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**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 31 MAY 2013**

This announcement is made by Shui On Land Limited (the “**Company**”, together with its subsidiaries and associates, 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 31 May 2013 (the “**Property Sales Update**”). The Property Sales Update is also available on the website of the Company ([www.shuionland.com](http://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, 6 June 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.*

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**PROPERTY SALES UPDATE**  
**FOR THE MONTH ENDED 31 MAY 2013**

- In May 2013, contracted property sales amounted to RMB866 million for a gross floor area (“GFA”) of 33,700 square meters (“sq. m.”) and 540 units of carpark.
- The average selling price per sq. m. of the Group for May 2013 was RMB25,700 per sq. m..
- Accumulated contracted property sales amounted to RMB5,516 million for the first five months of 2013, representing 61% of the Group’s full year property sales target of RMB9 billion. Aggregated GFA sold reached 196,500 sq. m. with the average selling price of RMB28,100 per sq. m.. In addition, 680 units of carpark were sold in the first five months of 2013.
- Unaudited data for the first five months of 2013:

<b>For the first five months ended May</b>	<b>Contracted property sales (RMB million)</b>	<b>Year-on-Year change (%)</b>	<b>Contracted property sold area (sq. m.)</b>	<b>Year-on-Year change (%)</b>
<b>2013</b>	<b>5,516</b>	<b>340%</b>	<b>196,500</b>	<b>240%</b>
2012	1,255		57,800	

- In addition to the contracted property sales reported above, as of 31 May 2013, the Group has recorded a total amount of RMB1,401 million of subscribed property sales, which is expected to be subsequently turned into contracted property sales in the following months.
- On 26 May 2013, the Dalian Tiandi project launched the first batch of residential apartments Splendid Bay located at Hekou Bay, Dalian, the People’s Republic of China. As of 31 May 2013, 127 units out of 214 units have been sold fetching a total amount of RMB138 million.
- On 26 May 2013, the Group further launched Tower 1 of the residential apartments Wuhan Tiandi B11 erected on Lot B11 of the Wuhan Tiandi project. As of 31 May 2013, 31 units out of 58 units have been sold for a total amount of RMB215 million.

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