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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)

MAJOR TRANSACTION
SUPPLEMENTAL AGREEMENTS IN RELATION TO THE LAND RESUMPTION AGREEMENTS

DELAY IN DESPATCH OF CIRCULAR AND GRANT OF WAIVER FROM STRICT COMPLIANCE WITH RULE 14.41(a) OF THE LISTING RULES

Reference is made to the announcement of the Company dated 23 October 2026 (the "**Announcement**") in relation to, among others, the Supplemental Agreements and the announcement of the Company dated 13 November 2026 in respect of the delay in despatch of the Circular (the **"Delay Announcement**"). Capitalised terms used herein shall have the same meanings as those defined in the Announcement and the Delay Announcement unless the context herein requires otherwise.

As disclosed in the Delay Announcement, as additional time is required to finalise the contents to be included in the Circular, the Company has applied to the Stock Exchange for the Waiver from strict compliance with Rule 14.41(a) of the Listing Rules for an extension of the deadline for the despatch of the Circular.

On 20 November 2026, the Stock Exchange granted the Waiver to the Company on the condition that the Company will despatch the Circular on or before 30 November 2026 and disclose the details of and reasons for the Waiver by way of an announcement. The Waiver applies to this case only and the Stock Exchange may withdraw or change the Waiver if the Company's situation changes.

By Order of the Board
Shui On Land Limited
Company Secretary
UY Kim Lun

Hong Kong, 20 November 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 TEDJARATI, Ms. Ya Ting WU, Mr. Albert K. P. NG, Ms. Randy W. S. LAI, Mr. Clement K. M. KWOK, and Mr. Stuart MERCIER.

** For identification purposes only*