



Press Release

Shui On Land Wins Residential Land Bids at Panlong Tiandi Strengthens Residential Pipeline in Shanghai

[19 May 2020, Shanghai] –Shui On Land Limited (“Shui On Land” or the “Company”, Stock Code: 272) announced today that the Company has won the bids for the development right of two residential land parcels in Qingpu District, Shanghai for a total consideration of RMB1,666 million.

These two residential land parcels, covering a total site area of 33,618 square metres (“sq. m.”) with a planned gross floor area (“GFA”) of 74,018 sq. m., are part of the planned Panlong Tiandi project (also known as Panlong Urban Village Redevelopment Project). After completion of the acquisitions, Panlong Tiandi will comprise a total GFA of around 250,000 sq. m. for residential development.

Adjacent to the Panlong Station, Panlong Tiandi is part of the Hongqiao CBD and only one-stop from the National Exhibition and Convention Centre, which is the venue of the China International Import Expo (“CIIE”). Commanding a strategic location served by an excellent transportation infrastructure, the Hongqiao CBD has grown into a trading and business hub for the Yangtze River Delta (“YRD”), connecting Shanghai with a vast number of neighbouring cities.

Mr. Vincent H. S. Lo, Chairman of Shui On Land, said, “We are excited to win additional residential land parcels for this sizable urban regeneration project in the Great Hongqiao area. We have started investing in the Great Hongqiao area since 2010 and we are very optimistic about the prospect of the YRD business and trading hub. With our capabilities and track record, the Company is fully committed to, and confident in transforming the site into a new landmark, which will support the continuous development of Hongqiao.”

Ms. Jessica Y. Wang, Managing Director of Shui On Management Limited, said, “Notwithstanding the inevitable impact of COVID-19 in slowing economic growth in China, the Company is committed to continuous investment and will keep replenishing our landbank as appropriate especially in our core market Shanghai. Acquisitions such as this project will help us ensure a strong residential sales pipeline in the Shanghai market in the coming years. Barring unforeseen circumstances, we expect to launch the first batch of units at Panlong Tiandi at the end of 2020 or the beginning of 2021.”

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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 31 December 2019, 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 8.8 million sq.m. (6.7 million sq.m. of leasable and saleable GFA, and 2.1 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 LargeCap & MidCap Indices as well as the Hang Seng Stock Connect HK Index.

For further information please visit website www.shuionland.com

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