

Sales updates

From January to December 2012, Shui On Land sold a total gross floor area (“GFA”) of 345,200 sq.m. for a total amount of RMB8.40 billion. The total amount comprised of contracted sales of RMB5.73 billion for a total GFA of 264,900sq.m. and subscribed sales of RMB2.67 billion for a total GFA of 80,200sq.m.

Shanghai RHXC Phase 5 launched 4 residential towers on 22 December with ASP reached RMB44,500 per sq.m.



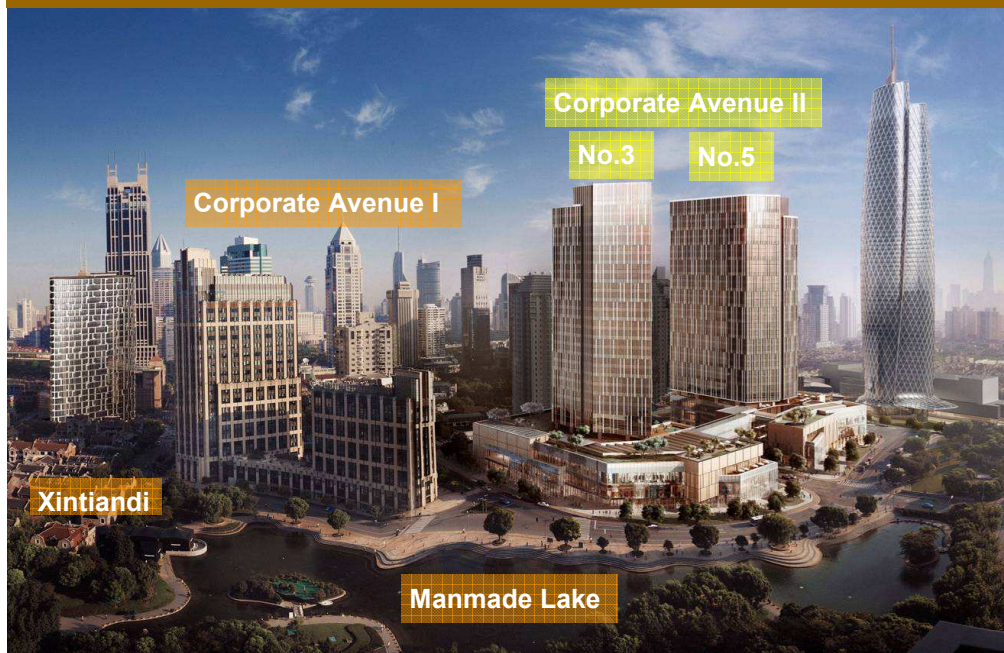
RHXC Phase 5 achieved strong take-up rate of over 93% or 353 units sold on the day of launch for a total sales of RMB2.0 billion. 6 more blocks will be launched through out 2013.



Customers in the sales center of RHXC Phase 5



Groundbreaking Ceremony of No. 3 and leasing office opening of No. 5 of Corporate Avenue Phase II, Taipingqiao, Shanghai



On 10 January 2013, Corporate Avenue Phase II (“CA II” ), which is located at Taipingqiao, Shanghai held its groundbreaking ceremony for building No. 3 and leasing office opening for building No.5.

Upon completion, it is estimated that CA II will bring an addition of RMB600-700mn rental income per annum.

Aboveground GFA of CA II:  
 GFA: 156,000sq.m.  
 Office: 105,000sq.m.  
 Retail: 51,000sq.m.  
 Estimated completion date:  
 CA II No. 5: End of 2013  
 CA II No. 3: End of 2014

Investor Relations Calendar

Date	Event	City
Jan 7	Nomura China Property Corporate Day	Hong Kong
Jan 9	DBSV Singapore Conference	Singapore
Jan 10	Corporate Avenue II No.3 Groundbreaking Ceremony - Investor and Analyst Day	Shanghai
Jan 15	11th Annual DB Access China Conference 2013	Beijing
Jan 15 - 16	UBS Great China Conference	Shanghai

If you are interested in the coming IR events, please do not hesitate to contact your broker or us for registration.

**IR Contact**

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