瑞安房地產
SHUI ON LAND

Press Release

***Shui On Land Announces 2026 Interim Results***
***Prudent Operations Enhance Overall Profitability***

[27 August 2026, Hong Kong] – Shui On Land Limited (the "Company", together with its subsidiaries, "the Group", Stock Code: 272) today announced its unaudited interim results for the six months ended 30 June 2026. Despite challenging business conditions, the Group delivered improved financial performance, with core earnings growing and a return to profit.

## Profit Recovery and Financial Resilience

The first half of 2026 was marked by widening geopolitical conflicts, ongoing economic restructuring in China, and a continued bottoming-out trend in the property market. Against this backdrop, the Group's prudent operations drove core earnings up 53% year-on-year to RMB403 million, while profit attributable to shareholders recovered to a positive RMB223 million, representing a 337% year-on-year increase.

As at 30 June 2026, the Group's net gearing ratio remained healthy at 56%, supported by cash and bank deposits of RMB6,142 million. The Group met all its financial obligations, including the full repayment of the USD400 million senior notes due in June 2026. In the first half of 2026, the Group successfully issued USD450 million in senior notes, extending its overall debt maturity profile while providing additional liquidity.

The year 2026 marks the 20$^{th}$ anniversary of the Group's listing on The Stock Exchange of Hong Kong, a significant milestone that reflects two decades of resilience, growth and unwavering trust from our shareholders. To express our sincere gratitude for this steadfast support and show our commitment to sharing our success with those who have been part of our story, the Board has resolved to declare a 20$^{th}$ anniversary special dividend of HKD0.04 per share.

Mr. Douglas H. H. Sung, Chief Financial Officer and Chief Investment Officer of Shui On Land, said, "Our disciplined approach to liquidity and balance sheet management continues to serve us well in a volatile market. The successful bond issuance reflects investor confidence in our credit standing. We will continue to exercise prudent capital management and explore diversified onshore and offshore funding approaches to optimise our capital structure and preserve financial flexibility."

## Residential Sales Gain Momentum

In the first half of 2026, residential demand remained concentrated in core cities, where policy support and resilient economic fundamentals buoyed market sentiment and stabilised prices – accelerating the Group's residential sales.

In Shanghai, all heritage-inspired villas and townhouses with pre-sale permits at Lakeville VI have been fully sold. The remaining one-third of units, for which pre-sale permits are pending, have attracted significant buyer interest and are ready for contract signing once the permits are granted. In Wuhan, La Valle – the final residential phase of Wuhan Xintiandi – was fully sold in the second quarter of 2026, achieving the highest price and fastest sales pace in its submarket. Meanwhile, KIC Wuhan continued to drive steady growth in residential sales, with phases R7 and R8 fully sold, and phase R2 77% contracted and subscribed within ten days of launch.

Ms. Jessica Y. Wang, Chief Executive Officer of Shui On Land, said, "The encouraging sales performance of our projects in both Shanghai and Wuhan demonstrates that premium assets in higher-tier cities – offering exceptional quality, superior service and an outstanding community experience – remain the preferred choice for high-net-worth individuals in China. The success of the Lakeville brand and our Best-in-Class product strategy provide a strong foundation for future residential launches."

## Xintiandi Communities Fuel Rental Income Growth

Despite subdued growth in China's consumer market, the Group's commercial property portfolio demonstrated resilience, underpinned by the strength of its Xintiandi communities. Total rental and related income (including joint ventures and associates) for the period rose 4% year-on-year to RMB1,856 million, driven by solid performance from the Shanghai portfolio and additional contributions from Xintiandi Dongtaili and Wuhan KIC Park, both of which opened in 2025.

In the retail portfolio, average occupancy remained stable at 94%, while shopper traffic and retail sales grew by 17% and 20%, respectively. In the office sector, the Group achieved a high average occupancy of 94% across its mature Shanghai portfolio, supported by a differentiated community experience and exceptional operational standards.

Mr. Allan B. Zhang, Chief Executive Officer of Shui On Xintiandi, remarked, "Through placemaking, content creation and service excellence, we deliver vibrant lifestyle experiences that resonate with consumers. We are also proactively seizing opportunities arising from the recovery of inbound tourism to unlock the spending potential of international visitors. Our ability to adapt to shifting consumption patterns while maintaining the appeal of our Xintiandi communities drives our sustained rental growth."

## Urban Regeneration and Placemaking: A Strategic Driver of Long-Term Development

China's property market is expected to remain in a gradual bottoming-out process over the short to medium term. Differentiation across cities, regions and product segments is expected to be an enduring feature, with competition increasingly driven by the ability to create lasting value rather than scale alone.

In this environment, the Group remains focused on urban regeneration opportunities in first-tier and selected second-tier cities within the Yangtze River Delta and the Greater Bay Area. The Group adheres to a prudent and disciplined investment strategy, targeting the premium segment in prime locations while expanding its business through the Asset-Light Strategy to amplify capabilities with minimal capital commitment.

Mr. Vincent H. S. Lo, Chairman of Shui On Land, commented, "While near-term challenges persist, the long-term outlook for China's urban regeneration sector remains promising. The 15th Five-Year Plan has set a clear direction for high-quality urban development, and our strategic focus, backed by strong brand franchises, positions us well to navigate headwinds and capture future opportunities.

At the heart of our strategy lies our expertise in urban regeneration and placemaking – a strength recently recognised by TIME magazine, which named us among the 'World's Most Impactful Companies 2026'. We are proud to be the first and only Chinese property company to receive this global honour. This recognition affirms that our Xintiandi communities not only set a global benchmark but also represent the right approach for China's future urban development.

Looking ahead, we remain steadfast in our commitment to delivering effective solutions for China's urban development and creating long-term value for all our stakeholders."

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## About Shui On Land

Founded in 2004, Shui On Land (Stock Code: 272) is a leading urban solution provider in China, offering a diverse portfolio in top tier cities across the country with two core business segments: property development and asset management. The Company specialises in urban regeneration and developing communities that prioritise culture, social engagement, and sustainability. Shui On Land is committed to delivering a best-in-class lifestyle through its well-known brands "Xintiandi" and "Lakeville". As of June 30, 2026, the Company holds a land bank of 7.6 million sq.m. in prime locations across key Chinese cities. Its wholly owned subsidiary, Shui On Xintiandi, serves as the commercial property investment and management arm, making it one of the largest private commercial property managers in Shanghai. This subsidiary oversees a portfolio of RMB78.4 billion of office and retail premises in Shanghai, including the flagship Shanghai Xintiandi.

Shui On Land was listed on The Stock Exchange of Hong Kong on October 4, 2006. The Company has been named among TIME magazine's inaugural "World's Most Impactful Companies" list for 2026, making it the first and only Chinese property company to receive this prestigious accolade. The Company is also included in several key indices, such as the BI China Real Estate Owners and Developers Valuation Peers, and the Bloomberg ESG Data Index.

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