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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 FIRST QUARTER ENDED 31 MARCH 2023

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 first quarter ended 31 March 2023 (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**  
**UY KIM LUN**  
*Company Secretary*

Hong Kong, 12 April 2023

*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.*

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**PROPERTY SALES UPDATE**  
**FOR THE FIRST QUARTER ENDED 31 MARCH 2023**

- For the first quarter of 2023, contracted property sales amounted to RMB1,530 million, comprising residential property sales of RMB1,306 million and commercial property sales of RMB224 million.
- For the first quarter of 2023, total gross floor area (“GFA”) of contracted property sales were 52,000 square metres (“sq. m.”) and 139 units of carpark.
- The average selling price of the signed contracts respecting property sales for the first quarter of 2023 was RMB29,400 per sq. m.
- In addition to the contracted property sales reported above, as of 31 March 2023, the Group had recorded a total of RMB411 million of subscribed sales, which is expected to be subsequently turned into contracted property sales in the following months.

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