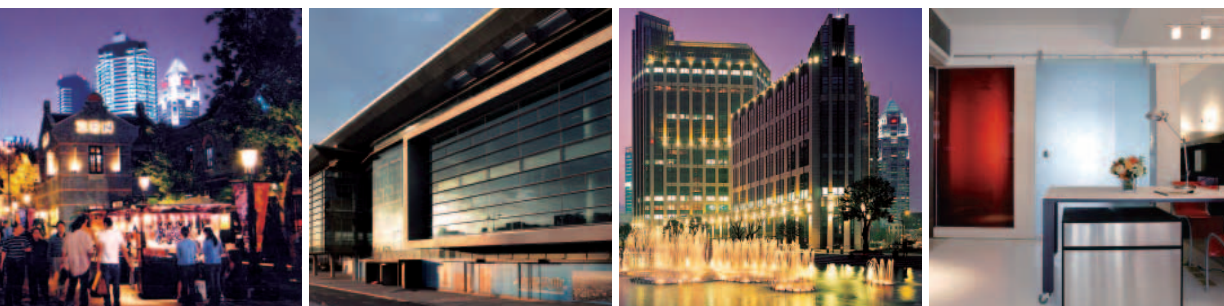


INNOVATIVE DEVELOPER FOR CHINA

Headquartered in Shanghai, Shui On Land Limited (HKSE: 272) is the flagship property company of the Shui On Group in the Chinese Mainland. Shui On Land has a proven track record in master planning and developing large-scale, mixed-use city-core projects and integrated residential developments in the Chinese Mainland. The Company has access to approximately 13.1 million sq.m. of gross floor area (GFA), including public facilities, and currently has eight projects in various stages of development in the city centres of Shanghai, Hangzhou, Chongqing, Wuhan, Dalian and Foshan. The Company was listed on The Stock Exchange of Hong Kong Limited on 4 October 2006. Shui On Land was included in the 200-Stock Hang Seng Composite Index Series, Hang Seng Freefloat Index Series, MSCI Standard Index Series and MSCI Global Growth Index Series in March 2007.

As one of China's most visionary and innovative property developers, Shui On Land applies its hallmark approach of master planning to all of its projects to ensure that our developments are fully consistent with government objectives in economic development and urban planning while simultaneously incorporating local historical and cultural characteristics into our designs and usages.



Vision

To be the premier,
innovative property
developer in China

Brand Promise

Innovation • Quality • Excellence

Shui On Spirit

Integrity • Dedication •
Innovation • Excellence



We sustain our vision by integrating quality into all our operations and aspiring to world-class standards of excellence in management, planning, execution and corporate governance.

OUR COMMITMENT TO

- Investors** We are committed to providing attractive and sustainable returns for our investors based on a well-planned, long-term growth trajectory and strategic direction.
- Customers** The expectations of our customers are always at the forefront of our thinking and planning, enabling us to provide high quality and add value to all our projects.
- Community** We continually look for innovative ways to build and contribute to the community.
- Environment** As an experienced and socially responsible property developer, Shui On Land considers respect for the environment as a key ingredient to the long-term development of the communities in which we are involved.
- Employees** Shui On Land believes that care for our employees and for the development of their talents is crucial to the long-term success of the Company.