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Shui On Land Limited
瑞安房地產有限公司*

(incorporated in the Cayman Islands with limited liability)
(Stock code: 272)

**POLL RESULTS OF THE ANNUAL GENERAL MEETING
HELD ON 4 JUNE 2009**

The board of directors (the “Board”) of Shui On Land Limited (the “Company”) is pleased to announce that at the annual general meeting of the Company held on 4 June 2009 (the “AGM”), all the resolutions proposed at the AGM were duly passed by the shareholders of the Company by way of poll. The poll results in respect of the resolutions were as follows:

Ordinary Resolutions		No. of Votes (%)	
		For	Against
1.	To receive and adopt the financial statements and the reports of the directors and auditor for the year ended 31 December 2008.	2,684,656,476 (99.999870%)	3,500 (0.000130%)
	The resolution was duly passed as an ordinary resolution.		
2.	To declare a final dividend.	2,742,998,907 (99.999818%)	5,000 (0.000182%)
	The resolution was duly passed as an ordinary resolution.		
3(a)	To re-elect Mr. Vincent H. S. LO as director of the Company.	2,736,893,618 (99.777241%)	6,110,289 (0.222759%)
	The resolution was duly passed as an ordinary resolution.		
3(b)	To re-elect Sir John R. H. BOND as director of the Company.	2,453,404,138 (89.442240%)	289,599,769 (10.557760%)
	The resolution was duly passed as an ordinary resolution.		
3(c)	To re-elect Dr. Edgar W. K. CHENG as director of the Company.	2,728,287,007 (99.463475%)	14,716,900 (0.536525%)
	The resolution was duly passed as an ordinary resolution.		
3(d)	To re-elect Dr. Roger L. McCARTHY as director of the Company.	2,743,000,407 (99.999872%)	3,500 (0.000128%)
	The resolution was duly passed as an ordinary resolution.		

3(e)	To authorise the Board of the Company to fix the directors' remuneration.	2,740,717,407 (99.916642%)	2,286,500 (0.083358%)
	The resolution was duly passed as an ordinary resolution.		
4.	To re-appoint Messrs. Deloitte Touche Tohmatsu as auditor and to authorise the Board of the Company to fix their remuneration.	2,737,778,524 (99.809501%)	5,225,383 (0.190499%)
	The resolution was duly passed as an ordinary resolution.		
5(A)	To grant a general mandate to the directors of the Company to issue additional shares of the Company not exceeding 20% of the issued share capital of the Company.	2,480,414,057 (89.086888%)	303,849,850 (10.913112%)
	The resolution was duly passed as an ordinary resolution.		
5(B)	To grant a general mandate to the directors of the Company to repurchase shares of the Company not exceeding 10% of the issued share capital of the Company.	2,744,257,907 (98.563139%)	40,006,000 (1.436861%)
	The resolution was duly passed as an ordinary resolution.		
5(C)	To extend the general mandate granted to the directors of the Company to issue additional shares by the nominal amount of the shares repurchased by the Company.	2,480,124,057 (89.077406%)	304,110,650 (10.922594%)
	The resolution was duly passed as an ordinary resolution.		
6.	To approve bonus issue of shares.	2,744,259,907 (99.999854%)	4,000 (0.000146%)
	The resolution was duly passed as an ordinary resolution.		

At the date of the AGM, the number of the issued shares of the Company was 4,185,597,171 ordinary shares, being the total number of shares entitling the holders to attend and vote for or against the resolutions proposed at the AGM. There were no restrictions on any shareholders to cast votes on any of the proposed resolutions at the AGM.

Computershare Hong Kong Investor Services Limited, the branch share registrar of the Company in Hong Kong, was appointed as the scrutineer for the poll at the AGM.

By Order of the Board
Shui On Land Limited
Vincent H. S. LO
Chairman

Hong Kong, 4 June 2009

At the date of this announcement, the executive directors of the Company are Mr. Vincent H. S. LO (Chairman and Chief Executive Officer), Mr. Louis H. W. WONG and Mr. Aloysius T. S. LEE; the non-executive director of the Company is The Honourable LEUNG Chun Ying; and the independent non-executive directors of the Company are Sir John R. H. BOND, Dr. Edgar W. K. CHENG, Dr. William K. L. FUNG, Professor Gary C. BIDDLE, Dr. Roger L. McCARTHY and Mr. David J. SHAW.

** For identification purposes only*