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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)

MAJOR TRANSACTION
SUPPLEMENTAL AGREEMENTS IN RELATION TO THE LAND RESUMPTION AGREEMENTS

DELAY IN DESPATCH OF CIRCULAR

Reference is made to the announcement of the Company dated 23 October 2026 (the "**Announcement**") in relation to, among others, the Supplemental Agreements. Capitalised terms used herein shall have the same meanings as those defined in the Announcement unless the context herein requires otherwise.

As set out in the Announcement, a circular containing, among other things, further details of the Supplemental Agreements (the "**Circular**"), is expected to be despatched to the Shareholders within fifteen (15) business days after the publication of the Announcement, i.e., on or before 13 November 2026.

As additional time is required to finalise the contents to be included in the Circular, the Company has applied to the Stock Exchange for a waiver from strict compliance with Rule 14.41(a) of the Listing Rules for an extension of the deadline for the despatch of the Circular (the "**Waiver**"). Further announcement(s) will be made by the Company in due course in respect of the result of the Waiver application and the expected date of despatch of the Circular.

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

Hong Kong, 13 November 2026

At the date of this announcement, the executive directors of the Company are Mr. Vincent H. S. LO (Chairman), Ms. Stephanie B. Y. LO (Vice Chairman), Ms. Jessica Y. WANG (Chief Executive Officer), and Mr. Douglas H. H. SUNG (Chief Financial Officer and Chief Investment Officer); and the independent non-executive directors of the Company are Mr. Anthony J. L. NIGHTINGALE, Mr. Shane TEDJARATI, Ms. Ya Ting WU, Mr. Albert K. P. NG, Ms. Randy W. S. LAI, Mr. Clement K. M. KWOK, and Mr. Stuart MERCIER.

** For identification purposes only*