

PRESS RELEASE

Dalian Leaders Inaugurate Dalian Tiandi • Software Hub *Spurring Dalian's Development as New Global Champion City* *of Software and Services Outsourcing*

(Dalian – September 16, 2007) Leaders of the city of Dalian, together with the Shui On Group and Yida Group, today jointly inaugurated the Dalian Tiandi • Software Hub at the Software Industry Belt in Lushun Road South, marking a major step forward in Dalian's development into a new global champion city of the software and outsourcing services.

Officiating at the occasion included the Mayor of the City of Dalian, Mr Xia Deren; Vice Secretary of Dalian Municipal Party Committee, Mr Huai Zhongmin; Standing Committee Member and Head of Propaganda Department of Dalian Municipal Party Committee, Mr Wei Xiaopeng; Vice Director-General of Dalian Municipal People's Congress, Mr Qian Zhongjie; Vice Mayor Mr Dai Yulin; Vice Chairman of Dalian People's Political Consultative Committee, Ms Zheng Quanci; Chairman of Shui On Group, Mr Vincent H.S. Lo; and President of Yida Group, Sun Yinhuan. Over 300 guests, members of the Chinese and overseas media, and representatives of the Huangnichuan Village also attended the ceremony.

Jointly developed by Shui On Land, Shui On Construction and Materials Limited (SOCAM), and the Yida Group, Dalian Tiandi • Software Hub is located at Phase II of the Dalian Software Park. With the mission to transform the city into a major IT and software service centre in Northeast Asia, the Hub sets out to attract enterprises and IT professionals to Dalian from around the world.

Dalian Tiandi • Software Hub is a mixed-use, integrated development with a “software industry theme”, providing a total experience of “live-work-play”. It assimilates businesses, IT and software development centres, commercial and residential properties, education and leisure facilities into the Hub's four million square metres of multi-functional environment.

Addressing the inauguration ceremony, Chairman of Shui On Group, Mr Vincent H.S. Lo, described the objective of Dalian Tiandi • Software Hub as supporting Dalian's goal to develop into a world-class software industry stronghold. In addition to drawing on Shui On's expertise in master planning for city-core, mixed-use developments, Mr Lo said the company would bring in the latest international construction technologies and management experience, so as to build integrated facilities of international standard for the industry.

“The continuous global shift of IT outsourcing business to China has presented a tremendous opportunity for Dalian Tiandi • Software Hub, which will develop into the best-planned and best managed software hub in Northeast Asia offering high-end IT and business process outsourcing services to the international, Asia Pacific and Chinese Mainland markets. The project will contribute to the implementation of the State Council's plan of revitalization of the Northeastern Region of China, in which one objective is to develop Dalian into a major base for the software outsourcing industry.

“Dalian Tiandi • Software Hub’s IT and business process outsourcing business will create tremendous opportunities for other industries, and thereby enable the sustainable growth of the whole economy. Apart from IT professionals, talents from other related industries will congregate at the Hub. They will bring in advanced experiences and innovative ideas, which will be the drivers of economic growth and innovations,” said Mr Lo.

Mr Sun of Yida Group said: “Dalian Tiandi□Software Hub, a crucial component of the Software Industry Belt in Lushun Road South, will provide powerful impetus for its rapid development, turning a new page for the IT and software industry. The project will provide support to Dalian’s efforts to achieve the goal of growing into a new global champion city of the software outsourcing industry. We will continue to cooperate closely with the Shui On Group to develop Dalian Tiandi□Software Hub into a software hub that commands global attention, and to make more contributions to the fast, great and sustainable development of Dalian.”

Charitable Funds to Nurture Talents and Support Rural Development

At the ceremony, Mr Lo and Mr Sun also announced the inauguration of the Dalian Tiandi • Software Hub IT Talents Fund and Huangnichuan Village New Village Development Fund. They jointly presented two cheques for the setting up of the Funds to Mayor Xia, who passed on the donations to the Director of Dalian Municipal Information Industry Bureau, Mr Jiang Qinyu, and Governor of Lushunkou District of Dalian, Mr Xiong Boli, respectively.

