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)
（於開曼群島註冊成立的有限公司）
(Stock Code 股份代號: 272)

24 April 2026

Dear Non-registered holders [Note 1],

Shui On Land Limited (the "Company")
– Notice of Publication of 2025 Annual Report and Circular including Notice of Annual General Meeting (the "Current Corporate Communication") and 2025 Sustainability Report and Arrangement of Electronic Dissemination of Corporate Communication [Note 2]

We are pleased to inform you that the English and Chinese versions of the Company's Current Corporate Communication are now available on the Company's website at www.shuionland.com by clicking "Financial Reports" and "More Information" under "Investor Relations" and the website of Hong Kong Exchanges and Clearing Limited (HKExnews) at www.hkexnews.hk.

If you have received the Current Corporate Communication in either English or Chinese only and would like to receive printed copies in the other language or if you have any difficulty in receiving or gaining access to the Current Corporate Communication posted on the Company's website for any reason, you may send your request by post to the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited (the "Company's Branch Share Registrar") at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong or by email to the Company's email address at sol.ecom@shuion.com.cn. Upon your written request, we will send the printed form of the Current Corporate Communication to you at our cost.

The Company's 2025 Sustainability Report is published in electronic form only and is available on the Company's website at www.shuionland.com by clicking the "Sustainability Report" under "Sustainability" and the HKExnews website at www.hkexnews.hk. If you wish to receive a printed copy of the Company's 2025 Sustainability Report, you may send your request by post to the Company's Branch Share Registrar or by email to the Company's email address.

Arrangement of Electronic Dissemination of Corporate Communication

Pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited relating to the expansion of paperless listing regime and electronic dissemination of corporate communications that came into effect on 31 December 2023, the Company is writing to inform you that the Company has adopted electronic dissemination of Corporate Communication.

Please note that both the English and Chinese versions of all Corporate Communication will continue to be disseminated using electronic means through the Company's website and the HKExnews website.

Should you wish to receive or continue to receive future Corporate Communication in printed form, please complete, sign and return the enclosed Reply Form to the Company's Branch Share Registrar or by email to the Company's email address.

Collection of electronic contact details

As a non-registered holder, if you wish to receive the notification of publication of Corporate Communication on the Company's website, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your shares in the Company are held (collectively, the "Intermediaries") and provide your email address to your Intermediaries.

If the Company does not receive your functional email address from the Intermediaries, until such time that the functional email address is provided to the Intermediaries, you will be unable to receive email notifications regarding the publication of Corporate Communication on the Company's website and will need to proactively check the Company's website and the HKExnews website to keep up with the publication of Corporate Communication in the future.

Should you have any queries in relation to this letter, please contact the Company's Branch Share Registrar at (852) 2862 8688 during business hours (9:00 a.m. to 6:00 p.m., Monday to Friday, excluding public holidays).

Yours faithfully,
For and on behalf of
Shui On Land Limited
UY Kim Lun
Company Secretary

Note 1: This notification letter is being sent to the non-registered holders of the shares of the Company, whose shares are held in Central Clearing and Settlement System (CCASS) and who have notified the Company through Hong Kong Securities Clearing Company Limited that they wish to receive the Current Corporate Communication. If you have sold or transferred your shares in the Company, please disregard this notification letter and the Reply Form enclosed.
Note 2: Corporate Communication refers to any document(s) issued or to be issued by the Company for the information or action of holders of any of its securities, including but not limited to (a) the directors' report, its annual accounts together with a copy of the auditor's report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; and (f) a proxy form.

** For identification purposes only*

致各位非登記股份持有人[附註 1]：

瑞安房地產有限公司（「本公司」）
– 2025 年度年報及通函（包括股東周年大會通告）（「本次公司通訊文件」）及 2025 年可持續發展報告之發佈通知及以電子方式發佈公司通訊[附註 2]之安排

本公司欣然知會　閣下本公司本次公司通訊文件的中、英文版本已於本公司網站（www.shuionland.com）「投資者關係」一欄下的「財務報告」及「更多資料」及香港交易及結算所有限公司之披露易網站（www.hkexnews.hk）登載。

