



**Announce Operating Statistics for April 2016  
Contracted Sales amounted to RMB5.63 billion**

Operating Statistics for the month ended 30 April (unaudited)\*

<b>For the four months ended 30 April</b>				
	Contracted sales	Y-o-Y change	Contracted GFA	Y-o-Y change
	(RMB million)	(%)	(sq. m.)	(%)
2016	<b>17,158</b>	+2%	<b>1,373,758</b>	-2%
2015	16,779		1,396,487	

(May 6, 2016 – Hong Kong) Shimao Property Holdings Limited (“Shimao Property” or the “Company”, together with its subsidiaries, the “Group”; stock code: 813) is pleased to announce certain unaudited operating statistics of the Group for the four months ended 30 April 2016.

In April 2016, the Group’s contracted sales value amounted to approximately RMB5.63 billion (April 2015: RMB6.02 billion) and the contracted GFA amounted to 444,658 sq.m. (April 2015: 500,987 sq.m.). The Group’s aggregated contracted sales for the four months ended 30 April 2016 amounted to approximately RMB17.16 billion, representing a year-on-year increase of 2%. The average selling price for April 2016 was RMB12,655 per sq.m. and for the four months was RMB12,490 per sq.m..

This year the Central Government has set the tone for the overall property policy to be loose and destocking is the main theme. However, the divergence of property markets among cities led to policy tightening in cities where the markets were overheated. Since April, due to the rapid rise in residential prices in certain cities, tightening was seen to spread to the second-tier cities from the red-hot first-tier cities, including the residential price growth caps for projects within the six downtown districts as well as Jiangning and Pukou in Nanjing.

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*\*All the above figures are unaudited and meant for reference only, and are not intended, nor should be construed, to be an investment advice. Investors should exercise caution when interpreting these data.*

**About Shimao Property Holdings Limited**

Shimao Property is a leading developer of high quality real estate projects in China, with a broad-ranging portfolio of residential, commercial and hotel properties in prime locations. Currently, the Company has over 112 projects at different stages of development in 41 cities namely Shanghai, Beijing, Harbin, Wuhan, Nanjing, Fuzhou, Kunshan, Changshu, Shaoxing, Wuhu, Yantai, Shenyang, Suzhou, Xuzhou, Hangzhou, Mudanjiang, Dalian, Ningbo, Qingdao, Xiamen, Changsha, Guangzhou, Tianjin, Chengdu, Nanchang, Wuxi, Huizhou, Jinjiang, Hainan Wenchang, Jinan, Changchun, Nantong, Shishi, Minhou, Zhang Jia Gang, Chongqing, Yinchuan, Jiangyin, Shenzhen, Hong Kong etc..

The Group’s highly-acclaimed projects have been well received by property buyers and investors both within the PRC and internationally, and have been accredited numerous awards. Shimao Property concluded its 20 years of development in the property market in China and had completed the corporate restructuring of injecting commercial assets to Shanghai Shimao Co. Ltd. (“A Share Company”, SSE stock code: 600823) in 2009. The success of entering into the A share market represents an important milestone for the development of the Group.

For more information about Shimao Property, please visit the Group’s website: [www.shimaoproperty.com](http://www.shimaoproperty.com).

For enquiries:  
Corporate Finance and Investor Relations  
Shimao Property Holdings Limited  
Tel: 2511 9968  
Fax: 2511 0278  
Email: [lau.eva@shimaogroup.com.hk](mailto:lau.eva@shimaogroup.com.hk)