

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	03/09/2013	

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 :	N/A	Descrip	otion :		
			No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of	of precedii	ng month			
Increase/(decrease	e)				
Balance at close c	of the mon	ıth			
3. Other Classes of	of Shares				

Stock code :	N/A	Descrip	otion :		
			No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close o	of preceding	g month			
Increase/(decrease	e)				
Balance at close o	of the mont	n			

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

II. Movements in Issued Share Capital

	No. of ordin	nary shares	No of preference	No. of other classes
	(1)	(2)	shares	of shares
Balance at close of preceding month	8,001,726,189	N/A	N/A	N/A
Increase/ (decrease) during the month	0	N/A	N/A	N/A
Balance at close of the month	8,001,726,189	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 approval date]	Movement duri	ng the month	No. of new shares of issuer issued during the month pursuant thereto	issuer which may b issued pursuant thereto as at close o	
(dd/mm/yyyy) and class of shares issuable	Granted	Exercised	Cancelled	Lapsed		the month
1. Share				-		
Option Scheme						
adopted at the						
EGM						
(08/06/2007)						
Ordinary shares	0	0	0	2,754,209	0	144,035,073
(Note 1)						
2.						
(/ /)						
shares						
(Note 1)						
3.						
5.						
(/ /)						
shares						
(Note 1)						
		Тс	otal A. (Ordin	nary shares)	Nil	
			(Prefere	ence shares)	N/A	
			(Other class)	N/A	
Total funds raised dur	ring the month f	from exercise o				
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
<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 (Note 1) Subscription price					
EGM approval date					
(if applicable) (dd/mm/yyyy)	(/ /)				
4.					
	-				
Class of shares issuable (Note 1)					
EGM approval date					
(if applicable) (dd/mm/yyyy)	(/ /)				
	Total	B (Ordir	ary shares)	N/A	
	10141	(Prefere	nce shares)	N/A N/A	
		(0	Other class)	N/A	-

For Main Board and GEM listed issuers

Convertibles (i.e. Convertib	le into Shares of the	Issuer which are to	be Listed)			
Class and description	Currency of amount outstanding	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. USD settled 4.50%						
Convertible Bonds						
due 2015	DMD	2 (40,000,000	NE1	2 (40 000 000	NI:1	770 291 (22
Stock code (if listed)	<u></u>	2,640,000,000	Nil	2,640,000,000	Nil	770,381,632
Class of shares						
issuable (Note 1)	Ordinary shares					
Subscription price EGM approval date	HK\$3.92 per share					
(if applicable)						
(dd/mm/yyyy))	(N/A)					
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)	(/ /)					
<u>4.</u>	· · · · · · · · · · · · · · · · · · ·					
Stock code (if listed) Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy)	(/ /)					
(uu/iiiii/yyyy)	(/ /)		Total C. (Ordi	inary shares)	N/A	
			(Prefer	rence 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)

