

Shui On Land Limited

瑞安房地產有限公司*

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 272)

24 April 2025

Dear Shareholder(s),

Shui On Land Limited (the "Company")

Notice of Publication of 2024 Annual Report, Circular including Notice of Annual General Meeting and Proxy Form (the "Current Corporate Communication") and 2024
 Sustainability Report and Arrangement of Electronic Dissemination of Corporate Communication (Note 1)

We are pleased to inform you that the English and Chinese versions of the Company's Current Corporate Communication are now available on the Company's website at www.shuionland.com by clicking "Financial Reports" and "More Information" under "Investor Relations" and the website of Hong Kong Exchanges and Clearing Limited (HKExnews) at www.hkexnews.hk. If shareholders have previously selected to receive the Company's Corporate Communication in printed version, enclosed is the Current Corporate Communication of the Company in the language you have expressly chosen to receive.

If you have received the Current Corporate Communication in either English or Chinese only and would like to receive printed copies in the other language or if you have chosen (or are deemed to have consented) to read the Company's Corporate Communication published on the Company's website in place of receiving printed copies thereof and have any difficulty in receiving or gaining access to the Current Corporate Communication posted on the Company's website for any reason, please send your request by post to the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited (the "Company's Branch Share Registrar") at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong or by email to the Company's email address at sol.ecom@shuion.com.cn. Upon your written request, we will send the printed form of the Current Corporate Communication to you at our cost.

The Company's 2024 Sustainability Report is published in electronic form only and is available on the Company's website at www.shuionland.com by clicking the "Sustainability Report" under "Sustainability" and the HKExnews at www.hkexnews.hk. If you wish to receive a printed copy of the Company's 2024 Sustainability Report, please send your request by post to the Company's Branch Share Registrar or by email to the Company's email address.

Arrangement of Electronic Dissemination of Corporate Communication

Pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited relating to the expansion of paperless listing regime and electronic dissemination of corporate communication that came into effect on 31 December 2023, the Company is writing to inform you that the Company has adopted electronic dissemination of Corporate Communication.

Please note that both the English and Chinese versions of all Corporate Communication will continue to be disseminated using electronic means through the Company's website and the HKExnews website.

If you have previously made a valid request to receive Corporate Communication in printed form and wish to continue to receive future Corporate Communication in printed form, please complete, sign and return the enclosed Reply Form (the "Reply Form") to the Company's Branch Share Registrar or by email to the Company's email address. Any such request will remain valid until the instruction has been revoked or superseded or until the time when the Company publishes its next annual report in the following year (whichever is earlier). If the Company does not receive your duly completed and signed Reply Form or receive a response indicating an objection from you by 22 May 2025 and until you inform the Company c/o the Company's Branch Share Registrar of your preference by giving reasonable prior notice in writing or sending a notice by email to the Company's email address at sol.ecom@shuion.com.cn according to the relevant laws and regulations, you will be deemed to have consented to receiving all future Corporate Communication by electronic means through the Company's website.

Notwithstanding the above, please note that all Actionable Corporate Communication (Note 2) will be sent to you individually by email or by post in accordance with your indicated preference, in addition to being made available on the Company's website and the HKExnews website.

Collection of electronic contact details

To ensure timely receipt of the notification of publication of the latest Corporate Communication and Actionable Corporate Communication on the Company's website, the Company recommends you provide your email address by scanning your personalized QR code printed on the Reply Form. Alternatively, you may complete, sign and return the Reply Form to the Company's Branch Share Registrar or by email to the Company's email address.

If the Company does not receive your functional email address, until such time that the functional email address is provided to the Company's Branch Share Registrar, you will (i) be unable to receive email notifications regarding the publication of Corporate Communication on the Company's website and (ii) receive Actionable Corporate Communication in printed form in the future.

Should you have any queries in relation to this letter, please contact the Company's Branch Share Registrar at (852) 2862 8688 during business hours (9:00 a.m. to 6:00 p.m., Monday to Friday, excluding public holidays).

