



Press Release

Shui On Land Leads in Environmental Protection & Energy Conservation Interior decoration of 26th floor of Shui On Plaza achieves LEED® Silver certification

[Shanghai, 8 July 2008] Shui On Land Limited (“Shui On Land” or “the Company”, stock code: 272) today announced that the interior decoration of the 26th floor of the Company’s headquarters Shui On Plaza has obtained Leadership in Energy and Environmental Design for Commercial Interiors (LEED-CI) Silver rating by the U.S. Green Building Council (USGBC), making it one of the few projects in the Chinese Mainland to have achieved LEED-CI certification.

Heartened by the award bestowed to the Company, Louis Wong, Managing Director of Shui On Land, said, “The LEED-CI Silver certification conferred to 26/F of Shui On Plaza not only shows that Shui On Land is a leader in environmental conservation in the property industry, but also indicates that the Company is recognised as a world-class developer in the Chinese Mainland by authoritative international organisations.”

The U.S. Green Building Council (USGBC) is a non-profit organisation committed to expanding sustainable building practices. The LEED Green Building Rating System™ developed by USGBC is a voluntary, consensus-based, internationally recognised third-party rating system. LEED-CI focuses on the interior decoration of commercial buildings. Assessment criteria include site choice, water savings, and electromechanical and energy (such as lighting and air-conditioning) use and control. Some assessment standards are much higher than those in the Chinese Mainland, reflecting the stringent requirements of LEED.

As one of the most visionary property developers in the Chinese Mainland, Shui On Land strives to strike a balance between economic effectiveness and environmental protection, and to create a neat, energy-efficient, safe and comfortable working and living environment. The interiors of Shui On Land’s offices at 26/F of Shui On Plaza integrate state-of-the-art environmentally friendly facilities, including water-saving fixtures, CO2 sensor, occupancy sensors, response day light sensor, recycled building materials, energy-efficient lighting fixtures, “Energy Star” rated products as well as additional task lighting. Currently, the water consumption of 26th floor of Shui On Plaza is reduced by 40% compared to US standards (Energy Policy Act of 1992). Other environmental measures include office temperature control and air filtration system.

Shui On Land's environmentally friendly measures are highly praised by USGBC. Rick Fedrizzi, President, CEO & Founding Chair of USGBC said, "Shui On Land is to be commended for their well-deserved achievement. The certification of Shui On Land sends a message that the company cares about the health of the building's users and employees. Everyone's comfort, safety and well-being will benefit from the fresh air and natural day light."

Shui On Land considers sustainable development as critical for the Company's long-term growth, and requires that all of its development projects in the Chinese Mainland meet LEED certification requirements. Besides the 26th floor of Shui On Plaza, Xihu Tiandi Phase II has obtained LEED for Core & Shell platinum pre-certification while other projects are in the process of seeking to achieve relevant LEED certifications. In addition, the Company received the internationally renowned "Cobalt Tower Award 2005" from USGBC in 2005.

To maintain the Company's healthy long-term development, Shui On Land has established the "Sustainable Development Committee" to formulate and implement action plans for resources management and sustainability throughout the Company. The Company also realises the philosophy of sustainable development through its "Green Office Project", which encourages staff members to apply sustainable development concepts in their daily life and work, and to create a safer and more energy-efficient living and working environment through energy conservation.

Shui On Land believes that upholding energy conservation and environmental protection in the Company's business operations can help improve people's quality of life, raise energy efficiency and achieve a balanced ecological environment, and therefore promoting sustainable development. This will be the trend in corporate social responsibility. Shui On Land will continue to lead the industry by promoting sustainable development wholeheartedly.

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About USGBC

The U.S. Green Building Council is a nonprofit membership organization whose vision is a sustainable built environment within a generation. Its membership includes corporations, builders, universities, government agencies, and other nonprofit organizations. Since USGBC's founding in 1993, the Council has grown to more than 15,000 member companies and organizations, a comprehensive family of LEED® green building rating systems, an expansive educational offering, the industry's popular Greenbuild International Conference and Expo (www.greenbuildexpo.org), and a network of 78 local chapters, affiliates, and organizing groups.

For more information, visit www.usgbc.org.

About LEED® (TBC by USGBC. This version is provided by USGBC via Ove Arup but there is another version on USGBC website)

The LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ is a feature-oriented rating system that awards buildings points for satisfying specified green building criteria. The six major environmental categories of review include: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, and Innovation and Design. Certified, Silver, Gold, and Platinum levels of LEED green building certification are awarded based on the total number of points earned within each LEED category. LEED can be applied to all building types including new construction, commercial interiors, core & shell developments, existing buildings, homes, neighborhood developments, schools and retail facilities. LEED for Healthcare is currently under development and is expected to be released in early 2008.

About Shui On Plaza

Shui On Plaza is a 26-storey Grade A office and commercial development comprising a total gross floor area of over 78,000 square metres including 30,000 square metres of commercial space. Strategically located on Huai Hai Zhong Road, it is one of Shanghai's most prestigious office and commercial buildings. Since its completion in early 1997, it has achieved a leasing rate of over 95% with tenants consisting mainly of major multinational corporations. This project has won the "Bai Yu Lan" and "Lu Ban" Awards, the highest acclaims for building construction in Shanghai and the Chinese Mainland respectively.

About Shui On Land

Headquartered in Shanghai, Shui On Land (HKSE: 272) is the flagship property company of the Shui On Group in the Chinese Mainland with a proven track record in developing large-scale, mixed-use city-core development projects and integrated residential development projects. The Group has eight projects in various stages of development in prime locations of major cities, with a gross floor area of 13.1 million sq.m. (including interests of other investors). 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 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 further information about Shui On Land, please visit our website:

<http://www.shuionland.com>.

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