



Sun Hung Kai Properties Limited

(incorporated in Hong Kong with limited liability)

(Stock Code : 16)

Annual General Meeting held on 7 December 2006 Poll Results

At the Annual General Meeting of Sun Hung Kai Properties Limited (the “Company”) held on 7 December 2006 (“AGM”), a poll was demanded by the Chairman for voting on all proposed resolutions. The Company is pleased to announce the results of the poll, which are as follows:

| Ordinary Resolutions | | No. of Votes (%) | |
|--|---|------------------------------|---------------------------|
| | | For | Against |
| 1. | To receive and consider the audited financial statements and the reports of the directors and auditors for the year ended 30 June 2006. | 1,654,988,122 (99.7515%) | 4,122,431 (0.2485%) |
| 2. | To declare the final dividend for the year ended 30 June 2006. | 1,694,928,044 (99.9755%) | 415,800 (0.0245%) |
| 3. | (i) (A) To re-elect Sir Sze-yuen Chung as director. | 1,711,095,238 (99.9413%) | 1,004,568 (0.0587%) |
| | (B) To re-elect Sir Po-shing Woo as director. | 1,680,985,059 (98.1826%) | 31,115,747 (1.8174%) |
| | (C) To re-elect Mr. Kwan Cheuk-yin, William as director. | 1,682,438,074 (98.2678%) | 29,657,732 (1.7322%) |
| | (D) To re-elect Mr. Lo Chiu-chun, Clement as director. | 1,672,048,815 (98.1784%) | 31,023,547 (1.8216%) |
| | (E) To re-elect Mr. Kwok Ping-kwong, Thomas as director. | 1,710,754,195 (99.9212%) | 1,349,611 (0.0788%) |
| | (ii) To fix directors' fee. (proposed fees to be paid to each director, each Vice-Chairman and the Chairman for the financial year ending 30 June 2007 are HK\$100,000, HK\$110,000 and HK\$120,000 respectively.) | 1,694,485,709 (99.9744%) | 433,600 (0.0256%) |
| 4. | To re-appoint auditors and to authorize the directors to fix their remuneration. | 1,694,310,071 (99.9482%) | 878,586 (0.0518%) |
| 5. | To grant a general mandate to the directors to repurchase shares. | 1,694,819,402 (99.9588%) | 698,800 (0.0412%) |
| 6. | To grant a general mandate to the directors to issue additional shares. | 1,283,697,515 (75.9180%) | 407,202,796 (24.0820%) |
| 7. | To extend the general mandate to issue new shares by adding the number of shares repurchased. | 1,519,847,383 (89.6471%) | 175,518,949 (10.3529%) |
| As more than 50% of the votes were cast in favour of each of the above resolutions, all the resolutions were duly passed as ordinary resolutions. | | | |

Notes:

1. The total number of shares entitling the holders to attend and vote for or against the resolutions at the AGM was 2,491,833,362 shares.
2. No shareholders were subject to any restrictions in exercising their votes on any of the proposed resolutions at the AGM.
3. Computershare Hong Kong Investor Services Limited, share registrar of the Company, was appointed as the scrutineer for the vote-taking at the AGM.

By Order of the Board
LAI Ho-kai, Ernest
Company Secretary

Hong Kong, 7 December 2006

As at the date of this announcement, the Board of Directors comprises of eight Executive Directors, being KWOK Ping-sheung, Walter, KWOK Ping-kwong, Thomas, KWOK Ping-luen, Raymond, CHAN Kai-ming, CHAN Kui-yuen, Thomas, KWONG Chun, WONG Yick-kam, Michael and WONG Chik-wing, Mike; five Non-Executive Directors, being LEE Shau-kee, WOO Po-shing, LI Ka-cheung, Eric, KWAN Cheuk-yin, William and LO Chiu-chun, Clement and four Independent Non-Executive Directors, being CHUNG Sze-yuen, FUNG Kwok-king, Victor, YIP Dicky Peter and WONG Yue-chim, Richard.

Please also refer to the published version of this announcement in the South China Morning Post dated 8 December 2006.