

READINESS

Our readiness is key, enabling us to fully exploit our core strengths, to develop team spirit, to fulfil our responsibilities for society and the environment, to seek out opportune partnerships and to fully benefit from our finely honed corporate organisation and attention to governance.



CORPORATE GOVERNANCE REPORT

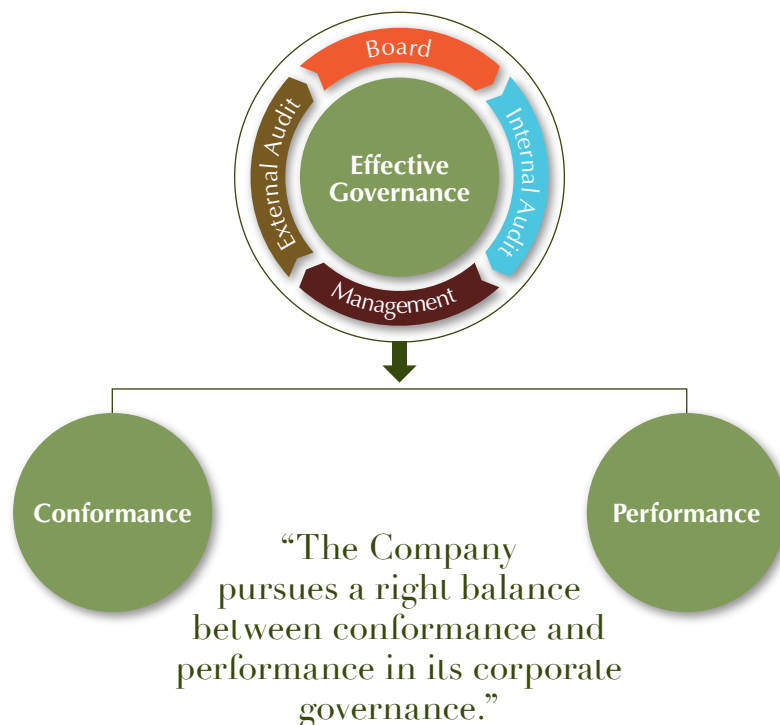
The Board of Directors (the “Board”) of the Company is pleased to present the Corporate Governance Report for the year ended 31 December 2008.

The Company is committed to enhancing its corporate governance practices appropriate to the conduct and growth of its business, and to pursue a right balance between conformance and performance in its corporate governance. From time to time, the Company reviews its corporate governance practices to ensure they comply with the Code on Corporate Governance Practices and are aligned with the latest developments. The Board believes that good corporate governance is essential to the success of the Company, the enhancement of shareholders’ value, and stakeholders’ confidence in the Company.

In reflection of this, the Company was proud to receive a number of awards for high standards of corporate governance and investor relations for the financial year ended 31 December 2008 from various organisations. These awards are listed in the “Awards Received” section of this report.



SHUI ON LAND CORPORATE GOVERNANCE FRAMEWORK



CORPORATE GOVERNANCE PRACTICES OF THE COMPANY

The Board has reviewed the corporate governance practices of the Company along with the adoption and improvement of the various procedures and documentation, which are detailed in this report. The Company has applied the principles of and complied with the applicable code provisions of the Code on Corporate Governance Practices (the “CG Code”) contained in Appendix 14 of the Rules Governing the Listing of Securities (the “Listing Rules”) on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) during the year ended 31 December 2008, except for certain deviations as specified with considered reasons explained below.

BOARD OF DIRECTORS

The Board is responsible for the leadership and control of the Company and oversees the Company’s businesses, strategic decisions and performances. The Board has reserved for its decision or consideration matters concerning principally the Company’s overall strategy, annual operating budget, annual and interim results, recommendations on Directors’ appointments or re-appointments, material contracts and transactions as well as other significant policies and financial matters. The Board has delegated the daily operations and administration of the Company to the management. The respective functions of the Board and management of the Company have been formalised and set

out in a written document. The Board will review this document once a year. In addition, the Board has also established board respective committees and has delegated to these board committees various responsibilities set out in their terms of reference.

