

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

This announcement is for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for the securities referred to herein. This announcement is not, and is not intended to be, an offer of securities of the Company for sale, or the solicitation of an offer to buy securities of the Company, in the United States. The securities referred to herein have not been and will not be registered under the U.S. Securities Act, or any state securities laws of the United States, and may not be offered or sold within the United States except pursuant to an exemption under, or in a transaction not subject to, the U.S. Securities Act. This announcement and the information contained herein are not for distribution, directly or indirectly, in or into the United States. No public offer of the securities referred to herein is being or will be made in the United States.



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)

SETTLEMENT OF THE TENDER OFFER

Joint Dealer Managers



J.P.Morgan

This announcement is made by the Company pursuant to Rule 13.09(2)(a) of the Listing Rules and Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the laws of Hong Kong).

Reference is made to the announcements of the Company relating to the Tender Offer dated January 19, 2026 and January 28, 2026 (the “**Announcements**”). Capitalised terms used but not otherwise defined in this announcement shall have the meanings given to them in the Announcements.

PURCHASE AND SETTLEMENT

The Company hereby announces that the validly tendered Notes representing an aggregate principal amount of US\$295,218,000 have been accepted, purchased and cancelled by the Company on January 29, 2026 pursuant to the terms set forth in the Tender Offer Memorandum. Following the settlement of the Tender Offer and cancellation of the Notes purchased pursuant to the Tender Offer, the outstanding aggregate principal amount of the Notes is US\$104,782,000 as of January 29, 2026.

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

Hong Kong, January 30, 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 (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, Ms. Randy W. S. LAI, and Mr. Clement K. M. KWOK.

** For identification purpose only*