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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)

POSITIVE PROFIT ALERT

This announcement is made by Shui On Land Limited (the “**Company**”, and 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 of the Listing Rules.

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company and potential investors that, based on the information currently available to the management, the Group is expected to record a substantial increase in its unaudited profit attributable to the Company’s shareholders for the year ended 31 December 2017 of not less than 50% over that of the previous year, and a reduction of not less than 15% in net gearing as compared with the previous year. The increase in profit attributable to Company’s shareholders was primarily attributable to the margin improvement from the recognized property sale of the Group during the year and the various assets disposal contracted in 2017. In addition, the appreciation of Renminbi in the latter half of 2017 has had a positive impact on the financial performance of the Group.

The information contained in this announcement is only based on the preliminary review by the Company’s management on the financial information currently available to it and is not based on any figures or information that has been audited or reviewed by the auditors or the audit and risk committee of the Company. Shareholders and potential investors are advised to read carefully the final results announcement of the Company for the year ended 31 December 2017 which is expected to be published in the second half of March 2018.

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

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

Hong Kong, 23 February 2018

At the date of this announcement, the executive directors of the Company are Mr. Vincent H. S. LO (Chairman) and Mr. Douglas H. H. SUNG (Chief Financial Officer); 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, Mr. David J. SHAW and Mr. Anthony J. L. NIGHTINGALE.

**For identification purposes only*