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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**  
**2021 INTERIM RESULTS PROFIT ALERT**

This announcement is made by Shui On Land Limited (the “**Company**”, together with its subsidiaries, 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 board of directors of the Company (the “**Board**”) wishes to inform potential investors and shareholders of the Company that, based on the information currently available to the Company, it is expected to record a net profit attributable to the shareholders in the region of approximately RMB1,000 million for the six months ended 30 June 2021 (the “**2021 Interim Period**”) as compared to the net loss attributable to the shareholders of RMB1,622 million for the corresponding period in 2020. Such improvement in the financial results is mainly due to, among other things, the following factors:

- (i) The handover of residential units to buyers of Taipingqiao Lakeville Phase V and Wuhan Tiandi La Riva II drives the increase in revenue and the Group’s results for the 2021 Interim Period; and
- (ii) During the 2020 Interim Period, operations and performances of our investment properties were significantly affected by the outbreak of COVID-19, resulting in a notable decline in rental and related income. There was no such negative impact during the 2021 Interim Period.

Notwithstanding the ongoing impact from COVID-19 on the global economies, with China having substantially contained the COVID-19 outbreak and its gross domestic product showing a year-on-year 7.9% growth in the second quarter of 2021, the Company is cautiously optimistic regarding its operations. The Company will continue to monitor the financial and operational positions of the Group and will quickly adapt our plans to cope with the changing circumstances.

The information contained in this announcement is based on a preliminary review and analysis on the internal management accounts available as of the date of this announcement, which have not been audited or reviewed by the auditors of the Company.

The Company is still in the process of finalizing the results of the Group for the 2021 Interim Period. Details of the Group's financial information for the 2021 Interim Period is expected to be disclosed in its interim results announcement on 24 August 2021.

**Shareholders of the Company and potential investors are advised to exercise caution in dealing in the securities of the Company.**

By Order of the Board  
**Shui On Land Limited**  
**Vincent H. S. LO**  
*Chairman*

Hong Kong, 30 July 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 Professor Gary C. BIDDLE, Dr. Roger L. McCARTHY, Mr. David J. SHAW, Mr. Anthony J. L. NIGHTINGALE, Mr. Shane S. TEDJARATI and Ms. Ya Ting WU.*

*\* For identification purposes only*