

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



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 26 AUGUST 2009**

Reference is made to the circular of the Company dated 7 August 2009 (the “Circular”) in relation to, among other things, the Supplemental Agreement to the Framework Construction Agreement and the refreshment of the Existing Issue Mandate. Unless otherwise stated, the terms used herein shall have the same meanings as those defined in the Circular.

The Board announces that at the EGM held on Wednesday, 26 August 2009, resolution no. 1 as set out in the notice of the EGM was duly passed whereas resolution no. 2 in the EGM notice was not carried. The poll results were as follows:

Ordinary resolutions		Number of votes (%)	
		For	Against
1	To approve, confirm and ratify the Supplemental Agreement to the Framework Construction Agreement and the Continuing Connected Transactions (together with the Revision of Annual Caps) contemplated thereunder.	3,047,308,796 (98.66%)	41,327,020 (1.34%)
The resolution was duly passed as an ordinary resolution.			
2	To approve the Refreshed Issue Mandate.	241,585,997 (31.99%)	513,504,131 (68.01%)
The resolution was not passed.			

At the date of the EGM, the total number of issued shares of the Company was 5,022,656,888. In accordance with the Listing Rules and as disclosed in the Circular, Mr. Vincent H. S. LO together with his associates holding 2,510,640,245 Shares (representing approximately 49.986% of the total number of the issued Shares) were required to abstain from voting and had abstained from voting on the ordinary resolution no. 2 at the EGM. As such, the total number of Shares entitling the Independent Shareholders to attend and vote for or against the ordinary resolution no. 2 was 2,512,016,643 (representing approximately 50.014% of the total number of the issued Shares). Save for the above, there was no Shareholder who was required to abstain from voting or who entitled to attend the EGM but was only entitled to vote against any proposed ordinary resolution at the EGM.

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

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

Hong Kong, 26 August 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*