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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)

**DISCLOSEABLE AND CONNECTED TRANSACTION
IN RELATION TO THE ACQUISITION OF THE ISSUED SHARE CAPITAL IN
RIMMER AND MAGIC GARDEN**

AND

**CONNECTED TRANSACTION
IN RELATION TO THE FINANCIAL ASSISTANCE TO MEMBERS OF
THE SELLERS' GROUP**

AND

**CONTINUING CONNECTED TRANSACTIONS
IN RELATION TO LANGHAM XINTIANDI HOTEL RELATED TRANSACTIONS**

DELAY IN DISPATCH OF CIRCULAR

**Financial Adviser to
Shui On Land Limited**



As additional time is required for the preparation and finalization of the contents of the Circular, the Company will postpone the dispatch date of the Circular to a date not later than 7 October 2011.

Reference is made to the announcement of the Company dated 9 September 2011 in respect of, inter alia, the Transactions (the “**Announcement**”). Capitalised terms used herein shall have the same meanings as those defined in the Announcement unless the context herein requires otherwise.

As set out in the Announcement and pursuant to Chapter 14A of the Listing Rules, the Company expected to dispatch a circular containing, among other things, further details of the Transactions, together with the recommendations of the independent board committee of the Company, the advice from the independent financial adviser to the independent board committee of the Company and the independent Shareholders, and the advice from the independent financial adviser on the duration of the Langham Xintiandi Hotel Related Agreements (the “**Circular**”) to the Shareholders on or before 3 October 2011. As additional time is required for the preparation and finalization of the contents of the Circular, the Company will postpone the dispatch date of the Circular to a date not later than 7 October 2011.

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

Hong Kong, 30 September 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 purposes only*