

Press Release

Shui On Land Announces November 2013 Property Sales Update Achieved Full Year Contracted Property Sales Target by 107% to reach RMB11.8 billion

(2 Dec 2013, Hong Kong) Shui On Land Limited (“Shui On Land” or the “Company”, Stock Code: 272) announced property sales update for the month ended 30 November 2013.

In November 2013, contracted residential property sales amounted to RMB564 million, and contracted en-bloc commercial property sales amounted to RMB2,412 million for the office premises and car parking spaces in Corporate Avenue 2 at Chongqing Tiandi.

Total contracted sold gross floor area (“GFA”) in November 2013 amounted to 147,400 square meters (“sq. m.”) and 837 units of carpark, amongst which, 815 units were included in the en-bloc sales.

The average selling price per sq. m. of the Company for November 2013 was RMB20,200 per sq. m..

Accumulated contracted residential property sales amounted to RMB9,389 million for the first eleven months of 2013, representing 104% of the Company’s full year residential property sales target of RMB9 billion.

Contracted en-bloc commercial property sales amounted to RMB2,412 million, representing 121% of the Company’s full year en-bloc commercial property sales target of RMB2 billion.

Aggregated GFA sold reached 517,500 sq. m. with the average selling price of RMB22,800 per sq. m.. In addition, 1,704 units of carpark were sold in the first eleven months of 2013, amongst which, 815 units were included in the en-bloc sales.

Unaudited data for the first eleven months of 2013:

For the first eleven months ended November	Contracted property sales (RMB million)	Year-on-Year change (%)	Contracted property sold area (sq. m.)	Year-on-Year change (%)
2013	11,801	171%	517,500	145%
2012	4,356		210,800	

In addition to the contracted property sales reported above, as of 30 November 2013, the Company had recorded a total amount of RMB832 million of subscribed property sales, which is expected to be subsequently turned into contracted property sales in the following months.

Mr. Freddy Lee, Managing Director & Chief Executive Officer of Shui On Land said, “We are delighted to announce that we have already exceeded our full year property sales target of RMB11 billion with contracted residential property sales amounted to RMB9,389 million and contracted en-bloc commercial property sales amounted to RMB2,412 million for the disposal of the Corporate Avenue 2 at Chongqing Tiandi which was just concluded on 29 November 2013. We will continue seeking suitable opportunity for the Company to increase its asset churn of commercial properties and enhance our return to investors.”

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 reference only.

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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 communities and integrated residential development projects. The Company has eight projects in various stages of development in prime locations of major cities, with a landbank of 12.9 million sq.m. (10.8 million sq.m. of leasable and saleable GFA, and 2.1 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 please visit website www.shuionland.com

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