
NEWS RELEASE

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For immediate release

Hysan Development Signs EMTN Programme

Hysan Development Co. Ltd. ("Hysan") announced that it has signed today an Euro Medium Term Note Programme. The Programme is an efficient mechanism for the Group to tap international bond markets for its general funding as well as future needs.

Merrill Lynch and Morgan Stanley are the joint arrangers for the Programme while the dealers' group includes BNP Paribas, Deutsche Bank, Goldman Sachs, Standard Chartered and UBS Warburg. The issuer of the Programme will be Hysan (MTN) Limited, a wholly-owned subsidiary of Hysan with a full guarantee from Hysan. Hysan recently received a Baa1 rating from Moody's Investors Service for the Programme, and already holds a BBB+ corporate rating from Standard and Poor's.

Through the setting up of this EMTN Programme, Hysan will be able to further increase its financial flexibility and take advantage of the current or future favorable interest rate environment around the globe.

Hysan intends to use the net proceeds from any issuance under the EMTN Programme for refinancing existing debt, general working capital purposes, as well as to fund some future renovation and redevelopment projects. The EMTN Programme is expected to extend and smooth out the Group's maturity profile significantly, providing additional financing and operational flexibility to the Group.

Hysan Development is a leading property investment, management and development company in Hong Kong, with a major portfolio in high-quality office, retail and residential properties. It is the largest commercial landlord in the prime office/retail Causeway Bay district.

"With the Programme in place, we are in a position to take advantage of competitive funding

opportunities in various markets and support our general funding and future needs in a cost effective manner,” said Peter T. C. Lee, Chairman and Managing Director of Hysan. “We shall continue to maintain our prudent financial policy,” Mr. Lee added.

“The establishment of the Programme provides Hysan with significant financing flexibility to access various global capital markets. The timing could not be better considering interest rates worldwide are near historical lows at the moment. We are extremely pleased to have served as the credit rating advisor for Hysan and to witness a highly successful outcome,” said Samuel Poon, Co-Head of Merrill Lynch Investment Banking, Asia Pacific Region.

“This Programme and confirmation by both S&P and Moody’s of Hysan’s solid investment grade ratings, confirms that Hysan is not only a leader in the Hong Kong property market, but also a leader in the area of sound financial management,” said Michael Berchtold, President of Morgan Stanley Asia.

This press release and other corporate information can also be found at:

www.hysan.com.hk or www.irasia.com/listco/hk/hysan/index.htm

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