



Press Release

Announcement of Closing of Investment Appointment of Brookfield Representatives to the China Xintiandi Board Deepens Collaboration

(18 February 2014, Hong Kong) Shui On Land Ltd ('Shui On Land' or the 'Company', Stock Code: 272) has announced that the issuance of Convertible Perpetual Securities to Brookfield Property Partners ('Brookfield') by its wholly owned subsidiary, China Xintiandi Holding Company Limited in an aggregate amount of US\$500 million (approximately HK\$3,890 million) had been completed. Shui On Land also issued 415 million Warrants to Brookfield, exercisable for 415 million Company Share.

Upon closing of the investment, as a significant first step to deepen the collaboration with Brookfield, China Xintiandi appointed Mr Brian Kingston, Senior Managing Partner of Brookfield and Chief Investment Officer of Brookfield Property Partners, and Mr Bill Powell, Senior Managing Partner and Australasian Chief Executive Officer of Brookfield as members of the Board. The Company also appointed two nominees from Brookfield to its newly formed Executive Committee.

Mr Vincent H.S. Lo, Chairman of Shui On Land and China Xintiandi, said, "After the recent visit to Brookfield in the United States, I am deeply impressed by its global platform and sophisticated systems. I strongly believe that the appointments of Brookfield's senior executives to China Xintiandi's board and executive committee will bring valuable global experience to China Xintiandi and benefit the Company tremendously. With our shared vision on the promising prospects of China's commercial property sector, we shall realize China Xintiandi's full potential, leveraging China Xintiandi's first-class asset portfolio, sound business model and management capability."

Mr Bill Powell, Australasian Chief Executive Officer of Brookfield, said, "After spending recent years investing in developed countries and emerging markets, we are optimistic about China's office and retail sectors and focused on the long term. We are very enthused about this new partnership with Shui On, China Xintiandi and its founder Vincent Lo."

Pursuant to the agreement reached on 31 October 2013, Brookfield and its institutional partners will initially invest US\$500 million (approximately HK\$3,890 million) in China Xintiandi in the form of Convertible Perpetual Securities. Upon identification of a defined use of proceeds by China Xintiandi, Brookfield will be

entitled to subscription rights to invest a further US\$250 million of Convertible Perpetual Securities in China Xintiandi and at the same time Shui On Land will have the option to subscribe up to US\$250 million of ordinary shares in China Xintiandi.

- End -

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

About China Xintiandi

China Xintiandi is an owner, operator and manager of premium commercial properties in China, nurturing vibrant communities and commercially thriving districts built around the idea of ‘live, work and play’. We deliver innovative experiences for consumers and long-term value for businesses guided by our mission to ‘bring places to life, and life to places’. As separately managed, wholly owned subsidiary of Shui On Land, China Xintiandi’s portfolio under management includes retail, office, hotel, cultural and entertainment properties in Shanghai, Chongqing, Wuhan and Foshan.

About Brookfield Property Partners

Brookfield Property Partners is a commercial real estate owner, operator and investor operating globally. Our diversified portfolio includes interests in over 300 office and retail properties encompassing approximately 250 million square feet. In addition, we have interests in over 20,000 multi-family units, 64 million square feet of industrial space and an 18 million square foot office development pipeline. Our goal is to be the leading global investor in best in class commercial property assets. For more information, please visit www.brookfieldpropertypartners.com

For media enquiries, please contact:

Shui On Land & China Xintinadi

Mr. Adrian Cheung

Tel: (852) 9437 3282

Email: corpcomm@shuion.com.hk