

信和置業有限公司
Sino Land Company Limited

Our Ref.: SLC-EI/FC-2005/CS-0255

BEST AVAILABLE COPY

18 March 2005

RECEIVED

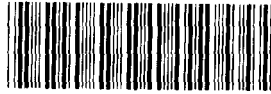
2005 MAR 31 P 1:55

OFFICE OF INTERNATIONAL CORPORATE FINANCE

The Bank of New York
101 Barclay Street,
22nd Floor – West,
New York, NY 10286,
U.S.A.



Office of International Corporate Finance
Securities & Exchange Commission
Division of Corporate Finance
Street, N.W.,
Washington, D.C. 20549, U.S.A.



05006931

Frank Zarb

Attn.: Ms. Kathy Jiang

Dear Sirs,

**Level One Sponsored ADR Program
- Rule 12g3-2(b)#82-1868**

SUPPL

We are pleased to enclose for your attention a copy of the following documents of the Company:-

1. Press Announcement on resignation of Mr. Albert Yeung Pak Hin as an executive director;
2. Press Announcement on interim results for the six months ended 31 December 2004; and
3. Joint Press Announcement on Notice to Holders of the Convertible Bonds.

Yours faithfully,
For and on behalf of
SINO LAND COMPANY LIMITED

PROCESSED
APR 04 2005
THOMSON
FINANCIAL

Fanny Cheng
Deputy Company Secretary

Encl.

c.c. The Bank of New York (Hong Kong)
Attn.: Ms. Eugenia Lee / Ms. Kammy Yuen

AW 3/31

H:\Maisy\FC\Interim Results 2005\18 03.2005\Letter-ADR

The Stock Exchange of Hong Kong Limited takes no responsibility for the contents of this announcement, makes no representation as to its accuracy or completeness and expressly disclaims any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



Sino Land Company Limited

(Incorporated in Hong Kong with limited liability)

Stock Code: (83)

ANNOUNCEMENT

The board of directors (the "Board") of Sino Land Company Limited (the "Company") announces that Mr. Albert Yeung Pak-Hin tendered his resignation as executive director of the Company with effect from 10th March, 2005.

The Company understands that Mr. Yeung had been arrested by the Independent Commission Against Corruption (the "ICAC") on 8th March, 2005 in connection with an enquiry into possible offence under the Prevention of Bribery Ordinance relating to certain outside consultant and contractors of the Group and was released on bail. The Company understands that no charge has been laid against Mr. Yeung up to the time when this announcement is prepared. The Company understands that Mr. Yeung considered that in light of the incident it would be in the interest of the Company that he resigned as an executive director of the Company pending clarification of the matter, which the Company appreciates.

The Company has taken and will take all steps to ensure that there will be no disruption in the business and operation of the Group arising from Mr. Yeung's resignation, including the transfer of all duties of Mr. Yeung in the Group to other officers of the Group. The Company has cooperated fully with the ICAC in their enquiries and will continue to do so.

The Company will keep the shareholders informed of any further development which is material to the Group.

By Order of the Board
Eric Ip Sai Kwong
Company Secretary

Hong Kong, 11th March, 2005

As at the date of this announcement, the executive directors of the Company are Mr. Robert Ng Chee Siang, Mr. Raymond Tong Kwok Tung and Mr. Yu Wai Wai and the independent non-executive directors are Mr. Ronald Joseph Arculli, Mr. Paul Cheng Ming Fun and Dr. Allan Zeman.

The Stock Exchange of Hong Kong Limited takes no responsibility for the contents of this announcement, makes no representation as to its accuracy or completeness and expressly disclaims any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

HK\$2,500,000,000
1.625% Guaranteed Convertible Bonds due 2009
(the "Convertible Bonds")

(Stock Code: 2504)

issued by

GETSMART FINANCE LIMITED

(Incorporated in the British Virgin Islands with limited liability)

unconditionally and irrevocably guaranteed by



Sino Land Company Limited

(Incorporated in Hong Kong with limited liability)

(Stock Code: 83)

NOTICE TO HOLDERS OF THE CONVERTIBLE BONDS

Reference is made to the terms and conditions of the Convertible Bonds (the "Terms and Conditions"). Unless otherwise defined, all capitalised terms used in this announcement shall have the same meanings as defined in the Terms and Conditions.

