

Press Release

Shui On Land Announces 2013 Property Sales Target and January Property Sales Update

(8 February 2013, Hong Kong) Shui On Land Limited (“Shui On Land” or the “Company”, Stock Code: 272) announced property sales target for the financial year ending 31 December 2013 and property sales update for the month ended 31 January 2013.

The Company estimated that, in respect of the financial year ending 31 December 2013, the Company’s sales target for residential properties would be approximately RMB9 billion and the sales target for en bloc commercial properties would be approximately RMB2 billion.

For January 2013, the contracted property sales amounted to RMB2,241 million and the gross floor area (“GFA”) sold reached 62,200 square meters (“sq. m.”) and 42 units of carpark, representing a Year-on-Year (“YOY”) growth of 900% and 570% respectively.

The average selling price per sq. m. of the Company for January 2013 was RMB35,900 per sq. m.

Unaudited data for the month ended 31 January 2013:

<i>For the month ended 31 January</i>	Contracted sales (RMB million)	YOY change (%)	Contracted sold area (sq. m.)	YOY Change (%)
2013	2,241	900%	62,200	570%
2012	224		9,300	

Contracted sales were mainly contributed by The View, Phase 5 of Shanghai Rui Hong Xin Cheng which launched 366 units on 22 December 2012 and 353 units were subscribed by 31 December 2012. The take-up rate reached 96%.

In addition to the contracted sales reported above, as of 31 January 2013, the Company has recorded a total amount of RMB880 million of subscribed sales, which is expected to be subsequently turned into contracted sales in the following months.

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About Shui On Land

Headquartered in Shanghai, Shui On Land (Stock Code: 272) is the flagship property development company of the Shui On Group in the Chinese Mainland with a proven track record in developing large-scale, mixed-use city-core redevelopment projects. The Company has eight projects in various stages of development in prime locations of major cities, with a landbank of 13.3 million sq.m.. (11.1 million sq.m. of leasable and saleable GFA, and 2.2 million sq.m. of clubhouses, car parking spaces and other facilities) The Company was listed on the Hong Kong Stock Exchange on October 4, 2006, the largest Chinese real estate enterprise listed that year. Shui On Land was included in the 200-Stock Hang Seng Composite Index Series and Hang Seng Freefloat Index Series in March 2007.

For further information about Shui On Land, please visit our website www.shuionland.com

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