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恒基兆業地產有限公司
HENDERSON LAND DEVELOPMENT COMPANY LIMITED
Incorporated in Hong Kong with limited liability
(Stock Code : 12)

SUPPLEMENTARY INFORMATION TO SHAREHOLDERS

This announcement is made by the Company pursuant to Rule 13.09(1) of the Listing Rules.

The Company is scheduled to despatch to its shareholders on 28 April 2010 the annual report of the Company for the period ended 31 December 2009. In addition to the annual report, the Company would like to provide, on a voluntary basis, more information to its shareholders. In this regard, the Company has engaged DTZ, an independent professional property valuer, to value the property interests held by the Group as at 28 February 2010. A document containing, among other things, the valuation letter and summary of the valuations from DTZ will be sent to the shareholders of the Company together with the annual report on 28 April 2010.

The Property Revaluation Surplus together with the Shares in Listed Associates Market Value Surplus total approximately HK\$58,828 million. After taking into account the tax adjustment (*Note 3*), the after tax Surpluses will be approximately HK\$49,439 million.

This announcement is made by Henderson Land Development Company Limited (the “**Company**”) pursuant to Rule 13.09(1) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

The Company is scheduled to despatch to its shareholders on 28 April 2010 the annual report of the Company for the period ended 31 December 2009. In addition to the annual report, the Company would like to provide, on a voluntary basis, more information to its shareholders. In this regard, the Company has engaged DTZ Debenham Tie Leung Limited (“**DTZ**”), an independent professional property valuer, to value the property interests held by the Company and its subsidiaries and associates (the “**Group**”) as at 28 February 2010, which comprise all property interests of the Group in the Hong Kong Special Administrative Region of the People’s Republic of China (“**Hong Kong**”) and Mainland China, whether held for investment or development purposes or otherwise (*Note 1*), but do not include the property interests of the listed associates of the Company. A document containing, among other things, the valuation letter and summary of the valuations from DTZ (the “**Document**”) will be sent to the shareholders of the Company together with the annual report on 28 April 2010.

Based on the above-mentioned valuation of property interests, there is a net unrealized surplus over the costs (including committed land costs) or book value (in case of investment properties) of the property interests attributable to the Group as at 28 February 2010 (*Note 2*), before tax adjustment (*Note 3*), of approximately HK\$44,045 million (the “**Property Revaluation Surplus**”).

Besides property interests, the other item in the Group's audited consolidated balance sheet as at 31 December 2009 that carries significant value is the long-term investment in the listed associates namely The Hong Kong and China Gas Company Limited, Hong Kong Ferry (Holdings) Company Limited and Miramar Hotel and Investment Company, Limited. Based on the market values of such listed associates of the Company as at 28 February 2010 (*Note 4*), there is an excess over the book value of its share of interest in such listed associates attributable to the Group of approximately HK\$14,783 million (the “**Shares in Listed Associates Market Value Surplus**”).

The Property Revaluation Surplus together with the Shares in Listed Associates Market Value Surplus total approximately HK\$58,828 million (the “**Surpluses**”). After taking into account the tax adjustment (*Note 3*), the after tax Surpluses will be approximately HK\$49,439 million.

The Surpluses have not been and, except for the revaluation surplus of investment properties, will not be reflected in the audited financial statements of the Company according to current applicable Hong Kong Financial Reporting Standards.

Notes :

- (1) Including properties in Mainland China for which contracts for their acquisition had been entered into and in respect of which Certificates for the Use of State-owned Land had not been obtained.
- (2) According to the summary of valuations from DTZ to be contained in the Document, the Group's interests in a total number of 16 properties in Mainland China (details of which will be set out in such summary of valuations) have no commercial value as the respective Certificates for the Use of State-owned Land had not been obtained up to 28 February 2010. DTZ performed valuations on such properties on the assumption that the Certificates for the Use of State-owned Land had been obtained. Based on such valuations, there is a net unrealized surplus over the costs (including committed land costs) of such property interests attributable to the Group as at 28 February 2010 of approximately HK\$1,229 million, which has been taken into account in the above statement.
- (3) The tax adjustment represents the reversal of the deferred tax liabilities of HK\$8,245 million attributable to the Group as at 31 December 2009 provided on the revaluation of investment properties in Hong Kong in accordance with Hong Kong Accounting Standard 12 “Income taxes” issued by the Hong Kong Institute of Certified Public Accountants and an additional provision for potential tax liabilities of HK\$17,634 million attributable to the Group if the property interests of the Group (other than the property interests of listed associates) were to be sold at the revalued amount as at 28 February 2010.
- (4) The market value of the three listed associates of the Company was computed with reference to the closing prices of the shares of the listed associates as quoted on The Stock Exchange of Hong Kong Limited on 28 February 2010.

By Order of the Board
**Henderson Land Development
Company Limited**
Timon Liu Cheung Yuen
Company Secretary

Hong Kong, 25 April 2010

As at the date of this announcement, the Board comprises: (1) executive directors: Lee Shau Kee (Chairman), Lee Ka Kit, Colin Lam Ko Yin, Lee Ka Shing, John Yip Ying Chee, Alexander Au Siu Kee, Suen Kwok Lam, Lee King Yue, Fung Lee Woon King, Eddie Lau Yum Chuen, Li Ning and Patrick Kwok Ping Ho; (2) non-executive directors: Woo Po Shing, Leung Hay Man, Angelina Lee Pui Ling, Lee Tat Man and Jackson Woo Ka Bui (as alternate to Woo Po Shing); and (3) independent non-executive directors: Gordon Kwong Che Keung, Ko Ping Keung and Wu King Cheong.