

Press Release

Shui On Land Announces October 2016 Property Sales Update

(4 November 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 OCTOBER 2016.

In October 2016, contracted property sales amounted to RMB1,108 million for a gross floor area (“GFA”) of 55,200 square metres (“sq. m.”) and 44 units of carpark.

The average selling price per sq. m. of the Company for October 2016 was RMB20,100 per sq. m..

Accumulated contracted property sales and other assets disposal amounted to RMB22,396 million for the first ten months of 2016, comprising residential property sales of RMB15,921 million, commercial property sales of RMB4,782 million and other assets disposal of RMB1,693 million, respectively. Aggregated GFA sold reached 916,700 sq. m. with the average selling price of RMB24,400 per sq. m.. In addition, 461 units of carpark were sold for the first ten months of 2016.

Unaudited data for the first ten months of 2016:

For the ten months ended October	Contracted property sales (RMB million)	Year-on-Year change (%)	Contracted property sold area (sq. m.)	Year-on-Year change (%)
2016	22,396	60 %	916,700	102%
2015	13,994		454,400	

In addition to the contracted property sales and other assets disposal reported above, as of 31 October 2016, the Company had recorded a total amount of RMB1,760 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 development communities. As of 30 June 2016, the Company has eight projects in various stages of development in prime locations of major cities, with a landbank of 11.3 million sq.m. (9.0 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 Hang Seng Composite Index, HSCI Composite

Industry Index - Properties & Construction, Hang Seng Composite Midcap & Small Cap Index and SH-HK Stock Connect list.

For further information please visit website www.shuionland.com.

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