The directors of Sino Land Company Limited ("Sino Land") and Getsmart Finance Limited ("Getsmart") jointly announce that on 17th March, 2005 Sino Land declared an interim dividend (the "2005 Interim Dividend") of 8.5 cents per share (with an option for scrip dividend) for the year ending 30th June, 2005 to Sino Land's shareholders whose names appear on the register of members of Sino Land (the "Register of Members") on 19th April, 2005 (the "Record Date").

The 2005 Interim Dividend will be despatched by Sino Land on or about 18th May, 2005.

The Register of Members will be closed from 14th April, 2005 to 19th April, 2005 (both dates inclusive) and will be re-opened on 20th April, 2005.

Holders of the Convertible Bonds who wish to exercise their conversion rights attaching to their Convertible Bonds so as to be entitled to the 2005 Interim Dividend should lodge the properly completed and signed conversion notices with the Principal Agent on or before 3:00 p.m. (London time) on 6th April, 2005 in order to ensure sufficient time for registration as a shareholder of Sino Land by the Record Date.

Holders of the Convertible Bonds who submit conversion notices to the Principal Agent after 3:00 p.m. (London time) on 6th April, 2005 but before 3:00 p.m. (London time) on 18th April, 2005 may not be registered as shareholders of Sino Land by the Record Date, and therefore may not be entitled to the 2005 Interim Dividend, but will instead be entitled to an Equivalent Amount exactly equal to the 2005 Interim Dividend pursuant to Condition 6.2.3(v).

By Order of the Board of
Sino Land Company Limited
Raymond Tong Kwok Tung
Director

By Order of the Board of
Getsmart Finance Limited
Raymond Tong Kwok Tung
Director

Hong Kong, 17th March, 2005

As at the date of this announcement, the executive directors of Sino Land are Mr. Robert Ng Chee Siang, Mr. Raymond Tong Kwok Tung and Mr. Yu Wai Wai and the independent non-executive directors are Mr. Ronald Joseph Arculli, Mr. Paul Cheng Ming Fun and Dr. Allan Zeman. The directors of Getsmart are Mr. Robert Ng Chee Siang, Mr. Raymond Tong Kwok Tung and Mr. Yu Wai Wai.

INTERIM RESULTS

The unaudited results of the Group for the six months ended 31st December, 2004 are as follows:

CONSOLIDATED INCOME STATEMENT table with columns for 31st December 2004, 31st December 2003, and 31st December 2002. Rows include Revenue, Cost of sales, Other operating income, Finance income, etc.

CONSOLIDATED BALANCE SHEET

CONSOLIDATED BALANCE SHEET table with columns for 31st December 2004, 31st December 2003, and 31st December 2002. Rows include Current assets, Current liabilities, Net current assets, Capital and reserves, etc.

The accounting policies adopted are consistent with those followed in the preparation of the Group's annual financial statements for the year ended 30th June, 2004.

REVENUE table with columns for 31st December 2004, 31st December 2003, and 31st December 2002. Rows include Revenue, Property, etc.

REVENUE table with columns for 31st December 2004, 31st December 2003, and 31st December 2002. Rows include Revenue, Property, etc.

REVENUE table with columns for 31st December 2004, 31st December 2003, and 31st December 2002. Rows include Revenue, Property, etc.

REVENUE table with columns for 31st December 2004, 31st December 2003, and 31st December 2002. Rows include Revenue, Property, etc.

REVENUE table with columns for 31st December 2004, 31st December 2003, and 31st December 2002. Rows include Revenue, Property, etc.

