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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)

**MAJOR TRANSACTION IN RELATION TO
CAPITAL CONTRIBUTION INCREASE TO THE FUND
AND
EQUITY TRANSFER OF PROJECT COMPANIES**

DELAY IN DESPATCH OF CIRCULAR

Reference is made to the announcement of the Company dated 25 June 2025 (the “**Announcement**”) in respect of the Cooperation Agreement and the Transactions contemplated thereunder. Capitalised terms used herein shall have the same meanings as defined in the Announcement unless the context herein requires otherwise.

As set out in the Announcement, a circular containing, among other things, further details about the Cooperation Agreement and the Transactions contemplated thereunder (the “**Circular**”) is expected to be despatched to the Shareholders within fifteen (15) business days after the publication of the Announcement, i.e., on or before 17 July 2025.

As additional time is required to finalise and complete the information for inclusion in the Circular, including, among other things, financial information of the Group (including the statement of indebtedness and information required for preparing the letter in relation to the working capital sufficiency), 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**”) for an extension of the despatch date of the Circular. Further announcement will be made by the Company in respect of the Waiver and the expected despatch date of the Circular.

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

Hong Kong, 17 July 2025

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 Mr. Anthony J. L. NIGHTINGALE, Mr. Shane S. TEDJARATI, Ms. Ya Ting WU, Mr. Albert K. P. NG, Mr. Gregory K. L. SO, Ms. Randy W. S. LAI, and Mr. Clement K. M. KWOK.

** For identification purposes only*