



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)

**POLL RESULTS OF THE EXTRAORDINARY GENERAL MEETING
HELD ON 20 JUNE 2007**

At the EGM of the Company held on 20 June 2007, the ordinary resolution approving the Transaction Agreements and the transactions contemplated thereunder has been duly passed by the Independent Shareholders present thereat by way of poll.

References are made to the joint announcement of Shui On Land Limited (the "Company") and Shui On Construction and Materials Limited ("SOCAM") dated 25 May 2007 and the circular of the Company dated 4 June 2007 (the "Circular") in relation to the formation of a joint venture for the development of Dalian Software Park Phase II. Unless otherwise stated, the terms used herein shall have the same meanings as those defined in the Circular.

The Board is pleased to announce that at the EGM held on 20 June 2007, the ordinary resolution proposed to approve the Transaction Agreements and the transactions contemplated thereunder has been duly passed by the Independent Shareholders by way of poll.

The poll results taken at the EGM were as follows:

| Ordinary resolution | Number of votes (Approx. %) | |
|---|-----------------------------|--------------------|
| | For | Against |
| 1. To approve the Transaction Agreements and all transactions contemplated thereunder, and to authorise the directors of the Company to do all such further acts and things and execute such further documents as may be necessary to give effect to the Transaction Agreements and all other transactions contemplated thereunder. | 919,863,958 (99.9996%) | 3,500 (0.0004%) |

The resolution was duly passed as an ordinary resolution.

As at the date of the EGM, the total number of issued shares of the Company was 4,185,097,171 ordinary shares. In accordance with the Listing Rules and as disclosed in the Circular, Mr. Vincent H. S. LO and his associates (including and without limitation to SOCAM) were required to abstain from voting on the proposed resolution. Save for the above, there were no restrictions on any shareholders to abstain from voting in respect of the proposed resolution at the EGM.

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

By Order of the Board
Shui On Land Limited
William T. ADDISON
Executive Director

Hong Kong, 20 June 2007

As at the date of this announcement, the executive directors of the Company are Mr. Vincent H. S. LO (Chairman and Chief Executive Officer) and Mr. William T. ADDISON; 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

Member of Shui On Group