



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)

22 December 2025

Dear Shareholder(s),

Shui On Land Limited (the "Company")

– Notice of Publication of Circular dated 22 December 2025 (the "Circular") and Arrangement of Electronic Dissemination of Corporate Communication^(Note 1)

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

If you have any difficulty in receiving or gaining access to the Circular posted on the Company's website for any reason, please 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 Circular to you at our cost.

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 communication 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 future Corporate Communication in printed form, please complete, sign and return the enclosed Reply Form (the "Reply Form") to the Company's Branch Share Registrar or by email to the Company's email address. Any such request will remain valid until the instruction has been revoked or superseded or until the time when the Company publishes its next annual report in the following year (whichever is earlier).

Collection of electronic contact details

To ensure timely receipt of the notification of publication of the latest Corporate Communication and Actionable Corporate Communication^(Note 2) on the Company's website, the Company recommends you provide your email address by scanning your personalized QR code printed on the Reply Form. Alternatively, you may complete, sign and return the Reply Form to the Company's Branch Share Registrar or by email to the Company's email address.

If the Company does not receive your functional email address, until such time that the functional email address is provided to the Company's Branch Share Registrar, you will be unable to receive email notifications regarding the publication of Corporate Communication on the Company's website and will receive Actionable Corporate Communication in printed form 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: 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.

Note 2: Actionable Corporate Communication is any corporate communication that seeks instructions from securities holders of the Company on how they wish to exercise their rights or make an election as securities holders of the Company.

** For identification purposes only*

敬啟者：

瑞安房地產有限公司（「本公司」）

– 日期為 2025 年 12 月 22 日之通函（「通函」）之發佈通知及以電子方式發佈公司通訊^(附註 1)之安排

本公司欣然知會 閣下本公司之通函之中、英文版本已於本公司網站（www.shuionland.com）「投資者關係」一欄下的「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 閣下因任何理由以致在收取或接收於本公司網站登載之通函時出現困難，請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」），地址為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。本公司收到書面提出要求後，將儘快發送通函之印刷本予 閣下，費用由本公司承擔。

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 閣下有意收取日後公司通訊之印刷本，請填妥及簽署本函隨附之回條（「回條」）並交回本公司股份過戶登記分處或電郵至本公司電郵地址。任何該等要求將有效直至被撤回或取代或直至本公司於翌年刊發其下一份年報為止（以較早者為準）。

收集電子聯絡資料

為確保能及時收取最新的公司通訊及可供採取行動的公司通訊^(附註 2)已在本公司網站登載之通知，本公司建議 閣下透過掃描回條上列印之 閣下專屬二維碼以提供 閣下之電郵地址。 閣下亦可填妥及簽署回條並交回本公司股份過戶登記分處或電郵至本公司電郵地址。

倘若本公司沒有收到 閣下有效的電郵地址，直至本公司股份過戶登記分處收到 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收取可供採取行動的公司通訊之印刷本。

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。

此致

列位股東 台照

代表
瑞安房地產有限公司
公司秘書
黃金綸
謹啟

二零二五年十二月二十二日

附註 1：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。

附註 2：可供採取行動的公司通訊指任何涉及要求本公司證券持有人指示其擬如何行使其有關本公司證券持有人的權利或作出選擇的公司通訊。

* 僅供識別



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。