

The Stock Exchange of Hong Kong Limited takes no responsibility for the contents of this announcement, makes no representation as to its accuracy or completeness and expressly disclaims any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



New World China Land Limited

新世界中國地產有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 0917)

VOTING RESULTS OF THE EXTRAORDINARY GENERAL MEETING HELD ON 28TH JUNE 2005

The Board is pleased to announce that the ordinary resolution approving, confirming and ratifying the Master Service Agreement, the terms of the transactions and the annual caps of the Continuing Connected Transaction contemplated thereunder was duly passed by way of poll by the Independent Shareholders at the EGM held on 28th June 2005.

Reference is made to the announcement dated 30th May 2005 and the circular dated 10th June 2005 (the “Circular”) issued by New World China Land Limited (the “Company”) regarding, among others, the Master Service Agreement and the Continuing Connected Transaction contemplated thereunder. Unless the context otherwise requires, capitalized terms used therein shall have the same meanings as those defined in the Circular.

The Board is pleased to announce that the ordinary resolution approving, confirming and ratifying the Master Service Agreement, the terms of the transactions contemplated thereunder, and the annual caps in relation to the Continuing Connected Transaction was duly passed by way of poll by the Independent Shareholders at the EGM held on 28th June 2005.

As at 28th June 2005, the total number of shares of the Company entitling the holders thereof to vote for or against the resolution at the EGM was 951,738,426. The total number of shares of the Company entitling the holders thereof to vote only against the resolution at the EGM was 2,816,430,106. Those shares were held by NWD, the controlling Shareholder, together with its associates and the parties acting in concert with them who had all abstained from voting at the EGM. The voting results of the resolution were as follows:

Ordinary Resolution	Number of votes	
	For	Against
To approve, confirm and ratify the Master Service Agreement, the terms of the transactions contemplated thereunder and the annual caps in relation to the Continuing Connected Transaction	297,450,190	0

As more than 50% of the votes were cast in favour of the resolution, the resolution was duly passed as an ordinary resolution at the EGM.

The Company's branch share registrar in Hong Kong, Standard Registrars Limited, was appointed as the scrutineer for the purpose of vote taking.

By order of the board of
New World China Land Limited
Chow Yu-chun, Alexander
Company Secretary

Hong Kong, 28th June 2005

As at the date hereof, the board of directors of the Company comprises (1) Dr. Cheng Kar-shun, Henry, Messrs. Doo Wai-hoi, William, Cheng Kar-shing, Peter, Leung Chi-kin, Stewart, Chow Kwai-cheung, Chow Yu-chun, Alexander and Fong Shing-kwong, Michael as executive directors; (2) Mr. Fu Sze-shing as non-executive director; and (3) Messrs. Cheng Wai-chee, Christopher, Tien Pei-chun, James and Lee Luen-wai, John as independent non-executive directors.

*Please also refer to the published version of this announcement in the (**The Standard**)*