Yours faithfully, For and on behalf of Shui On Land Limited UY Kim Lun Company Secretary

- Note 1: Corporate Communication refers to any document(s) issued or to be issued by the Company for the information or action of holders of any of its securities, including but not limited to (a) the directors' report, its annual accounts together with a copy of the auditor's report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; and (f) a proxy form.
- Note 2: Actionable Corporate Communication is any corporate communication that seeks instructions from securities holders of the Company on how they wish to exercise their rights or make an election as securities holders of the Company.
- * For identification purposes only

REPLY FORM 回條				
To:	Shui On Land Limited (the "Company") (Stock Code: 272) c/o Computershare Hong Kong Investor Services Limited 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong	致:	: 瑞安房地產有限公司^(「本公司」) (股份代號: 272) 經香港中央證券登記有限公司 香港灣仔皇后大道東 183 號 合和中心 17M 樓	
(Please <u>choose ONLY ONE of the options below</u>) (請 <u>從以下選項中只選擇其中一項)</u>				
			Personalized QR Code 專屬二維碼	
	Option 1: Provide your email address for receiving notification of publication of future Corporate Communication* and Actionable Corporate Communication** on the Company's website via electronic dissemination by scanning your personalized QR code (Note 4) 選項 1: 掃瞄 图下專屬二維碼(神經*)提供 图下之電郵地址,以通過電子方式收取日後公司通訊*及可供採取行動的公司通訊**已在本公司網站登載之通知 You are NOT required to return this Reply Form if you choose Option 1. 如選擇了選項 1 , 图下無獨交回本回條。			
	AND AND THE PROPERTY OF THE PR			
Option 2: I/We hereby provide my/our email address in writing for receiving notification of publication of future Corporate Communication* and Actionable Corporate Corpora				
Nar	, ,		company 上市公司名稱:	
	Shui On L 空床		d Limited 有限公司	
Em	ail address 電郵地址: (Note 3/ 附註3)	<u> </u>	海 城公司	
	Option 3: I/We hereby request to receive future Corporate Communication* and Actionable Corporate Communication** in printed form. (Note 5) (Please mark "✓" in one of the below boxes if applicable) 水人 古等現要求收取日後公司通訊*及可供採取行動的公司通訊**之印刷本。(Mike 9) (如適用,請在以下一個方格內劃上「✓」號) Printed English Version Printed English and Chinese Versions 英文印刷本 英文及中文印刷本			
Signa 簽名	ature(s): ^(Notes 1 & 2) Contact number : <i>(附註 1 及 2)</i> 聯絡電話號碼:		Date: 日期:	

Notes 所注:
1. Please complete all your details clearly. If your shares are held in joint names, all of the joint shareholders should jointly sign this Reply Form in order to be valid.

京海管域是 图 下之所存款书。边震能是现代,即本回路部址所有着名股束器合瓷器,方為有效。
2. Any Reply Form with no signature or otherwise incorrectly completed will be void 任何回路音光存离子理或往往他方面成為不正確,即本回路跨台市野
3. If the Company does not receive a functional email address sit you will be unable to receive notification of publication of Corporate Communication on the Company's website.

如本公司资政有政制 图下的存效重要地址,图下的有效重要地址,图下将未进设验公司通訊已在公司股股合配金型规划。
If you provide more than one email address Sit you for Code, email, reply form and/or other means, only the latest email address sit you will be registered at you will receive Communication in printed form.

如 图下在原境 子格内象上 (**)、第、将不含有重新地址接色影,图下只要收取公司通訊的问题本。

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为 包存模,在本回像上的任何额外指示,本公司將不予德理。

PERSONAL INFORMATION COLLECTION STATEMENT 改集個人資料學明

"Personal Data" in this statement has the same meaning as "personal data" defined under the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong (PDPO"). The supply of your Personal Data is on a voluntary basis for the purpose of verifying and recording your choice of language and means of receipt of corporate communications of the Company and the delivery of those corporate communications. We may transfer or disclose your Personal Data to the Company's Branch Share Registrar and/or other companies or bodies for the purpose stated above, or when it is required to do so by law and will be retained for such period as may be necessary for our verification and record purposes. You have the right to request access to and/or correction of your Personal Data to the Company's Branch Share Registrar and/or other companies or bodies for the purpose stated above, or when it is required to do so by law and will be retained for such period as may be necessary for our verification and record purposes. You have the right to request access to and/or correction of your Personal Data to the Company's Branch Share Registrar and/or other companies or bodies for the purpose and the necessary for our verification and record purposes. You have the right to request access to and/or correction of your Personal Data to the Company's Branch Share Registrar and/or other companies or bodies for the purpose stated above, or when it is required to do so by law and will be retained for such personal Data to the Company's Branch Share Registrar and/or other companies or bodies for the purpose stated above, or when it is required to do so by law and will be retained for such personal Data to the Company's Branch Share Registrar and/or other companies or bodies for the purpose of verifying and record purposes. You have the right to request access to and/or correction of your Personal Data to the Company's Branch Share Registrar and/or other companies or verifications. We ha

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^ For identification purposes only 僅供識別

Notes 附計

Mailing Label 郵寄標籤

Computershare Hong Kong Investor Services Limited 香港中央證券登記有限公司 Freepost No. 簡便回郵號碼: 37 Hong Kong 香港