

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/	/yyyy) :	31/12/2016				
To: Hong Kong Exchanges and	Clearing	Limited				
Name of Issuer	SHUI ON	LAND LIMITED				
Date Submitted	Date Submitted 04/01/2017					
I. Movements in Authorised Share Capital						
1. Ordinary Shares						
(1) Stock code : <u>00272</u>	_Descript	ion: Shui On I	Land			
		No. of ordinary shares	Par value (USD)	Authorised share capital (USD)		
Balance at close of preceding m	onth _	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 : N/A	_Descript	ion :				
		No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of preceding m	onth _		(State	capital		
Balance at close of preceding m Increase/(decrease)	onth _		(State	capital		

2. Preference Shares			
Stock code: <u>N/A</u> Descri	iption :		
	No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)			
Balance at close of the month			
3. Other Classes of Shares			
Stock code: <u>N/A</u> Descri	iption :		
	No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)			
Balance at close of the month			
Total authorised share capital at the end	of the month (USD)	: 30,000	,000

II. Movements in Issued Share Capital

	No. of ordina	ary 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	N/A	
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 Schemes of the Issuer) Particulars of share No. of new shares of No. of new shares of option scheme issuer issued during issuer which may be 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 Exercised Cancelled Lapsed 1. Share **Option Scheme** adopted at the **EGM** (08/06/2007) Ordinary shares 0 _____ 0 0 416,244 0 44,202,563 (*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 Nil options (HK\$)

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					
	· · <u> </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.		•			
	·		<u> </u>		
Stock code (if listed) Class of shares issuable (Note 1)					
Subscription price EGM approval date					
(if applicable)	(/ /)				
	Tota	l B. (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)

Class and description 1. USD225,000,000 7.50%	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
Senior Convertible						
Perpetual Capital Securi	ties					
	USD	225,000,000	0	225,000,000	0	573,809,210
Stock code (if listed)	N/A					
Class of shares	0.1					
issuable (Note 1) Subscription price	Ordinary shares HK\$3.04 per share					
EGM approval date	nk\$5.04 per snare					
(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)	(/ /)					
4.						
Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable)	/ 1 1					
(dd/mm/yyyy)	(/ /)		Total C (Ord:	nomi chorac)	T&T / A	
			(Prefer	nary shares) ence shares)	N/A N/A	
				Other class)		-
			(1 1/11	-

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

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

Class of shares issuable			Issued Share Capital				No. of new shares of issuer issued during the month pursuant thereto	may be issued pursuant thereto as at close of the
1. Rights issue		Type of Issue						month
Rights issue								
Class of shares issuable (// /) Bonus issue Class of shares issuable (// /) Class of shares issuable (// /) Bonus issue Class of shares issuable (// /) Class of shares issuable (// /) Bonus issue Class of shares issuable (// /) Size and allotment (/ / /) Bonus issue Class of shares issuable (// /) Bonus issue Class of shares issuable (// /) Class of shares issuable (// /) Bonus issue Class of shares issuable (// /) Class of shares issuable (// /) Bonus issue Class of shares issuable (// /) Bonus issue Class of shares issuable (// /) Bonus issue Class of shares issuable (/ / /) Bonus issue Class of shares issuable (/ / /) Bonus issue	1.	Rights issue			(/ /)		
Class of shares issuable				EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	
2. Open offer At price : State currency Issue and allotment date : (dd/mm/yyyy)							14/1	
Class of shares issuable								
Class of shares issuable	2.	Open offer			(/ /)		
Class of shares issuable (Note 1) 3. Placing At price: State currency Issue and allotment (//) EGM approval date: (dd/mm/yyyy) N/A Class of shares issuable (//) (Note 1) Class of shares issuable (//) Issue and allotment (//) State (dd/mm/yyyy) N/A Lissue and allotment (//) Gas approval date: (//) EGM approval date: (//) EGM approval date: (//)				EGM approval date: (dd/mm/yyyy)	(/ /)		
State currency							N/A	
Class of shares issuable								
Class of shares issuable	3.	Placing	At price : State currency		(/ /)		
Class of shares issuable (Note 1) 4. Bonus issue Issue and allotment (/ /) date : (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy)				EGM approval date: (dd/mm/yyyy)	(/ /)		
4. Bonus issue Issue and allotment (/ /) date : (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy)							N/A	
date: (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy)								
(dd/mm/yyyy)	4.	Bonus issue			(/ /)		
<u>N/A</u>				EGM approval date: (dd/mm/yyyy)	(/ /)		
				, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			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)				
5.	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)				
6.	Repurchase of shares		Cancellation date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	7744	
						N/A	
			Class of shares redeemed (Note 1)				
7.	Redemption of shares		Redemption date: (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	77/4	
						N/A	
			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

	Type of Issue				No. of new shares of issuer issued during th month pursuant thereto	e issuer which
			Class of shares issuabl (Note 1)	.e		
9.	Capital reorganisation		Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
					N/A	
			Class of shares issuabl (Note 1)	e		
10	Other (Please specify)	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	_
				(Ordinary shar Preference shar (Other cla	res) N/A	
Т	otal increase / (decre	ase) in ordinary shares during	g the month (i.e. Total of A to	E):	(1) N/A	
				1	(2) N/A	

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").)

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Remarks (if any):				
Submitted by:	UY KIM LUN			
Title	Company Socratory			
Title: Company Secretary (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.