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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)

VOLUNTARY ANNOUNCEMENT

THE JOINT DEVELOPMENT OF A RESIDENTIAL SITE IN HUAQIAO DEVELOPMENT ZONE, KUNSHAN CITY, JIANGSU PROVINCE, THE PRC WITH GREENLAND GROUP

This is a voluntary announcement made by the Company.

The board of directors of the Company is pleased to announce that Suzhou Future Land, an indirect subsidiary of the Company, entered into the Agreement with Greenland Qingpu, pursuant to which Greenland Qingpu will inject RMB12.0 million as new registered capital of the Project Company, in relation to the joint development of the Site located in Huaqiao Development Zone, Kunshan City, Jiangsu Province, the PRC.

After Capital Injection, the registered capital of the Project Company will be RMB20 million and each of Suzhou Future Land and Greenland Qingpu will hold as to 40% and 60% of the registered capital of the Project Company, respectively, with their respective investment amount of RMB8 million and RMB12 million.

INFORMATION OF THE AGREEMENT

Suzhou Future Land, an indirect subsidiary of the Company, entered into the Agreement with Greenland Qingpu, pursuant to which Greenland Qingpu will inject RMB12 million as new registered capital of the Project Company, in relation to the joint development of the Site located in Huaqiao Development Zone, Kunshan City, Jiangsu Province, the PRC.

Parties

- (i) Suzhou Future Land; and
- (ii) Greenland Qingpu

Shareholding in the Project Company

After Capital Injection, the registered capital of the Project Company will be RMB20 million and Suzhou Future Land and Greenland Qingpu will hold as to 40% and 60% of the registered capital of the Project Company, respectively, with their respective investment amount of RMB8 million and RMB12 million.

Board Composition of the Project Company

The board of directors of the Project Company will consist of five directors. Each of Suzhou Future Land and Greenland Qingpu will appoint two and three directors of the Project Company, respectively. The chairman of the board of directors shall be appointed by Greenland Qingpu. The directors' resolutions of the Project Company must be passed with the unanimous consent of all directors. The significant matters of the Project Company considered by the shareholders' meeting of the Project Company will require the consent and approval of all the shareholders of the Project Company unanimously as well.

Profit and loss sharing

Suzhou Future Land and Greenland Qingpu will be entitled to share the profit or bear the loss of the Project Company in proportion to their respective equity interest in the Project Company.

INFORMATION OF THE SITE

Site name:	North of Ludi Avenue and east of Meipu River, Huaqiao Development Zone, Kunshan City, Jiangsu Province, the PRC (中國江蘇省昆山市花橋開發區綠地大道北側，梅浦河東側)
Joint development site number (合作開發地塊掛牌編號):	No. 14-2
Site location:	North of Ludi Avenue and east of Meipu River, Huaqiao Development Zone, Kunshan City, Jiangsu Province, the PRC (中國江蘇省昆山市花橋開發區綠地大道北側，梅浦河東側)
Total site area:	79,748 sq.m.
Building floor area ratio (建築容積率):	ground: 2.0-2.5; underground: 0.5-1.0
Land use:	residential

INFORMATION OF GREENLAND QINGPU

Greenland Qingpu is a company incorporated with limited liability in the PRC and principally engaged in the development and sales of real estate in the PRC.

To be best of the Directors' knowledge, information and belief, all reasonable enquiries having been made, Greenland Qingpu and its ultimate beneficial owner(s) are Independent Third Parties.

REASONS FOR AND BENEFIT OF THE AGREEMENT

The Group is principally engaged in the property development, property investment and property management businesses in the PRC. It has been the strategy of the Group to cooperate with renowned property developers for the development of particular project so as to achieve synergy benefits and diversify its financial exposure. This joint development project will expand the external cooperation space of the Group, diversify the risk of project investment, enhance the integrated strategy and increase economic benefit of the Group.

The Directors consider that the Agreement has been entered into on normal commercial terms, and the terms and conditions therein are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

DEFINITIONS

In this announcement, the following expressions have the following meanings, unless the context requires otherwise:

“Agreement”	an agreement entered into among Suzhou Future Land and Greenland Qingpu in relation to the Capital Injection and the joint development of the Site located in Huaqiao Development Zone, Kunshan City, Jiangsu Province, the PRC
“Board”	the board of Directors of the Company
“Capital Injection”	capital injection by Greenland Qingpu of RMB12 million as enlarged registered capital of the Project Company
“Company”	Future Land Development Holdings Limited, a company incorporated in the Cayman Islands with limited liability whose shares are listed on the Stock Exchange
“Directors”	the directors of the Company
“Group”	the Company and its subsidiaries
“Greenland Group”	Greenland Holding Group Company Limited (綠地控股集團有限公司), a company incorporated with limited liability in the PRC
“Greenland Qingpu”	Greenland Group Shanghai Qingpu Property Co., Ltd.* (綠地集團上海青浦置業有限公司), a company incorporated with limited liability in the PRC on 15 June 2005 with the registered capital of RMB337 million and a subsidiary of Greenland Group
“Independent Third Party(ies)”	an individual(s) or a company(ies) who or which is (are) independent of and not connected with (within the meaning of the Listing Rules) and Directors, chief executive or substantial shareholders, or the Company, its subsidiaries or any of their respective associate(s)

“Project Company”	a company incorporated by Suzhou Future Land with limited liability in the PRC for the development of the Site with initial registered capital of RMB8 million as investment from Jiangsu Future Land
“RMB”	Renminbi, the lawful currency of the PRC
“Shareholder(s)”	the shareholder(s) of the Company
“Suzhou Future Land”	Suzhou Future Land Chuangjia Property Co., Ltd. (蘇州新城創佳置業有限公司), the Company’s subsidiary established on 11 October 2007
“Site”	a land parcel at Huaqiao Development Zone, Kunshan City, Jiangsu Province, the PRC (中國江蘇省昆山市花橋開發區地塊) located on north of Ludi Avenue and east of Meipu River, Huaqiao Development Zone, Kunshan City, Jiangsu Province, the PRC (中國江蘇省昆山市花橋開發區綠地大道北側，梅浦河東側)
“sq.m.”	square metre(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“%”	per cent.

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

PRC, 30 July 2015

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

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