



Press Release

Shui On Land Acquires Construction and Maintenance Businesses in China Integrated Value Chain Extended to Create Synergy

(21 August 2014, Hong Kong) Shui On Land Limited (“Shui On Land” or the “Company”, Stock Code: 272) announced today that, it and its subsidiaries had entered into agreements with SOCAM Development Limited (“SOCAM”) and its subsidiaries to acquire a few auxiliary operations including building construction and maintenance in Mainland China, for a total consideration of approximately HK\$340 million.

The agreements include the acquisition of 85% interests in Shui On Construction Co., Limited (“SOCM”), which is principally engaged in building construction and maintenance in the PRC, and the acquisition of 100% interests in Pat Davie (China) Limited, which directly or indirectly holds the shareholding interests in various operating companies established in PRC that principally engage in providing construction management consultancy services, fitting out works and trading of fitting out materials in the PRC.

The acquisition and integration of these auxiliary operations will allow the Company to extend the vertically integrated value chain with a view to creating synergy for the Company and enhancing returns to the shareholders.

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Note: The transactions require the Company and SOCAM's independent shareholders' approval. An Independent Board Committee has been established to provide recommendations to the independent shareholders on the terms of the agreements. Platinum Securities Company Limited has been appointed as an independent financial adviser to advise the Independent Board Committee and the independent shareholders.

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

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