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瑞安房地產
SHUI ON LAND

Shui On Land Limited

瑞安房地產有限公司*

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 272)

ANNOUNCEMENT

PROPERTY SALES UPDATE FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2020

This announcement is made by Shui On Land Limited (the “**Company**”, together with its subsidiaries and associates, the “**Group**”) pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) under Part XIVA of the Securities and Futures Ordinance (Cap. 571) and Rule 13.09(2)(a) of the Listing Rules.

The Company wishes to provide to its shareholders the attached property sales update which contains certain operating data of the Group for the fourth quarter ended 31 December 2020 (the “**Property Sales Update**”). The Property Sales Update is also available on the website of the Company (www.shuionland.com). The 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 is for investors’ reference only. The Property Sales Update is not an offer or solicitation for the purchase or sale of any securities or financial instruments or to provide any investment service or investment advice.

Shareholders of the Company and potential investors should exercise caution when investing in or dealing in the securities of the Company.

By Order of the Board
Shui On Land Limited
UY KIM LUN
Company Secretary

Hong Kong, 11 January 2021

At the date of this announcement, the executive directors of the Company are Mr. Vincent H. S. LO (Chairman), Mr. Douglas H. H. SUNG (Chief Financial Officer and Chief Investment Officer) and Ms. Stephanie B. Y. LO; and the independent non-executive directors of the Company are Sir John R. H. BOND, Professor Gary C. BIDDLE, Dr. Roger L. McCARTHY, Mr. David J. SHAW and Mr. Anthony J. L. NIGHTINGALE.

** For identification purposes only*



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PROPERTY SALES UPDATE
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2020

For the year 2020, the Group's accumulated contracted property sales amounted to RMB21,184 million, an increase of 69% compared to the year 2019

- Accumulated contracted property sales amounted to RMB21,184 million for the year of 2020, comprising residential property sales of RMB21,000 million and commercial property sales of RMB184 million, respectively. Aggregated GFA sold for contracted property sales reached 368,700 sq. m. with the average selling price of RMB57,500 per sq. m. In addition, 1,532 units of carpark were sold in the year of 2020.
- For the fourth quarter of 2020, contracted property sales amounted to RMB7,928 million, comprising residential property sales of RMB7,887 million and commercial property sales of RMB41 million, respectively.
- For the fourth quarter of 2020, total gross floor area (“GFA”) of contracted property sales were 173,700 square metres (“sq. m.”) and 183 units of carpark.
- The average selling price of the signed contracts respecting property sales for the fourth quarter of 2020 was RMB45,800 per sq. m.
- In addition to the contracted property sales reported above, as of 31 December 2020, the Group had recorded a total of RMB4,914 million of subscribed 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 investors' reference only.

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