All Directors have full and timely access to all relevant information as well as the advice and services of the Company Secretary, with a view to ensuring that Board procedures and all applicable rules and regulations are followed. In addition, a written procedure has been established to enable the Directors, in the discharge of their duties, to seek independent professional advice in appropriate circumstances at a reasonable cost to be borne by the Company.

The Board has the full support of the Chief Executive Officer, Managing Directors and the senior management in discharging its responsibilities.

BOARD COMPOSITION

The Directors of the Company during the year and up to the date of this report are set out in the “Directors” section of the Directors’ Report on pages 82 to 97. During the year ended 31 December 2008, the majority of the members of the Board of Directors of the Company were Independent Non-executive Directors (INEDs). The Board is currently made up of ten members in total, with three Executive Directors, one Non-executive Director and six INEDs.

The composition of the Board reflects the necessary balance of skills and experience desirable for effective leadership of the Company and independence in decision-making.

The current Board of the Company comprises the following Directors:

Executive Directors:

Mr. Vincent H. S. LO
(Chairman of the Board, Chief Executive Officer and member of Remuneration Committee)

Mr. Louis H. W. WONG
(Managing Director – Project Management)

Mr. Aloysius T. S. LEE
(Managing Director – Commercial)

Non-executive Director:

The Honourable LEUNG Chun Ying

Independent Non-executive Directors (INEDs):

Sir John R. H. BOND

Dr. Edgar W. K. CHENG
(Member of Audit Committee)

Dr. William K. L. FUNG
(Chairman of Remuneration Committee)

Professor Gary C. BIDDLE
(Chairman of Audit Committee and member of Remuneration Committee)

Dr. Roger L. McCARTHY
(Member of Audit Committee)

Mr. David J. SHAW

The brief biographical details of the Directors are set out in the “Biographies of Directors and Senior Management” section on pages 76 to 79.

Currently, the Company has six INEDs representing more than half of the Board. Three of the six INEDs have the appropriate professional qualifications or accounting or related financial management expertise under Rule 3.10 of the Listing Rules. The Board has received from each INED an annual confirmation of his independence and considers that all the INEDs are independent under the guidelines set out in Rule 3.13 of the Listing Rules. None of the members of the Board is related to another.

All Directors, including the Non-executive Director and INEDs, bring a wide spectrum of valuable business experience, knowledge and professionalism to the Board to ensure its efficient and effective functioning. INEDs are invited to serve on the Audit and Remuneration Committees of the Company. Their active participation in

Board and committee meetings brings independent judgment on issues relating to the Company’s strategy, performance and management process, taking into account the interests of all shareholders.

APPOINTMENT, RE-ELECTION AND REMOVAL OF DIRECTORS

The procedures and process of appointment, re-election and removal of Directors are laid down in the Company’s Articles of Association. The Board as a whole is responsible for reviewing the Board composition, developing and formulating the relevant procedures for nomination and appointment of Directors, monitoring the appointment of Directors and assessing the independence of INEDs.

The Board has established and adopted a written nomination procedure (the “Nomination Procedure”) specifying the process and criteria for the selection and recommendation of candidates for directorship of the Company. Based on the criteria as set out in the Nomination Procedure such as appropriate experience, personal skills and time commitment, the Chairman of the Board shall identify and recommend the proposed candidate to the Board for approval of an appointment.

Each of the Non-executive Directors of the Company is appointed for a specific term of three years and shall be subject to retirement by rotation once every three years.

All Directors appointed to fill a casual vacancy should be subject to election by shareholders at the first annual general meeting after their appointment and every Director, including those appointed for a specific term, should be subject to retirement by rotation at least once every three years.

The Board reviews its own structure, size and composition regularly to ensure that it has a balance of expertise, skills and experience appropriate for the requirements of the business of the Company.

TRAINING, INDUCTION AND CONTINUING DEVELOPMENT FOR DIRECTORS

Each newly appointed Director receives comprehensive, formal and tailored induction on the first occasion of his/her appointment, so as to ensure that he/she has appropriate understanding of the business and operations of the Company and that he/she is fully aware of his/her responsibilities and obligations under the Listing Rules and relevant regulatory requirements.

