

Press Release

Shui On Land Announces 2014 Property Sales Target & April 2014 Property Sales Update

(7 May 2014, 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 2014 and property sales update for the month ended 30 April 2014.

The Company estimated that, in respect of the financial year ending 31 December 2014, the Company’s sales target for *en-bloc* commercial properties would be approximately RMB5 billion and the sales target for residential and non-*en-bloc* commercial properties would be approximately RMB8 billion.

In April 2014, contracted property sales amounted to RMB377 million for a gross floor area (“GFA”) of 21,900 square metres (“sq. m.”) and 23 units of carpark.

The average selling price per sq. m. of the Company for April 2014 was RMB17,200 per sq. m..

Accumulated contracted property sales amounted to RMB2,036 million for the first four months of 2014. Aggregated GFA sold reached 84,000 sq. m. with the average selling price of RMB24,200 per sq. m.. In addition, 114 units of carpark were sold in the first four months of 2014.

Unaudited data for the first four months of 2014:

For the first four months ended April	Contracted property sales (RMB million)	Year-on-Year change (%)	Contracted property sold area (sq. m.)	Year-on-Year change (%)
2014	2,036	-56%	84,000	-48%
2013	4,650		162,800	

In addition to the contracted property sales reported above, as of 30 April 2014, the Company has recorded a total amount of RMB731 million of subscribed property sales, which is expected to be subsequently turned into contracted property sales in the following months.

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 12.5 million sq.m. (10.3 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 please visit website www.shuionland.com

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