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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)**

## 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*