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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

POTENTIAL MAJOR TRANSACTION LAND TENDER AT YANGPU DISTRICT, SHANGHAI, THE PRC INSIDE INFORMATION

This announcement is made by Shui On Land Limited (the “**Company**”) 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) (the “**SFO**”) and Rule 13.09(2)(a) of the Listing Rules.

The board of directors of the Company (the “**Board**”) announces that on 25 October 2022, on the website of Shanghai Municipal Yangpu District Planning and Natural Resources Bureau* (上海市楊浦區規劃和自然資源局) (the “**Bureau**”), it was announced that an entity to be established under the laws of the PRC with limited liability which will be owned as to 60% by Shanghai Fangrui and 40% by Shanghai Yangshupu, has been confirmed as the selected tenderer for the Land and to participate in its subsequent grant of land use rights for land parcel of 03B3-01 located at Pingliang community, Yangpu District, Shanghai, the PRC (the “**Land**”), and in the development of the Land.

The result of the tender of the Land is subject to the subsequent arrangement for the grant of land use rights and announcement to be made by the relevant bureau. No legally binding contract in respect of the Land has been entered into with the Bureau at this stage.

If the acquisition of the Land (the “**Acquisition**”) were to proceed, subject to the applicable percentage ratios, the Acquisition may constitute a major transaction for the Company but it will be a Qualified Property Acquisition under Rule 14.04(10C) of the Listing Rules. If that happens, the Company will comply with the applicable requirements prescribed by the Listing Rules and/or Part XIVA of the SFO as and when appropriate.

Shareholders of the Company and potential investors should be aware that there is no assurance that the Acquisition will take place or as to when it may take place. As such, shareholders of the Company and potential investors are advised to exercise caution in dealing in the securities of the Company.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following expressions have the following meanings:

“percentage ratios”	has the meaning ascribed to it under the Listing Rules;
“PRC”	the People’s Republic of China (for the purpose of this announcement, excluding the Hong Kong Special Administrative Region of the PRC, the Macao Special Administrative Region of the PRC and Taiwan area);
“Shanghai Fangrui”	上海房睿置業有限公司 (Shanghai Fangrui Real Estate Co., Ltd.*), a company established under the laws of the PRC with limited liability and an indirect wholly-owned subsidiary of the Company;
“Shanghai Yangshupu”	上海楊樹浦置業有限公司(Shanghai Yangshupu Real Estate Co., Ltd.*), a company established under the laws of the PRC with limited liability or such other entity that may be designated by Shanghai Yangshupu; and
“%”	per cent.

By Order of the Board
Shui On Land Limited
Vincent H. S. LO
Chairman

Hong Kong, 25 October 2022

At the date of this announcement, the executive directors of the Company are Mr. Vincent H. S. LO (Chairman), Ms. Stephanie B. Y. LO, Ms. Ying WANG (Chief Executive Officer) and Mr. Douglas H. H. SUNG (Chief Financial Officer and Chief Investment Officer); and the independent non-executive directors of the Company are Professor Gary C. BIDDLE, Dr. Roger L. McCARTHY, Mr. David J. SHAW, Mr. Anthony J. L. NIGHTINGALE, Mr. Shane S. TEDJARATI, Ms. Ya Ting WU and Mr. Albert Kong Ping NG.

** For identification purposes only*