

24 January 2006

Dear Shareholders,

Election of Language and Means of Receipt of Corporate Communications

The Company offers its shareholders the choice to receive Corporate Communications either: (i) in printed form, in either English only, in Chinese only, or in both English and Chinese; or (ii) by electronic means through the Company's website.

"Corporate Communication" includes any document to be issued by the Company for your information or action, including but not limited to: –

- (a) the directors' report, annual accounts together with a copy of the auditors' report and, where applicable, summary financial report;
- (b) the interim report; where applicable, summary interim report;
- (c) a notice of meeting;
- (d) a listing document;
- (e) a circular; and
- (f) a proxy form.

Even you have made your election, you are entitled at any time by reasonable notice in writing to the Company's Registrars to change your election of language and means of receipt of Corporate Communications.

Both the printed English and Chinese versions of Corporate Communications will always be available from the Company or its Registrars on request, or on the Company's website at <http://www.hysan.com.hk> and the Stock Exchange's website at <http://www.hkex.com.hk>.

Action to be taken

We invite you to select the language and means of receipt of Corporate Communications by ticking the appropriate box in the enclosed Reply Form and sign and return it to the Company's Registrars, Standard Registrars Limited on or before 24 February 2006 (the "Relevant Date"), using the enclosed postage-prepaid envelope.

If we do not receive the completed Reply Form on or before the Relevant Date and until you inform us by reasonable notice in writing, we will send you a printed Chinese language version of each future Corporate Communication if, according to the Register of Members, you are a natural person with a Chinese name and have an address in Hong Kong; otherwise, we will send you the printed English language version.

Should you have any queries relating to this letter, please call the enquiry hotline at (852) 2980 1768.

Yours faithfully,
Wendy W. Yung
Company Secretary