The Directors are continually updated on legal and regulatory developments, as well as business and market changes, to facilitate the discharge of their responsibilities.



Management met shareholders at the debut "Networking with Shareholders" session held after the Annual General Meeting

BOARD AND BOARD COMMITTEES MEETINGS

Number of Meetings and Directors' Attendance

The Company held five full board meetings in the year 2008 and has already set a schedule for its regular board meetings and committee meetings in the year 2009 in order to comply with the CG Code.

The attendance records of each Director at the board meetings are set out below:

Name of Directors	Attendance/ Number of Meetings
Mr. Vincent H. S. LO (Chairman)	5/5
Mr. William T. ADDISON (Resigned with effect 15 October 2008)	4/4
Mr. Louis H. W. WONG (Appointed with effect 15 October 2008)	1/1
Mr. Aloysius T. S. LEE (Appointed with effect 15 October 2008)	1/1
Sir John R. H. BOND	3/5
The Honourable LEUNG Chun Ying	2/5
Dr. Edgar W. K. CHENG	4/5
Dr. William K. L. FUNG	5/5
Professor Gary C. BIDDLE	5/5
Dr. Roger L. McCARTHY	4/5
Mr. David J. SHAW	3/5

Practice and Conduct of Meetings

All Directors are given an opportunity to include matters in the agenda for regular board meetings. Annual meeting schedules and draft agenda of each meeting are made available to Directors in advance. Board and committee meetings are scheduled at least one year in advance to facilitate maximum attendance of Directors.

Notices of regular board meetings are served to all Directors at least 14 days before the meetings. For other board and committee meetings, reasonable notice is generally given. Board papers together with appropriate, complete and reliable information are sent to all Directors at least three days before each board meeting or committee meeting to keep the Directors abreast of the latest developments and financial position of the Company and to enable them to make informed decisions. The Board and each Director also have separate and independent access to the senior management whenever necessary.

The senior management attends all regular board meetings and when necessary, other board and committee meetings to advise on business developments, financial and accounting matters, statutory compliance, corporate governance and other major aspects of the Company.

The Company Secretary is responsible for taking and keeping minutes of all board meetings and committee meetings. Draft minutes are normally circulated to Directors for comment within a reasonable time after each meeting and the final version is open for Directors' inspection.

According to current board practice, any material transaction that involves a conflict of interests for a substantial shareholder or a Director, will be considered and dealt with by the Board at a duly convened board meeting. The interested Directors shall abstain from voting and not to be counted in the quorum at meetings for approving transactions in which such Directors or any of their associates have a material interest.

CHAIRMAN AND CHIEF EXECUTIVE OFFICER

Code provision A.2.1 stipulates that the roles of Chairman and Chief Executive Officer ("CEO") should be separate and should not be performed by the same individual.

Mr. Vincent H. S. LO, is the Chairman, CEO and the founder of the Company. The Board considers that vesting the roles of the Chairman and CEO in the same person is necessary because of the unique role and market importance of Mr. Vincent H. S. LO in the business development efforts of the Company. This vesting provides strong and consistent market leadership and is critical for the efficient business planning and decisions of the Company in its current stage of development. Furthermore, all major decisions are made in consultation with members of the Board and appropriate board committees. There are six INEDs on the Board offering strong, independent and differing perspectives. The Board is therefore of the view that there are adequate balance-of-power and safeguards in place.

With the support of the Company Secretary and the senior management, the Chairman is responsible for ensuring that the Directors receive adequate, complete and reliable information in a timely manner and appropriate briefing on issues arising at the board meetings, and that all key and appropriate issues are discussed by the Board in a similarly timely manner.

The Company will continue to review the effectiveness of the Company’s corporate governance structure and consider whether any changes, including the division of responsibilities and the roles of Chairman and CEO, are necessary in the future.

MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”) as the code regarding securities transactions by the Directors and relevant employees.

Specific enquiry has been made of all the Directors and the Directors have confirmed that they have complied with the Model Code throughout the year ended 31 December 2008.