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

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

				No. of new	No. of new
Type of Issue				shares of issuer issued during the month pursuant thereto	shares of
	Class of shares issuable (Note 1)	2			
Scrip dividend At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
	AGM approval date: (dd/mm/yyyy)	(/ /)	N/A	
	Class of shares repurchased (Note 1)				
Repurchase of shares	Cancellation date : (dd/mm/yyyy)	(/ /)		
	EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	
	Class of shares redeemed (Note 1)				
Redemption of shares	Redemption date : (dd/mm/yyyy)	(/ /)		
	EGM approval date: (dd/mm/yyyy)	(/ /)	N 7/A	
				<u>N/A</u>	
	Class of shares issuable (Note 1)	2			
Consideration issue At price : State	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
	EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	
	Repurchase of shares Redemption of shares Consideration issue. At price is State	Scrip dividend At price : State currency Class of shares issuable (Note 1) Scrip dividend At price : State currency Issue and allotment date : (dd/mm/yyyy) AGM approval date: (dd/mm/yyyy) AGM approval date: (dd/mm/yyyy) Repurchase of shares Class of shares repurchased (Note 1) Repurchase of shares Class of shares repurchased (Note 1) Redemption of shares Class of shares redeemed (Note 1) Redemption of shares Class of shares redeemed (Note 1) Redemption of shares Class of shares redeemed (Note 1) Redemption of shares Class of shares issuable (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) EGM approval date: (dd/mm/yyyy) Consideration issue At price : State currency Class of shares issuable (Note 1) Scription issue At price : State currency Issue and allotment date : (dd/mm/yyyy)	Scrip dividend At price : State currency Class of shares issuable (// / date : (dd/mm/yyyy)) Scrip dividend At price : State currency Issue and allotment date : (dd/mm/yyyy) AGM approval date: (/ / (dd/mm/yyyy)) Repurchase of shares Class of shares repurchased (Note 1) Cancellation date : (dd/mm/yyyy) EGM approval date: (/ / (dd/mm/yyyy)) Redemption of shares Class of shares redeemed (Note 1) Redemption of shares Class of shares (/ / / (dd/mm/yyyy)) EGM approval date: (/ / / (dd/mm/yyyy)) EGM approval date: (/ / / (dd/mm/yyyy)) EGM approval date: (/ / / (dd/mm/yyyy)) Class of shares issuable (// / (dd/mm/yyyy)) EGM approval date: (/ / / (dd/mm/yyyy)) Consideration issue At price : State currency Issue and allotment date : (/ / / (dd/mm/yyyy))	Scrip dividend At price : State currency Class of shares issuable (// /) Scrip dividend At price : State currency Issue and allotment date : (d/mm/yyyy) AGM approval date: (/ /) Repurchase of shares Class of shares repurchased (Note 1) Repurchase of shares Cancellation date : (/ /) (d/mm/yyyy) EGM approval date: (/ /) Redemption of shares Class of shares redeemed (Note 1) Redemption of shares Class of shares redeemed (Note 1) Redemption of shares Class of shares (/ /) Redemption of shares Class of shares (/ /) Redemption of shares Class of shares (/ / /) Redemption of shares Class of shares (/ / /) Redemption of shares Class of shares (/ / /) Redemption of shares Class of shares issuable (/ /) Consideration issue At price : State (urrency —) Issue and allotment (/ /) Consideration issue At price : State Issue and allotment (/ /) Issue and allotment (/ /) (/ /) Issue and allotment (/ /) (/ /)	Type of Issue Class of shares issuable (// /) Scrip dividend At price: State currency Issue and allotment (/ /) AGM approval date: (dd/mm/yyyy) N/A Repurchase of shares Class of shares repurchased (Note 1) Repurchase of shares Class of shares reduced (Note 1) Redemption of shares Class of shares redeemed (Note 1) Redemption of shares Class of shares redeemed (Note 1) Redemption of shares Class of shares redeemed (Note 1) Redemption of shares Class of shares redeemed (Note 1) Redemption of shares Class of shares ((/ /)) Redemption of shares Class of shares redeemed (Note 1) Redemption of shares Class of shares ((/ /)) Redemption of shares Class of shares ((/ /)) Redemption of shares Class of shares ((/ /)) Redemption of shares Class of shares ((/ /)) Redemption of shares Class of shares ((/ /)) Redemption of shares Class of shares ((/ /)) Redemption of shares Class of shares ((/ /)) Redemption of shares Colored (/ /) Redemption of shares Colored (/ /) Consideration issue At price: State

For Main Board and GEM listed issuers							
	Type of Issue				sha issu	No. of new res of issuer ed during the nth pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
			Class of shares issuab (Note 1)	ole			
9.	Capital reorganisation		Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /	,	N/A	
			Class of shares issuab (Note 1)	ble			
10.	Other (Please specify)	At price : State	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /		N/A	
			Total E.	(Ordinary sl (Preference sl (Other	nares)	N/A N/A N/A	

Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):	(1)	N/A		
	(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").)				

Remark	s (if	any)	
		with j j	•

Submitted by: <u>UY KIM LUN</u>
Title: <u>Company Secretary</u>
(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.