

## Press Release

### ***Construction of Shui On Land's 190,000 sq.m. Residential Properties in Shanghai's Inner Ring Viaduct Will Commence Shortly***

(25 July 2014, Shanghai) Shui On Land Limited ("Shui On Land" or the "Company", Stock Code: 272) announced today the relocation for Rui Hong Xin Cheng Lots 2 and 9, giving rise to about 190,000 square metres (sq.m.) of saleable gross floor area (GFA), has been successfully completed in late June and mid-July 2014 respectively. Residential properties will be developed on these two lots of land as Phases 6 and 7 of Rui Hong Xin Cheng. Construction will start in the third quarter of 2014 and sales are scheduled to commence progressively from the second half of 2015, with completion and delivery expected from 2016 onwards.

Rui Hong Xin Cheng is a large-scale, city-core redevelopment project located in Hongkou District, the Inner Ring Viaduct of Shanghai, with a total GFA of about 1.7 million sq.m.. Connected to various parts of the metropolis by metro lines 4, 8 and 10, the development is easily accessible and within 10 minutes' drive to Lujiazui Financial Centre and People's Square. The area is planned to be redeveloped into an international integrated community comprising office buildings, retail podiums, hotels, entertainment, cultural and premium residential properties.

Phases 1 to 5 of Rui Hong Xin Cheng, with a total GFA of 600,000 sq.m. residential and commercial properties, have been completed from 1999 to 2014. Phase 5 of Rui Hong Xin Cheng attracted enthusiastic market response when sales began in the first half of 2013, and was the best selling project in Shanghai during that period in terms of sales generated by a single project. With the commencement of construction on Lots 2 and 9 (Phases 6 and 7), coupled with the development of commercial project Ruihong Tiandi (Lot 3), Rui Hong Xin Cheng is projected to be a new fashionable hub within Shanghai's Inner Ring Viaduct.

Lots 2 and 9 (Phases 6 and 7) are the core residential section of Rui Hong Xin Cheng. The successful completion of Lots 2 and 9 relocation marks a key step forward in the development of the project. Facilitated by the new open relocation consultation method adopted by the government of Shanghai, the redevelopment will enhance residents' quality of life and bring a facelift to the area.

Relocation for the Company's other sites in Shanghai is also in orderly progression. Relocation for Taipingqiao Lot 116, with a saleable GFA of about 90,000 sq.m., is expected to be completed in the near future. Good progress is also seen at Rui Hong Xin Cheng Lots 1 and 7, which have a saleable GFA of about 270,000 sq.m.. The Company shall continue to provide updates on relocation progress.

Mr. Vincent H. S. Lo, Chairman of Shui On Land, said, "We have confidence in the residential property market of Shanghai. Since 2011, the Company has put in over RMB10 billion for the relocation for Rui Hong Xin Cheng and Taipingqiao with a view to securing a stable supply of saleable properties in the metropolis and generating sales growth in the next few years. Based on the current relocation

progress, from 2015 to 2019, the Company envisages bringing to market a gradual supply of about 550,000 sq.m. residential properties in Shanghai for pre-sales. These saleable resources include about 460,000 sq.m. of residential properties at Rui Hong Xin Cheng and about 90,000 sq. m. of residential properties at Taipingqiao Lakeville. Both developments, in the heart of Shanghai, are prime location assets. At present, the average selling price for these two projects has reached RMB55,000 per sq.m. and RMB120,000 per sq.m. respectively, and are expected to create higher sales and return for the Company.”

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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 about Shui On Land, please visit our website [www.shuionland.com](http://www.shuionland.com)

### **About Rui Hong Xin Cheng**

Rui Hong Xin Cheng is located in the center of Shanghai’s “golden triangle”, formed by the Bund, North Bund and Lujiazui Financial Centre. With a planned site area of 45 hectares and total development area of 1.7 million square meters, Rui Hong Xin Cheng is the largest international community development within the city’s inner ring. With visionary market positioning, Ruihong Tiandi, a landmark commercial street with space for 550,000 sq.m., will become the bustling heart of Rui Hong Xin Cheng. When completed, Rui Hong Xin Cheng will be the most ambitious and most comprehensive world-class integrated community complete with high-end residences, entertainment, fashion and food and beverage retailers, boutique hotels and high-end offices.

For further information please visit website <http://www.ruihong.com/>

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