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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: 00917)

## Announcement

The Board has noted the increases in trading volume and price of the shares of the Company today and wish to state that, save as disclosed below, it is not aware of any reasons for such increases.

This statement is made at the request of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**").

The board of directors (the "**Board**") of New World China Land Limited (the "**Company**") has noted the increases in the trading volume and price of the shares of the Company today and wish to state that, save as disclosed below, it is not aware of any reasons for such increases.

The Company was informed by its director, Mr. Cheng Kar-shing, Peter, that he has disposed of 150,000 shares of the Company today at an average price of HK\$3.658 per share on the Stock Exchange.

Save as disclosed above, the Board confirmed that there are no negotiations or agreements relating to intended acquisitions or realizations which are discloseable under Rule 13.23 of the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**"), neither is the Board aware of any matter discloseable under the general obligation imposed by Rule 13.09 of the Listing Rules, which is or may be of a price-sensitive nature.

Made by the order of the Board of the Company, the directors of which individually and jointly accept responsibility for the accuracy of this statement.

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

Hong Kong, 9th December, 2005

As at the date hereof, the Board 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, 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.