To comply with the code provision A.5.4 of the CG Code, the Company established and adopted a Code for Securities Transactions by Relevant Employees, on no less exacting terms than the Model Code, to regulate dealings in the shares of the Company by certain employees of the Company or any of its subsidiaries who are considered to be likely in possession of unpublished price sensitive information in relation to the Company or its shares.

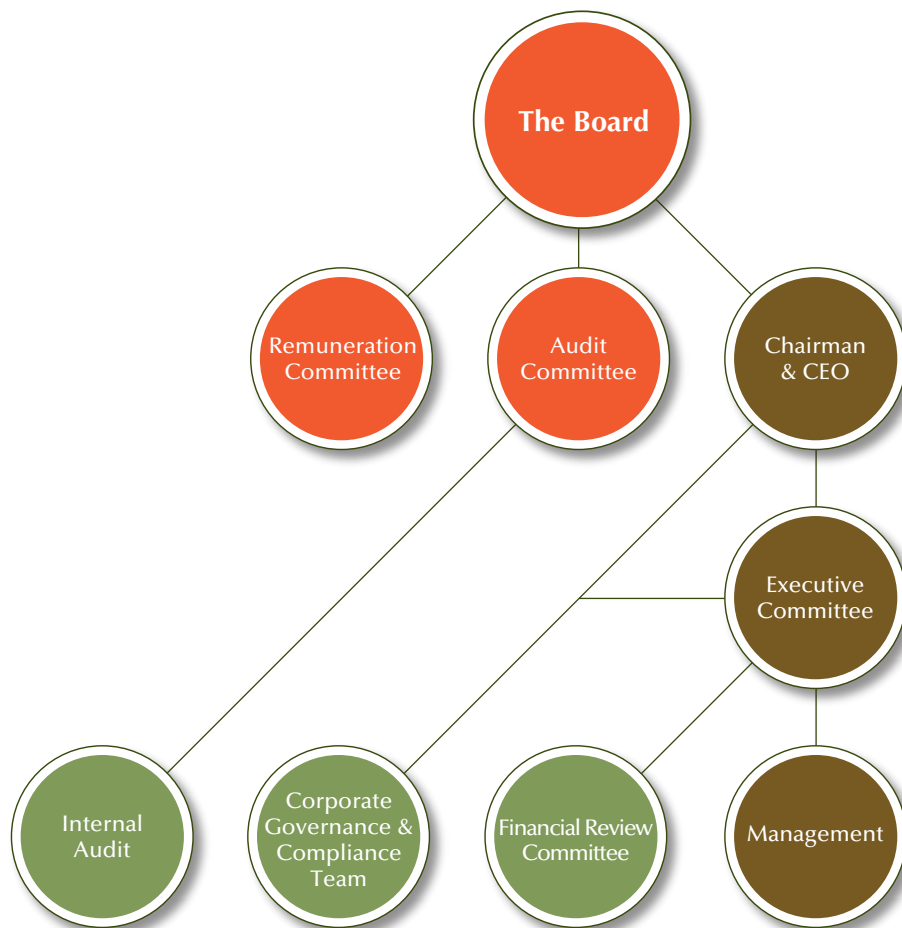
No incident of non-compliance with these written guidelines by the relevant employees was noted by the Company.

BOARD COMMITTEES

During the year ended 31 December 2008, the Board has two established committees, namely, the Remuneration Committee and the Audit Committee, for overseeing particular aspects of the Company’s affairs.

The two board committees of the Company are established with defined written terms of reference, approved by the Board, which set out the Committees’ major duties. The terms of reference of the board committees are posted on the Company’s website and are available to shareholders.

SHUI ON LAND CORPORATE GOVERNANCE ORGANISATION



The majority of the members of each board committee are INEDs and the list of the chairman and members of each board committee is set out under “Corporate Information” on page 168.

The board committees are provided with sufficient resources to discharge their duties and, upon reasonable request, are able to seek independent professional advice in appropriate circumstances, at the Company’s expense.

