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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 AND THE EXTRAORDINARY GENERAL MEETING HELD ON 8 JUNE 2007

The board of directors of Shui On Land Limited (the "Company") is pleased to announce the poll results of the resolutions proposed at the annual general meeting (the "AGM") and the extraordinary general meeting (the "EGM") of the Company both held on 8 June 2007 as follows:

Resolutions proposed at the AGM		Number of Votes (Approx. %)	
		For	Against
1.	To receive and adopt the financial statements and the reports of the directors and auditors for the year ended 31 December 2006. The resolution was duly passed as an ordinary resolution.	1,885,972,371 (99.999973%)	500 (0.000027%)
2.	To declare a final dividend for the year ended 31 December 2006. The resolution was duly passed as an ordinary resolution.	1,914,224,871 (99.999974%)	500 (0.000026%)
3(i)	To re-elect Mr. Vincent H. S. LO as a director of the Company. The resolution was duly passed as an ordinary resolution.	1,889,052,773 (99.888428%)	2,110,000 (0.111572%)
3(ii)	To re-elect Sir John R. H. BOND as a director of the Company. The resolution was duly passed as an ordinary resolution.	1,891,161,273 (99.999947%)	1,000 (0.000053%)
3(iii)	To re-elect The Honourable LEUNG Chun Ying as a director of the Company. The resolution was duly passed as an ordinary resolution.	1,908,973,273 (99.990100%)	189,000 (0.009900%)
3(iv)	To re-elect Dr. Edgar W. K. CHENG as a director of the Company. The resolution was duly passed as an ordinary resolution.	1,889,238,273 (99.898264%)	1,924,000 (0.101736%)
3(v)	To re-elect Dr. William K. L. FUNG as a director of the Company. The resolution was duly passed as an ordinary resolution.	1,891,161,273 (99.999947%)	1,000 (0.000053%)
3(vi)	To re-elect Professor Gary C. BIDDLE as a director of the Company. The resolution was duly passed as an ordinary resolution.	1,889,238,773 (99.898290%)	1,923,500 (0.101710%)
3(vii)	To re-elect Dr. Roger L. McCARTHY as a director of the Company. The resolution was duly passed as an ordinary resolution.	1,889,238,773 (99.898290%)	1,923,500 (0.101710%)
3(viii)	To re-elect Mr. David J. SHAW as a director of the Company. The resolution was duly passed as an ordinary resolution.	1,891,161,273 (99.999947%)	1,000 (0.000053%)
3(ix)	To authorise the board of directors of the Company to fix the directors' remuneration. The resolution was duly passed as an ordinary resolution.	1,874,935,341 (99.988214%)	221,000 (0.011786%)
4.	To re-appoint auditors and to authorise the board of directors of the Company to fix their remuneration. The resolution was duly passed as an ordinary resolution.	1,888,114,371 (98.481634%)	29,110,500 (1.518366%)
5.	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. The resolution was duly passed as an ordinary resolution.	1,890,212,871 (98.591089%)	27,012,000 (1.408911%)
6.	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. The resolution was duly passed as an ordinary resolution.	1,383,737,791 (72.173995%)	533,487,080 (27.826005%)
7.	To extend the general mandate granted to the directors of the Company to issue shares by the nominal amount of the shares repurchased by the Company. The resolution was duly passed as an ordinary resolution.	1,356,930,223 (70.775765%)	560,294,148 (29.224235%)
8.	To approve the amendment to the articles of association of the Company. The resolution was duly passed as a special resolution.	1,917,193,371 (99.999922%)	1,500 (0.000078%)
Resolution proposed at the EGM		Number of votes (Approx. %)	
1.	To approve the adoption of the share option scheme of the Company. The resolution was duly passed as an ordinary resolution.	1,384,461,611 (78.008596%)	390,293,580 (21.991404%)

As at the date of the AGM and the EGM, the total number of issued shares of the Company was 4,185,097,171, which was the total number of shares entitling the holders to attend and vote for or against the resolutions at the AGM and the EGM. There is no restriction on any shareholder casting votes on any of the resolutions at the AGM and the EGM.

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

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

Hong Kong, 8 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