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瑞安房地產  
SHUI ON LAND

**Shui On Land Limited**

**瑞安房地產有限公司\***

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

**(Stock code: 272)**

**PROPOSED RESTRUCTURING AMONG EXISTING  
SHAREHOLDERS OF PROJECT COMPANIES INVOLVING:  
MAJOR AND CONNECTED TRANSACTIONS  
IN RELATION TO  
ESTABLISHMENT OF LIMITED PARTNERSHIP AND EQUITY  
TRANSFER OF PROJECT COMPANIES**

**DELAY IN DESPATCH OF CIRCULAR  
AND  
GRANT OF WAIVER FROM STRICT COMPLIANCE WITH RULE 14.41(a)  
OF THE LISTING RULES**

Reference is made to the announcement of the Company dated 5 November 2024 in respect of the Transaction and the announcement of the Company dated 26 November 2024 in relation to the delay in despatch of circular (the “**Announcements**”). Capitalised terms used herein shall have the same meanings as defined in the Announcements unless the context herein requires otherwise.

As set out in the Announcements, a circular containing, among other things, further details about the Cooperation Agreement, the Limited Partnership Agreement and the Transactions contemplated thereunder (the “**Circular**”) is expected to be despatched to the Shareholders within 15 business days after the publication of the Announcement, i.e., on or before 26 November 2024.

As additional time is required to finalise and complete the information for inclusion in the Circular, the Company has applied to the Stock Exchange for a waiver from strict compliance with Rule 14.41(a) of the Listing Rules (the “**Waiver**”) such that the despatch date of the Circular can be postponed to a date on or before 29 November 2024.

On 26 November 2024, the Stock Exchange granted the Waiver to the Company on the condition that the Company will despatch the Circular on or before 29 November 2024 and disclose the details of the Waiver by way of an announcement. The Waiver applies to this case only and the Stock Exchange may withdraw or change the Waiver if the Company's situation changes.

By Order of the Board  
**Shui On Land Limited**  
*Company Secretary*  
**UY Kim Lun**

Hong Kong, 27 November 2024

*At the date of this announcement, the executive directors of the Company are Mr. Vincent H. S. LO (Chairman), Ms. Stephanie B. Y. LO (Vice Chairman), Ms. Jessica Y. WANG (Chief Executive Officer), and Mr. Douglas H. H. SUNG (Chief Financial Officer and Chief Investment Officer); and the independent non-executive directors of the Company are Professor Gary C. BIDDLE, Mr. Anthony J. L. NIGHTINGALE, Mr. Shane S. TEDJARATI, Ms. Ya Ting WU, Mr. Albert K. P. NG, Mr. Gregory K. L. SO, and Ms. Randy W. S. LAI.*

*\* For identification purposes only*