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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)**

**APPOINTMENT OF NON-EXECUTIVE DIRECTOR**

The board of directors (the “Board”) of Shui On Land Limited (the “Company”) is pleased to announce that Mr. WONG Yuet Leung, Frankie has been appointed as a Non-executive Director and a member of the Finance Committee of the Company with effect from 17 August 2011.

**Mr. WONG Yuet Leung, Frankie** (“Mr. Wong”), aged 62, is the Vice Chairman of Shui On Construction and Materials Limited (“SOCAM”). He was the Chief Executive Officer of SOCAM from July 2004 to March 2010 and the Vice Chairman from 1997 to 2004. Mr. Wong joined the Shui On Group in 1981. He was a Director of the Company from May 2004 to May 2006 prior to the listing of the Company on The Stock Exchange of Hong Kong Limited in October 2006. He is also one of the Trustees of the Shui On Provident and Retirement Scheme. Prior to joining the Shui On Group, Mr. Wong had many years of banking experience with several major international banks in Hong Kong. He graduated with a Bachelor of Science degree in Economics and a Master of Arts degree from the London School of Economics and Political Science and The University of Lancaster in the United Kingdom respectively. Mr. Wong is currently a Non-executive Director of CIG Yangtze Ports PLC and an Independent Non-executive Director of Solomon Systech (International) Limited, both of which are listed in Hong Kong, and a Non-executive Director of Walcom Group Limited, a company listed on the Alternative Investment Market of the London Stock Exchange plc.

Mr. Wong does not have any relationship with any other Directors, senior management, substantial shareholders or controlling shareholders of the Company (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”)). At the date of this announcement, Mr. Wong does not have any interests in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance.

There is a service agreement between Mr. Wong and the Company and his current appointment is for a term from 17 August 2011 and ending on the date of the next following annual general meeting of the Company, subject to retirement by rotation and re-election of Directors pursuant to the articles of association of the Company, the Listing Rules and any other applicable law. According to the service agreement, Mr. Wong is entitled to receive a Director’s fee of approximately HK\$350,000 per annum which will be determined with reference to the duties and responsibilities of Mr. Wong in the Company, the remuneration benchmark in the industry and the prevailing market conditions.

Save as disclosed above, there is no other information relating to Mr. Wong’s appointment as a Non-executive Director of the Company required to be disclosed pursuant to Rule 13.51(2) of the Listing Rules nor are there any other matters that need to be brought to the attention of the shareholders of the Company.

The Board would like to take this opportunity to welcome Mr. Wong to join the Board.

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

Hong Kong, 17 August 2011

*At the date of this announcement, the Executive Directors of the Company are Mr. Vincent H. S. LO (Chairman), Mr. Freddy C. K. LEE (Chief Executive Officer) and Mr. Daniel Y. K. WAN; the Non-executive Directors of the Company are The Honourable LEUNG Chun Ying and Mr. Frankie Y. L. WONG; 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 purpose only*