

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 April 2024

Dear Shareholder(s),

Shui On Land Limited (the "Company")

- Notice of Publication of 2023 Annual Report, Circular including Notice of Annual General Meeting and Proxy Form (the "Current Corporate Communication") and 2023 Sustainability Report 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 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. Shareholders who have selected to receive the Company's Corporate Communication in printed version, enclosed is the Current Corporate Communication of the Company in the language you have expressly chosen to receive.

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 chosen (or are deemed to have consented) to read the Company's Corporate Communication published on the Company's website in place of receiving printed copies thereof and have any difficulty in receiving or gaining access to the Current Corporate Communication 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 Current Corporate Communication to you at our cost.

The Company's 2023 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 "Sustainabile Development" and the HKExnews at www.hkexnews.hk. If you wish to receive a printed copy of the Company's 2023 Sustainability Report, please 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 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.

Your previous instructions (if any) to receive Corporate Communication in printed form no longer apply. Should you wish 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. 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). If the Company does not receive the enclosed Reply Form or receive a response indicating an objection from you by 20 May 2024 and until you inform the Company c/o the Company's Branch Share Registrar of your preference by giving reasonable prior notice in writing or sending a notice by email to the Company's email address at sol.ecom@shuion.com.cn according to the relevant laws and regulations, you will be deemed to have consented to receiving all future Corporate Communication by electronic means through the Company's website.

Notwithstanding the above, please note that all Actionable Corporate Communication (Note 2) will be sent to you individually by email or by post in accordance with your indicated preference, in addition to being made available on the Company's website and the HKExnews website.

Collection of electronic contact details

To ensure timely receipt of the notification of publication of the latest Corporate Communication and Actionable Corporate Communication on the Company's website, the Company recommends you provide your email address by scanning your personalized QR code printed on the enclosed Reply Form. Alternatively, you may complete, sign and return the enclosed 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 (i) be unable to receive email notifications regarding the publication of Corporate Communication on the Company's website and (ii) 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

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」或「貴公司」) (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
(Please <u>choose ONLY ONE of the options below</u>) (請 <u>從以下選項中只選擇其中一項) Personalized QR Code 專屬二維確</u>			
	Option 1: Provide your email address for receipt of notification of publication of future Corporate Communication* and Actionable Corporate Communication** on the Company's website via electronic dissemination by scanning your personalized QR code (Note 4)		
3	[1:] 掃瞄 <u>閣下專屬二維碼^{網維小}提供</u> 閣下之電郵地址,以通過電子方式收取日後公司通訊*及可供採取行動的公司通訊**已在本公司網站登載之通知		
	You are NOT required to return this Reply Form if you choose Option 1. 如選擇了選項 1, 閣下 無須 交回本回條。		
[Option 2: I/We hereby provide my/our email address in writing for receipt of notification of publication of future Corporate Communication* and Actionable Corporate Communication** via electronic dissemination.		
	選項 2: 本人/吾等現以書面提供本人/吾等之的電郵地址,以通過電子方式	式收取日後公司	引通訊*及可供採取行動的公司通訊**已在本公司網站登載之通知。
N	lame of securities holder(s) 證券持有人姓名: Name of	of the listed comp	any 上市公司名稱:

Shui On Land Limited 瑞安房地產有限公司

Option 3: I/We hereby request for receipt of future Corporate Communication* and Actionable Corporate Communication** in printed form and noted that this instruction will remain valid until the time when the Company publishes its next annual report in the following year. (Note 5) (Please mark "\" in one of the below boxes if applicable)

Printed Chinese Version

Contact number:

聯絡電話號碼:

中文印刷本

REPLY FORM 回條

Email address 電郵地址: (Note 3/ 附註 3)

Printed English Version

英文印刷本

Signature(s): (Notes 1 & 2)

簽名:(附註1及2)

(如適用,請在以下一個方格內劃上「√」號)

PERSONAL INFORMATION COLLECTION STATEMENT 收象值人資料學明

"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 is on a voluntary basis for the purpose state data on 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 relatined for such period as not record purposes. You have the right to request access to and/or correction of your Personal Data is on a voluntary basis for the purpose of verifying and record purposes. You have the right to request access to and/or correction of your Personal Data to the Company's Branch Share Registrar and/or other companies with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data broad bases to and/or correction of your Personal Data broad bases to and/or correction of your Personal Data broad bases for the purpose of verifying and record purposes. You have the right to request access to and/or correction of your Personal Data broad bases for the purpose of verifying and recording your correction of your Personal Data broad bases for the purpose of verifying and recording your discloses, You have the right to request access to and/or correction of your Personal Data broad bases for the purpose of verifying and recording your reflections. You have the reflection of the companies of the purpose and recording your reflections. You have the purpose of verifying and recording your reflections. You have the purpose of verifying and accommendation of the companies of the purpose of verifying and accommendation. You will be purposed to the purpose

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 5.可是新指人类人可用的单元等于种类处的其上何是参考有人参照或技权行勤的上行文件,其中包括但不良效;(a)重要审核者,生度对务表类用传题的解告及(知識用对务模变联合;(b) 中期报告及(知識用中期接受报告;(c) 會議通告;(d)上市文件;
 (e) 第5. 从市委托代类者将。
 Advancable Companies on any corporate communication that seeks instructions from securities holders of the Company on how they wish to services their rights or make an election as the securities holders of the Company.

 可能求取行的的公司通讯指任何涉及要求本公司證券符名人指示其報句何行使其有關本公司證券符名人的權利或作出選擇的公司通讯。

^ 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

。 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。

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.

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Date:

日期: