

To: Business/Property Editor

NEWS RELEASE

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For immediate release

Hysan to Redevelop Hennessy Centre

Hysan Development Company Limited (Hysan) today announced that it will spend some \$1.2 billion to redevelop Hennessy Centre. The redevelopment project, with more than 700,000 square feet of retail and office space, is destined to become the landmark in Causeway Bay.

The project will commence work in the fourth quarter of 2006, with targetted completion in late 2009. Leading international architect firm, Kohn Pederson Fox Associates (KPF), has been engaged to carry out the redevelopment project.

On announcing the redevelopment project, Michael T.H. Lee, Managing Director of Hysan said: "As a leading property investor and the largest commercial landlord in Causeway Bay, our vision is to continually look for opportunities to maximise the value of our investment properties.

"The redevelopment of Hennessy Centre is the latest asset enhancement programme we have embarked on over the years to realise this vision. We believe that in addition to being a new landmark, the project will further rejuvenate the surrounding areas and indeed the entire Causeway Bay district thereby continuing to reinforce its position as a shoppers' paradise and prime commercial district in Hong Kong," added Mr. Lee.

A major feature of the new development is to substantially increase retail space to capture the strong demand for prime retail space in Causeway Bay.

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

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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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