REMUNERATION COMMITTEE

The Remuneration Committee consists of three members, namely Dr. William K. L. FUNG, Mr. Vincent H. S. LO and Professor Gary C. BIDDLE. Dr. William K. L. FUNG and Professor Gary C. BIDDLE are INEDs. The chairman of the Remuneration Committee is Dr. William K. L. FUNG.

The primary functions of the Remuneration Committee are to evaluate the performance and make recommendations on the remuneration package of the Directors and senior management, and to evaluate and make recommendations on employee benefit arrangements.

The Human Resources Department is responsible for collection and administration of the human resources data and making recommendations to the Remuneration Committee for consideration. The Remuneration Committee shall consult the Chairman and CEO of the Company about these recommendations on remuneration policy and structure and remuneration packages.

The Remuneration Committee normally meets for reviewing the remuneration policy and structure and for determination of the annual remuneration packages of the Executive Directors and the senior management and other related matters.

The Remuneration Committee met three times during the year ended 31 December 2008 and these meetings were attended by all three members.

The Committee reviewed the share options scheme for staff, Directors and advisers as well as the 2007 bonus to Executive Directors, senior management and staff. In addition, it reviewed the remuneration policy and resolved to revise the mid point of the salary ranges to align with the market.

Details of the remuneration of the Directors for the year ended 31 December 2008 are set out in note 10 to the financial statements.

AUDIT COMMITTEE

The Audit Committee consists of three members, namely Professor Gary C. BIDDLE, Dr. Edgar W. K. CHENG and Dr. Roger L. McCARTHY. All of them are INEDs. The chairman of the Audit Committee is Professor Gary C. BIDDLE.

The main duties of the Audit Committee include the following:

- To review the financial statements and reports and consider any significant or unusual items raised by the qualified accountant, compliance officer, internal auditor or external auditors before submission to the Board.
- To review the relationship with the external auditors by reference to the work performed by the auditors, their fees and terms of engagement, and make recommendation to the Board on the appointment, reappointment and removal of external auditors.
- To review the adequacy and effectiveness of the Company’s financial controls system, internal controls system and risk management system and associated procedures.

The Audit Committee has reviewed the Group’s interim and annual results for the year ended 31 December 2008, including the accounting principles and practices adopted by the Company, in conjunction with the Company’s external auditors.

There are no material uncertainties relating to events or conditions that may cast significant doubt upon the Company’s ability to continue as a going concern.

The Audit Committee has the same view as the Board regarding the selection, appointment, resignation or dismissal of external auditors.

Two meetings were held by the Audit Committee during the year ended 31 December 2008, and the attendance records are set out as below:

Name of Committee Members	Attendance/ Number of Meeting(s)
Professor Gary C. BIDDLE (Chairman)	2/2
Dr. Edgar W. K. CHENG	1/2
Dr. Roger L. McCARTHY	2/2

The Audit Committee reviewed the risk assessment conducted by the internal auditors on the Audit Committee Meetings and made summary reports to the Board. The Committee reviewed and commented on all draft announcements and circulars required under the Stock Exchange’s rules before their formal issuance.

RISK ASSESSMENT/MANAGEMENT

Strategic Planning

Beginning in the second quarter of 2008, under the leadership of the Chairman and CEO, and with the assistance of prominent external consultants, the management of the Company has formulated a Nine-year Strategic Plan that sets out the road map of the Company for its strategic and sustainable growth during this period.

The plan was finalised in the third quarter of 2008. Strategic action plans were developed to achieve these long-term goals and objectives by relevant executives and management. In order to ensure the commitment and accountability of management in realising these action plans, an automatic and computerised system was developed and implemented. The system is used to monitor and track the progress of initiatives, as well as to appraise individual performance.

Resources Planning and Cost Control

In order to face the economic turbulence of current times, the Company set up two task forces in the last quarter of 2008 to formulate strategies and action plans for better utilisation of resources and faster response to external changes.

The Finance Re-organisation Taskforce is chaired by the Chairman and CEO, and comprises relevant executives of the Company. It focuses on resources planning and allocation, as well as the prioritisation of projects.

