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Hysan Development Company Limited
希慎興業有限公司

(Incorporated under Hong Kong Companies Ordinance, Cap. 32, with limited liability)
(Stock Code : 00014)

GRANT OF SHARE OPTIONS

This announcement is made pursuant to Rule 17.06A of the Listing Rules.

The Board announces that on 1 December 2009, 218,000 Options to subscribe for one Share each were granted under the Share Option Scheme adopted on 10 May 2005 to an Executive Director of the Company (subject to his acceptance) with details as follows:

Name of Grantee	:	Gerry Lui Fai YIM
Date of Grant	:	1 December 2009
Number of Options Granted	:	218,000
Exercise Price of Options Granted	:	HK\$22.80
Closing Price of Shares on Date of Grant	:	HK\$22.80
Validity Period (Exercisable Period) of Options Granted	:	1 December 2009 – 30 November 2019 (All the Options granted have a vesting period of 3 years in equal proportions.)

Details of the Share Option Scheme are set out in the Company's 2009 Interim Report.

DEFINITIONS

Unless the context otherwise requires, capitalised terms used in this announcement shall have the following meanings:

“Board”	the board of Directors of the Company;
“Directors”	the directors of the Company;
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong;
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China;
“Company”	Hysan Development Company Limited, a company incorporated in Hong Kong with limited liability, the Shares of which are listed on the Main Board of the Stock Exchange;
“Listing Rules”	Rules Governing the Listing of Securities on the Stock Exchange;
“Options”	share options granted under the Share Option Scheme;
“Share(s)”	ordinary share(s) of HK\$5.00 each in the Company;
“Share Option Scheme”	share option scheme adopted at the Company’s annual general meeting held on 10 May 2005, which has a term of 10 years and will expire on 9 May 2015; and
“Stock Exchange”	The Stock Exchange of Hong Kong Limited.

By Order of the Board
Wendy Wen Yee YUNG
Executive Director and Company Secretary

Hong Kong, 4 December 2009

*As at the date of this announcement, the Board comprises: **Acting Chairman** - Sir David AKERS-JONES; **Independent non-executive Directors** – Nicholas Charles ALLEN, Fa-kuang HU (Raymond Liang-ming HU as his alternate) and Dr. Geoffrey Meou-tsen YEH; **Non-executive Directors** - Hans Michael JEBSEN (Kam Wing LI as his alternate), Anthony Hsien Pin LEE, Chien LEE and Dr. Deanna Ruth Tak Yung RUDGARD; and **Executive Directors** – Gerry Lui Fai YIM and Wendy Wen Yee YUNG.*

This announcement is published on the website of the Company (www.hysan.com.hk) and the designated issuer website of The Stock Exchange of Hong Kong Limited (www.hkexnews.hk).