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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 ELEVEN MONTHS ENDED 30 NOVEMBER 2016**

The board of directors (the “**Board**”) of Shimao Property Holdings Limited (the “**Company**”) hereby announces certain unaudited operating statistics of the Company and its subsidiaries (together the “**Group**”) for the eleven months ended 30 November 2016 as follows:

<b>For the eleven months ended 30 November</b>	<b>Contracted sales (RMB million)</b>	<b>Year-on-year change</b>	<b>Contracted sold area (sq.m.)</b>	<b>Year-on-year change</b>
<b>2016</b>	<b>62,112</b>	<b>+2%</b>	<b>4,482,545</b>	<b>-11%</b>
2015	60,810		5,031,558	

In November 2016, the Group’s contracted sales amounted to approximately RMB5.55 billion (November 2015: RMB6.87 billion) and the Group’s contracted sold area amounted to 403,027 sq.m. (November 2015: 562,344 sq.m.). The average selling price for November 2016 was RMB13,767 per sq.m..

The Group’s aggregated contracted sales for the eleven months ended 30 November 2016 amounted to approximately RMB62.11 billion and the Group’s aggregated contracted sold area amounted to 4,482,545 sq.m., recording year-on-year increase of 2% and decrease of 11% respectively. The average selling price for the eleven months ended 30 November 2016 was RMB13,856 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, 9 December 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.*