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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)

DISCLOSEABLE AND CONNECTED TRANSACTIONS

DISPOSAL OF HOTEL PROJECT

**AT HONGQIAO COMMERCIAL CORE ZONE, MINHANG DISTRICT,
SHANGHAI, THE PRC KNOWN AS THE HUB HOTEL**

AND

DISPOSAL OF SHARES IN MAGIC GARDEN

DELAY IN DISPATCH OF CIRCULAR

As additional time is required for the finalization of the contents of the Circular, the Company will postpone the dispatch date of the Circular to a date not later than 30 September 2014.

Reference is made to the announcement of the Company dated 27 August 2014 (the “**Announcement**”) in respect of the Transactions. Capitalized terms used herein shall have the same meanings as defined in the Announcement unless the context herein requires otherwise.

As set out in the Announcement, the Company expected to dispatch a circular containing, amongst other things, (i) further particulars of the Transactions; (ii) a letter from the Independent Board Committee containing its recommendations to the Independent Shareholders; (iii) a letter from the Independent Financial Adviser containing its advice to the Independent Board Committee and Independent Shareholders; (iv) a summary of the property valuation report and a letter from the Property Valuer; and (v) the notice of the EGM (the “**Circular**”) to the Shareholders within 15 Business Days after the date of publication of the Announcement. As additional time is required for the finalization of the contents of the Circular, the Company will postpone the dispatch date of the Circular to a date not later than 30 September 2014.

By Order of the Board
Shui On Land Limited
Company Secretary
UY Kim Lun

Hong Kong, 17 September 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*