



Hysan Development Company Limited (希慎興業有限公司)

Incorporated under Hong Kong Companies Ordinance, Cap. 32 with limited liability

4 October 2000

INTERIM DIVIDEND FOR THE SIX MONTHS ENDED 30 JUNE 2000 - OPTION TO RECEIVE SHARES IN LIEU OF CASH DIVIDEND AND CALCULATION OF MARKET VALUE

On 5 September 2000, the Directors declared an interim dividend for 2000 of HK\$0.11 per ordinary share (each as a "Share"), payable to shareholders whose names appeared on the register of members on Tuesday, 3 October 2000. Eligible shareholders may elect to receive such dividend in the form of cash or in the form of new shares, or a combination of these.

The number of new shares of par value HK\$5.00 each ("New Shares") to be allotted to shareholders who elect to receive their dividends in scrip is calculated by dividing the total amount of the cash dividend which each of them would otherwise have been entitled to receive by the market value of a New Share (the "Market Value").

The Market Value has been determined to be HK\$10.32, being the average of the closing prices of the Shares on The Stock Exchange of Hong Kong Limited ("Stock Exchange") for the last five consecutive Stock Exchange dealing days commencing Tuesday, 26 September 2000 (the first day the shares traded ex dividend).

The formula used for calculating the entitlement is as follows:

Number of shares held as at 3 October 2000 x HK\$0.11 = Maximum dividend available

$$\begin{array}{rcl} \text{Maximum dividend available} & & \text{maximum number of New Shares} \\ \text{-----} & = & \text{(rounded down to the nearest whole} \\ & & \text{number)} \\ \text{HK\$10.32} & & \end{array}$$

Application has been made to the Stock Exchange for listing of and permission to deal in the New Shares. A circular to shareholders giving details of the scrip dividend, together with election form, will be sent to eligible shareholders on or about

Wednesday, 11 October 2000. Shareholders who wish to receive, in lieu of the cash dividend, in whole or in part, an allotment of New Shares should complete and sign the form of election and return it to the Registrars of the Company, Standard Registrars Limited, 5/F, Wing On Centre, 111 Connaught Road Central, Hong Kong not later than 4:00 p.m. on Thursday, 26 October 2000. It is expected that cheques for cash entitlements and/or (subject to such application being granted) definitive share certificates for the New Shares will be posted to shareholders at the risk of those entitled thereto on or about Wednesday, 1 November 2000. Expected first day of dealings in the New Shares in Hong Kong is Thursday, 2 November 2000.

By order of the Board

Wendy W. Y. Yung

Company Secretary

Hong Kong, 4 October 2000