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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)

ANNOUNCEMENT

PROPERTY SALES UPDATE FOR THE MONTH ENDED 31 JULY 2018

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 July 2018 (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, 8 August 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*



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PROPERTY SALES UPDATE FOR THE MONTH ENDED 31 JULY 2018

- Unaudited data for the first seven months of 2018:

For the seven months ended July	Contracted property sales (RMB million)	Year-on-Year change (%)	Contracted property sales sold area (sq. m.)	Year-on-Year change (%)	Other assets disposal (RMB million)	Year-on-Year change (%)	Subscribed property sales (RMB million)	Year-on-Year change (%)
2018	8,011	40%	237,500	83%	7,749	87%	2,625	-6%
2017	5,733		129,500		4,133		2,795	

- In July 2018, contracted property sales amounted to RMB2,032 million, comprising residential property sales of RMB2,025 million and commercial property sales of RMB7 million, respectively.
- In July 2018, total gross floor area (“GFA”) of contracted property sales were 35,200 square metres (“sq. m.”) and 33 units of carpark.
- The Group’s average selling price of the signed contracts respecting property sales for July 2018 was RMB58,000 per sq. m.
- Accumulated contracted property sales and other assets disposal amounted to RMB15,760 million for the first seven months of 2018, comprising residential property sales of RMB7,933 million, commercial property sales of RMB78 million and other assets disposal of RMB7,749 million, respectively. Excluding other asset disposal, the aggregated GFA sold for contracted property sales reached 237,500 sq. m. with the average selling price of RMB33,700 per sq. m. In addition, 174 units of carpark were sold in the first seven months of 2018.
- In addition to the contracted property sales and other assets disposal reported above, as of 31 July 2018, the Group had recorded a total of RMB2,625 million of subscribed property sales, which is expected to be subsequently turned into contracted property sales in the following months. The subscribed property sales were mainly contributed by the launch of pre-sales of Shanghai Taipingqiao Lakeville Luxe in April.

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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