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瑞安房地產
SHUI ON LAND

Shui On Land Limited **瑞安房地產有限公司***

(Incorporated in the Cayman Islands with limited liability)
(Stock code: 272)

UNUSUAL PRICE AND TRADING VOLUME MOVEMENTS

This announcement is made by Shui On Land Limited (the “**Company**”) at the request of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) and pursuant to the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Cap. 571, Laws of Hong Kong) (“**SFO**”) and Rules 13.09 and 13.10 of the Rules Governing the Listing of Securities on the Stock Exchange.

The board (the “**Board**”) of directors (the “**Directors**”) of the Company has noted the increase in the price and trading volume of the shares of the Company on 9 February 2018.

Having made such enquiry with respect to the Company as is reasonable in the circumstances, the Board confirms that, it is not aware of any reasons for such price and volume movements or of any information which must be announced to avoid a false market in the Company’s securities or of any inside information that needs to be disclosed under Part XIVA of the SFO.

This announcement is made by the order of the Company. The Board of Directors collectively and individually accepts responsibility for the accuracy of this announcement.

Shareholders and potential investors of the Company should exercise caution when dealing in the securities of the Company.

By Order of the Board
Shui On Land Limited
Uy Kim Lun
Company Secretary

Hong Kong, 9 February 2018

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.

**For identification purposes only*