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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)

UNAUDITED OPERATING STATISTICS AND LAND ACQUISITION INFORMATION FOR JULY 2017

Unaudited Operating Statistics

The board (the “**Board**”) of directors (the “**Directors**”) of Future Land Development Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) is pleased to announce that in July 2017, the Group achieved contracted sales of approximately RMB6,076 million with the contracted sales area amounting to approximately 457,400 sq.m.. The average selling price of contracted sales (*Note (1)*) for July 2017 was approximately RMB14,961.20 per sq.m. (*Note (2)*).

For the first seven months ended July 31, 2017, the Group achieved accumulated contracted sales of approximately RMB55,163 million. Accumulated contracted sales area amounted to approximately 4,006,300 sq.m. (*Note (3)*).

Notes:

- (1) The average selling price of contracted sales shown above excludes contracted sales of car park.
- (2) The contracted sales in July 2017 include a contracted sales area of approximately 61,500 sq.m. from joint ventures and the contracted sales amounted to approximately RMB1,149 million.
- (3) The accumulated contracted sales achieved in the first seven months of 2017 include approximately 760,600 sq.m. of contracted sales area from joint ventures and the contracted sales amounted to approximately RMB16,439 million.

Land Acquisition

Recently, Xi'an Future Land Wanbo Real Estate Development Co., Ltd.* (西安新城萬博房地產開發有限公司), a subsidiary of the Company, won the bid for the state-owned construction land use rights in respect of the land parcels No. FX-2015-21-2 and FX-2015-21-3 in Xixian New District, Xi'an City, Shaanxi Province at the consideration of RMB34,960,000 and RMB108,760,000 respectively.

Among which: the land parcel No. FX-2015-21-2 is located to the south of Weiming West Road and west of Diaoyutai Road, Fengxi New City in Xixian New District* (西咸新區灃西新城渭明西路以南、釣魚台路以西), and occupies a transferred land area of 12,946.00 sq.m.. It is planned for commercial and residential use. The land use rights have been granted for a term of 40 years for commercial use and a term of 70 years for residential use, with a plot ratio of ≥ 3.0 and ≤ 3.5 .

The land parcel No. FX-2015-21-3 is located to the south of Weiming West Road and west of Diaoyutai Road, Fengxi New City in Xixian New District* (西咸新區灃西新城渭明西路以南、釣魚台路以西), and occupies a transferred land area of 40,278.00 sq.m.. It is planned for commercial and residential use. The land use rights have been granted for a term of 40 years for commercial use and a term of 70 years for residential use, with a plot ratio of ≥ 2.5 and ≤ 3.0 .

Recently, Future Land Holdings Real Estate Development Co., Ltd.* (新城控股集團房地產開發有限公司), a subsidiary of the Company, obtained the state-owned construction land use rights in respect of the land parcel No. FD17-10 in Feidong County, Hefei City, Anhui Province at an aggregate consideration of RMB3,500,000,000. The land parcel is located at Dianbu Town, Feidong County, and spans to Hushan Road in the east, Xinanjiang Road in the south, Qiaotouji Road in the west and Changjiang East Road in the north* (東至虎山路、南至新安江路、西至橋頭集路、北至長江東路). It occupies a transferred land area of 176,000.00 sq.m. (of which 43,333.00 sq.m. is for commercial use) and is planned for commercial and residential use. The land use rights have been granted for a term of 40 years for commercial use and a term of 70 years for residential use, with a plot ratio of ≤ 2.5 for commercial use and a plot ratio of ≤ 2.2 for residential use.

Recently, Xi'an Future Land Wanjia Real Estate Development Co., Ltd.* (西安新城萬嘉房地產開發有限公司), a subsidiary of the Company, obtained the state-owned construction land use rights in respect of the land parcel No. QJ15-1-57 in Xi'an City, Shaanxi Province at an aggregate consideration of RMB342,250,000. The land parcel is located to the south of Fenghuangchi East Road, north of Lishan Avenue, east of Zhiyang Fifth Road and west of Zhiyang Fourth Road* (鳳凰池東路以南、驪山大道以北、芷陽五路以東、芷陽四路以西) in Lintong District, Xi'an City. It occupies a transferred land area of 93,024.68 sq.m. and is planned for residential use. The land use rights have been granted for a term of 70 years for residential use, with a plot ratio of ≥ 1.0 and ≤ 1.5 .

Recently, Jinan Future Land Chuangzhi Real Estate Development Co., Ltd.* (濟南新城創置房地產開發有限公司), a subsidiary of the Company, obtained the state-owned construction land use rights in respect of the land parcel No. Qichu 2016-40* (齊儲2016-40) in Qihe County, Dezhou City, Shandong Province at an aggregate consideration of RMB328,730,000. The land parcel is located to the west of Jingyi Road and south of Qimao Avenue in Qihe County* (齊河縣經一路以西、齊賢大街以南). It occupies a transferred land area of 57,659.00 sq.m. and is planned for residential use. The land use rights have been granted for a term of 70 years for residential use, with a plot ratio of ≤ 2.2 .

A subsidiary of the Company obtained the project of Jiuhua Industrial Park in Xiangtan City, Hunan Province by way of acquisition. The project is located to the west of Bubugao Avenue, north of Fulin Road, east of Jiangnan Avenue and south of Shangrui Expressway in Xiangtan City* (湘潭市步步高大道以西、伏林路以北、江南大道以東、上瑞高速以南), and occupies a transferred land area of 209,119.00 sq.m.. It is planned for commercial and residential use, with a plot ratio of 2.61. Currently, the project is 100% owned by the Company and the consideration payable is RMB348,197,400.

A subsidiary of the Company obtained the land parcel in Gaozi Town, Dantu District, Zhenjiang City, Jiangsu Province by way of acquisition. The land parcel is located to the west and east of Xiangshan Avenue in Gaozi Town, Dantu District, Zhenjiang City* (鎮江市丹徒區高資鎮香山大道以西及以東), and occupies a transferred land area of 43,041.00 sq.m.. It is planned for residential use, with a plot ratio of ≥ 1.0 and ≤ 1.6 , and for commercial and financial use, with a plot ratio of ≥ 1.0 and ≤ 2.5 . Currently, the project is 100% owned by the Company and the consideration payable is RMB56,000,000.

The sales data as disclosed above 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 shareholders and potential investors of the Company for referential purposes only. Shareholders and potential investors of the Company 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, shareholders and potential investors of the Company are advised to seek professional advice from professional or financial advisers.

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

PRC, August 4, 2017

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

* *Denotes the English translation of a Chinese Company or entity is provided for identification purpose only.*