

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



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 MONTH ENDED 30 APRIL 2016

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 month ended 30 April 2016 (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
Vincent H. S. LO
Chairman

Hong Kong, 6 May 2016

At the date of this announcement, the executive directors of the Company are Mr. Vincent H. S. LO (Chairman), Mr. Frankie Y. L. WONG and Mr. Douglas H. H. SUNG (Chief Financial Officer); and the independent non-executive directors of the Company are Sir John R. H. BOND, Dr. William K. L. FUNG, Professor Gary C. BIDDLE, Dr. Roger L. McCARTHY, Mr. David J. SHAW and Mr. Anthony J. L. NIGHTINGALE.

** For identification purposes only*



Shui On Land Limited
瑞安房地產有限公司*

(Incorporated in the Cayman Islands with limited liability)
(Stock code: 272)

PROPERTY SALES UPDATE
FOR THE MONTH ENDED 30 APRIL 2016

- In April 2016, contracted property sales amounted to RMB925 million for a gross floor area (“GFA”) of 40,800 square metres (“sq. m.”) and 35 units of carpark. The average selling price per sq. m. of the Group for April 2016 was RMB22,700 per sq. m..
- In April 2016, contracted other assets disposal amounted to RMB1,726 million. It was from the disposal of interest in 佛山源康房地產發展有限公司 (Fo Shan Yuan Kang Property Development Co., Ltd.*) in relation to Foshan Project. The details of the transaction were set out in the announcement of the Company dated 14 April 2016 which is available on the websites of Hong Kong Exchanges and Clearing Limited and the Company.
- Accumulated contracted property sales and other assets disposal amounted to RMB8,553 million for the first four months of 2016, comprising residential property sales of RMB6,727 million, commercial property sales of RMB100 million and other assets disposal of RMB1,726 million, respectively. Aggregated GFA sold reached 425,500 sq. m. with the average selling price of RMB20,100 per sq. m.. In addition, 198 units of carpark were sold for the first four months of 2016.
- Unaudited data for the first four months of 2016:

For the four months ended April	Contracted property sales and other assets disposal (RMB million)	Year-on-Year change (%)	Contracted property sold and other assets disposed area (sq. m.)	Year-on-Year change (%)
2016	8,553	573%	425,500	389%
2015	1,271		87,100	

- In addition to the contracted property sales and other assets disposal reported above, as of 30 April 2016, the Group had recorded a total amount of RMB995 million of subscribed property sales, which is expected to be subsequently turned into contracted property sales in the following months.

- On 3 May 2016, the Group entered into a framework agreement with 中信泰富（中國）投資有限公司 (CITIC Pacific China Holdings Limited*) to dispose two commercial properties in Wuhan Tiandi for an aggregated amount of RMB4,500 million. The details of the transaction were set out in the announcement of the Company dated 3 May 2016 which is available on the websites of Hong Kong Exchanges and Clearing Limited and the Company.

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.

** For identification purposes only*