Dalian Tiandi • Software Hub donated RMB 25 million for the IT Talents Fund. The Fund will award scholarships to outstanding young people who study in Dalian and work at Dalian Tiandi • Software Hub. The Dalian Municipal Government will support the initiative by allocating funds to support the building up of the city’s talent pool.

Dalian Tiandi • Software Hub is fully committed to sustainable development for Dalian, particularly in respect of enhancing economic development of the Hub’s neighbouring rural community and conservation of its ecology. To this end, Dalian Tiandi • Software Hub donated RMB 30 million for the Dalian Tiandi • Software Hub Huangnichuan Village New Village Development Fund. Through helping the Huangnichuan district improve its education, healthcare, environmental and community facilities, the Fund aims to assist the rural residents in seeking new employment opportunities and contribute to the goal of achieving balanced economic and social developments of urban and rural areas.

(ENDS)

SHUI ON LAND LIMITED

Established in 2004 and headquartered in Shanghai, Shui On Land Limited (SOL) is the flagship property company of Shui On Group and one of the most visionary and innovative property developers in the Chinese Mainland. The company was listed on the Main Board of the Stock Exchange of Hong Kong (stock code 0272) in October 2006. SOL has a land bank of over 12 million square metres, with development projects in prime locations of major cities including Shanghai, Chongqing, Wuhan, Hangzhou and Dalian.

The company focuses on two key business segments in the Chinese Mainland: ***City Core Development Projects***, which are large-scale, multi-use and multi-phase developments typically consisting of residential, office, retail, entertainment and cultural properties, and ***Integrated Residential Development Projects***, which are high-quality urban residential developments typically comprising residential accommodation, a school and commercial, retail and recreation areas.

All of these projects deploy SOL's hallmark approach to master planning to ensure that their overall developments are fully consistent with government's urban planning while incorporating local and historical architecture and culture into the designs and business strategies.

SOL's current developments include:

- Taipingqiao, Shanghai (main components of which are Shanghai Xintiandi, Corporate Avenue and Lakeville)
- Knowledge and Innovation Community (KIC), Shanghai
- Rui Hong Xin Cheng (Rainbow City), Shanghai
- Chongqing Tiandi, Chongqing
- Wuhan Tiandi, Wuhan
- Xihu Tiandi, Hangzhou
- Dalian Tiandi · Software Hub

SHUI ON CONSTRUCTION AND MATERIALS LIMITED (SOCAM)

SOCAM has been listed on the Main Board of the Hong Kong Stock Exchange since February 1997 and is principally engaged in asset management, construction, cement production, and property development and venture capital investment in Hong Kong, Macau and the Chinese Mainland.

SOCAM has a proven record in construction, specializing in institutional buildings and public housing, as well as in interior fitting out and renovation in Hong Kong and Macau.

With its vast experience in project management, design-and-build, investment financing and deal-structuring, SOCAM began to invest in distressed property projects in the Mainland in 2005, and added value to those projects through design, facilities and architectural enhancement to deliver premium quality properties. In June 2007, SOCAM injected its interests in five distressed properties in Dalian, Qingdao, Beijing and Chengdu into China Central Properties Ltd., which is listed on London's AIM.

Shui On entered the cement market in the Chinese Mainland in 1994 and in 2005, SOCAM and Lafarge, the world leader in building materials, formed Lafarge Shui On Cement Ltd., which is the largest supplier in southwest China. SOCAM is a significant shareholder of Shui On Land and also has venture capital investments mainly in China's high tech sector.

YIDA GROUP

Yida Group is the first member of the “World Economic Forum · Global Growth Companies” in China. It is engaged in a variety of businesses, with property development and software & information services as the leading industries. The group also has property investment, IT education, machine tool manufacturing, construction, and renovation business interests.

Dalian Software Park, which is developed, operated and managed by Yida Group, has become one of the national software parks with the highest amount of software export and highest ratio of foreign enterprises. It is planned that Dalian Software Park Phase 2 will have a total GFA of 4 million square meters, and is set to be the largest ecological software park in China.