

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.



SHIMAO PROPERTY HOLDINGS LIMITED

世茂房地產控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 813)

UNAUDITED OPERATING STATISTICS FOR THE ONE MONTH ENDED 31 JANUARY 2016

The board of directors (the “**Board**”) of Shimao Property Holdings Limited (the “**Company**”) is pleased to announce certain unaudited operating statistics of the Company and its subsidiaries (together the “**Group**”) for the one month ended 31 January 2016 as follows:

For the one month ended 31 January	Contracted sales (RMB million)	Year-on-year change	Contracted sold area (sq.m.)	Year-on-year change
2016	3,222	-11.7%	263,172	-13.3%
2015	3,650		303,373	

In January 2016, the Group’s contracted sales value amounted to approximately RMB3.22 billion (January 2015: RMB3.65 billion) and the Group’s contracted sold area amounted to 263,172 sq.m. (January 2015: 303,373 sq.m.), representing year-on-year decreases of 11.7% and 13.3%. The average selling price for January 2016 was RMB12,241 per sq.m..

The above-mentioned sales data 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 investors' reference only. Investors 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, investors are advised to seek professional advice from professional or financial advisers.

On behalf of the Board
Shimao Property Holdings Limited
Hui Wing Mau
Chairman

Hong Kong, 5 February 2016

As at the date of this announcement, the Board of the Company comprises five executive directors, namely, Mr. Hui Wing Mau (Chairman), Mr. Hui Sai Tan, Jason (Vice Chairman), Ms. Tang Fei, Mr. Liao Lujiang and Mr. Kan Naigui; one non-executive director, namely, Mr. Liu Sai Fei; and three independent non-executive directors, namely, Ms. Kan Lai Kuen, Alice, Mr. Lu Hong Bing and Mr. Lam Ching Kam.