REVENUE table with columns for 31st December 2004, 31st December 2003, and 31st December 2002. Rows include Revenue, Property, etc.

REVENUE table with columns for 31st December 2004, 31st December 2003, and 31st December 2002. Rows include Revenue, Property, etc.

REVENUE table with columns for 31st December 2004, 31st December 2003, and 31st December 2002. Rows include Revenue, Property, etc.

REVENUE table with columns for 31st December 2004, 31st December 2003, and 31st December 2002. Rows include Revenue, Property, etc.

REVENUE table with columns for 31st December 2004, 31st December 2003, and 31st December 2002. Rows include Revenue, Property, etc.

REVENUE table with columns for 31st December 2004, 31st December 2003, and 31st December 2002. Rows include Revenue, Property, etc.

REVENUE table with columns for 31st December 2004, 31st December 2003, and 31st December 2002. Rows include Revenue, Property, etc.

Revenue and other receivables are included under the heading of 'Trade receivables' in the consolidated income statement.

Table with columns for 31st December 2004, 31st December 2003, and 31st December 2002. Rows include Revenue, Property, etc.

Trade receivables over 60 days are included under the heading of 'Trade receivables' in the consolidated income statement.

Table with columns for 31st December 2004, 31st December 2003, and 31st December 2002. Rows include Revenue, Property, etc.

Trade receivables over 60 days are included under the heading of 'Trade receivables' in the consolidated income statement.

Table with columns for 31st December 2004, 31st December 2003, and 31st December 2002. Rows include Revenue, Property, etc.

Trade receivables over 60 days are included under the heading of 'Trade receivables' in the consolidated income statement.

Table with columns for 31st December 2004, 31st December 2003, and 31st December 2002. Rows include Revenue, Property, etc.

Trade receivables over 60 days are included under the heading of 'Trade receivables' in the consolidated income statement.

Table with columns for 31st December 2004, 31st December 2003, and 31st December 2002. Rows include Revenue, Property, etc.

Trade receivables over 60 days are included under the heading of 'Trade receivables' in the consolidated income statement.

Table with columns for 31st December 2004, 31st December 2003, and 31st December 2002. Rows include Revenue, Property, etc.

Trade receivables over 60 days are included under the heading of 'Trade receivables' in the consolidated income statement.

Table with columns for 31st December 2004, 31st December 2003, and 31st December 2002. Rows include Revenue, Property, etc.

Trade receivables over 60 days are included under the heading of 'Trade receivables' in the consolidated income statement.

CHAIRMAN'S STATEMENT

INTERIM RESULTS AND DIVIDEND The Group's audited consolidated turnover and net profit for the six months ended 31st December, 2004 were HK\$1,262.2 million and HK\$140.3 million respectively.

The Directors have declared an interim dividend of 0.5 cents per share payable on 18th May, 2005 to those shareholders whose names appear on the Register of Members of the Company on 18th April, 2005.

BUSINESS ACTIVITIES

(1) Land Bank During the interim period ended 31st December, 2004, the Group acquired seven plots of land for residential and commercial development comprising approximately 2.8 million square feet of total attributable gross floor area.

Table with columns for Location, Usage, Group's Interest, and Attributable Gross Floor Area. Rows include Put Wing Street, Sham Shui Po, etc.

At 31st December, 2004, the Group's land bank, including properties held for sale, properties under development and completed investment properties, amounted to a gross floor area of approximately 25.8 million square feet comprising a balanced portfolio of properties which 18% is residential, 21% commercial, 4% industrial, 6% public works and 50% vacant.

(2) Sales Activities During the interim period for the six months ended 31st December, 2004, we mainly derived earnings from property sales for the interim period under the development mainly Residential, Office, Retail, Commercial, etc.

(3) Rental Activities As at 31st December, 2004, the Group had 9.3 million square feet of attributable gross floor area of commercial and industrial properties. The portfolio comprised diversified properties: 51% being residential; 23% industrial development; 17% car park; 9% public; and the balance of 2% being retail.

