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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)

REDEMPTION OF SENIOR NOTES DUE 2020

Reference is made to the announcement of Shimao Property Holdings Limited (the “**Company**”) dated 8 January 2013 (the “**Announcement**”) in relation to the issuance of 6.625% senior notes due 2020 (the “**2020 Notes**”). Unless otherwise defined, capitalized terms used herein shall have the same meanings as defined in the Announcement.

Pursuant to the terms of the Indenture dated as of 14 January 2013 (as amended or supplemented from time to time), among the Company, the entities set forth in Schedule I thereto as Subsidiary Guarantors, the JV Subsidiary Guarantors party thereto and Citicorp International Limited as trustee (the “**Trustee**”), entered into in connection with the issuance of the 2020 Notes, the Company announces today that it has informed the Trustee and holders of the 2020 Notes that all the outstanding 2020 Notes will be redeemed in full on 6 February 2017 (the “**Redemption Date**”) at a redemption price equal to 103.3125% of the principal amount thereof, plus accrued and unpaid interest, if any, to (but not including) the Redemption Date (the “**Redemption Price**”).

As of the date of this announcement, the outstanding principal amount of the 2020 Notes is US\$800,000,000.

Upon redemption of the outstanding 2020 Notes on the Redemption Date, all the redeemed 2020 Notes will be cancelled.

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

Hong Kong, 6 January 2017

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.