

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) :	31/08/2009	
------------------------------------	------------	--

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer	SHUI ON LAND LIMITED	
Date Submitted	04/09/2009	

I. Movements in Authorised Share Capital

1. Ordinary Shares			
(1) Stock code : <u>00272</u> Descri	ption : <u>Shui On</u>	Land	
	No. of ordinary shares	Par value (USD)	Authorised share capital (USD)
Balance at close of preceding month	12,000,000,000	0.0025	30,000,000
Increase/(decrease)	0		0
Balance at close of the month	12,000,000,000	0.0025	30,000,000
(2) Stock code : <u>N/A</u> Descri	ption :		
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)			
Balance at close of the month			

2. Preference Shares

Stock code : <u>N/A</u>	Description :		
	No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding r	nonth		
Increase/(decrease)			
Balance at close of the month			

3. Other Classes of Shares

Stock code : <u>N/A</u> Descrip	ption :		
	No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)			
Balance at close of the month			

Total authorised share capital at the end of the month (USD) : **30,000,000**

II. Movements in Issued Share Capital

	No. of ordinary shares		No of preference	No. of other classes		
	(1)	(2)	shares	of shares		
Balance at close of preceding month	5,022,656,888	N/A	N/A	N/A		
Increase/ (decrease) during the month	0	N/A	N/A	N/A		
Balance at close of the month	5,022,656,888	N/A	N/A	N/A		

III. Details of Movements in Issued Share Capital

Share Options (under	Share Option S	Schemes of the	Issuer)					
Particulars of share option scheme including EGM					No. of new shares of issuer issued during the month pursuant	ing issuer which may be ant issued pursuant		
approval date]	Movement duri	ng the month		thereto	thereto as at close of		
(dd/mm/yyyy) and -			0			the month		
class of shares								
issuable	Granted	Exercised	Cancelled	Lapsed				
1. Share								
Option Scheme								
adopted at the								
EGM								
(08/06/2007)								
Ordinary shares	0	0	0	4,239,383	0	231,692,081		
(Note 1)								
2.								
shares								
(Note 1)								
2								
3.								
(/ /)								
shares								
(Note 1)								
(То	tal A. (Ordi	nary shares)	Nil			
		10		ence shares)	N/A			
			•	Other class)	N/A			
Te (-1 (1	·	c		Guier class)				
Total funds raised dur options $(\mathbf{H}\mathbf{K}^{\mathbf{S}})$	ing the month	from exercise o	t Nil					
options (HK\$)			1111					

Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of Nominal value at nominal close of value preceding month	Exercised during the month	Nominal value at close of the month	No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
<u>1. N/A</u>					
(/ /) Stock code (if listed) Class of shares issuable (Note 1)					
Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)				
2					
(/ /) Stock code (if listed) Class of shares issuable (Note 1)					
Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3.	(/ /)				
(/ /) Stock code (if listed) Class of shares issuable (<i>Note 1</i>)					
	(/ /)				
4					
(/ /) Stock code (if listed) Class of shares issuable (<i>Note 1</i>)					
Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)				
	Total	(Preferen	ary shares) ace shares) ther class)	N/A	
		,0		1,11	

