



Press Release

Shui On Land Prices US\$200 million of additional Green Bonds

24 November 2020 – Shui On Land Limited (“Shui On Land” or the “Company”, Stock Code: 272) announced today that the Company, through its wholly-owned subsidiary, Shui On Development (Holding) Limited, has re-opened its inaugural US\$300 million senior bond under the Green Finance Framework (the “Green Bonds”) for a tap of US\$200 million. The Green Bonds have a coupon of 5.75% and will mature in November 2023. Post transaction, the total outstanding amount of the Green Bonds will be US\$500 million.

As a socially responsible property developer, Shui On Land firmly believes that sustainability is key to the long-term development of both the enterprise and society. In line with the philosophy and strategies of corporate social responsibilities, the Company has developed the Green Finance Framework as a basis for entering into future green financing and to ensure the long-term sustainable development of its business. Sustainalytics, as an independent third party, was appointed to provide an opinion on the alignment of the framework with the International Capital Markets Association (ICMA) Green Bond Principles 2018. Under the Green Finance Framework, Shui On Land launched its debut Green Bonds in November 2019, raising an aggregate amount of US\$300 million, all of which has been successfully deployed to finance acquisition of Corporate Avenue 5 in Taipingqiao, Shanghai, the renovation of Shui On Plaza in Shanghai and the renovation of Shui On Land headquarters. For further information on the usage of the green bonds, please visit the website:

https://www.shuionland.com/static/files/SOL%20Green%20Bond%20Report%202020_2020%e7%bb%bf%e8%89%b2%e5%80%ba%e5%88%b8%e6%8a%a5%e5%91%8a.pdf

The Company currently has a strong portfolio of green buildings that are eligible under the Green Finance Framework, and proceeds from the tap offering of the Green Bonds will be used exclusively for projects funded by Shui On Land that promote sustainable development in the real estate industry. As of 30 June 2020, Shui On Land had 1.62 million sq.m of green certified commercial buildings under its portfolio, with projects having achieved various leading national and international green certifications such as Leadership in Energy & Environment Design (LEED), CGB, Building Research Establishment Environmental Assessment Method (BREEAM) and WELL Community Standard certifications. The Company's Shanghai Xintiandi Community was awarded the world's first WELL Community-certified project, making the Company the world's first developer to acquire WELL Community certification.

The transaction will further solidify the Company's commitment towards building dynamic communities that integrate the sustainable development philosophy of green and health into various stages of strategic planning, product development and daily operation and management. The tap offering also aligns with the Company's latest “5C” strategy, which comprises five key elements, namely, Clean, Culture, Community,

Care and Corporate Governance, which was introduced at the end of 2019 to further extend the Company's increasing commitment in sustainable development.

UBS AG Hong Kong Branch acted as the Sole Global Coordinator, Sole Bookrunner and Sole Lead Manager in the tap offering of the Green Bonds. UBS AG Hong Kong Branch also acted as Sole Green Advisor in the transaction.

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About Shui On Land

Headquartered in Shanghai, Shui On Land (Stock Code: 272) is a leading commercial property focused 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 30 June 2020, the Company has 11 projects in various stages of development and 2 projects under management in prime locations of major cities, with a landbank of 9.0 million sq.m. (6.8 million sq.m. of leasable and saleable GFA, and 2.2 million sq.m. of clubhouses, car parking spaces and other facilities). It is also the largest private commercial property owner and manager in Shanghai, with a total portfolio of 1.68 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, being the largest Chinese real estate enterprise listed that year. Shui On Land is a constituent stock of the Hang Seng Composite Index, HSCI Composite Industry Index Properties & Construction, Hang Seng Composite MidCap Indices as well as the Hang Seng Stock Connect HK Index.

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

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