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Shui On Land Limited

瑞安房地產有限公司*

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 272)

ANNOUNCEMENT

PROPERTY SALES UPDATE FOR THE SECOND HALF OF 2025

This announcement is made by Shui On Land Limited (the “**Company**”, together with its subsidiaries and associates, the “**Group**”) pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) under Part XIVA of the Securities and Futures Ordinance (Cap. 571) and Rule 13.09(2)(a) of the Listing Rules.

The Company wishes to provide to its shareholders the attached property sales update which contains certain operating data of the Group for the second half of 2025 (the “**Property Sales Update**”). The Property Sales Update is also available on the website of the Company (www.shuionland.com). The Property Sales Update has been prepared on the basis of internal management records. It has not been audited or reviewed by external auditor, and as such the data is for investors’ reference only. The Property Sales Update is not an offer or solicitation for the purchase or sale of any securities or financial instruments or to provide any investment service or investment advice.

Shareholders of the Company and potential investors should exercise caution when investing in or dealing in the securities of the Company.

By Order of the Board
Shui On Land Limited
UY KIM LUN
Company Secretary

Hong Kong, 9 January 2026

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*



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**PROPERTY SALES UPDATE
FOR THE SECOND HALF OF 2025**

For the year 2025, the Group's accumulated contracted property sales amounted to RMB7,916 million

- Accumulated contracted property sales totalled to RMB7,916 million for the year of 2025, comprising residential property sales of RMB7,246 million and commercial property sales of RMB670 million. Aggregated gross floor area (“GFA”) sold for contracted property sales reached 130,466 square metres (“sq. m.”) with the average selling price of RMB60,700 per sq. m. In addition, 4,003 units of carpark were sold in the year of 2025.
- For the second half of 2025, contracted property sales amounted to RMB4,443 million, comprising residential property sales of RMB3,956 million and commercial property sales of RMB487 million. Total GFA of contracted property sales were 67,932 sq. m. with the average selling price of RMB65,400 per sq. m. In addition, 2,929 units of carpark were sold in the second half of 2025.
- In addition to the contracted property sales reported above, as of 31 December 2025, the Group had recorded a total of RMB639 million of subscribed sales, which is expected to be subsequently turned into contracted property sales in the following months.

Note: This Property Sales Update has been prepared on the basis of internal management records. It has not been audited or reviewed by external auditor, and as such the data contained herein is for investors' reference only.

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