



JOINT ANNOUNCEMENT CHANGE OF COMPANY SECRETARY

The Boards of Directors (“the Boards”) of Hang Lung Group Limited (“HLG”) and Hang Lung Properties Limited (“HLP”) announce that Mr. Robin S W Ching has resigned from his position as Company Secretary of HLG and HLP respectively with effect from 1 January 2007. Mr. Ching has confirmed that he has no disagreement with the Boards and there is no matter which needs to be brought to the attention of the shareholders of HLG and HLP in respect of his resignation.

The Boards also announce that Ms. Velencia Lee has been appointed as the Company Secretary of HLG and HLP respectively with effect from 1 January 2007. Ms. Lee is a professional accountant and an Associate of The Institute of Chartered Accountants in England & Wales.

The Boards wish to convey their gratitude to Mr. Ching for his valuable contributions to HLG and HLP during his tenure of office.

By order of the Boards
Terry S. Ng
Executive Director

Hong Kong, 29 December 2006

As at the date of this announcement, the board of directors of HLG comprises of:-

Executive Directors: Ronnie C. Chan, Nelson W.L. Yuen and Terry S. Ng

Non-Executive Director: Gerald L. Chan

Independent Non-Executive Directors: S.S. Yin, H.K. Cheng, Laura L.Y. Chen, Simon S.O. Ip and York Liao

As at the date of this announcement, the board of directors of HLP comprises of:-

Executive Directors: Ronnie C. Chan, Nelson W.L. Yuen, Terry S. Ng, William P.Y. Ko and Estella Y.K. Ng

Independent Non-Executive Directors: S.S. Yin, Ronald J. Arculli, H.K. Cheng, Laura L.Y. Chen and P.W. Liu

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