

*NEWS RELEASE*

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For immediate release

**Hysan in Top Five for IR Global Rankings' Best Corporate Governance Practices  
in Asia Pacific and Greater China**

Hysan Development Company Limited was recently named one of the top five companies in IR Global Rankings 2009's Best Corporate Governance Practices in Asia Pacific. Hysan was also named one of the top five companies on the Rankings' Greater China list.

The IR Global Rankings is an internationally renowned ranking system for corporate governance practices, investor relations websites and financial disclosure procedures. The ratings are initially researched and compiled by New York-based MZ Consult, and then evaluated and tested by an independent technical committee composed of audit, corporate governance and legal experts from major professional firms. IR Global Rankings is sponsored by KPMG, NYSE Euronext, Bloomberg, The Bank of New York Mellon, Arnold and Porter and Corporate Asia Network, among others. This year, 163 companies from 32 countries took part in the exercise.

The Rankings' corporate governance ratings aim to highlight the participating companies' capabilities in creating, maintaining and managing value, while balancing stakeholder interests. The evaluation criteria include:

- Management Accountability
- Board of Directors
- Minority Shareholders Protection
- Controlling Shareholders and Shareholders' Meetings Procedures
- Financial Statements and Disclosure
- Other Policies

"We are proud to be, again, recognised for our corporate governance efforts in the company of some of the world's strongest corporations," said Mr. Peter T.C. Lee, Hysan's Chairman.

"Hysan aims to deliver long-term sustainable value to our shareholders, and this is translated into our commitment to maintaining the highest standards of corporate governance."

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. In September 2008, Hysan became a constituent member of the FTSE4Good Global Index, one of the best known indices for socially responsible investment.

Hysan's corporate governance achievements have received recognition both in Hong Kong and internationally. In 2008, it earned the highest level Diamond Award (Non-Hang Seng Index Category) in Best Corporate Governance Disclosure Awards from the Hong Kong Institute of Certified Public Accountants, which was the fourth award from the body since 2005. It has also consistently been ranked as one of the top corporate governance performers in Asia / Pacific and China by IR Global Rankings since 2006. Hysan was the third highest rated company in Hong Kong in the FTSE Institutional Shareholder Services Corporate Governance Index in 2005.

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This press release and other corporate information can also be found at: [www.hysan.com.hk](http://www.hysan.com.hk) or [www.irasia.com/listco/hk/hysan/index.htm](http://www.irasia.com/listco/hk/hysan/index.htm)

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## Appendix I

### Recent recognitions for Hysan's Corporate Governance Achievements

Year	Awards
2008	<ul style="list-style-type: none"> <li>• Diamond Award (Non-Hang Seng Index Category) in Best Corporate Governance Disclosure Awards 2008 by Hong Kong Institute of Certified Public Accountants</li> <li>• Award Winner — Best Corporate Governance Practices in China by the IR Global Rankings 2008</li> </ul>
2007	<ul style="list-style-type: none"> <li>• Platinum Award (Non-Hang Seng Index Category) in Best Corporate Governance Disclosure Awards 2007 by Hong Kong Institute of Certified Public Accountants</li> <li>• Award Winner — Top Five Corporate Governance Practices in Asia / Pacific by The IR Global Rankings 2007</li> </ul>
2006	<ul style="list-style-type: none"> <li>• Gold Award (Non-Hang Seng Index Category) in Best Corporate Governance Disclosure Awards 2006 by Hong Kong Institute of Certified Public Accountants</li> <li>• Award Winner — Top Five Corporate Governance Practices in Asia / Pacific by The IR Global Rankings 2006</li> <li>• On the Top 10 Companies List with Best Corporate Governance in the Survey on Corporate Governance of Hong Kong Listed Companies 2006, jointly presented by The Hong Kong Institute of Directors and City University of Hong Kong</li> </ul>
2005	<ul style="list-style-type: none"> <li>• Platinum Award (Non-Hang Seng Index Category) in Best Corporate Governance Disclosure Awards 2005 by Hong Kong Institute of Certified Public Accountants</li> <li>• “Citation for Achievement in Corporate Governance Disclosure” award in General Category by Hong Kong Management Association</li> <li>• Third highest rated company in Hong Kong in the FTSE Institutional Shareholder Services Corporate Governance Index 2005</li> </ul>
2004	<ul style="list-style-type: none"> <li>• Directors of The Year Awards 2004, in the Listed Companies Boards Category, organised by the Hong Kong Institute of Directors</li> </ul>