



中国新天地
CHINA XINTIANDI

Shui On Land concluded RMB2.4 billion En-Bloc Sales of Corporate Avenue 2 at Chongqing Tiandi, Shanghai Xintiandi continues to act as asset manager on an exclusive basis

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Shui On Land Ltd ('Shui On Land' or the 'Company', Stock code: 272) announced today that its subsidiaries, Chongqing Shui On Tiandi Property Development Co., Ltd. (the 'Seller') and Shanghai Xintiandi have entered into a Framework Agreement with Sunshine Life Insurance (the 'Purchaser') to sell the office premises (total GFA of 119,534.46 sq.m.) and 815 underground car parking spaces at Lot B11 of Chongqing Tiandi, also known as Corporate Avenue 2 (the 'Property'), for a total consideration of RMB2,412,421,970 (approximately HK\$3,053,698,696), the carrying value of the Property as at 31 July 2013 was approximately RMB2,110,500,000 (approximately HK\$2,671,518,987).

Under the Framework Agreement, Sunshine Life Insurance will engage Shanghai Xintiandi, a wholly owned subsidiary of China Xintiandi, as the asset manager of the Property on an exclusive basis. Shanghai Xintiandi will provide asset management services, including but not limited to leasing, capital management and marketing services. The net proceeds from the disposal will be used to repay existing indebtedness and fund capital and other project related expenditures related to the Company's real estate development.

Mr. Freddy Lee, Managing Director & Chief Executive Officer of Shui On Land said, "It is part of the Company's strategy to increase asset turnover and shorten the investment payback period through en-bloc sales of the Company's non-core office and retail premises. The transaction is an opportunity for the Company to broaden its earning base and increase its asset churn of commercial properties."

Mr. Philip Wong, Chief Executive Officer of China Xintiandi, was confident to uphold the quality asset management services, "China Xintiandi acted as an agent for Shui On Land for disposing this asset. We look forward to having more transactions in the near future. We will ensure excellent operation and services will be provided to our tenants as usual. The transaction and introduction of Sunshine Life Insurance will bring in new business opportunities for Shui On Land, China Xintiandi and our valued tenants."