



Press release

Shui On Land's Rui Hong Xin Cheng Wins 2022 ULI Asia Pacific Awards for Excellence

(Hong Kong/Shanghai, 21 June 2022) Shui On Land Limited (“SOL” or the Company, 0272.HK) announced that Rui Hong Xin Cheng, an urban renewal project, emerged from over 60 real estate projects across Asia Pacific to win the 2022 Urban Land Institute (ULI) Asia Pacific Awards for Excellence. This marks yet another recognition from ULI, following the 2003 ULI Award for Excellence won by Shanghai Xintiandi, the 2019 ULI Global Awards for Excellence won by Shanghai Knowledge and Innovation Community (KIC), the 2019 ULI Asia Pacific Awards for Excellence won by Foshan Lingnan Tiandi, the 2020 Asia Pacific Awards for Excellence and 2021 ULI Global Awards for Excellence won by THE HUB, and the 2021 ULI Asia Pacific Awards for Excellence won by Wuhan Tiandi Site A.

Ms. Jessica Y. Wang, Chief Executive Officer of Shui On Land, said, “We are honoured to receive the ULI Award for Excellence, which is widely recognized as one of the most influential awards for the real estate industry. We are proud to again emerge as the winner among all entries. The Company is committed to providing creative solutions to China’s urban development, through a forward-looking development strategy that considers the development needs of cities and regions. We see a city as a living organism, in which we build mixed-use sustainable communities for the harmonious co-existence between man and nature. ”

“Rui Hong Xin Cheng is a model development that showcases urban renewal in Shanghai. The project has witnessed the city’s changes and has injected new energy to the overall development of the North Bund and the wider Hongkou District. This award bears testament to our competence in overall planning, community operations, and sustainable development. Going forward, we will continue to explore diverse renewal models in the new stage of urban development and devise differentiated solutions to urban development in the cities and regions where we operate.”

ULI was founded in 1936 to shape the future of the built environment for transformative impact in communities worldwide. The ULI Global Awards for Excellence, launched in 1979, are intended to recognize outstanding development projects by private, public and non-profit organizations. The ULI Asia Pacific Awards for Excellence, launched in 2019, are a regional version of the ULI Global Awards for Excellence. Winners of these awards represent the highest achievements in the real estate industry.

For the ULI Asia Pacific Awards for Excellence, an international jury of ULI member leaders would not only consider the architecture and design of projects, but also measure project achievements in the following areas:

- Achieve market acceptance/financial success;
- Achieve a high standard of excellence across a range of disciplines – architecture, design, planning, construction, resiliency, economics, management, etc.;

- Have a positive impact on communities and/or immediate context;
- Are environmentally sustainable and/or resilient;
- Provide a model or strategy that can be replicated in other projects or communities.

Located in the "Golden Triangle" area comprising the Bund, the North Bund and Lujiazui, the Rui Hong Xin Cheng project is also the heartland of high-end residential areas in the Greater Bund. Rui Hong Xin Cheng has been dedicated to the facelift of old downtown areas for over 26 years. It has created an international community integrating high-end residence, leisure and entertainment, fashion shopping, fine dining and urban business, with a total GFA of approximately 1.7 million sq.m..

In the early days of its development, Rui Hong Xin Cheng was committed the rejuvenation of the shanty town area, and was initially positioned as a residential-focused urban community. With the continuous development of the city, Rui Hong Xin Cheng has more possibilities by virtue of its scarce location in the inner ring road and its increasingly close traffic links with the Bund, Lujiazui and the city center. To better support Shanghai's sustainable development and realize the area's economic and social value, we adjusted the project's positioning and masterplan over time to increase the percentage of commercial and office buildings to 37%, and embarked on a progressive transition from a residential-focused community toward a cosmopolitan mixed-use one. This includes the introduction of space suited for business, office, recreation, education, sports, culture, landscape, and leisure. The project's east-west axis features a full range of business operations on a 24/7 basis and its south-north axis features landscapes that provide ample room for walking, leisure and other activities. These functions make Rui Hong Xin Cheng, also known as the 'Rainbow City', a vibrant, cosmopolitan mixed-use community.

Where the business axis and landscape axis intersect lies Ruihong Tiandi, a commercial complex with a GFA of approximately 550,000 sq.m.. Ruihong Tiandi houses the Palette as a "home lifepost", Hall of the Stars for child development, Hall of the Moon for young trendy nightlife, Hall of the Sun as a "North Shanghai Life Vitality Center", and Ruihong Corporate Avenue, a cluster of high-rise offices, adding industrial and working functions organic to an urban community. The Hall of the Sun, in particular, with 180,000 sq.m. of super commercial space, is committed to creating a new social gathering place from "purposeful shopping" to "surprise experience" for consumers, and to build a full range of living and social destinations. It has brought vitality to the North Bund central activities zone and become one of the most vibrant modern model communities.

Over the past 26 years, Rui Hong Xin Cheng's residential products have gone from enclosure to determinant and then to cluster in layout, from fully decorated to customization, and from artistic landscaping to blending in with nature. We are also mindful that a community is not a collection of buildings, but a community of spaces. The functions provided by such spaces are what really matters. A community is also not a collection of physical facilities, but is about living and lifestyle. A good community requires spiritual satisfaction and emotional attachment in addition to physical spaces. Since 2017, the Ruihong team has staged 20 art exhibitions and more than 500 events to give residents in the community a succession of artistic and leisure experiences. Households in the community have also formed hundreds of groups with varying interests and hobbies. The residents who live, work, learn and play here co-construct, co-govern and share the community, which gives rise to neighborhood relationships and a strong sense of

belonging rarely seen in large communities undergoing rapid urbanization. Our people-centered, humanistic operations have made the Ruihong community a paragon of ideal urban dwelling.

Meanwhile, Rui Hong Xin Cheng continues to explore and put into practice the development of a green, low-carbon community. We are integrating sustainability into the full life cycle of this project and are attempting to achieve the highest sustainability standards, from overall planning to individual buildings, from construction to operation, from energy conservation and emission reduction to green, healthy practices and on to humane care. The project's master plan received the LEED-ND (Neighborhood Development) Pre-Accreditation Gold issued by the U.S. Green Building Council (USGBC) in 2012; The View, The Upper, The Gallery, Parkview, and Park Vera have passed the Chinese Green Building Evaluation Label (Two Star) Operation Label certification following RHXC Ming Ting, the first development project to do so in Shanghai; Parkview was certified by the Chinese Healthy Building Evaluation Standards in 2020; Ruihong Corporate Avenue passed the WELL Gold Pre-Accreditation in 2020; The Hall of the Sun obtained the LEED Gold certification in 2021.

A city is an integrated organism. Accordingly, urban renewal involves not only physical spaces, but also societal development and people's lifestyles. It needs to balance mixed functions including better living conditions, historical landscape preservation, urban function upgrading, and industrial transformation. Such renewal in turn help revitalize the wider community, reposition urban functions, and rediscover growth drivers. The trajectory of Rui Hong Xin Cheng is an epitome of urban development in Shanghai. Leveraging on our strengths in overall planning, urban renewal, community operations, and sustainable development, we will continue to provide different urban solutions to the cities in China.

—End—

About Shui On Land:

Headquartered in Shanghai, Shui On Land (Stock Code: 272) is a pioneer of sustainable premium urban communities. As a leading commercial property-focused real estate developer, owner, and asset manager in China, it has a proven track record in developing large scale, mixed-use, sustainable communities, and is the flagship property development company of the Shui On Group.

As of 31 December 2021, the Company has 13 projects in various stages of development in prime locations of major cities, with a landbank of 9.4 million sq. m. (7.0 million sq. m. of leasable and saleable GFA, and 2.4 million sq. m. of clubhouses, car parking spaces and other facilities). It is also one of the largest private commercial property owners and managers in Shanghai, with a total portfolio of 1.72 million sq. m. of office and retail premises, including its flagship Shanghai Xintiandi, which is currently under its management.

The Company was listed on the Hong Kong Stock Exchange on October 4, 2006. Shui On Land was included in the Hang Seng Composite Index, HSCI Composite Industry Index - Properties & Construction, Bloomberg Gender-Equality Index as well as Bloomberg ESG Score Universe.

For further information please visit website www.shuionland.com

Media Contacts:

For Shui On Land media enquiries, please contact:

Ms. Joyce Zhou/Ms. Jessica Lu

Tel: (86 21) 6386 1818

Email: cc-sh@shuion.com.cn