



新世界發展有限公司

New World Development Company Limited

(incorporated in Hong Kong with limited liability)

(Hong Kong Stock Code: 0017)

RESULTS OF RIGHTS ISSUE OF 987,817,877 RIGHTS SHARES AT HK\$5.40 PER RIGHTS SHARE

The Directors are pleased to announce that the Rights Issue became unconditional at 5:00 p.m. on 8th April, 2004. The Company has received valid acceptances for a total of 972,012,486 Rights Shares provisionally allotted under the Rights Issue and valid applications for a total of 225,088,030 excess Rights Shares. Accordingly, the Rights Issue was approximately 121.19% subscribed, of which approximately 98.40% were subscribed under the provisional allotments of Rights Shares and approximately 22.79% were subscribed under the excess applications for the Rights Shares. Such acceptances include 348,314,353 Rights Shares taken up and paid for by the Major Shareholder and the Major Shareholder's Subsidiaries pursuant to their entitlements under the Rights Issue, which represent approximately 35.26% of the total Rights Shares subscribed.

Reference is made to the prospectus in relation to the Rights Issue issued by the Company on 22nd March, 2004. Unless otherwise defined herein, capitalised terms used in this announcement shall have the same meanings as defined in the aforesaid prospectus.

RESULTS OF THE RIGHTS ISSUE

The Directors announce that all the conditions set out in the Underwriting Agreement have been fulfilled and the Underwriting Agreement has not been terminated in accordance with its terms or otherwise. The Rights Issue became unconditional at 5:00 p.m. on 8th April, 2004. Valid acceptances of Rights Shares provisionally allotted under the Rights Issue have been received for a total of 972,012,486 Rights Shares and valid applications for excess Rights Shares have been received for a total of 225,088,030 Rights Shares. Such acceptances and applications include:

- 623,698,133 Rights Shares accepted and paid for by the Qualifying Shareholders (other than the Major Shareholder and the Major Shareholder's Subsidiaries) and 225,088,030 excess Rights Shares applied for; and
- 348,314,353 Rights Shares taken up and paid for by the Major Shareholder and the Major Shareholder's Subsidiaries pursuant to their entitlements under the Rights Issue.

The Rights Shares taken up and paid for by the Major Shareholder and the Major Shareholder's Subsidiaries represent the number of Shares which the Major Shareholder had irrevocably undertaken to accept or procure the Major Shareholder's Subsidiaries to accept pursuant to the Underwriting Agreement.

Based on the subscription results of the Rights Issue as referred to above, the aggregate number of the Rights Shares accepted and applied for represents approximately 121.19% of the total number of Rights Shares available under the Rights Issue. The aggregate number of Rights Shares accepted and applied for by the Major Shareholder and the Major Shareholder's Subsidiaries represents approximately 35.26% of the total Rights Shares subscribed. The Major Shareholder has confirmed that neither it nor any of its subsidiaries have applied for any excess Rights Shares. Accordingly, the aggregate shareholding of the Major Shareholder and the Major Shareholder's Subsidiaries in the Company remains unchanged at approximately 35.26% of the issued share capital of the Company as enlarged by the Rights Issue.

As the Rights Issue is over-subscribed, the Underwriters have not been called upon to subscribed for any Rights Shares under the Underwriting Agreement.

EXCESS APPLICATION

Regarding the 3,738 valid applications for a total of 225,088,030 Rights Shares applied for by way of excess application, the Directors have resolved to allot 15,805,391 excess Right Shares from among the Rights Shares allotted provisionally but not accepted, to the applicants for such number of excess Rights Shares in the following manner:

