



Shui On Land Limited
瑞安房地產有限公司*

(Incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立之有限公司)

(Stock Code : 272)

(股份代號 : 272)

27 April 2010

Dear Investor (Note 1),

Shui On Land Limited (the "Company")

Notice of publication of Annual Report 2009 and AGM Circular (the "Current Corporate Communication")

We are pleased to inform you that the English and Chinese versions of the Current Corporate Communication are now available on the website of Hong Kong Exchanges and Clearing Limited (HKExnews) at www.hkexnews.hk and the Company's website at www.shuionland.com. You may access the Current Corporate Communication by clicking "Financial Reports" and "Prospectuses / Circulars" under "Investor Relations" on the homepage of the Company's website.

If you want to receive a printed copy of the Current Corporate Communication, please complete the request form (the "Request Form") on the reverse side and send it to the Company c/o the Company's Branch Share Registrar in Hong Kong, Computershare Hong Kong Investor Services Limited, by post using the mailing label at the bottom of the Request Form (no stamp is needed if posted in Hong Kong). The address of the Company's Branch Share Registrar is 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong. You may also send an email with a scanned copy of the Request Form to sol.ecom@shuion.com.cn. The Company's Branch Share Registrar will arrange to send the printed copy of the Current Corporate Communication to you upon receipt of the Request Form.

If you have any queries about how to obtain a copy of the Current Corporate Communication or how to access the Current Corporate Communication on the Company's website, please call the hotline of the Company's Share Registrar at (852) 2862 8688 during business hours (9:00 a.m. to 6:00 p.m., Monday to Friday, excluding public holidays).

For and on behalf of
Shui On Land Limited

Note 1: This notification letter is being sent to the non-registered holders of the shares of the Company, whose shares are held in Central Clearing and Settlement System (CCASS) and who have notified the Company through Hong Kong Securities Clearing Company Limited that they wish to receive the Current Corporate Communications. If you have sold or transferred your shares in the Company, please disregard this notification letter and the Request Form enclosed.

* for identification purpose only

致投資者^(附註1)：

瑞安房地產有限公司（「本公司」）

2009 年度年報及股東周年大會通函（「本次公司通訊文件」）之發佈通知

本公司欣然知會閣下本公司之本次公司通訊文件之中、英文版本現已登載於香港交易及結算所有限公司之披露易網站（www.hkexnews.hk）及本公司網站 www.shuionland.com。閣下可於本公司網址首頁點擊「投資者關係」一欄下的「財務報告」及「招股書/通函」，即可下載及瀏覽本次公司通訊文件。

倘閣下欲收取本次公司通訊文件之印刷本，請填妥在本函背面的申請表格（「申請表格」），並使用申請表格下方的郵寄標籤寄回本公司之股份過戶登記分處，香港中央證券登記有限公司（如在香港投寄則毋須貼上郵票），地址為香港灣仔皇后大道東183號合和中心17M樓。閣下亦可把已填妥之申請表格的掃描副本電郵到 sol.ecom@shuion.com.cn。本公司之股份過戶登記分處在收到申請表格後會安排寄發本次公司通訊文件的印刷本予閣下。

倘閣下對於如何索取本次公司通訊文件或如何在本公司網站上閱覽本次公司通訊文件有任何疑問，請於營業時間內（星期一至星期五，上午九時至下午六時，公眾假期除外）致電本公司股份過戶登記處熱綫(852) 2862 8688 查詢。

瑞安房地產有限公司
謹啓

2010年4月27日

附註1：本通知函件收件對象為本公司非登記股份持有人。該等人士的股份存放於中央結算及交收系統（中央結算系統）及他們已經通過香港中央結算有限公司通知本公司，希望收到本次公司通訊文件。如果閣下已出售或轉讓所持有的本公司股份，則無需理會本通知函件及所附申請表格。

* 以供識別之用

Request Form 申請表格

To: **Shui On Land Limited ("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 ("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

I/We would like to receive a printed copy of the **Annual Report 2009 and AGM Circular** of the Company as indicated below:
本人/我們希望以下列方式收取 貴公司 **2009 年度年報及股東周年大會通函**之印刷本:

(Please mark **ONLY ONE (X)** of the following boxes)
(請從下列選擇中, 僅在其中一個空格內劃上「X」號)

- I/We would like to receive the printed English version.
本人/我們希望收取一份英文印刷本。
- I/We would like to receive the printed Chinese version.
本人/我們希望收取一份中文印刷本。
- I/We would like to receive both the printed English and Chinese versions.
本人/我們希望收取英文和中文各一份印刷本。

Signature
簽名

Contact telephone
number
聯絡電話號碼

Date
日期

Notes 附註:

- This Request Form is to be completed by the non-registered holders of the shares of the Company, whose shares are held in Central Clearing and Settlement System (CCASS) and who have notified the Company through Hong Kong Securities Clearing Company Limited that they wish to receive the Current Corporate Communications. Please complete all your details clearly.
本申請表格應由本公司非登記股份持有人填寫。該等人士的股份存放於中央結算及交收系統(中央結算系統), 他們並已經通過香港中央結算有限公司通知本公司, 希望收到本次公司通訊文件。請 閣下清楚填妥所有資料。
- Any form with more than one box marked (X), with no box marked (X), with no signature or otherwise incorrectly completed will be void.
如在本表格作出超過一項選擇、或未有作出選擇、或未有簽署、或在其他方面填寫不正確, 則本表格將會作廢。
- For the avoidance of doubt, we do not accept any special instructions written on this Request Form.
為免存疑, 任何在本申請表格上的額外手寫指示, 本公司將不予處理。

SONH-NSH30042010

郵寄標籤 MAILING LABEL

閣下寄回此申請表格時, 請將郵寄標籤剪貼於信封上。
如在本港投寄毋須貼上郵票。
Please cut the mailing label and stick this on the envelope
to return this Request Form to us.
No postage stamp necessary if posted in Hong Kong.

香港中央證券登記有限公司
Computershare Hong Kong Investor Services Limited
簡便回郵號碼 Freepost No. 37
香港 Hong Kong