

To: Business/Property Editors

Date: 9 May 2011
For immediate release

Annual General Meeting 2011 – Poll Results

At the Annual General Meeting of shareholders of Hysan Development Company Limited (the “Company”) held on 9 May 2011 (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 2011.

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 1,054,111,967. There was 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 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:

Ordinary Resolutions		Number of Votes (%)	
		For	Against
1.	To receive and consider the Statement of Accounts for the year ended 31 December 2010 and the Reports of the Directors and Auditor thereon.	739,459,164 (99.9828%)	127,376 (0.0172%)
2.	To declare a final dividend (together with a scrip alternative) for the year ended 31 December 2010.	739,580,686 (99.9996%)	3,315 (0.0004%)
3.	i) To re-elect Mr. Hans Michael JEBSEN as Director.	710,507,534 (96.0679%)	29,081,445 (3.9321%)
	ii) To re-elect Mr. Chien LEE as Director.	712,793,179 (96.3769%)	26,795,800 (3.6231%)
	iii) To re-elect Ms. Irene Yun Lien LEE as Director.	710,267,228 (96.0354%)	29,321,751 (3.9646%)
4.	To approve revision of annual fees payable to Non-executive Directors (except Independent non-executive Chairman) and members of Audit Committee and Emoluments Review Committee. #	737,560,844 (99.7262%)	2,024,696 (0.2738%)
5.	To re-appoint Messrs. Deloitte Touche Tohmatsu as Auditor of the Company at a fee to be agreed by the Directors.	738,873,434 (99.9034%)	714,545 (0.0966%)
6.	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. #	487,554,762 (66.1113%)	249,920,937 (33.8887%)
7.	To give Directors a general mandate to repurchase shares in the Company not exceeding 10% of its issued share capital. #	737,681,457 (99.7422%)	1,906,522 (0.2578%)

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.

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: **Non-executive Chairman** – Irene Yun Lien LEE; **Chief Executive Officer** – Gerry Lui Fai YIM; **Independent non-executive Directors** – Nicholas Charles ALLEN, Philip Yan Hok FAN and Joseph Chung Yin POON; **Non-executive Directors** – Hans Michael JEBSEN (Kam Wing LI as his alternate), Siu Chuen LAU, Anthony Hsien Pin LEE (Irene Yun Lien LEE as his alternate), Chien LEE and Michael Tze Hau LEE; and **Executive Director** – Wendy Wen Yee YUNG.*

Hysan Development Company Limited is a leading property investment, management and development company in Hong Kong with an investment property portfolio of over 4 million square feet of high quality office, retail and residential space. It is the largest commercial landlord in Causeway Bay.

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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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