The Cost Control Taskforce is chaired by the Managing Director-Project Management, and comprises relevant executives of the Company. It focuses on managing costs in the short and long run, enhancement of the cost consciousness culture and behaviour of the Company, as well as the reviewing and monitoring of the Company's expenditure.

Budgeting and Budgetary Control

During the year ended 31 December 2008, the Finance Department successfully implemented the Hyperion, which is an automated software package used to enhance the effectiveness and efficiency of the Budgeting and Budgetary Control Process of the Company. It also allows the faster responsiveness of the Company in its planning process for risks that are due to changes in both internal and external environments, and provides faster scenario analysis to management for their prompt decision-making and control.

Enterprise Risk Management

Risk assessments are conducted semi-annually by the Internal Audit Department and presented to the Company's EXCOM and the Audit Committee for review. Currently, the Company is implementing its continuous and integrated risk assessment and management framework. This enterprise risk management

framework includes the introduction of Control and Risk Self-Assessment Process to the Company as an important step. This process enables the Company to change its risk assessment and management process from a punctuated one to a continuous one; to take both a "top down" and "bottom up" approach; and to promote management's participation in, ownership of and accountability towards their relevant risk assessment and management.

The Audit Committee has required management to present a report on risk assessment/management at every Audit Committee meeting.

INTERNAL CONTROL

Internal audit and management conduct reviews of the effectiveness of the Company's system of internal controls, including those of its subsidiaries and major associates. The Audit Committee reviews the summary report of the internal auditors on the effectiveness of the Company's system of internal controls and reports to the Board on such summary results.

The Company is also in the course of setting up its detailed internal control documentation and evaluation system. This comprises an Internal Control System (INCOS) documentation of the Company's financial and operational processes together with their key controls and weaknesses, and a Grid Rating System that scores the effectiveness of the key controls implemented.

During the year, the Company also completed an Information Security Program by means of which the Company's information and data are better and more systematically classified, distributed, stored, archived, and disposed according to prescribed rules and guidelines. An Information Security Committee was established to formulate policies and approve procedures to ensure the better control and protection of confidential information of the Company, and to supervise a Working Team under it which works closely with management at various levels on the continual monitoring and enforcement of the Program.

INTERNAL AUDIT

The Chief Internal Auditor of the Internal Audit Department reports to the Chairman and CEO, and has full and free access to the Audit Committee. The internal audit charter allows the internal auditors to have unrestricted access to all functions, records, property and personnel while maintaining appropriate confidentiality in performing their work.

The department helps the Company to accomplish its objectives by bringing a systematic, disciplined approach to evaluating and improving the effectiveness of risk management, control and governance processes. The



Shui On people embrace the principles and guidelines stipulated in the Code of Conduct and Business Ethics

Internal Audit Department operates in a partnership relationship with management, preparing semi-annual audit plans based on a risk assessment methodology and upon agreement with the Company's Executive Committee (the "EXCOM") and the Audit Committee.

The Internal Audit Department issues reports to the CEO and relevant management covering various operational and financial processes and projects of the Company. It provides summary reports to the Audit Committee together with the status of implementation of their recommendations in each Audit Committee meeting.

CODE OF CONDUCT AND BUSINESS ETHICS

The Company's Code of Conduct and Business Ethics (the "Code") was rolled out to all staff in January 2008. It stipulated how Directors and staff should deal with conflicts of interest situations, business activities and relationships, and financial dealings. The Code also constitutes a standard agreement term with the Company's agents, representatives, consultants, contractors, sub-contractors, business partners, resellers, sales and marketing agents, and suppliers. Adequate training and printed pocket guidelines were provided to staff to help them to comply with the code.

An Ethics Committee comprising senior executives was established by charter to monitor, review and enforce the compliance of the Code. An annual survey of awareness and an internal audit of compliance will be conducted each year in future.

ANTI-FRAUD MEASURES

An Irregularities Reporting System (a whistle-blowing system) was installed for reporting on violations of the Code of Conduct and Business Ethics as well as complaints about integrity related matters from staff, vendors, customers, and business partners. Telephone hotlines and special e-mail and mail boxes were set up to enable any such complaints

to reach the Chairman of the Audit Committee or the Secretary of the Ethics Committee. At each Audit Committee meeting, a summary report of the complaints received and their follow up results are to be tabled for review.

