

For the month ended (dd/mm/yyyy):

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and Clea	aring Limited		
	II ON LAND LIMITED 02/2010		
I. Movements in Authorised Share C	Capital		
1. Ordinary Shares			
(1) Stock code : <u>00272</u> Des	scription: Shui On	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
mcrease/(decrease)			
	12,000,000,000	0.0025	30,000,000
Balance at close of the month		0.0025	30,000,000
Balance at close of the month	12,000,000,000	Par value (State currency)	Authorised share capital (State currency)
Balance at close of the month	12,000,000,000 scription: No. of ordinary shares	Par value (State	Authorised share capital
Balance at close of the month (2) Stock code : N/A Des	12,000,000,000 scription: No. of ordinary shares	Par value (State	Authorised share capital

31/01/2010

Stock code:	N/A	Description :			
		No. of prefershares	rence	ar value (State urrency)	Authorised share capital (State currency)
Balance at close	of preceding mo	onth			
Increase/(decrease	se)				
Balance at close	of the month				
3. Other Classes	of Shares				
3. Other Classes Stock code:		Description :			
			Pa		
	N/A	Description : No. of oth classes of sl	Pa	ar value (State	Authorised share capital
Stock code:	N/A of preceding mo	Description : No. of oth classes of sl	Pa	ar value (State	Authorised share capital

II. Movements in Issued Share Capital

	No. of ordina	ary 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 Schemes of the Issuer) Particulars of share No. of new shares of No. of new shares of option scheme issuer which may be issuer issued during including EGM the month pursuant issued pursuant approval date thereto thereto as at close of Movement during the month (dd/mm/yyyy) and the month class of shares issuable Granted Lapsed Exercised Cancelled 1. Share **Option Scheme** adopted at the **EGM** (08/06/2007) **Ordinary shares** 0 _____ 0 1,517,980 0 164,857,625 (*Note 1*) / /) shares (*Note 1*) shares (Note 1) Total A. (Ordinary shares) (Preference shares) N/A N/A (Other class) Total funds raised during the month from exercise of options (HK\$) Nil

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
1. N/A					
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 (Note 1)					
Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 4.	(/ /)				
(/ /) Stock code (if listed) Class of shares issuable (Note 1) Subscription price					
EGM approval date (if applicable)	(/ /)				
	Total	(Prefere	nary shares) ence shares) Other class)	N/A	

Convertibles (i.e. Convertible i		Amount at close of preceding month	Converted during the month	Amount 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
1. N/A	Outstanding	month	month	month		
I. IVA	_ _ _					
Stock code (if listed) Class of shares						
issuable (<i>Note 1</i>) Subscription price		<u></u>				
EGM approval date (if applicable) (dd/mm/yyyy))						
2.						
Stock code (if listed)	_ 					
Class of shares issuable (<i>Note 1</i>) Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)					
3.						
Stock code (if listed)	 					
Class of shares issuable (<i>Note 1</i>) Subscription price						
EGM approval date (if applicable)						
(dd/mm/yyyy)						
Co. 1 1. ('Cliebed)	_ 					
Stock code (if listed) Class of shares issuable (<i>Note 1</i>) Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)					
(00,11112,333),			(Prefere	nary shares)	N/A	-
			((Other 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), if applicable, and class of shares issuable:	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
1. <u>N/A</u>	_	
	-	
	-	
shares (Note 1)		
2	-	
	-	
(/ /)		
shares (Note 1)		
3.		
J		
	-	
shares (Note 1)		-
Total D. (Ordinary shares)	N/A	
(Preference shares)	N/A	
(Other class)	N/A	

	Type of Issue	Assued 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
1.	Rights issue	At price : State	Class of shares issuable (Note 1) Issue and allotment date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	(/ /	N/A	
2.	Open offer	At price: State currency	Class of shares issuable (Note 1) Issue and allotment date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	(/ /	N/A	
3.	Placing	At price : State	Class of shares issuable (Note 1) Issue and allotment date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy)	(/ /	N/A	
4.	Bonus issue		Class of shares issuable (Note 1) 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 issuable (Note 1)				
5.	Scrip dividend	At price : State currency ———	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	
			Class of shares repurchased (Note 1)				
6.	Repurchase of shares		Cancellation date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			(N/A	
			Class of shares redeemed (<i>Note 1</i>)				
7.	Redemption of shares		Redemption date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			, , , , , , , , , , , , , , , , , , , ,			N/A	
			Class of shares issuable (Note 1)				
8.	Consideration issue	At price : State currency —	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 issuable(Note 1)	_	
9.	Capital reorganisation		Issue and allotment date: (dd/mm/yyyy))	
			EGM approval date: (/ / (dd/mm/yyyy)) <u>N/A</u>	
			Class of shares issuable(Note 1)	_	
10.	Other (Please specify)	At price : State currency	- Issue and allotment date : (dd/mm/yyyy))	
			EGM approval date: (/ / (dd/mm/yyyy)) <u>N/A</u>	
			Total E. (Ordinary sh (Preference sh (Other c	ares) N/A	
То	otal increase / (decre	ease) in ordinary shares during	g the month (i.e. Total of A to E):	(1) Nil	

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):		
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		<u> </u>
Submitted by:	UY KIM LUN	
Title:	Company Secretary	
(Director, S	ecretary 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.