

To: Business/Property Editors

Date: 18 May 2009
For immediate release

Annual General Meeting 2009 – Poll Results

At the Annual General Meeting of shareholders of Hysan Development Company Limited (the “Company”) held on 18 May 2009 (the “AGM”), a poll was demanded by the Chairman for voting on all the proposed resolutions as set out in the Notice of AGM dated 31 March 2009.

As at the date of the AGM, the total number of issued shares entitling the holders to attend and vote for or against all resolutions is 1,041,114,578. There were no restriction on shareholders to cast votes on the proposed resolutions at the AGM. No person has indicated in the circular containing the notice of the AGM that it/he/she intends to abstain from voting on or vote against any of the resolutions at the AGM.

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

Resolutions		No. of Votes (%)	
		For	Against
Ordinary Resolutions			
1	To receive and consider the Statement of Accounts for the year ended 31 December 2008 and the Reports of the Directors and Auditor thereon.	759,792,819 (100.0000%)	0 (0.0000%)
2	To declare a final dividend (together with a scrip alternative) for the year ended 31 December 2008.	779,151,218 (100.0000%)	0 (0.0000%)
3	i) To re-elect Dr. Geoffrey Meou-tsen YEH as Director.	776,474,887 (99.6906%)	2,409,950 (0.3094%)
	ii) To re-elect Mr. Fa-kuang HU as Director.	776,483,294 (99.6593%)	2,654,435 (0.3407%)
	iii) To re-elect Mr. Hans Michael JEBSEN as Director.	774,922,216 (99.4590%)	4,215,513 (0.5410%)
	iv) To re-elect Dr. Deanna Ruth Tak Yung RUDGARD as Director.	774,683,216 (99.4283%)	4,454,513 (0.5717%)
4	To re-appoint Deloitte Touche Tohmatsu as Auditor of the Company at a fee to be agreed by the Directors.	778,986,808 (99.9797%)	157,921 (0.0203%)
5	To give Directors a general mandate to issue and dispose of additional shares in the Company not exceeding 10%, where the shares are to be allotted wholly for cash, and in any event 20%, of its issued share capital. [#]	514,053,264 (65.9805%)	265,044,991 (34.0195%)
6	To give Directors a general mandate to repurchase shares in the Company not exceeding 10% of the issued share capital. [#]	777,898,399 (99.8449%)	1,208,145 (0.1551%)
As more than 50% of the votes were cast in favour of each of the above resolutions, all the above resolutions were duly passed as ordinary resolutions.			

Special Resolution			
7	To approve the amendments to the Articles of Association. #	776,276,950 (99.6788%)	2,501,057 (0.3212%)
As more than 75% of the votes were cast in favour of the resolution, the resolution was duly passed as a special resolution.			

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 the Company's Registrars, Tricor Standard Limited, to the poll forms collected and provided by Tricor Standard 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** – 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 (Peter Ting Chang LEE as his alternate), Chien LEE and Dr. Deanna Ruth Tak Yung RUDGARD (Peter Ting Chang LEE as her alternate); and **Executive Directors** – Ricky Tin For TSANG and Wendy Wen Yee YUNG.*

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

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