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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 APRIL 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 30 April 2017 (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, 5 May 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 30 APRIL 2017

- In April 2017, contracted property sales amounted to RMB953 million, comprising residential property sales of RMB304 million and commercial property sales of RMB649 million, respectively, for a gross floor area (“GFA”) of 26,600 square metres (“sq. m.”) and 129 units of carpark.
- The Group’s average selling price of the signed contracts for April 2017 was RMB35,800 per sq. m.
- Accumulated contracted property sales amounted to RMB1,939 million for the first four months of 2017, comprising residential property sales of RMB624 million and commercial property sales of RMB1,315 million, respectively. Aggregated GFA sold reached 67,900 sq. m. with the average selling price of RMB28,500 per sq. m. In addition, 366 units of carpark were sold in the first four months of 2017.
- Unaudited data for the first four months of 2017:

For the four months ended April	Contracted property sales** (RMB million)	Year-on-Year change (%)	Contracted property sold area** (sq. m.)	Year-on-Year change (%)
2017	1,939	-77%	67,900	-84%
2016	8,553		425,500	

- In addition to the contracted property sales reported above, as of 30 April 2017, the Group had recorded a total of RMB5,571 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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** *Data of 2016 including other assets disposal.*