



Shui On Land Limited
瑞安房地產有限公司*

(Incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立之有限責任公司)

(Stock Code: 272)

(股份代號: 272)

21 April 2017

Dear Shareholders,

Shui On Land Limited (the "Company")
Notice of publication of 2016 Annual Report, Circular and Proxy Form

We are pleased to inform you that the English and Chinese versions of the Company's 2016 Annual Report, Circular and Proxy Form (the "Current Corporate Communication") are now available on the Company's website at www.shuionland.com and the website of Hong Kong Exchanges and Clearing Limited (HKExnews) at www.hkexnews.hk. You may access the Current Corporate Communication by clicking "Financial Reports" and "Prospectuses/Circulars" under "Investor Relations" on the homepage of the Company's website.

Shareholders who have chosen (or are deemed to have consented) to read the Company's Corporate Communication ^(Note) published on the Company's website in place of receiving printed copies thereof and who have any difficulty in receiving or gaining access to the Current Corporate Communication posted on the Company's website for any reason, we will upon your written request send the printed form of the Current Corporate Communication to you promptly free of charge.

Please note that you have the right at any time by giving reasonable prior notice in writing to the Company c/o the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited (the "Company's Branch Share Registrar"), to change the choice of means of receipt (i.e. in printed form or by electronic means through the Company's website) and/or the language of all future Corporate Communication. The address of the Company's Branch Share Registrar is 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong. You may also send such notice by email to the Company's email address at sol.ecom@shuion.com.cn.

Should you have any queries in relation to this letter, please contact the Company's Branch Share Registrar at (852) 2862 8688 during business hours (9:00 a.m. to 6:00 p.m., Monday to Friday, excluding public holidays).

Yours faithfully,
For and on behalf of
Shui On Land Limited
UY Kim Lun
Company Secretary

Note: Corporate Communication refers to any document(s) issued or to be issued by the Company for the information or action of holders of any of its securities, including but not limited to (a) the directors' report, its annual accounts together with a copy of the auditor's report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; and (f) a proxy form.

* For identification purpose only

敬啟者：

瑞安房地產有限公司(「本公司」)
2016年年度報告、通函及代表委任表格之發佈通知

本公司欣然知會閣下本公司之2016年年度報告、通函及代表委任表格(「本次公司通訊文件」)的中、英文版本已在本公司網站(www.shuionland.com)及香港交易及結算所有限公司之披露易網站(www.hkexnews.hk)登載。閣下可於本公司網址首頁點擊「投資者關係」一欄下的「財務報告」及「招股書/通函」,即可下載及瀏覽本次公司通訊文件。

已選擇(或被視為已同意)瀏覽在本公司網站登載之公司通訊^(附註)代替收取印刷本之股東,及因任何理由以致在收取或接收於本公司網站登載之本次公司通訊文件時出現困難之股東,只要以書面提出要求,本公司將儘快免費發送本次公司通訊文件之印刷本予閣下。

敬請注意:閣下有權隨時透過本公司香港股份過戶登記分處香港中央證券登記有限公司(「本公司股份過戶登記分處」)給予本公司合理之事先書面通知,以更改收取所有日後公司通訊之方式(即印刷本或透過本公司網站的電子方式)及/或語言版本。本公司股份過戶登記分處的地址為香港灣仔皇后大道東183號合和中心17M樓。閣下亦可透過電郵發出以上通知,本公司電郵地址為:sol.ecom@shuion.com.cn。

閣下如有任何與本函有關的疑問,請於辦公時間內(星期一至五,上午9時正至下午6時正,公眾假期除外)致電本公司股份過戶登記分處電話熱線(852) 2862 8688查詢。

此致

列位股東 台照

瑞安房地產有限公司
公司秘書
黃金鑰
謹啟

二零一七年四月二十一日

附註: 公司通訊指本公司刊發或將予刊發以供其任何證券持有人參照或採取行動的任何文件,其中包括但不限於:(a)董事會報告、年度財務報表連同核數師報告及(如適用),財務摘要報告;(b)中期報告及(如適用),中期摘要報告;(c)會議通告;(d)上市文件;(e)通函;及(f)委任代表表格。

* 僅供識別