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新世界發展有限公司

New World Development Company Limited

(Incorporated in Hong Kong with limited liability)

(Stock code: 0017)

**RESULTS OF THE RIGHTS ISSUE
OF 1,995,062,501 RIGHTS SHARES AT HK\$5.68 PER RIGHTS SHARE
ON THE BASIS OF ONE RIGHTS SHARE FOR EVERY TWO SHARES
HELD ON THE RECORD DATE**

AND

**ADJUSTMENTS OF THE EXERCISE PRICE AND THE NUMBER
OF OUTSTANDING SHARE OPTIONS**

RESULTS OF THE RIGHTS ISSUE

The Board is pleased to announce that as at 4:00 p.m. on Tuesday, 22 November 2011, being the latest time for acceptance of and payment for Rights Shares and for application and payment for excess Rights Shares, a total of 7,295 valid acceptances and applications had been received for a total of 6,166,732,343 Rights Shares, which comprise: (i) 4,304 valid acceptances for provisional allotments of a total of 1,965,200,892 Rights Shares; and (ii) 2,991 valid applications for excess Rights Shares of a total of 4,201,531,451 Rights Shares. In aggregate, they represented approximately 309.1% of the total number of 1,995,062,501 Rights Shares available under the Rights Issue.

The Rights Issue and the Underwriting Agreement became unconditional at 5:00 p.m. on Friday, 25 November 2011. It is expected that the share certificates for fully-paid Rights Shares will be despatched by ordinary post to those entitled at their own risk on Wednesday, 30 November 2011. Refund cheques in respect of the wholly or partially unsuccessful applications for excess Rights Shares will also be despatched to the applicants by ordinary post at their own risk on Wednesday, 30 November 2011.

Dealings in the Rights Shares, in their fully-paid form, are expected to commence on the Stock Exchange on Friday, 2 December 2011.

As the Rights Issue was over-subscribed, the obligations of the Underwriters under the Underwriting Agreement in respect of the Rights Shares have been fully discharged.

ADJUSTMENTS OF THE EXERCISE PRICE AND THE NUMBER OF OUTSTANDING SHARE OPTIONS

Pursuant to the terms of the Share Option Scheme, adjustments are required to be made to the exercise price of and/or the number of Shares that can be subscribed for under the outstanding Share Options as a result of the Rights Issue.

In accordance with the terms of the Share Option Scheme and the supplementary guidance issued by the Stock Exchange on 5 September 2005 regarding adjustment of share options under Rule 17.03(13) of the Listing Rules, the exercise price of and the number of Shares that can be subscribed for under the outstanding Share Options have been adjusted with effect from Monday, 28 November 2011.

Reference is made to the prospectus of New World Development Company Limited (the “**Company**”) dated 8 November 2011 (the “**Prospectus**”) in respect of the Rights Issue. Capitalised terms used herein shall have the same meanings as those defined in the Prospectus unless otherwise stated.

RESULTS OF THE RIGHTS ISSUE

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Pursuant to the Irrevocable Undertaking, the Major Shareholder (i) has accepted and subscribed for 732,689,273 Rights Shares under the PAL and (ii) has procured the Major Shareholder’s Subsidiaries to accept and the Major Shareholder’s Subsidiaries have subscribed for a total of 75,469,501 Rights Shares under the PAL. None of the Major Shareholder and the Major Shareholder’s Subsidiaries applied for excess Rights Shares under the Rights Issue.

Based on the above, as the Rights Issue was over-subscribed, the obligations of the Underwriters under the Underwriting Agreement in respect of the Rights Shares have been fully discharged. All the conditions precedent set out in the Underwriting Agreement have been fulfilled and the Rights Issue and the Underwriting Agreement became unconditional at 5:00 p.m. on Friday, 25 November 2011.

SHAREHOLDINGS IN THE COMPANY

To the best of the Directors' knowledge, information and belief after having made all reasonable enquiries, the shareholding structure of the Company immediately before and after completion of the Rights Issue is as follows:

	Immediately before completion of the Rights Issue		Immediately after completion of the Rights Issue	
	<i>Number of Shares</i>	<i>Approximate %</i>	<i>Number of Shares</i>	<i>Approximate %</i>
Major Shareholder	1,465,378,551	36.73	2,198,067,824	36.73
Major Shareholder's Subsidiaries	<u>150,939,004</u>	<u>3.78</u>	<u>226,408,505</u>	<u>3.78</u>
	1,616,317,555	40.51	2,424,476,329	40.51
Directors	5,770,876	0.14	8,656,312	0.14
Public	<u>2,368,036,571</u>	<u>59.35</u>	<u>3,552,054,862</u>	<u>59.35</u>
Total	<u>3,990,125,002</u>	<u>100.00</u>	<u>5,985,187,503</u>	<u>100.00</u>

EXCESS APPLICATIONS

Regarding the 4,201,531,451 excess Rights Shares which had been applied for by way of application under the EAFs, the Board has resolved to allot a total of 29,861,609 Rights Shares available for excess application on a fair and equitable basis based on the following principles as set out in the Prospectus:

