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Shui On Land Limited
瑞安房地產有限公司*

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

CLARIFICATION IN RELATION TO RECENT PRESS

This announcement is made by Shui On Land Limited (the “**Company**”, together with its subsidiaries the “**Shui On Land 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) (the “**SFO**”) and Rule 13.09(2)(a) of the Listing Rules.

The Board of Directors of the Company noted that there has been media coverage on a possible acquisition of Ciros Plaza located at 388 Nanjing Xi Road, Shanghai, the People’s Republic of China (the “**Possible Acquisition**”) by a wholly-subsiary of the Company, China Xintiandi Limited (“**China Xintiandi**”, together with its subsidiaries the “**China Xintiandi Group**”).

The Company has been monitoring the market to identify suitable investment opportunities. However, the Company confirms that neither the Shui On Land Group nor the China Xintiandi Group has entered into any legally binding agreement in relation to the Possible Acquisition.

China Xintiandi is a separately managed, wholly-owned subsidiary of the Company, focusing principally on owning, managing, designing, leasing, marketing and enhancing premium retail, office and entertainment properties in affluent urban areas in the People’s Republic of China.

Shareholders and potential investors of the Company should note that the Possible Acquisition may or may not materialize, and accordingly are advised to exercise caution when dealing in the securities of the Company.

The Company will comply with any applicable requirements prescribed by the Listing Rules and/or Part XIVA of the SFO as and when appropriate.

By Order of the Board
Shui On Land Limited
Willie K. L. UY
Company Secretary

Hong Kong, 15 April 2014

At the date of this announcement, the executive directors of the Company are Mr. Vincent H. S. LO (Chairman), Mr. Daniel Y. K. WAN and Mr. Philip K. T. WONG; the non-executive director of the Company is Mr. Frankie Y. L. WONG; 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 and Mr. David J. SHAW.

** For identification purposes only*