For Main Board and GEM listed issuers

No. of new shares of shares of shares of shares of issuer shich during the may be issued month during the may be issued month of preceding month of preceding month month No. of new shares of shares of the month during the may be issued month there is a at there is a state of the month month 1. N/A	Convertibles (i.e. Convertible i	nto Shares of the I	ssuer which are to	be Listed)			
Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (d/mn/yyyy) (/ / /) 2.	Class and description	amount	of preceding	during the	close of the	shares of issuer issued during the month pursuant	shares of issuer which may be issued pursuant thereto as at close of the
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (d/mm/yyyy)) (_ / / _) 2.	<u>1. N/A</u>						
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (d/mm/yyyy)) (_ / / _) 2.							
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (d/mm/yyyy)) (_ / / _) 2.							
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (d/mm/yyyy)) (_ / / _) 2.	<u>Starlanda (if listad)</u>						
issuable (<i>Note 1</i>) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) (/ /) 3. Stock code (if listed) (dd/mm/yyyy) (/ /) 3. Stock code (if listed) (dd/mm/yyyy) (/ /) 4. Stock code (if listed) (dd/mm/yyyy) (/ /) 4. Stock code (if listed) (dd/mm/yyyy) (/ /) 4. Stock code (if listed) (dd/mm/yyyy) (/ /) 5. Stock code (if listed) (dd/mm/yyyy) (/ /) 4. Stock code (if listed) (dd/mm/yyyy) (/ /) 5. Stock code (if listed) (dd/mm/yyyy) (/ /) 5. Stock code (if listed) (dd/mm/yyyy) (/ /) 4. Stock code (if listed) (dd/mm/yyyy) (/ /) 5. Stock code (if listed) (dd/mm/yyyy) (/ /) 5. Stock code (if listed) (dd/mm/yyyy) (/ /) 5. Stock code (if listed) (dd/mm/yyyy) (/ /) 5. Stock code (if listed) (dd/mm/yyyy) (/ /) 5. Stock code (if listed) (dd/mm/yyyy) (/ /) 5. Stock code (if listed) (dd/mm/yyyy) (/ /) (/ /) (dd/mm/yyyy) (/ /) (/ /) (dd/mm/yyyy) (/ /) (/ /							
Subscription price EGM approval date (if applicable) (dd/mm/yyyy)) (/ / / _) 2.							
EGM approval date (if applicable) (d/mm/yyyy) (/ / / _) 2.							
(d/mm/yyyy)) (/ / _) 2.							
2.							
Stock code (if listed)		(/ /)					
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3.	2.						
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3.							
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3.							
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3.	Stock code (if listed)						
issuable (<i>Note 1</i>) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) (/ / /) 3. Stock code (if listed) (/ /) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) (/ /) 4. Stock code (if listed) (/ /) 4. Stock code (if listed) (/ /) Class of shares issuable (<i>Note 1</i>) Stock code (if listed) (/ /) 4. Stock code (if listed) (/ /) Stock code (if listed							
EGM approval date (if applicable) (dd/mm/yyyy) (/ / /) 3.							
(if applicable) (/ / /) 3.							
(dd/mm/yyyy) (/ /) 3.							
3.							
Stock code (if listed)		(/ /)					
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 4.	5.						
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 4.							
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 4.							
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 4.	Stock code (if listed)						
Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 4.							
EGM approval date (if applicable) (dd/mm/yyyy) (/ /) 4.							
(if applicable) (dd/mm/yyyy) (/ / /) 4.							
(dd/mm/yyyy) (/ / /) 4.							
4.							
Stock code (if listed)							
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) (/ /) Total C. (Ordinary shares) <u>N/A</u> (Preference shares) <u>N/A</u>							
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) (/ /) Total C. (Ordinary shares) <u>N/A</u> (Preference shares) <u>N/A</u>							
Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) (/ /) Total C. (Ordinary shares) <u>N/A</u> (Preference shares) <u>N/A</u>							
issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) (/ /) Total C. (Ordinary shares) N/A (Preference shares) N/A	Stock code (if listed)						
Subscription price EGM approval date (if applicable) (dd/mm/yyyy) (/ /) Total C. (Ordinary shares) N/A (Preference shares) N/A							
EGM approval date (if applicable) (dd/mm/yyyy) (/ /) Total C. (Ordinary shares) <u>N/A</u> (Preference shares) <u>N/A</u>							
(if applicable) (dd/mm/yyyy) (/ /) Total C. (Ordinary shares) N/A (Preference shares) N/A							
(dd/mm/yyyy) (/ /) Total C. (Ordinary shares) N/A (Preference shares) N/A							
Total C. (Ordinary shares)N/A(Preference shares)N/A		(/ /)					
				Total C. (Ordin	nary shares)	N/A	
(Other class) N/A				(Prefere	ence shares)		-
				()	Uther class)	N/A	-

For Main Board and GEM listed issuers

Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

Full particulars including EGM approval date (dd/mm/yyyy),	No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
if applicable, and class of shares issuable:		us ut close of the month
1. N/A		
	_	
	-	
shares (Note 1)		
2.		
2	-	
	-	
shares (Note 1)		
3		
	-	
	-	
shares (Note 1)	-	
Total D. (Ordinary shares)	N/A	
(Preference shares)	N/A	
(Other class)	N/A	

Other Movements in Issued Share Capital

	Type of Issue	Issued Share Capital				No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
			Class of shares issuable (<i>Note 1</i>)				
1.	Rights issue	At price : State	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	
			Class of shares issuable (<i>Note 1</i>)				
2.	Open offer	At price : State	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	
			Class of shares issuable (Note 1)				
3.	Placing	At price : State	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	NT/ 4	
						<u>N/A</u>	
			Class of shares issuable (<i>Note 1</i>)				
4.	Bonus issue		Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	

	Type of Issue			For M	Iain I	Boar	rd and GEM liss No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
5.	Scrip dividend At pri	ice : State currency ——	Class of shares issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	(/	/		<u>N/A</u>	
6.	Repurchase of shares		Class of shares repurchased (<i>Note 1</i>) Cancellation date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	(/	/		<u>N/A</u>	
7.	Redemption of shares		Class of shares redeemed (<i>Note 1</i>) Redemption date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	(/	/		N/A	
8.	Consideration issue At pri	ice : State currency ——	Class of shares issuable (<i>Note 1</i>) Issue and allotment date : (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	(/	/		N/A	

		For Main Board and GEM listed issuers				
	Type of Issue				No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
			Class of shares issual (Note 1)	ble		
9.	Capital reorganisation		Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
					<u>N/A</u>	
			Class of shares issual (<i>Note 1</i>)	ble		
10.	Other (Please specify) At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)			
			EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	
			Total E.	(Ordinary share (Preference share (Other class)	es) N/A	-

Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):	(1)	Nil			
	(2)	N/A			
Total increase / (decrease) in preference shares during the month (i.e. Total of A to E):		N/A			
Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E):		N/A			
(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)					

Remarks (if any):

Submitted by:	UY KIM LUN				
Title:	Company Secretary				
(Director, Secretary or other duly authorised officer)					

Notes :

1. State the class of shares (e.g. ordinary, preference or other).

2. *If there is insufficient space, please append the prescribed continuation sheet.*