



Press Release

Shui On Land Announces August 2014 Property Sales Update

(8 September 2014, Hong Kong) Shui On Land Limited (“Shui On Land” or the “Company”, Stock Code: 272) announced property sales update for the month ended 31 August 2014.

In August 2014, contracted residential property sales amounted to RMB357 million for a gross floor area (“GFA”) of 25,800 square metres (“sq. m.”) and 16 units of carpark.

On 27 August 2014, the Company entered into agreements with the wholly-owned subsidiaries of Great Eagle Holdings Limited to dispose The HUB Hotel on bareshell basis and the Company’s interest in Magic Garden Investments Limited which indirectly and beneficially owns the land use rights and building ownership rights pertaining to Langham Xintiandi Hotel. The agreed asset value of The HUB Hotel was RMB965 million and it is expected to have 403 rooms. The agreed asset value of the Langham Xintiandi Hotel was RMB1,739 million and it has 357 rooms. Details of the transactions were set out in the Company’s announcement dated 27 August 2014, which is available on the websites of Hong Kong Exchanges and Clearing Limited and the Company.

The average selling price per sq. m. of the Company for August 2014 was RMB24,400 per sq. m..

Accumulated contracted property sales amounted to RMB6,181 million for the first eight months of 2014. Aggregated GFA sold reached 275,800 sq. m. with the average selling price of RMB22,400 per sq. m.. In addition, 445 units of carpark were sold in the first eight months of 2014.

Unaudited data for the first eight months of 2014:

For the first eight months ended August	Contracted property sales (RMB million)	Year-on-Year change (%)	Contracted property sold area (sq. m.)	Year-on-Year change (%)
2014	6,181	-18%	275,800	-7%
2013	7,503		295,000	

In addition to the contracted property sales reported above, as of 31 August 2014, the Company has recorded a total amount of RMB841 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

For media enquiries, please contact:

Shui On Land

Hong Kong Mainland

Ms. Evan Hung

Tel: (852) 2879 1866

Email: corpcomm@shuion.com.hk

Ms. Jessica Lu

Tel: (86 21) 6386 1818

Email: cc-sh@shuion.com.cn