

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

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and Clearing Limited							
Name of Issuer SHUI ON LAND LIMITED Date Submitted 06/12/2010							
I. Movements in Authorised Share Capital							
1. Ordinary Shares (1) Stock code: 00272 De	scription : Shui On 1	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				
Increase/(decrease) Balance at close of the month	12,000,000,000	0.0025	30,000,000				
Balance at close of the month		0.0025					
Balance at close of the month	12,000,000,000	Par value (State currency)					
Balance at close of the month	scription : No. of ordinary shares	Par value (State	30,000,000 Authorised share capital				
Balance at close of the month (2) Stock code: N/A De	scription : No. of ordinary shares	Par value (State	30,000,000 Authorised share capital				

30/11/2010

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 ordin	ary shares	No of preference	No. of other classes
	(1)	(2)	shares	of shares
Balance at close of preceding month	5,153,834,061	N/A	N/A	N/A
Increase/ (decrease) during the month	57,753,920	N/A	N/A	N/A
Balance at close of the month	5,211,587,981	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 2,311,400 0 142,446,987 (*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					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
	Type of 1880e		Class of shares issuable				
			(Note 1)				
1.	Rights issue	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
						N/A	
			Class of shares issuable				
2.	Open offer	At price : State	(Note 1) Issue and allotment	(/ /)		
		currency	date : (dd/mm/yyyy) EGM approval date:	(/ /)		
			(dd/mm/yyyy)			N/A	
			Class of shares issuable (Note 1)				
3.	Placing	At price : State currency	Issue and allotment date: (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			(dd/iiiii/yyyy)			N/A	
			Class of shares issuable (Note 1)				
4.	Bonus issue		Issue and allotment date: (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			(00,11111,755)			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)	Ordinary		
5.	Scrip dividend	At price : HKD	3.84 (per	Issue and allotment date : (dd/mm/yyyy)	(8/11/2010)		
			share)	AGM approval date: (dd/mm/yyyy)	(/ /)		
						57,753,920	
				Class of shares repurchased (Note 1)			
6.	Repurchase of shares			Cancellation date : (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)	N 1/A	
						<u>N/A</u>	
				Class of shares			
				redeemed (Note 1)			
7.	Redemption of shares			Redemption date : (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/mm/yyyy)	(/ /)	27/1	
						<u>N/A</u>	
				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

N/A

N/A

N/A

(2)

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
Total increase / (decrease) in ordinary shares during		(1) 57,753,920

Total increase / (decrease) in preference shares during the month (i.e. Total of A to E):

Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E):

(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.