An Incident Reporting Procedure was formulated to enable the systematic, timely and uniform reporting of incidents such as potential fraud to the Chief Financial Officer by personnel involved in internal control activities related to financial and/or automated information systems.

An Anti-fraud Assessment Framework was introduced to facilitate the annual assessment of risks on potential frauds by individual projects and departments. The results were examined and appropriate control measures were established to mitigate those risks. The annual results are to be summarised and presented to the Audit Committee for review.

RESPONSIBILITIES IN RESPECT OF THE FINANCIAL STATEMENTS

The Directors acknowledge their responsibility for preparing the financial statements of the Company for the year ended 31 December 2008.

The Board is responsible for overseeing the preparation of financial statements of the Company and reviewing the same to ensure that such financial statements give a true and fair view of the state of affairs of the Company and that relevant statutory requirements and applicable accounting standards are complied with.

The management provides such explanation and information to the Board so as to enable the Board to make an informed assessment of the financial information and position of the Company that is put to the Board for approval.

The statement of the external auditors of the Company about their reporting responsibilities in regard to the financial statements is set out in the "Independent Auditor's Report" on pages 98 and 99.

EXTERNAL AUDITORS AND AUDITORS' REMUNERATION

The remuneration paid/payable to the external auditors of the Company in respect of audit services and non-audit services for the year ended 31 December 2008 is set out as follows:

Services rendered for the Company	Fee paid/payable
Audit services:	HK\$6 million
Non-audit services:	HK\$5 million
Total:	HK\$11 million

COMMUNICATIONS WITH SHAREHOLDERS AND INVESTORS/INVESTOR RELATIONS

The Company believes that effective communication with shareholders is essential for enhancing investor relations and investors' understanding of the Company's business performance and strategies. The Company also recognises the importance of transparency and timely disclosure of corporate information, which enables shareholders and investors to make the most informed investment decisions. The goal of our communication activities is to provide a true and fair view of the Company.

The Company leverages various channels and platforms including its annual and interim results announcement, press conferences and analyst briefings, and various industry conferences to ensure the timely release of important messages. The Company's website is updated to increase contents and provide more convenience. Important events regarding financial results, business development and operations are also announced on a timely basis to investors through www.shuionland.com.

To maintain and improve the visibility of the Company in the financial community, the Company has held numerous road shows and participated in investor conferences during 2008. The management and the investor relations team met hundreds of investors personally, discussed the Company as well as its development and strategy in conference calls and video meetings. The table summarised the key investor relations events in 2008.

Major Investor Relations Events in 2008

Month	Event
January	Reverse road show, Shanghai
	UBS Great China Conference, Shanghai
	Deutsche Bank Access China 2008, Beijing
April	Announcement of the 2007 annual results <ul style="list-style-type: none"> • Press conference • Analyst briefing
	2007 annual results road show, Hong Kong, Singapore, United States, United Kingdom
	JPMorgan China Conference 2008, Beijing
May	Macquarie China Real Estate Conference, Guangzhou
	13th CLSA China Forum, Shanghai
June	Reverse road show, Shanghai
July	Analyst Day, Hong Kong, Shanghai
August	Announcement of the 2008 interim results <ul style="list-style-type: none"> • Press conference • Analyst briefing
	2008 interim results road show, Hong Kong, Singapore
October	JPMorgan CEO Forum, Hong Kong

The general meetings of the Company provide the best opportunity for exchange of views between the Board and the shareholders. The Chairman of the Board as well as Chairmen of the Remuneration Committee and Audit Committee or, in their absence, other members of the respective committees and, where applicable, the independent board committee, are available to answer questions at the shareholders' meetings. The chairman of the independent board committee will also be available to answer questions at any general meeting to approve a connected transaction or any other transaction that is subject to independent shareholders' approval.

