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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)

PASS AWAY OF INDEPENDENT NON-EXECUTIVE DIRECTOR

The board of directors (the “**Board**”) of Shui On Land Limited (the “**Company**”) announces with sadness that Mr. Gregory Kam Leung SO (“**Mr. So**”), an Independent Non-executive Director and a member of each of the Audit and Risk Committee and the Remuneration Committee of the Company, passed away on 13 December 2025.

The late Mr. So had been an Independent Non-executive Director of the Company since July 2023. On behalf of the Company, the Board would like to express its deepest sorrow for the departure of Mr. So and convey its condolences to his family. The Board would also like to express its sincere appreciation to the late Mr. So for his valuable contribution to the Company in the past.

Following the pass away of Mr. So, the number of the members of the Audit and Risk Committee has fallen below the minimum of 3 members required under Rule 3.21 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Remuneration Committee no longer comprise a majority of independent non-executive directors as required under Rule 3.25 of the Listing Rules.

The Board is in the process of identifying suitable candidates to fill the vacancies of the member of the Audit and Risk Committee and the Remuneration Committee, and it will use its best endeavours to ensure that such appointments are made as soon as practicable and, in any event, within three months from the date of the pass away of Mr. So pursuant to Rules 3.23 and 3.27 of the Listing Rules. The Company will make further announcement(s) as and when appropriate.

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

Hong Kong, 15 December 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, and Mr. Douglas H. H. SUNG; 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, Ms. Randy W. S. LAI, and Mr. Clement K. M. KWOK.

** for identification purposes only*