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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 JANUARY 2017**

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 January 2017 (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 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, 8 February 2017

*At the date of this announcement, the executive directors of the Company are Mr. Vincent H. S. LO (Chairman) and Mr. Douglas H. H. SUNG (Chief Financial Officer); 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, Mr. David J. SHAW and Mr. Anthony J. L. NIGHTINGALE.*

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**PROPERTY SALES UPDATE**  
**FOR THE MONTH ENDED 31 JANUARY 2017**

- In January 2017, contracted property sales amounted to RMB791 million, comprising residential property sales of RMB174 million and commercial property sales of RMB617 million, respectively, for a gross floor area (“GFA”) of 25,300 square metres (“sq. m.”) and 72 units of carpark.
- The average selling price per sq. m. of the Group for January 2017 was RMB31,300 per sq. m..
- Unaudited data for the first month of 2017:

<b>For the month ended January</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>2017</b>	<b>791</b>	<b>-52%</b>	<b>25,300</b>	<b>-54%</b>
2016	1,661		54,700	

- In addition to the contracted property sales reported above, as of 31 January 2017, the Group had recorded a total amount of RMB1,362 million of subscribed property sales, which is expected to be subsequently turned into contracted property sales in the following months.

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