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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 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 May 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, 7 June 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 MAY 2017**

- Unaudited data for the first five months of 2017\*\*:

For the five months ended May	Subscribed property sales (RMB million)	Year-on-Year change (%)	Contracted property sales (RMB million)	Year-on-Year change (%)	Contracted property sold area (sq. m.)	Year-on-Year change (%)
<b>2017</b>	<b>9,472</b>	<b>422%</b>	<b>2,960</b>	<b>-78%</b>	<b>87,900</b>	<b>-87%</b>
2016	1,815		13,406		680,800	

\*\* Data including other assets disposal

- In May 2017, contracted property sales amounted to RMB1,021 million, comprising residential property sales of RMB927 million and commercial property sales of RMB94 million, respectively, for a gross floor area (“GFA”) of 20,000 square metres (“sq. m.”) and 35 units of carpark.
- The Group’s average selling price of the signed contracts for May 2017 was RMB51,200 per sq. m.
- Accumulated contracted property sales amounted to RMB2,960 million for the first five months of 2017, comprising residential property sales of RMB1,551 million and commercial property sales of RMB1,409 million, respectively. Aggregated GFA sold reached 87,900 sq. m. with the average selling price of RMB33,700 per sq. m. In addition, 401 units of carpark were sold in the first five months of 2017.
- In addition to the contracted property sales reported above, as of 31 May 2017, the Group had recorded a total of RMB9,472 million of subscribed property sales and other assets disposal, of which subscribed other assets disposal was RMB4,133 million, which is expected to be subsequently turned into contracted property sales and other assets disposal in the following months.

- Subscribed other assets disposal referred to the disposal of 79.2% of the interests in certain portfolio of properties in relation to Chongqing project. The details of the transaction were set out in the announcement of the Company dated 26 May 2017 which is available on the websites of Hong Kong Exchanges and Clearing Limited and the Company.

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