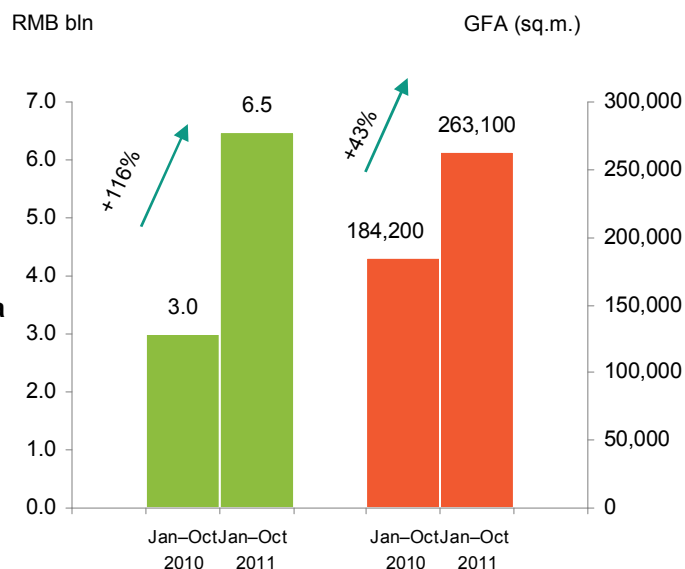


Contracted sales reached RMB7.1billion

- **Year to October contracted sales: RMB6.5 billion for a total gross floor area (“GFA”) of 263,100sq.m. sold**, up 116% y-o-y on sales value and 43% on GFA. Of the total 6.5 billion sales amount, RMB 5.5 billion were residential sales and the remaining amount were from an office en-bloc office sales on Lot A5 (Corporate Centre No. 5) at Wuhan Tiandi.
- **On 7 November 2011, the Company has entered into a Sale and Purchase Agreements with ICBC Yangpu Branch for a sale of building comprising office & retail space (14,350sq.m.) and carpark in the KIC project for a total consideration of RMB600 million.** 50% of the total consideration are payable within the 10 days after signing the S&P agreement and the balance is to be payable in two installments all before the end of this year. ASP for office and retail area are RMB37,750 per sq.m. and RMB45,027 per sq.m., respectively. The building is substantially completed and is planned to be completed and delivered to ICBC by 31 December, 2011.
- **Shui On Land had successfully concluded a RMB3.6billion Syndication Construction Loan for Hongqiao Tiandi.** The syndication received strong support from banks with 25% over subscription. ABC, BOC, China Merchant Bank, ICBC and Standard Chartered Bank participated in the syndication to support the development to support the development of Shanghai Hongqiao Taindi, one of the major projects of Shanghai City in the 12th Five Year Plan. Hongqiao Tiandi is currently under construction and is planned to be completed progressively from 2013 to 2014.
- **Acquisitions of Shanghai Shui On Plaza and Xintiandi Langham Hotel were approved in the EGM held on 31 October 2011**

Contracted Sales and GFA sold (Jan - Oct 2011)



Deliveries in 2H 2011

- Rui Hong Xin Cheng Phase 4 About 600 units are scheduled to be delivered in 4Q.
- Wuhan Tiandi Phase 3 Lots A11&A12 About 180 units are scheduled to be delivered in 4Q.
- Chongqing Tiandi Phase 2&3 About 800 units are scheduled to be delivered in 4Q.
- Foshan Lingnan Tiandi Phase I The Regency and Legendary was being delivered from 3Q.



Strategic Acquisition of Shanghai Shui On Plaza and Xintiandi Langham Hotel

Acquisition of Shanghai Shui On Plaza and Xintiandi Langham Hotel was approved by the independent shareholders in the EGM held on 31 October 2011. Shanghai Shui On Plaza has total GFA of 27,728 sq.m. of office and 29,860 sq.m. of retail with 100% occupancy rate generating HKD178million rental income in 2010. Xintiandi Langham Hotel has at total GFA of 53,975 sq.m. for 357 guest rooms. The hotel is currently under soft-opening. Grand opening is scheduled to be in March 2012. The two assets are located adjacent to Shanghai Xintiandi and Corporate Avenue Phase 1. For further information, please visit <http://www.shuionland.com/sol/pdf/2011/Acquisition.pdf>



- 1 Shui On Plaza
- 2 Langham Xintiandi Hotel
- 3 Other hotel
- 4 Xintiandi
- 5 Xintiandi Style Shopping Centre]
- 6 Corporate Avenue Phase 1
- 7 Corporate Avenue Phase 2
- 8 Office Tower
- 9 Opera House
- 10 Office Tower
- 11 Manmade Lake
- 12 Lakeville Ph. 1
- 13 Lakeville Regency Ph.2
- 14 Casa Lakeville Ph. 3
- 15 Schools
- 16 Lakeville Phase 4
- 17 Lakeville Phase 5
- 18 Lakeville Phase 6
- 19 Dongtai Road Antique Street

● Completed ● Under development ● Future development

[Huai Hai Zhong Road] [Metro Line No. 8]

[Metro Line No. 1] [Metro Line No.10]








SHANGHAI XINTIANDI

“LONGINES SAINT IMIER” city cultural exhibition in One



《台北小吃札记》 reader's meeting in Xintiandi Style

“Image consulting and personal shopper” moved into Xintiandi Style

Fashion designer Qiu Hao & Masha Ma at the Fall & Winter launch at Xintiandi Style



Korean Cultural Week



CHONGQING TIANDI

Chongqing Tiandi Commercial Cluster



World Food Feast held in CQTD

CQTD Commercial Cluster Exhibition Center



Commerce Secretary Mr Chen De Ming visited CQTD

Chairman Lo visited Liangjiang New Area

Club house Riviera Phase 2



WUHAN TIANDI

Celebration of Moon Festival in September



Wuhan Tiandi and Porsche co-hosting Charity Road Trip



Gary Faye Locke, United States Ambassador to China visited Wuhan Tiandi



FOSHAN LINGNAN TIANDI

Soft opening in Foshan Lingnan Tiandi



DALIAN TIANDI

Dalian Tiandi Residential Phase II - Greenville Style has 6 towers of residential buildings with a total of 560 units. The apartment size ranges from 45 sq.m. to 90 sq.m. per unit. They are scheduled to launch for pre-sale in 4Q 2011.



New residential Launches at Dalian Tiandi in 4Q



SHUI ON LAND 2011 CHINA GOLF CHALLENGE

2011 All Asia Executive Team Awards
- by Institutional Investors



Institutional Investor magazine released the results of the new 2011 All-Asia Executive Team rankings. Shui On Land is ranked One of the Top Three of Best Investor Relations Professional Category in the Asia Property Sector.

**Best Investor Relations Professional
Michelle SZE KA PING**

**-2nd Place, the buy side (based on 83 companies)
-3rd Place, the sell side (based on 92 companies)**

Investor Relations Calendar

Date	Event	City
Oct 12-14	BNP Paribas 18th Annual China Conference	Qingdao
Oct 29-30	Hong Kong Stock commentator field trip	Shanghai
Nov 2-3	BAML Investor Conference	Beijing
Nov 9-10	Barclay Conference	Singapore
Nov 15-17	Asia Pacific Summit by Morgan Stanley	Singapore
Nov 30	CLSA Property Day	Hong Kong
Dec 8	RBS Conference	Hong Kong

If you are interested in the coming IR events, please do not hesitate to contact your broker or us for registration.

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