



Press Release

Shui On Land Successfully Bid for Land Development Right for Foshan Project

[Foshan, 30 November 2007] Shui On Land Limited (“Shui On Land”, Stock Code: 0272) today has successfully acquired by auction the development right and land use rights of the land in Zumiao Donghua Lane, Foshan City, Guangdong Province. Shui On Land will capitalise on the huge potential and rapid growth of Foshan to develop an integrated project, aiming to facilitate the transformation of the city into a major economic and cultural hub in Southern China.

Mr. Vincent H.S. Lo, Chairman and Chief Executive Officer of Shui On Land, was glad to have the opportunity to contribute to the Foshan development. “I love the city. The vast economic resources and rich cultural and architectural heritage in Foshan make it a very dynamic city with great potentials. We are determined to make every endeavour to introduce our strengths and expertise in world-class city planning and design, city rejuvenation as well as development and management experience in integrated multi-functional community to assist Guangzhou and Foshan Government to promote the Guangzhou-Foshan Economic Zone,” said Mr. Lo. Having been actively taking part in urban redevelopment in major cities in the Chinese Mainland, Shui On Land believes that the Lingnan culture which has prevailed for over one thousand years would be further preserved.

Shui On Land is confident in Foshan’s prosperity. The city possesses rich resources and infinite value in its economy, culture, history and architecture. Situated in the hinterland of the Pearl River Delta with Guangzhou in the east and Hong Kong and Macau in the south, Foshan is a famous manufacturing base both nationally and internationally. It is also well-known as the “Home of Cantonese Opera”, “Home of Pottery Art”, and “Home of Martial Arts”. Foshan boasts numerous signature architectural heritage such as Lingnan-style balconies and wedding houses, which present the best of the City’s cultural ingenuity.

The Foshan Government aims to transform the city into an international and modern economic hub that embraces the mixture of the Lingnan-style and cultural ambience. To facilitate Foshan’s long-term sustainable development, Shui On Land will preserve

Foshan's tradition and blend it with fashionable elements and modern facilities for a quality city-core integrated development. Situated at the centre of Zumiao Donghua Lane of Foshan City, the site has a planned net developable area of approximately 517,471 square metres with a gross floor area of approximately 1.5 million square metres. The new integrated project will include residential and office buildings, as well as retail, restaurant, entertainment, tourism and cultural facilities. Shui On Land will introduce its successful experience in culture preservation to the new project with an aim to modify the traditional Lingnan-style architectures in Zumiao Donghua Lane of Foshan. It will become a new landmark in Foshan that showcases a perfect integration of commercial success and historical heritage for a sustainable development.

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About Shui On Land

Headquartered in Shanghai, Shui On Land (0272.HK) is the flagship property company of the Shui On Group in the Chinese Mainland with a proven track record in developing large-scale, mixed-used city-core development projects and integrated residential development projects. The Company has projects under development in prime locations of major cities, with a gross floor area of 11.9 million square meters. The Company was listed on the Hong Kong Stock Exchange on 4 October 2006, the largest Chinese real estate enterprise listed that year.

Shui On Land Limited was included in the MSCI Standard Index Series, MSCI World Index, Hang Seng Composite Index Series and Hang Seng Freefloat Index Series in March 2007.

For other information about Shui On Land Limited, please visit www.shuionland.com.

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