新城发展
FUTURE
HOLDINGS

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 MARCH 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 March 2017, the Group achieved contracted sales of approximately RMB13,016 million, and contracted sales area of approximately 899,900 sq.m. The average selling price of contracted sales *(Note (1))* for March 2017 was approximately RMB15,131 per sq.m. *(Note (2))*.

For the first three months ended March 31, 2017, the Group achieved accumulated contracted sales of approximately RMB23,139 million. Accumulated contracted sales area amounted to approximately 1,626,300 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 March 2017 include a contracted sales area of approximately 233,400 sq.m. from joint ventures and the contracted sales amounted to approximately RMB5,016 million.

(3) the accumulated contracted sales achieved from January to March 2017 include approximately 377,100 sq.m. of contracted sales area from joint ventures and the contracted sales amounted to approximately RMB7,950 million.

Land Acquisition

Recently, Future Land Holdings Group 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, won the bid for the state-owned construction land use rights in respect of the land parcel No. [2017] Wang Gua 05 in Changsha County at a total price of RMB259,240,000 in the online state-owned land use rights open tender held by the Land and Resources Bureau of Changsha County, Changsha City, Hunan Province* (湖南省長沙市長沙縣國土資源局). Located in the west of Dongsixian and north of Wangxiang Road, Changsha County* (長沙縣東四線以西、望鄉路以北), the land parcel has a transferred land area of 73,855.26 sq.m. It is planned for other commercial services. The land use right has been granted for a term of 40 years with a plot ratio of ≤2.0.

On March 31, 2017, Changzhou Future Land Real Estate Development Co., Ltd.* (常州新城房產開發有限公司), a subsidiary of the Company won the bid for the state-owned construction land use rights in respect of the land parcel located to the north of Jintan Boulevard and to the east of Juxian Road in Jintan District, Changzhou City, Jiangsu Province and the land parcel located to the west of Qunxian Road and to the south of Jingui Road* (江蘇省常州市金壇區金壇大道北側、聚賢路東側地塊及群賢路西側、金桂路南側地塊) at a consideration of RMB601,500,000 and RMB1,677,000,000 respectively through bidding at public auction.

Among which, the land parcel to the north of Jintan Boulevard and to the east of Juxian Road is located in Binhu New District in Jintan District of Changzhou City, which spans to Jinkang Road to the east, Jintan Boulevard to the south, Juxian Road to the west and Hechang Road to the north* (常州市金壇區濱湖新城，東至金康路、南至金壇大道、西至聚賢路、北至和暢路). The land parcel occupies a site area of 48,592 sq.m.. It is planned for mixed residential and commercial use. The land use right has been granted for a term of 70 years for residential use and 40 years for commercial use, with a plot ratio of ＜2.5.

The land parcel to the west of Qunxian Road and to the south of Jingui Road is located in Binhu New District in Jintan District of Changzhou City, which spans to Qunxian Road to the east, Jintan Boulevard to the south, Jinkang Road to the west and Jingui Road to the north* (常州市金壇區濱湖新城，東至群賢路、南至金壇大道、西至金康路、北至金桂路). The land parcel occupies a site area of 134,344 sq.m.. It is planned for mixed residential and commercial use. The land use right has been granted for a term of 70 years for residential use and 40 years for commercial use, with a plot ration of ≤2.49.

A subsidiary of the Company obtained the land parcel to the south of Xishi Road and to the west of Fengming Road, Huishan District, Wuxi City, Jiangsu Province by way of cooperation. The land parcel spans to Fengming Road in the east, Tianchang Road in the south, the riverway in the west and Xishi Road in the north* (東至鳳鳴路、南至天昌路、西至河道、北至西石路), with a transferred land area of 103,846 sq.m. It is planned for mixed residential and commercial use. The land use right has been granted for a term of 70 years for residential use and 40 years for commercial use, with a plot ratio of ≤2.6 to 2.8. Currently, the subsidiary of the Company is obliged to pay a land premium of RMB363,830,000.

A subsidiary of the Company obtained the land parcels Nos. C1-2 and C5-5 in Luodian Old Town, Baoshan District, Shanghai by way of cooperation. The land parcels span to Luoxi Road in the east, Luochun Road in the south, Hutai Road in the west and Shitai Road in the north*(東至羅溪路、南至羅春路、西至滬太路、北至石太路), with an occupied site area of 89,155 sq.m. They are planned for ordinary commodity housing use and commercial use. The land use right has been granted for a term of 70 years for residential use and 40 years for commercial use, with plot ratios of 1.6 and 1.5 for land parcels No. C1-2 and No. C5-5, respectively. The subsidiary of the Company is obliged to pay a land premium of RMB516,350,000.

A subsidiary of the Company obtained the land parcels Puxi No.1 and No.2 located at Beicheng Street, Huangyan District, Taizhou City, Zhejiang Province*(浙江省台州市黃岩區北城街道浦西1號及2號地塊) by way of cooperation. The land parcels span to 2nd Ring Road West in the east, Jinchuan Road in the south, Guihua Road in the west and Gongxin Avenue in the north* (東至二環西路、南至錦川路、西至規劃道路、北至拱新大道), with a transferred land area of 73,581 sq.m. They are planned for urban residential use and wholesale and resale use. The land use right has been granted for a term of 70 years for residential use and 40 years for wholesale and resale use, with plot ratios of 1.0 to 2.4 and 1.0 to 2.6 for land parcels Puxi No.1 and Puxi No. 2, respectively. The subsidiary of the Company is obliged to pay a land premium of RMB130,550,000.

A subsidiary of the Company obtained land parcel No. 2017-7 located in Zhangqiu District, Jinan City, Shandong Province by way of cooperation. The land parcel spans to the Xiuyuan River green belt in the east, Century Avenue in the south, S244 Provincial Road in the west and Guihua Road in the north* (東至繡源河綠化帶、南至世紀大道、西至省道S244、北至規劃路), with a transferred land area of 62,592 sq.m. It is planned for other ordinary commodity housing use. The land use right has been granted for a term of 70 years for residential use with a plot ratio of 1.0 to 1.5. The subsidiary of the Company is obliged to pay a land premium of RMB197,240,000.

A subsidiary of the Company obtained the Guangyang Road No.1 and Kaixuancheng Projects land parcels* (廣陽道壹號及凱旋城項目地塊) located in Guangyang District, Langfang City, Hebei Province by way of acquisition. The Guangyang Road No.1 Project land parcel spans to Dongan Road in the east, Guangyang Road in the south, Bagan Canal in the west and the residential area in the north* (東至東安路、南至廣陽道、西至八千渠、北至住宅區), with an occupied site area of 71,464 sq.m. It is planned for residential use. The land use right has been granted for a term of 70 years for residential use with a plot ratio of 2.43. The Kaixuancheng Project land parcel is located to the southwest of the intersection of Xinhua Road and Beifeng Road, bordering Beifeng Road in the north, Xinhua Road in the east and Yinhe North Road in the west in Guangyang District* (廣陽區新華路與北風道交口西南處、北鄰北風道、東鄰新華路、西隔銀河北路), with an occupied site area of 87,068 sq.m. It is planned for residential, commercial, office and kindergarten use. The land use right has been granted for a term of 70 years for residential use, 50 years for education and mixed use and 40 years for commercial use, with a plot ratio of 1.96 and a remaining area of 10,970 sq.m currently available for sale. The subsidiary of the Company currently owns 100% interest in the above projects and is obliged to pay a land premium of RMB1,172,000,000.

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, April 6, 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 English translation of a Chinese Company or entity or address or vice versa and is provided for identification purpose only.*