Company has invested a total of RMB2.067 billion in fixed-income urbanization investment portfolio with an annualised average return of 12.67%, thereby contributing to an improvement of financial performance. It realised a profit attributable to equity holders of the parent of RMB323 million in 2016.

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.

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