如　閣下只收取本次公司通訊文件之中文版本或英文版本，惟希望索取另一種語言之印刷本，或如　閣下因任何理由以致在收取或接收於本公司網站登載之本次公司通訊文件時出現困難，可將要求郵寄至本公司香港股份過戶登記分處，香港中央證券登記有限公司（「本公司股份過戶登記分處」），地址爲香港灣仔皇后大道東 183 號合和中心 17M 樓或電郵至本公司電郵地址：sol.ecom@shuion.com.cn 向本公司索取。本公司收到書面提出要求後，將儘快發送本次公司通訊文件之印刷本予　閣下，費用由本公司承擔。

本公司 2025 年可持續發展報告僅以電子形式於本公司網站（www.shuionland.com）「可持續發展」一欄下的「可持續發展報告」及披露易網站（www.hkexnews.hk）登載。若　閣下欲索取本公司 2025 年可持續發展報告的印刷本，可將要求郵寄至本公司股份過戶登記分處或電郵至本公司電郵地址向本公司索取。

以電子方式發佈公司通訊之安排

根據自 2023 年 12 月 31 日起生效的香港聯合交易所有限公司證券上市規則有關擴大無紙化制度及以電子方式發佈公司通訊規定，本公司謹此通知　閣下，本公司已採用以電子方式發佈公司通訊之安排。

請注意，所有公司通訊之中、英文版本均會繼續以電子方式於本公司網站及披露易網站發佈。

如　閣下有意收取或繼續收取日後公司通訊之印刷本，請填妥及簽署本函隨附之回條並寄回至本公司股份過戶登記分處或電郵至本公司電郵地址。

收集電子聯絡資料

作為非登記股份持有人，如有意收取公司通訊已在本公司網站登載之通知，　閣下應聯絡代　閣下持有本公司股份的銀行、經紀、託管商、代理人或香港中央結算（代理人）有限公司（統稱「中介公司」），並向　閣下的中介公司提供　閣下的電郵地址。

倘若本公司沒有從中介公司收到　閣下有效的電郵地址，直至中介公司收到　閣下有效的電子郵件地址前，　閣下日後將無法收到有關公司通訊已在本公司網站登載之電郵通知及將需要主動查看本公司網站和披露易網站以留意公司通訊的登載。

閣下如有任何與本函有關的疑問，請於辦公時間內（星期一至五，上午 9 時正至下午 6 時正，公眾假期除外）致電本公司股份過戶登記分處電話熱線(852) 2862 8688 查詢。

代表
瑞安房地產有限公司
公司秘書
黃金綸
謹啟

二零二六年四月二十四日

附註 1：　本通知函件收件對象為本公司非登記股份持有人。該等人士的股份存放於中央結算及交收系統（中央結算系統）及他們已經通過香港中央結算有限公司通知本公司，希望收到本次公司通訊文件。如果　閣下已出售或轉讓所持有的本公司股份，則無需理會本通知函件及所附回條。
附註 2：　公司通訊指本公司刊發或將予刊發以供其任何證券持有人參照或採取行動的任何文件，其中包括但不限於：(a)董事會報告、年度財務報表連同核數師報告及(如適用)財務摘要報告；(b)中期報告及(如適用)中期摘要報告；(c)會議通告；(d)上市文件；(e)通函；及(f)委任代表表格。

** 僅供識別*

REPLY FORM 回條

To: **Shui On Land Limited (the "Company")**
(Stock Code: 272)
c/o Computershare Hong Kong Investor Services Limited
17M Floor, Hopewell Centre,
183 Queen's Road East,
Wanchai, Hong Kong

致： **瑞安房地產有限公司^(「本公司」)**
（股份代號：272）
經香港中央證券登記有限公司
香港灣仔皇后大道東 183 號
合和中心 17M 樓

REMINDER 提示

As a non-registered holder, if you wish to receive notification of publication of future Corporate Communication* on the Company's website via electronic dissemination, you should liaise with your bank(s), broker(s), custodian(s), nominee(s) or HKSCC Nominees Limited through which your shares in the Company are held (collectively, the "Intermediaries") and provide your email address to your Intermediaries.

