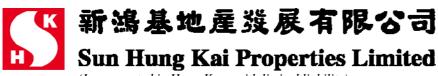
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(Incorporated in Hong Kong with limited liability) (Stock Code: 16)

ANNUAL GENERAL MEETING HELD ON 15 NOVEMBER 2014 - POLL RESULTS

At the Annual General Meeting of Sun Hung Kai Properties Limited (the "Company") held on 15 November 2014 (the "AGM"), a poll was demanded by the Chairman of the AGM for voting on all proposed resolutions. The results of the poll were as follows:

Ordinary Resolutions			Number of Votes (%)	
			For	Against
1.	To receive and consider the audited financial statements and the reports of the Directors and auditor for the year ended 30 June 2014.		1,932,963,399	175,853
			(99.990903%)	(0.009097%)
2.	To declare the final dividend.		1,936,586,972	870,641
			(99.955063%)	(0.044937%)
3.	(i)	(a) To re-elect Mr. TUNG Chi-ho, Eric as Director.	1,915,889,980	18,261,639
			(99.055832%)	(0.944168%)
		(b) To re-elect Mr. FUNG Yuk-lun, Allen as Director.	1,873,067,588	61,106,351
			(96.840700%)	(3.159300%)
		(c) To re-elect Dr. the Hon LEE Shau-kee as Director.	1,836,292,341	101,208,120
			(94.776356%)	(5.223644%)
		(d) To re-elect Mr. YIP Dicky Peter as Director.	1,909,040,071	28,439,060
			(98.532162%)	(1.467838%)
		(e) To re-elect Professor WONG Yue-chim, Richard as	1,854,899,956	82,578,169
		Director.	(95.737853%)	(4.262147%)
		(f) To re-elect Dr. FUNG Kwok-lun, William as Director.	1,489,821,207	447,657,018
			(76.894862%)	(23.105138%)
		(g) To re-elect Dr. LEUNG Nai-pang, Norman as Director.	1,932,741,112	4,758,233
			(99.754414%)	(0.245586%)
		(h) To re-elect Mr. LEUNG Kui-king, Donald as Director.	1,933,787,094	3,690,031
			(99.809545%)	(0.190455%)
		(i) To re-elect Mr. KWAN Cheuk-yin, William as Director.	1,875,715,930	61,762,195
			(96.812238%)	(3.187762%)
		(j) To re-elect Mr. WONG Yick-kam, Michael as Director.	1,877,265,779	60,211,346
			(96.892281%)	(3.107719%)
	(ii)		1,935,136,883	692,772
		Chairman, Vice Chairman and other Director for the year ending 30 June 2015 be HK\$320,000, HK\$310,000 and HK\$300,000 respectively).	(99.964213%)	(0.035787%)

Ī	4.	To re-appoint Deloitte Touche Tohmatsu as auditor and to	1,934,628,469	2,842,746
		authorise the Board of Directors to fix its remuneration.	(99.853275%)	(0.146725%)
	5.	To grant a general mandate to the Directors to buy back shares.	1,932,701,773	4,050,710
			(99.790850%)	(0.209150%)
Ī	6.	To grant a general mandate to the Directors to issue new shares.	1,291,798,156	646,112,031
			(66.659341%)	(33.340659%)
Ī	7.	To extend the general mandate to issue new shares by adding the	1,293,730,505	643,764,950
		number of shares bought back.	(66.773344%)	(33.226656%)

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.

Special Resolution		Number of Votes (%)	
Spe	ciai Resolution	For	Against
8.	To adopt a new set of articles of association.	1,441,025,968	496,333,553
		(74.380927%)	(25.619073%)

As less than 75% of the votes were cast in favour of the above resolution, the resolution was not passed as a special resolution.

Notes:

- 1. The total number of shares of the Company entitling the holders to attend and vote for or against the resolutions at the AGM was 2,731,815,958 shares.
- 2. No shareholders of the Company 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, the Company's Share Registrar, was appointed as the scrutineer for the vote-taking at the AGM.

By order of the Board YUNG Sheung-tat, Sandy Company Secretary

Hong Kong, 15 November 2014

As at the date hereof, the Board of Directors of the Company comprises nine Executive Directors, being KWOK Ping-kwong, Thomas (Chairman & Managing Director)(KWOK Kai-fai, Adam being his Alternate Director), KWOK Ping-luen, Raymond (Chairman & Managing Director) (KWOK Ho-lai, Edward being his Alternate Director), WONG Chik-wing, Mike (Deputy Managing Director), LUI Ting, Victor (Deputy Managing Director), CHAN Kui-yuen, Thomas, KWONG Chun, CHAN Kwok-wai, Patrick (Chief Financial Officer), TUNG Chi-ho, Eric and FUNG Yuk-lun, Allen; four Non-Executive Directors, being LEE Shau-kee (Vice Chairman), WOO Po-shing (WOO Ka-biu, Jackson being his Alternate Director), KWAN Cheuk-yin, William and WONG Yick-kam, Michael; and seven Independent Non-Executive Directors, being YIP Dicky Peter, WONG Yue-chim, Richard, LI Ka-cheung, Eric, FUNG Kwok-lun, William, LEUNG Nai-pang, Norman, LEUNG Kui-king, Donald and LEUNG KO May-yee, Margaret.

This document is made in English and Chinese. In case of any inconsistency, the English version shall prevail.