To enhance communications with shareholders in the Company's annual general meetings, with effect from the Annual General Meeting held on 5 June 2008, the conducting language has been changed to Cantonese with simultaneous interpretation in English. Previous meetings were conducted in English with Cantonese interpretation. Most of the Directors were present at the Annual General Meeting held on 5 June 2008 and the meeting provided a useful forum to exchange views with the Board.

To further enhance and provide more direct communications with the Company's shareholders, a "Networking with Shareholders" session was conducted immediately after the Annual General Meeting held on 5 June 2008. During the session, shareholders were provided with a chance to discuss matters with senior management of the Company in a face-to-face dialogue. This session was well attended by shareholders. The meeting included sharing of the latest business initiatives and long-term development strategy of the Company as well as the answering of shareholders' questions.

To further ensure that all disclosures made by the Company to its shareholders are made in an accurate, complete and timely manner, the Company is establishing a Disclosure Committee together with its relevant processes for oversight of the disclosures made by the Company.

SHAREHOLDER RIGHTS

To safeguard shareholders' interests and rights, separate resolutions are proposed at shareholders' meetings on each substantial issue, including the election of an individual Director.

The rights of shareholders and the procedures for demanding a poll on resolutions at shareholders' meetings are contained in the Company's Articles of Association. Details of such rights to demand a poll are included in all circulars to shareholders and will be explained during the proceedings of meetings.

Poll results are made available by way of an announcement, which is published in accordance with the Listing Rules as soon as possible.



Mr. Vincent H. S. LO (left), Chairman and CEO, delivered a speech entitled “Corporate Governance of Company’s Sustainable Growth” at the luncheon organised by the Chamber of Hong Kong Listed Companies

Colleagues took the photo at the award presentation ceremony of the “Best Practice Awards 2008 – Enterprise Governance”, one of the several awards honoured to the Company related to corporate governance during the year

The Company continues to enhance communications and relationships with its investors. Designated senior management maintains regular dialogue with institutional investors and analysts to keep them abreast of the Company’s development. Enquiries from investors are dealt with in an informative and timely manner.

AWARDS RECEIVED

With respect to the financial year ended 31 December 2008, the Company received several awards related to corporate governance, communications with shareholders and investors and investors relations. These are shown in the table on this page.

CORPORATE GOVERNANCE ENHANCEMENT

Enhancing corporate governance is not simply a matter of applying and complying with the CG Code of the Stock Exchange but about promoting and developing an ethical and healthy corporate culture. We are committed to maintaining a high standard of corporate governance within a sensible framework with an emphasis on the principles of transparency, integrity, accountability, sustainable development and independence. We will continue to review and, where appropriate, improve our current practices on the basis of our experience, regulatory changes and developments. Any views and suggestions from our shareholders to promote our transparency are naturally welcome.

LIST OF AWARDS TO SHUI ON LAND

Time of Award	Name of Award	Presented/Organised by
Corporate Governance Related		
January 2009	The Best in Corporate Governance 2008 – Honourable Mentions (Hong Kong)	“The Asset” Magazine
December 2008	Hong Kong Outstanding Enterprises Award 2008	“Hong Kong Economic Digest” Magazine
November 2008	Silver Awards (Brand-with-a-Conscience Award 2008 – Business Ethics and Corporate Governance)	Hong Kong Institute of Marketing
November 2008	Best Practice Awards 2008 – Enterprise Governance	Best Practice Management Group
September 2008	The Best Brand Enterprise (Greater China) Award 2008 – Grand Prize	Hong Kong Productivity Council
June 2008	4th Corporate Governance Asia Recognition Awards 2008	“Corporate Governance Asia” Magazine
May 2008	Outstanding China Property Award 2008	“Hong Kong Economic Digest” Magazine
Communications with Shareholders and Investors/Investor Relations Related		
November 2008	Best Annual Reports Awards 2008 – Citation for Design	Hong Kong Management Association
August 2008	Gold Award (Overall Annual Report – Real Estate Development/ Service: Various & Multi-Use)	ARC Awards 2008
August 2008	Gold Award (Written Text – Property)	ARC Awards 2008
August 2008	Silver Award (Cover Photo/Design – Property)	ARC Awards 2008