Number of excess Rights Shares applied for	Number of valid applications	Basis of excess Rights Shares allotted	Total no. of excess Rights Shares allotted	Approximate percentage of allocation based on the total number of Rights Shares applied for in this range
1-1,999	2,565	Fully allotted	2,212,676	100.00%
2,000-4,999	397	2,000 excess Rights Shares each plus odd lots of excess Rights Shares applied for	906,608	75.26%
5,000-19,999	354	3,000 excess Rights Shares each plus odd lots of excess Rights Shares applied for	1,147,964	34.77%
20,000-49,999	184	4,000 excess Rights Shares each plus odd lots of excess Rights Shares applied for	774,898	15.60%
50,000-79,999	40	6,000 excess Rights Shares each plus odd lots of excess Rights Shares applied for	256,749	11.56%
80,000-99,999	31	8,000 excess Rights Shares each plus odd lots of excess Rights Shares applied for	271,878	9.76%
100,000-999,999	134	4,000 excess Rights Shares for every 50,000 excess Rights Shares applied for plus odd lots of excess Rights Shares applied for	2,922,243	7.90%
1,000,000-1,999,999	13	76,000 excess Rights Shares for every 1,000,000 excess Rights Shares applied for plus odd lots of excess Rights Shares applied for	993,484	6.30%
2,000,000-7,000,000	15	Odd lots of excess Rights Shares applied for plus 5% of the remaining excess Rights Shares applied for (rounded down to the nearest board lot)	2,617,937	5.01%
8,000,000	2	Odd lots of excess Rights Shares applied for plus 4.5% of the remaining excess Rights Shares applied for (rounded down to the nearest board lot)	720,000	4.50%
11,000,000-14,000,000	2	Odd lots of excess Rights Shares applied for plus 3.5% of the remaining excess Rights Shares applied for (rounded down to the nearest board lot)	850,649	3.50%
over 63,000,000	1	2,130,305	2,130,305	3.37%
	<u>3,738</u>		<u>15,805,391</u>	

The 15,805,391 Rights Shares available for excess applications have been allocated by the Directors at their sole discretion on a fair and reasonable basis.

SHAREHOLDING STRUCTURE OF THE COMPANY

To the best knowledge of the Directors, the shareholding structure of the Company immediately before and immediately after completion of the Rights Issue is as follows:

	Immediately before completion of Rights Issue	%	Immediately after completion of Rights Issue	%
The Major Shareholder (including the Major Shareholder's Subsidiaries)	870,785,889	35.26	1,219,100,242	35.26
Public	1,598,758,805	64.74	2,238,262,329	64.74
	<u>2,469,544,694</u>	<u>100.00</u>	<u>3,457,362,571</u>	<u>100.00</u>

CERTIFICATES FOR RIGHTS SHARES AND REFUND CHEQUES

It is expected that certificates for the Rights Shares and refund cheques in respect of wholly or partially unsuccessful applications for excess Rights Shares will be despatched by ordinary post to those entitled thereto at their own risk by the Share Registrar on 15th April, 2004. Dealings in the fully-paid Rights Shares are expected to commence at 9:30 a.m. on 19th April, 2004.

For enquiries on the despatch of certificates for the Rights Shares and refund cheques please call the hotline of the Share Registrar, Tengis Limited, at (852) 2980 0088.

By order of the Board
Leung Chi-Kin, Stewart
Company Secretary

Hong Kong, 13th April, 2004

The board of directors of the Company as at the date of this announcement comprises 16 Directors, of which 4 are executive Directors, namely, Dato' Dr. CHENG Yu-Tung, Dr. CHENG Kar-Shun, Henry, Dr. SIN Wai-Kin, David and Mr. LIANG Chong-Hou, David, 5 are non-executive Directors, namely, Mr. CHENG Yue-Pui, Mr. CHENG Kar-Shing, Peter, Mr. LEUNG Chi-Kin, Stewart, Mr. CHAN Kam-Ling and CHOW Kwai-Cheung, 5 are independent non-executive Directors, namely, The Honourable LEE Quo-Wei, Lord Michael, SANDBERG, Dr. HO Tim, Mr. YEUNG Ping-Leung, Howard and Dr. CHA Mou-Sing, Payson and 2 are alternate Directors, namely Mr. CHA Mou-Zing, Victor (being alternate Director to Dr. CHA Mou-Sing Payson) and Mr. HO Hau-Hay, Hamilton (being alternate Director to Dr. HO Tim).