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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

PROPERTY SALES UPDATE FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023

This announcement is made by Shui On Land Limited (the “**Company**”, together with its subsidiaries and associates, 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 Company wishes to provide to its shareholders the attached property sales update which contains certain operating data of the Group for the fourth quarter ended 31 December 2023 (the “**Property Sales Update**”). The Property Sales Update is also available on the website of the Company (www.shuionland.com). The Property Sales Update has been prepared on the basis of internal management records. It has not been audited or reviewed by external auditor, and as such the data is for investors’ reference only. The Property Sales Update is not an offer or solicitation for the purchase or sale of any securities or financial instruments or to provide any investment service or investment advice.

Shareholders of the Company and potential investors should exercise caution when investing in or dealing in the securities of the Company.

By Order of the Board
Shui On Land Limited
UY KIM LUN
Company Secretary

Hong Kong, 8 January 2024

At the date of this announcement, the executive directors of the Company are Mr. Vincent H. S. LO (Chairman), Ms. Stephanie B. Y. LO, Ms. Jessica Y. WANG (Chief Executive Officer), and Mr. Douglas H. H. SUNG (Chief Financial Officer and Chief Investment Officer); and the independent non-executive directors of the Company are Professor Gary C. BIDDLE, Dr. Roger L. McCARTHY, Mr. Anthony J. L. NIGHTINGALE, Mr. Shane S. TEDJARATI, Ms. Ya Ting WU, Mr. Albert K. P. NG, Mr. Gregory K. L. SO, and Ms. Randy W. S. LAI.

** For identification purposes only*



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PROPERTY SALES UPDATE
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023

For the year 2023, the Group's accumulated contracted property sales and other assets disposal amounted to RMB11,396 million

- Accumulated contracted property sales and other assets disposal totalled to RMB11,396 million for the year of 2023, comprising residential property sales of RMB7,208 million, commercial property sales of RMB2,982 million and other assets disposal of RMB1,206 million. Aggregated GFA sold for contracted property sales reached 350,900 sq. m. with the average selling price of RMB29,000 per sq. m. In addition, 4,885 units of carpark were sold in the year of 2023.
- Contracted other assets disposal referred to the disposal of 65% equity interests in Shanghai Hongshoufang Project. The details of the transaction were set out in the announcement of the Company dated 29 December 2023 which is available on the websites of Hong Kong Exchanges and Clearing Limited and the Company.
- For the fourth quarter of 2023, contracted property sales and other assets disposal amounted to RMB3,430 million, comprising residential property sales of RMB1,417 million, commercial property sales of RMB807 million and other assets disposal of RMB1,206 million.
- For the fourth quarter of 2023, total gross floor area (“GFA”) of contracted property sales were 104,200 square metres (“sq. m.”) and 2,226 units of carpark.
- The average selling price of the signed contracts respecting property sales for the fourth quarter of 2023 was RMB21,800 per sq. m.
- In addition to the contracted property sales and other assets disposal reported above, as of 31 December 2023, the Group had recorded a total of RMB367 million of subscribed sales, which is expected to be subsequently turned into contracted property sales in the following months.

Note: This Property Sales Update has been prepared on the basis of internal management records. It has not been audited or reviewed by external auditor, and as such the data contained herein is for investors' reference only.

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