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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 30 NOVEMBER 2015

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 30 November 2015 (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 auditor, 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
Vincent H. S. LO
Chairman

Hong Kong, 4 December 2015

At the date of this announcement, the executive directors of the Company are Mr. Vincent H. S. LO (Chairman) and 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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FOR THE MONTH ENDED 30 NOVEMBER 2015

- In November 2015, contracted property sales amounted to RMB590 million for a gross floor area (“GFA”) of 42,100 square metres (“sq. m.”) and 24 units of carpark.
- The average selling price per sq. m. of the Group for November 2015 was RMB14,000 per sq. m..
- Accumulated contracted property sales amounted to RMB14,584 million for the first eleven months of 2015, comprising residential property sales of RMB7,206 million and commercial property sales of RMB7,378 million, respectively. Aggregated GFA sold reached 496,500 sq. m. with the average selling price of RMB29,400 per sq. m.. In addition, 1,524 units of carpark were sold in the first eleven months of 2015.
- Unaudited data for the first eleven months of 2015:

| For the eleven months ended November | Contracted property sales (RMB million) | Year-on-Year change (%) | Contracted property sold area (sq. m.) | Year-on-Year change (%) |
|---|--|------------------------------------|---|------------------------------------|
| 2015 | 14,584 | 95% | 496,500 | 37% |
| 2014 | 7,489 | | 362,000 | |

- In addition to the contracted property sales reported above, as of 30 November 2015, the Group had recorded a total amount of RMB830 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 auditor, and as such the data contained herein is for investors’ reference only.

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