



Sun Hung Kai Properties Limited
新鴻基地產發展有限公司

(Incorporated in Hong Kong with limited liability under the Companies Ordinance)

Annual General Meeting held on 18th November, 2003
Poll Results

Sun Hung Kai Properties Limited (the "Company") is pleased to announce the poll results in respect of the resolutions proposed at the Annual General Meeting of the Company held on 18th November, 2003 as follows:

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 th June 2003.	1,472,039,410 (99.9999%)	2,170 (0.0001%)
	As more than 50% of the votes were cast in favour of the resolution, the resolution was duly passed as an ordinary resolution.		
2.	To declare the final dividend for the year ended 30 th June, 2003.	1,489,950,405 (99.9999%)	2,170 (0.0001%)
	As more than 50% of the votes were cast in favour of the resolution, the resolution was duly passed as an ordinary resolution.		
3. (i) (A)	To re-elect Mr. So Hing-woh, Victor as director.	1,456,469,090 (98.4541%)	22,869,327 (1.5459%)
	As more than 50% of the votes were cast in favour of the resolution, the resolution was duly passed as an ordinary resolution.		
3. (i) (B)	To re-elect Mr. Lo Chiu-chun, Clement as director.	1,456,475,074 (98.4541%)	22,869,327 (1.5459%)
	As more than 50% of the votes were cast in favour of the resolution, the resolution was duly passed as an ordinary resolution.		
3. (i) (C)	To re-elect Mr. Law King-wan as director.	1,456,447,090 (98.4527%)	22,889,327 (1.5473%)
	As more than 50% of the votes were cast in favour of the resolution, the resolution was duly passed as an ordinary resolution.		
3. (i) (D)	To re-elect Mr. Chan Kai-ming as director.	1,456,462,965 (98.4541%)	22,869,327 (1.5459%)
	As more than 50% of the votes were cast in favour of the resolution, the resolution was duly passed as an ordinary resolution.		
3. (i) (E)	To re-elect Mr. Kwong Chun as director.	1,456,466,990 (98.4541%)	22,869,327 (1.5459%)
	As more than 50% of the votes were cast in favour of the resolution, the resolution was duly passed as an ordinary resolution.		
3. (ii)	To fix the Directors' remuneration.	1,456,442,679 (98.4534%)	22,879,348 (1.5466%)
	As more than 50% of the votes were cast in favour of the resolution, the resolution was duly passed as an ordinary resolution.		
4.	To re-appoint auditors and to authorize the directors to fix their remuneration.	1,471,873,268 (98.8208%)	17,563,007 (1.1792%)
	As more than 50% of the votes were cast in favour of the resolution, the resolution was duly passed as an ordinary resolution.		
5.	To grant a general mandate to the directors to repurchase shares.	1,489,506,155 (99.9703%)	443,170 (0.0297%)
	As more than 50% of the votes were cast in favour of the resolution, the resolution was duly passed as an ordinary resolution.		
6.	To grant a general mandate to the directors to issue additional shares.	1,421,460,588 (95.4753%)	67,364,697 (4.5247%)
	As more than 50% of the votes were cast in favour of the resolution, the resolution was duly passed as an ordinary resolution.		
7.	To extend the general mandate to issue additional shares by adding the number of shares repurchased.	1,462,948,846 (98.2413%)	26,189,339 (1.7587%)
	As more than 50% of the votes were cast in favour of the resolution, the resolution was duly passed as an ordinary resolution.		

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

Hong Kong, 18th November, 2003

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