

To: Business/Property Editors

Date: 9 May 2006  
For immediate release

### **Annual General Meeting 2006 – Poll Results**

At the Annual General Meeting of shareholders of Hysan Development Company Limited (the “Company”) held on 9 May 2006 (the “AGM”), a poll was demanded by the Chairman for voting on all the proposed resolutions as set out in the Notice of Annual General Meeting dated 31 March 2006.

As at the date of the AGM, the total number of shares entitling the holders to attend and vote for or against all resolutions is 1,053,389,108. There were no restrictions on shareholders to cast votes on the proposed resolutions at the AGM.

All resolutions were approved by shareholders and the poll results were as follows:

<b>Ordinary Resolutions</b>		<b>No. of Votes (%)</b>	
		<b>For</b>	<b>Against</b>
1	To receive and consider the Statement of Accounts for the year ended 31 December 2005 and the Reports of the Directors and Auditors thereon.	670,122,419 (100.0000%)	0 (0.0000%)
2	To declare a final dividend (together with a scrip alternative) for the year ended 31 December 2005.	675,996,571 (99.9828%)	116,000 (0.0172%)
3	i) To re-elect Mr. Peter Ting Chang Lee as Director	627,721,630 (98.9633%)	6,575,538 (1.0367%)
	ii) To re-elect Sir David Akers-Jones as Director	634,101,033 (99.9715%)	180,911 (0.0285%)
	iii) To re-elect Mr. Hans Michael Jebson as Director	632,444,247 (99.7139%)	1,814,645 (0.2861%)
	iv) To re-elect Mr. Chien Lee as Director	624,611,707 (98.4753%)	9,671,160 (1.5247%)
4	To re-appoint Deloitte Touche Tohmatsu as Auditors of the Company at a fee to be agreed by the Directors.	674,899,274 (99.8236%)	1,192,334 (0.1764%)
5	To give Directors a general mandate (where the shares are to be allotted wholly for cash, up to 10% of issued share capital, and in any event up to 20% of issued share capital) to issue and dispose of additional shares in the Company.	510,767,600 (75.7686%)	163,347,756 (24.2314%)
6	To give Directors a general mandate (up to 10% of issued share capital) to repurchase shares in the Company.	675,464,486 (99.9144 %)	578,900 (0.0856%)

7	To give Directors a general mandate to issue and dispose of additional shares pursuant to Resolution numbered 5, not exceeding the amount of share repurchased in Resolution numbered 6.	667,492,279 (98.7200%)	8,654,900 (1.2800%)
<b>Special Resolution</b>			
8	To approve the amendments to the Articles of Association.	673,797,229 (99.6966%)	2,050,485 (0.3034%)

The poll results were subject to scrutiny by Messrs. Deloitte Touche Tohmatsu, Certified Public Accountants (Practising), whose work was limited to certain procedures requested by the Company to agree the poll results summary prepared by Standard Registrars Limited to poll forms collected and provided by Standard Registrars Limited to Messrs. Deloitte Touche Tohmatsu. The work performed by Messrs. Deloitte Touche Tohmatsu in this respect did not constitute an assurance engagement made in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants nor did it include provision of any assurance or advice on matters of legal interpretation or entitlement to vote.

*As at the date of this announcement, the Board of Directors comprises (Chairman) Peter Ting Chang Lee; (Independent non-executive Deputy Chairman) Sir David Akers-Jones; (Managing Director) Michael Tze Hau Lee; (Independent non-executive Directors) Per Jorgensen and Dr. Geoffrey Meou-tsen Yeh; (Non-executive Directors) Fa-kuang Hu, Hans Michael Jebsen, Anthony Hsien Pin Lee, Chien Lee, Dr. Deanna Ruth Tak Yung Rudgard; and (Executive Director) Pauline Wah Ling Yu Wong.*

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.

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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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