



新世界發展有限公司

New World Development Company Limited

(incorporated in Hong Kong with limited liability)

(Stock Code: 0017)

ANNOUNCEMENT OF POLL RESULTS

The Board of Directors (the "Board") of New World Development Company Limited (the "Company") is pleased to announce that at the annual general meeting of the Company held on 24 November 2006 (the "AGM"), a poll was demanded by the Chairman of the AGM in accordance with the Company's articles of association for voting on all proposed resolutions as set out in the notice of AGM dated 31 October 2006. All resolutions were approved by shareholders of the Company by way of a poll. Tengis Limited, the Share Registrar of the Company, acted as scrutineer for the poll at the AGM. The poll results in respect of the resolutions proposed at the AGM were as follows:

| Resolutions | | Number of Votes (%) | |
|--|--|----------------------------|-------------------------|
| | | For | Against |
| 1. | To consider and adopt the audited Statement of Accounts and the Reports of Directors and Auditors for the year ended 30 June 2006. | 2,041,000,760 (100.00%) | 0 (0.00%) |
| 2. | To declare a final dividend. (a final dividend of HK\$0.20 per share comprising a cash dividend and a scrip dividend with a cash option to shareholders registered on 24 November 2006) | 2,101,245,475 (100.00%) | 0 (0.00%) |
| 3. | (i) To re-elect Dr. Cheng Kar-Shun, Henry as Director. | 2,099,850,577 (99.97%) | 689,808 (0.03%) |
| | (ii) To re-elect Mr. Leung Chi-Kin, Stewart as Director. | 2,072,268,805 (98.65%) | 28,271,580 (1.35%) |
| | (iii) To re-elect Mr. Cheng Kar-Shing, Peter as Director. | 2,096,730,313 (99.82%) | 3,829,947 (0.18%) |
| | (iv) To re-elect Lord Sandberg, Michael as Director. | 2,069,790,289 (98.54%) | 30,749,971 (1.46%) |
| | (v) To re-elect Dr. Cha Mou-Sing, Payson as Director. | 2,096,919,318 (99.83%) | 3,641,067 (0.17%) |
| | (vi) To authorise the Board of Directors to fix the remuneration of Directors. | 2,090,513,581 (99.52%) | 10,018,377 (0.48%) |
| 4. | To re-appoint Joint Auditors and authorise the Board of Directors to fix their remuneration. | 2,100,976,380 (99.99%) | 58,496 (0.01%) |
| 5. | Ordinary Resolution in Item No. 5 of the Notice of AGM. (To approve a general mandate to the Directors to repurchase shares not exceeding 10% of the existing issued share capital) | 2,101,599,906 (99.99%) | 9,932 (0.01%) |
| 6. | Ordinary Resolution in Item No. 6 of the Notice of AGM. (To approve a general mandate to the Directors to issue shares not exceeding 20% of the existing issued share capital) | 1,555,168,820 (74.32%) | 537,388,839 (25.68%) |
| 7. | Ordinary Resolution in Item No. 7 of the Notice of AGM. (To extend the general mandate to be given to the Directors to issue shares by the addition thereto the shares repurchased by the Company) | 2,045,642,044 (97.35%) | 55,744,716 (2.65%) |
| 8. | Ordinary Resolution in Item No. 8 of the Notice of AGM. (To adopt share option scheme) | 1,557,039,494 (75.07%) | 517,050,706 (24.93%) |
| 9. | Ordinary Resolution in Item No. 9 of the Notice of AGM. (To approve the alteration of share option scheme of NWS Holdings Limited) | 1,567,019,536 (75.22%) | 516,197,445 (24.78%) |
| As more than 50% of the votes were cast in favour of the above resolutions, they were duly passed as ordinary resolutions. | | | |

The total number of shares entitling holders to attend and vote for or against all the resolutions at the AGM was 3,663,884,647 shares. There were no shares entitling holders to attend and vote only against the resolutions at the AGM.

By Order of the Board
LEUNG Chi-Kin, Stewart
Company Secretary

Hong Kong, 24 November 2006

As at the date of this announcement, (a) the executive directors of the Company are Dato' Dr. CHENG Yu-Tung, Dr. CHENG Kar-Shun, Henry, Dr. SIN Wai-Kin, David, Mr. LIANG Chong-Hou, David and Mr. LEUNG Chi-Kin, Stewart; (b) the non-executive directors of the Company are Mr. CHENG Yue-Pui, Mr. CHENG Kar-Shing, Peter, Mr. CHOW Kwai-Cheung, Mr. HO Hau-Hay, Hamilton and Mr. LIANG Cheung-Biu, Thomas and (c) the independent non-executive directors of the Company are Lord SANDBERG, Michael, Mr. YEUNG Ping-Leung, Howard, Dr. CHA Mou-Sing, Payson (alternate director to Dr. CHA Mou-Sing, Payson: Mr. CHA Mou-Sing, Victor) and Mr. LEE Luen-Wai, John.