

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.



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 MONTH ENDED 28 FEBRUARY 2013

This announcement is made by Shui On Land Limited (the “**Company**”, together with its subsidiaries, 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 month ended 28 February 2013 (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 auditors, 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
Freddy C. K. LEE
Chief Executive Officer

Hong Kong, 7 March 2013

At the date of this announcement, the executive directors of the Company are Mr. Vincent H. S. LO (Chairman), Mr. Freddy C. K. LEE (Chief Executive Officer) and Mr. Daniel Y. K. WAN; the non-executive director of the Company is Mr. Frankie Y. L. WONG; and the independent non-executive directors of the Company are Sir John R. H. BOND, Dr. William K. L. FUNG, Professor Gary C. BIDDLE, Dr. Roger L. McCARTHY and Mr. David J. SHAW.

** For identification purpose only*



Shui On Land Limited
瑞安房地產有限公司*

(Incorporated in the Cayman Islands with limited liability)
(Stock code: 272)

PROPERTY SALES UPDATE
FOR THE MONTH ENDED 28 FEBRUARY 2013

- In February 2013, contracted property sales amounted to RMB283 million for a gross floor area (“GFA”) of 10,900 square meters (“sq. m.”) and 40 units of carpark.
- The average selling price per sq. m. of the Group for February 2013 was RMB25,600 per sq. m..
- Accumulated contracted property sales amounted to RMB2,524 million for the first two months of 2013, representing 28% of the Group’s full year property sales target of RMB9 billion. Aggregated GFA sold reached 73,100 sq. m. with the average selling price of RMB34,400 per sq. m.. In addition, 82 units of carpark were sold in the first two months of 2013.

- Unaudited data for the first two months of 2013:

For the first two months ended February	Contracted property sales (RMB million)	Year-on-Year change (%)	Contracted property sold area (sq. m.)	Year-on-Year change (%)
2013	2,524	434%	73,100	221%
2012	473		22,800	

- Contracted property sales in February 2013 dropped as compared to January 2013 because no new property was launched for sale during the Chinese New Year holiday period.
- In addition to the contracted property sales reported above, as of 28 February 2013, the Group has recorded a total amount of RMB805 million of subscribed property 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 auditors, and as such the data contained herein is for investors’ reference only.

**For identification purpose only*