作為非登記股份持有人，如有意通過電子方式收取日後公司通訊*已在本公司網站登載之通知， 閣下應聯絡代 閣下持有本公司股份的銀行、經紀、託管商、代理人或香港中央結算（代理人）有限公司（統稱「中介公司」），並向 閣下的中介公司提供 閣下的電郵地址。

Request for future Corporate Communication* in printed form 要求收取日後公司通訊*印刷本

(Please mark "✓" in the below box if applicable)（如適用，請在以下方格內劃上「✓」號）

Name of the listed company: Shui On Land Limited
上市公司名稱： 瑞安房地產有限公司

I/We would like to receive future Corporate Communication* in printed form.
本人／我們欲收取日後公司通訊*的印刷本。

☐ Printed English Version 英文印刷本
☐ Printed Chinese Version 中文印刷本
☐ Printed English and Chinese Versions 英文及中文印刷本

Name(s) of Non-registered holder(s):
非登記股份持有人姓名： _____
(Please use ENGLISH BLOCK LETTERS 請用英文正楷填寫)

Signature(s):
簽名： _____

Contact number:
聯絡電話號碼： _____

Date:
日期： _____

Notes 附註：

1. *This Reply Form is addressed to non-registered holders of the shares of the Company whose shares are held in The Central Clearing and Settlement System (CCASS) and who have notified the Company through Hong Kong Securities Clearing Company Limited that they wish to receive Corporate Communication.*
   此回條乃向本公司非登記股份持有人發出。該等人士的股份存放於中央結算及交收系統（中央結算系統），他們並已經透過香港中央結算有限公司向本公司發出通知，表示欲收取公司通訊。
2. *Please complete all your details clearly.*
   請 閣下清楚填妥所有資料。
3. *Any form with no box marked (✓), with no signature or otherwise incorrectly completed will be void.*
   如在本表格未有在方格內劃上「✓」號、或未有簽署、或在其他方面填寫不正確，則本表格將會作廢。
4. *For the avoidance of doubt, the Company does not accept any other instructions given on this Reply Form.*
   為免存疑，在本回條上的任何額外指示，本公司將不予處理。

PERSONAL INFORMATION COLLECTION STATEMENT 收集個人資料聲明

"Personal Data" in this statement has the same meaning as "personal data" defined under the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong ("PDPO"). The supply of your Personal Data is on a voluntary basis for the purpose of verifying and recording your choice of language and means of receipt of corporate communications of the Company and the delivery of those corporate communications. We may transfer or disclose your Personal Data to the Company's Branch Share Registrar and/or other companies or bodies for the purpose stated above, or when it is required to do so by law and will be retained for such period as may be necessary for our verification and record purposes. You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be in writing by either of the following means:
本聲明中所指的「個人資料」具有香港法例第 486 章《個人資料（私隱）條例》（「《私隱條例》」）中「個人資料」的涵義。 閣下是自願提供個人資料以用於核實及記錄 閣下收取本公司公司通訊的語言版本和收取方式的選擇，以及傳送公司通訊。我們可就上述用途將 閣下的個人資料轉移或披露給本公司股份過戶登記分處及／或其他公司或團體，或按法例規定作出轉移或披露，並將在適當期間內保留該等個人資料作核實及記錄用途。 閣下有權根據《私隱條例》的條文查閱及／或修改 閣下的個人資料。任何相關查閱及／或修改個人資料之要求均須以書面方式透過以下途徑提出：

By mail to 郵寄至: Personal Data Privacy Officer 個人資料私隱主任
Computershare Hong Kong Investor Services Limited 香港中央證券登記有限公司
17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong 香港灣仔皇后大道東 183 號合和中心 17M 樓
By email to 電郵至: PrivacyOfficer@computershare.com.hk

* *Corporate Communication refers to any document(s) issued or to be issued by the Company for the information or action of holders of any of its securities, including but not limited to (a) the directors' report, its annual accounts together with a copy of the auditor's report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; and (f) a proxy form.*
公司通訊指本公司刊發或將予刊發以供其任何證券持有人參照或採取行動的任何文件，其中包括但不限於：(a)董事會報告、年度財務報表連同核數師報告及(如適用)財務摘要報告；(b)中期報告及(如適用)中期摘要報告；(c)會議通告；(d)上市文件；(e)通函；及(f)委任代表表格。

^ *For identification purposes only 僅供識別*

Mailing Label 郵寄標籤

Computershare Hong Kong Investor Services Limited
香港中央證券登記有限公司
Freepost No. 簡便回郵號碼：37
Hong Kong 香港

Please cut the mailing label and stick it on an envelope to return this form to us.
No postage is necessary if posted in Hong Kong.

當 閣下寄回此回條時，請將郵寄標籤剪貼於信封上。
如在本港投寄， 閣下無需支付郵費或貼上郵票。