- (1) preference has been given to applications for less than a board lot of Rights Shares where it appeared to the Directors that such applications were made to top-up odd-lot holdings to whole-lot holdings and that such applications were not made with the intention to abuse this mechanism; and
- (2) after allocation under principle (1) above, the excess Rights Shares have been allocated to Qualifying Shareholders based on a sliding scale with reference to the number of the excess Rights Shares applied for by them, i.e. Qualifying Shareholders applying for a smaller number of Rights Shares have been allocated a higher percentage of the excess Rights Shares they have applied for whereas Qualifying Shareholders applying for a larger number of Rights Shares have been allocated a lower percentage of the excess Rights Shares they have applied for (although they may still receive a greater number of Rights Shares than those who applied for a smaller number).

The allotment results in respect of the excess Rights Shares are as follows:

Number of excess Rights Shares applied for	Number of valid excess applications	Total number of excess Rights Shares applied for	Total number of Rights Shares allotted	Approximate percentage of allocation based on the total number of excess Rights Shares applied for in the category	Basis of allotment
1 to 999	2,018	1,761,083	1,761,083	100.00	In full.
1,000 to 109,999	908	8,711,359	1,367,359	15.70	Odd lots excess Rights Shares applied for in full plus 1.00% of the remaining excess Rights Shares applied for (round up to the nearest board lot).
110,000 to 209,999	26	4,644,917	67,917	1.46	Odd lots excess Rights Shares applied for in full plus 0.90% of the remaining excess Rights Shares applied for (round up to the nearest board lot).
210,000 to 1,099,999	24	14,388,311	139,311	0.97	Odd lots excess Rights Shares applied for in full plus 0.80% of the remaining excess Rights Shares applied for (round up to the nearest board lot).
1,100,000 to 5,999,999	14	33,446,402	246,402	0.74	Odd lots excess Rights Shares applied for in full plus 0.70% of the remaining excess Rights Shares applied for (round up to the nearest board lot).
4,138,579,379	1	4,138,579,379	26,279,537	0.63	Approximately 0.63% of the excess Rights Shares applied for.
Total	2,991	4,201,531,451	29,861,609		

DESPATCH OF SHARE CERTIFICATES FOR RIGHTS SHARES AND COMMENCEMENT OF DEALINGS OF RIGHTS SHARES IN FULLY-PAID FORM

It is expected that share certificates for the Rights Shares, in their fully-paid form, and the refund cheques in respect of the wholly or partially unsuccessful applications for excess Rights Shares, are expected to be despatched by ordinary post to those entitled thereto, at their own risk, on Wednesday, 30 November 2011.

Dealings in the Rights Shares, in their fully-paid form, are expected to commence on the Stock Exchange on Friday, 2 December 2011.

ADJUSTMENTS OF THE EXERCISE PRICE AND THE NUMBER OF OUTSTANDING SHARE OPTIONS

Pursuant to the terms of the Share Option Scheme, adjustments are required to be made to the exercise price of and/or the number of Shares that can be subscribed for under the outstanding Share Options as a result of the Rights Issue.

In accordance with the terms of the Share Option Scheme and the supplementary guidance issued by the Stock Exchange on 5 September 2005 regarding adjustment of share options under Rule 17.03(13) of the Listing Rules, the exercise price of and the number of Shares that can be subscribed for under the outstanding Share Options have been adjusted in the following manner with effect from Monday, 28 November 2011:

Date of grant	Before Adjustments		After Adjustments	
	Exercise price per Share HK\$	Number of Share Options outstanding	Exercise price per Share HK\$	Number of Share Options outstanding
19 March 2007	17.652	129,767,684	16.004	143,131,434

The Company's auditors have issued a confirmation letter dated Friday, 25 November 2011 with respect to the calculations of the adjustments that have been made to the exercise price and the number of Shares that can be subscribed for under the outstanding Share Options as a result of the Rights Issue. Separate notification regarding the adjustments has been sent to each holder of the Share Options.

By order of the board of
New World Development Company Limited
Wong Man-Hoi
Company Secretary

Hong Kong, 29 November 2011

As at the date of this announcement, (a) the executive Directors are Dato' Dr. Cheng Yu-Tung, Dr. Cheng Kar-Shun, Henry, Dr. Sin Wai-Kin, David, Mr. Liang Chong-Hou, David, Mr. Cheng Chi-Kong, Adrian and Mr. Cheng Chi-Heng; (b) the non-executive Directors are Mr. Cheng Kar-Shing, Peter, Mr. Leung Chi-Kin, Stewart, Mr. Chow Kwai-Cheung, Mr. Liang Cheung-Biu, Thomas and Ms. Ki Man-Fung, Leonie; and (c) the independent non-executive Directors are Mr. Yeung Ping-Leung, Howard, Dr. Cha Mou-Sing, Payson (alternate director to Dr. Cha Mou-Sing, Payson: Mr. Cha Mou-Zing, Victor), Mr. Ho Hau-Hay, Hamilton and Mr. Lee Luen-Wai, John.