

Press Release

Shui On Land Announces December 2015 Property Sales Update

(6 January 2016, Hong Kong) Shui On Land Limited (“Shui On Land” or the “Company”, Stock Code: 272) announced property sales update for the month ended 31 December 2015.

For the year of 2015, the Company achieved a total contracted property sales of RMB21.51 billion for a total gross floor area (“GFA”) of 630,700 square meters (“sq.m.”), representing 120% of its sales target of 2015 and 121% increase compared to 2014.

In December 2015, contracted property sales amounted to RMB6,929 million for a GFA of 134,200 sq. m. and 42 units of carpark. Amongst which, RMB5,700 million was from the disposal of interest in Infoshore International Limited in relation to Corporate Avenue 3 Property in Shanghai, the PRC. The details of the transaction were set out in the announcement of the Company dated 10 December 2015 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 December 2015 was RMB51,600 per sq. m..

Accumulated contracted property sales amounted to RMB21,513 million for the year 2015, comprising residential property sales of RMB8,335 million and commercial property sales of RMB13,178 million, respectively. Aggregated GFA sold reached 630,700 sq. m. with the average selling price of RMB34,100 per sq. m.. In addition, 1,566 units of carpark were sold in the year 2015.

Unaudited data for the year 2015:

| For the twelve months ended December | Contracted property sales (RMB million) | Year-on-Year change (%) | Contracted property sold area (sq. m.) | Year-on-Year change (%) |
|--------------------------------------|---|-------------------------|--|-------------------------|
| 2015 | 21,513 | 121% | 630,700 | 36% |
| 2014 | 9,750 | | 463,200 | |

In addition to the contracted property sales reported above, as of 31 December 2015, the Company had recorded a total amount of RMB2,138 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 mixed-use, sustainable communities. As of 30 June 2015, the Company has eight projects in various stages of development in prime locations of major cities, with a landbank of 12.1 million sq.m. (9.8 million sq.m. of leasable and saleable GFA, and 2.3 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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