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**Shui On Land Limited**

**瑞安房地產有限公司\***

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock code: 272)**

**ANNOUNCEMENT**

**PROPERTY SALES UPDATE  
FOR THE MONTH ENDED 31 DECEMBER 2015**

This announcement is made by Shui On Land Limited (the “**Company**”, together with its subsidiaries and associates, the “**Group**”) pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) under Part XIVA of the Securities and Futures Ordinance (Cap. 571) and Rule 13.09(2)(a) of the Listing Rules.

The Company wishes to provide to its shareholders the attached property sales update which contains certain operating data of the Group for the month ended 31 December 2015 (the “**Property Sales Update**”). The Property Sales Update is also available on the website of the Company ([www.shuionland.com](http://www.shuionland.com)). The Property Sales Update has been prepared on the basis of internal management records. It has not been audited or reviewed by external auditor, and as such the data is for investors’ reference only. The Property Sales Update is not an offer or solicitation for the purchase or sale of any securities or financial instruments or to provide any investment service or investment advice.

**Shareholders of the Company and potential investors should exercise caution when investing in or dealing in the securities of the Company.**

By Order of the Board  
**Shui On Land Limited**  
**Vincent H. S. LO**  
*Chairman*

Hong Kong, 6 January 2016

*At the date of this announcement, the executive directors of the Company are Mr. Vincent H. S. LO (Chairman), Mr. Frankie Y. L. WONG and Mr. Douglas H. H. SUNG; and the independent non-executive directors of the Company are Sir John R. H. BOND, Dr. William K. L. FUNG, Professor Gary C. BIDDLE, Dr. Roger L. McCARTHY, Mr. David J. SHAW and Mr. Anthony J. L. NIGHTINGALE.*

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**PROPERTY SALES UPDATE**  
**FOR THE MONTH ENDED 31 DECEMBER 2015**

- For the year of 2015, the Group achieved a total contracted property sales of RMB21.51 billion for a total gross floor area (“GFA”) of 630,700 square meters (“sq.m.”), representing 120% of its sales target of 2015 and 121% increase compared to 2014.
- In December 2015, contracted property sales amounted to RMB6,929 million for a GFA of 134,200 sq. m. and 42 units of carpark. Amongst which, RMB5,700 million was from the disposal of interest in Infoshore International Limited in relation to Corporate Avenue 3 Property in Shanghai, the PRC. The details of the transaction were set out in the announcement of the Company dated 10 December 2015 which is available on the websites of Hong Kong Exchanges and Clearing Limited and the Company.
- The average selling price per sq. m. of the Group for December 2015 was RMB51,600 per sq. m..
- Accumulated contracted property sales amounted to RMB21,513 million for the year 2015, comprising residential property sales of RMB8,335 million and commercial property sales of RMB13,187 million, respectively. Aggregated GFA sold reached 630,700 sq. m. with the average selling price of RMB34,100 per sq. m.. In addition, 1,566 units of carpark were sold in the year 2015.
- Unaudited data for the year 2015:

<b>For the twelve months ended December</b>	<b>Contracted property sales (RMB million)</b>	<b>Year-on-Year change (%)</b>	<b>Contracted property sold area (sq. m.)</b>	<b>Year-on-Year change (%)</b>
<b>2015</b>	<b>21,513</b>	<b>121%</b>	<b>630,700</b>	<b>36%</b>
2014	9,750		463,200	

- In addition to the contracted property sales reported above, as of 31 December 2015, the Group had recorded a total amount of RMB2,138 million of subscribed property sales, which is expected to be subsequently turned into contracted property sales in the following months.

*Note: This Property Sales Update has been prepared on the basis of internal management records. It has not been audited or reviewed by external auditor, and as such the data contained herein is for investors’ reference only.*

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