

Press Release

**Shui On Land and Langham Hospitality Group
Jointly Operate “88 Xintiandi” Brand**

*Premium Hospitality Experience and Quality Property Maintenance
Create Additional Value for SOL Projects & Properties*

(5 September, Hong Kong) Shui On Land Limited (“Shui On Land” or the “Company”, Stock Code: 272) announced the Company and Langham Hospitality Group, a world-renowned luxury hotel management group, established a joint venture to operate the boutique hotels and branded residences under “88 Xintiandi” Brand. This strategic alliance will further enhance our consistency of maintaining high quality of standards and create additional value for Shui On Land’s projects and properties.

Pursuant to the agreement, Shui On Land will have 40% interest and Langham Hospitality Group will have 60% interest in the joint venture company. Langham Hospitality Group will provide management services, advice on interior design and centralised support system to the boutique hotels and branded residences under the “88 Xintiandi” brand. The joint venture will own the exclusive brand “88 Xintiandi” to be rolled out initially in Shui On Land’s own boutique hotels and branded residences, and potentially relevant opportunities in the general boutique hotel and branded residences market in the longer term.

Langham Hospitality Group encompasses a family of distinctive hospitality brands, including hotels, resorts, residential serviced apartments, restaurants and spas, which are distributed across four continents. The Group is knowledgeable, professional and experienced in development, operation and professional management of hotels, F&B, clubs and other related complementary services necessary for building a comprehensive hospitality platform.

Shui On Land’s serviced residences “88 Xintiandi” has established excellent reputation after years of development, continuously won several international industry awards, including “China’s Leading Boutique Hotel” from World Travel Awards 2009, hailed as ‘the Oscars of the Travel Industry’, “Best Boutique Hotel” in the 2007 World Traveller Media “Top 10 Awards”.

Mr. Freddy C. K. LEE, Managing Director and Chief Executive Officer of Shui On Land, has high expectation of the strategic alliance: “The implementation of the ‘Three-Year Plan’ expedites development of our projects. We forge strategic partnership proactively to bring in partner’s expertise and experience, and to improve cost efficiencies so as to create synergies for our project development. I believe the strategic alliance of Shui On Land and Langham Hospitality Group will enable us to

fully utilise the services and experience of Langham Hospitality Group in our joint venture projects, and ensure that the high quality standards expected of our products and services can be maintained and expanded into our various projects in a standardised manner, and thus create additional value for our projects and properties. The joint venture combining the advantages of Shui On Land and Langham Hospitality Group means “88 Xintiandi” will enjoy an international management standard, which will further enhance our company’s reputation for offering premium hospitality experiences and quality property maintenance. I look forward to the long and mutual benefited cooperation relations with Langham Hospitality Group.”

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About Shui On Land

Headquartered in Shanghai, Shui On Land (Stock Code: 272) is the flagship property development company of the Shui On Group in the Chinese Mainland with a proven track record in developing large-scale, mixed-use city-core redevelopment projects. The Company has eight projects in various stages of development in prime locations of major cities, with a landbank of 13.1 million sq.m. (11.4 million sq.m. of leasable and saleable GFA, and 1.7 million sq.m. of clubhouses, car parking spaces and other facilities). The Company was listed on the Hong Kong Stock Exchange on October 4, 2006, the largest Chinese real estate enterprise listed that year. Shui On Land was included in the 200-Stock 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 www.shuionland.com

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