

To: Business/Property Editors

 Date: 8 May 2007
 For immediate release

Annual General Meeting 2007 – Poll Results

At the Annual General Meeting of shareholders of Hysan Development Company Limited (the “Company”) held on 8 May 2007 (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 4 April 2007.

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 1,055,287,075. 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:

Ordinary Resolutions		No. of Votes (%)	
		For	Against
1	To receive and consider the Statement of Accounts for the year ended 31 December 2006 and the Reports of the Directors and Auditors thereon.	703,261,280 (100.0000%)	0 (0.0000%)
2	To declare a final dividend (together with a scrip alternative) for the year ended 31 December 2006.	710,565,925 (100.0000%)	0 (0.0000%)
3	i) To re-elect Dr. Deanna Ruth Tak Yung Rudgard as Director	627,271,549 (88.2578%)	83,455,169 (11.7422%)
	ii) To re-elect Dr. Geoffrey Meou-tsen Yeh as Director	710,518,633 (99.9703%)	211,000 (0.0297%)
	iii) To re-elect Mr. Fa-kuang Hu as Director	618,988,578 (87.0926%)	91,735,735 (12.9074%)
	iv) To re-elect Mr. Anthony Hsien Pin Lee as Director	627,201,257 (88.2566%)	83,455,169 (11.7434%)
4	To re-appoint Deloitte Touche Tohmatsu as Auditors of the Company at a fee to be agreed by the Directors.	708,638,533 (99.9876%)	88,000 (0.0124%)
5	To give Directors a general mandate to issue and dispose of additional shares in the Company not exceeding, otherwise than for circumstances specified, 10% of its issued share capital where the shares are to be allotted wholly for cash; and in any event 20% of its issued share capital. #	485,587,306 (68.3270%)	225,094,227 (31.6730%)
6	To give Directors a general mandate to repurchase shares in the Company not exceeding 10% of the issued share capital. #	710,684,602 (99.9999%)	138 (0.0001%)
7	To give Directors a general mandate to issue and dispose of additional shares pursuant to Resolution numbered 5, not exceeding the amount of shares repurchased in Resolution numbered 6. #	536,932,001 (75.5518%)	173,748,333 (24.4482%)

Please refer to the Notice of AGM for the full text of the resolutions

Messrs. Deloitte Touche Tohmatsu, the auditor of the Company, have acted as the scrutineer and compared the poll results summary prepared by Standard Registrars Limited to the poll forms collected and provided by Standard Registrars Limited. The work performed by Messrs. Deloitte Touche Tohmatsu in this respect did not constitute an assurance engagement 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 comprises (Chairman) Peter Ting Chang Lee; (Independent non-executive Deputy Chairman) Sir David Akers-Jones; (Independent non-executive Directors) Dr. Geoffrey Meou-tsen Yeh and Tom Behrens-Sorensen; (Non-executive Directors) Fa-kuang Hu, Hans Michael Jebsen, Anthony Hsien Pin Lee, Chien Lee and 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 or www.irasia.com/listco/hk/hysan/index.htm

For enquiries, please contact:

Mark Tung
Head of Corporate Communications
Hysan Development Company Limited
Tel: (852) 2830 5154 Fax: (852) 2577 5219
E-mail: mark.tung@hysan.com.hk