

### Monthly Return of Equity Issuer on Movements in Securities

## For the month ended (dd/mm/yyyy): 31/01/2016

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer	SHUI ON LAND LIMITED
Date Submitted	02/02/2016

I. Movements in Authorised Share Capital

1. Ordinary Shares			
(1) Stock code : <u>00272</u> Descrip	ption : <u>Shui On</u>	Land	
	No. of ordinary shares	Par value (USD)	Authorised share capital <i>(USD)</i>
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> Descrip	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 precedin	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	8,026,630,189	N/A	N/A	N/A
Increase/ (decrease) during the month	0	N/A	N/A	<u>N/A</u>
Balance at close of the month	8,026,630,189	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 dur	ing the month		No. of new shares of issuer issued during the month pursuant thereto	issuer which may be issued pursuant thereto as at close of
(dd/mm/yyyy) and -						the month
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1. Share						
<b>Option Scheme</b>						
adopted at the						
EGM						
(08/06/2007)						
Ordinary shares	0	0	0	5,168,297	0	81,361,977
(Note 1)						
2.						
( / / )						
shares						
(Note 1)						
3.						
shares						
(Note 1)						·
(110101)		Т	otal A. (Ordi	nary shares)	Nil	
		-	· · ·	ence shares)	N/A	
			· ·	Other class)	N/A	
Total funds raised dur	ing the month	from exercise o				
options (HK\$)	ing the month		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 (Ordin	ary shares)	N/A	
	10141	(Prefere	nce shares)	N/A N/A	
		((	Other class)	N/A	- -

#### For Main Board and GEM listed issuers

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. USD225,000,000 7.50%	<u> </u>					
Senior Convertible						
Perpetual Capital Securi						
	USD	225,000,000	Nil	225,000,000	Nil	560,893,890
Stock code (if listed) Class of shares	N/A					
issuable (Note 1)	Ordinary shares					
Subscription price	HK\$3.11 per share					
EGM approval date						
(if applicable)						
(dd/mm/yyyy))	( N/A )					
2						
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) (dd/mm/yyyy)	( / / )					
(cc, mm, yyyy)	( / / )		Total C. (Ordi	nary shares)	N/A	
			(Prefer	ence shares)	N/A	-
			(	Other class)	N/A	-

Convertibles (i.e. Convertible into Shares of the Issuer which are to be Listed)

Full particulars including EGM approval data (dd/mm/uuuu)	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
Full particulars including EGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable:		as at close of the month
1. N/A		
	]	
	4	
shares (Note 1)		
2.		
2.		
shares (Note 1)		
3.		
3	-	
shares (Note 1)		
Total D. (Ordinary shares)	N/A	
(Preference shares)	N/A	
(Other class)	N/A	

Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

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 shares of issuer issued during the	No. of new shares of issuer which
Гуре of Issue				month pursuant thereto	may be issued pursuant thereto as at close of the month
	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)				
	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)	( / /	)		
				<u>N/A</u>	
	Class of shares issuable (Note 1)	2			
Consideration issue At price : State currency	Issue and allotment date : (dd/mm/yyyy)	( / /	)		
	EGM approval date: (dd/mm/yyyy)	( / /	)	N/A	
	Repurchase of shares Redemption of shares Conscideration issue. At price : State	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       Cancellation date : (dd/mm/yyyy)         EGM approval 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 redeemed (Note 1)         Redemption issue       At price : State currency       Class of shares issuable (Note 1)         Consideration issue       At price : State currency       Issue and allotment 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 redeemed (Note 1)         Redemption in the shares       Class of shares redeemed (Note 1)         Redemption of shares       Class of shares redeemed (Note 1)         Redemption in the shares       Class of shares redeemed (Note 1)         Redemption of shares       Class of shares redeemed (Note 1)         Redemption of shares       Class of shares (C / / )         Redemption date :       (C / / )         EGM approval date:       (C / / )         State       Class of shares issuable (C / / )         Consideration issue       At price :         State       Class of shares issuable (C / / )         EGM approval date:       (C / / )         EGM approval date:       (C / ) <td< td=""><td>Scrip dividend       At price : State currency       Issue and allotment date : (dd/mm/yyyy)       ( / / )         AGM approval date:       ( / / )       AGM approval date:       ( / / )         Repurchase of shares       Class of shares repurchased (Note 1)      </td><td>Scrip dividend       At price : State currency       Issue and allotment date : (d/mm/yyyy)       <math>(///)</math>         AGM approval date:       <math>(///)</math>       N/A         Repurchase of shares       Class of shares repurchased (Note 1)       N/A         Repurchase of shares       Class of shares repurchased (Note 1)       N/A         Repurchase of shares       Class of shares repurchased (Note 1)       N/A         Redemption of shares       Class of shares redeemed (Note 1)       N/A         Redemption of shares       Class of shares redeemed (Note 1)       N/A         Redemption of shares       Class of shares redeemed (Note 1)       N/A         Redemption of shares       Class of shares redeemed (Note 1)       N/A         Class of shares       Class of shares redeemed (Note 1)       N/A         Redemption of shares       Class of shares redeemed (Note 1)       N/A         Consideration issue At price : State currency       Class of shares issuable (/////)       N/A         Consideration issue At price : State currency       EGM approval date: (///)       N/A</td></td<>	Scrip dividend       At price : State currency       Issue and allotment date : (dd/mm/yyyy)       ( / / )         AGM approval date:       ( / / )       AGM approval date:       ( / / )         Repurchase of shares       Class of shares repurchased (Note 1)	Scrip dividend       At price : State currency       Issue and allotment date : (d/mm/yyyy) $(///)$ AGM approval date: $(///)$ N/A         Repurchase of shares       Class of shares repurchased (Note 1)       N/A         Repurchase of shares       Class of shares repurchased (Note 1)       N/A         Repurchase of shares       Class of shares repurchased (Note 1)       N/A         Redemption of shares       Class of shares redeemed (Note 1)       N/A         Redemption of shares       Class of shares redeemed (Note 1)       N/A         Redemption of shares       Class of shares redeemed (Note 1)       N/A         Redemption of shares       Class of shares redeemed (Note 1)       N/A         Class of shares       Class of shares redeemed (Note 1)       N/A         Redemption of shares       Class of shares redeemed (Note 1)       N/A         Consideration issue At price : State currency       Class of shares issuable (/////)       N/A         Consideration issue At price : State currency       EGM approval date: (///)       N/A

				For Main B	oard and	d GEM listed i	ssuers
	Type of Issue				sh issi	No. of new ares of issuer ued during the onth 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)	( / /	)	<u>N/A</u>	
			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)	( / /	)	<u>N/A</u>	
			Total E. (	(Ordinary sl (Preference sl (Other	hares)	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").)					

Remarks (if any):

Culture it and have		
Submitted by:		
TT: (1		
Title:	Company Secretary	
(Director, Secretary or other duly authorised officer)		
(Director, Secretary of other dary dationsed 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.