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

References are made to the announcement of the Company dated 25 June 2025 (the “**Announcement**”) in relation to, among other things, the Cooperation Agreement and the Transactions contemplated thereunder and the announcement of the Company dated 17 July 2025 in relation to the delay in dispatch of Circular (the “**Delay Announcement**”). Capitalised terms used herein shall have the same meanings as defined in the Announcement and the Delay Announcement unless the context herein requires otherwise.

As set out in the Delay Announcement, the Company has applied to the Stock Exchange for a waiver from strict compliance with Rule 14.41(a) of the Listing Rules for an extension of the despatch date of the Circular based on the reasons therein stated.

On 24 July 2025, the Stock Exchange granted the Waiver to the Company on the condition that the Company will despatch the Circular on or before 31 July 2025. 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, 24 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*