(4) Finance As at 31st December, 2004, the Group's gearing was 18.1%, comprised of a percentage of bank and other borrowings set off against cash and bank balances. The Group's gearing ratio was 18.1% as at 31st December, 2004, compared with 17.8% as at 30th June, 2004.

(5) Property Development The principal focus of the Group lies in property development and investments, with its land bank being continuously and actively replenished in order to optimize future earnings potential.

(6) Social and Environmental Responsibility The Group affirms its commitment to building green properties, and wherever possible to incorporate environmentally friendly and contemporary design concepts and features in its new developments and property management. The Group is committed to providing a safe and healthy living environment for its customers.

(7) Other than the matters mentioned above, there has been no material change from the information published in the report and accounts for the financial year ended 30th June, 2004.

(8) Staff Development The Group places great significance on corporate identity, business ethics and good governance while acknowledging its corporate responsibility to society.

(9) Other than the matters mentioned above, there has been no material change from the information published in the report and accounts for the financial year ended 30th June, 2004.

(10) Other than the matters mentioned above, there has been no material change from the information published in the report and accounts for the financial year ended 30th June, 2004.

(11) Other than the matters mentioned above, there has been no material change from the information published in the report and accounts for the financial year ended 30th June, 2004.

(12) Other than the matters mentioned above, there has been no material change from the information published in the report and accounts for the financial year ended 30th June, 2004.

(13) Other than the matters mentioned above, there has been no material change from the information published in the report and accounts for the financial year ended 30th June, 2004.

(14) Other than the matters mentioned above, there has been no material change from the information published in the report and accounts for the financial year ended 30th June, 2004.

(15) Other than the matters mentioned above, there has been no material change from the information published in the report and accounts for the financial year ended 30th June, 2004.

During the interim period, the Group's wholly-owned property management firm, Sino Eastern Management Limited ("SEML"), received a number of awards from various industry organizations in recognition of its quality of service.

SEML has received a number of awards from various industry organizations in recognition of its quality of service. SEML has received a number of awards from various industry organizations in recognition of its quality of service.

SEML has received a number of awards from various industry organizations in recognition of its quality of service. SEML has received a number of awards from various industry organizations in recognition of its quality of service.

SEML has received a number of awards from various industry organizations in recognition of its quality of service. SEML has received a number of awards from various industry organizations in recognition of its quality of service.

SEML has received a number of awards from various industry organizations in recognition of its quality of service. SEML has received a number of awards from various industry organizations in recognition of its quality of service.

SEML has received a number of awards from various industry organizations in recognition of its quality of service. SEML has received a number of awards from various industry organizations in recognition of its quality of service.

SEML has received a number of awards from various industry organizations in recognition of its quality of service. SEML has received a number of awards from various industry organizations in recognition of its quality of service.

SEML has received a number of awards from various industry organizations in recognition of its quality of service. SEML has received a number of awards from various industry organizations in recognition of its quality of service.

SEML has received a number of awards from various industry organizations in recognition of its quality of service. SEML has received a number of awards from various industry organizations in recognition of its quality of service.

SEML has received a number of awards from various industry organizations in recognition of its quality of service. SEML has received a number of awards from various industry organizations in recognition of its quality of service.

SEML has received a number of awards from various industry organizations in recognition of its quality of service. SEML has received a number of awards from various industry organizations in recognition of its quality of service.

SEML has received a number of awards from various industry organizations in recognition of its quality of service. SEML has received a number of awards from various industry organizations in recognition of its quality of service.

SEML has received a number of awards from various industry organizations in recognition of its quality of service. SEML has received a number of awards from various industry organizations in recognition of its quality of service.

SEML has received a number of awards from various industry organizations in recognition of its quality of service. SEML has received a number of awards from various industry organizations in recognition of its quality of service.