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九龍建業有限公司
KOWLOON DEVELOPMENT COMPANY LIMITED
(Incorporated in Hong Kong with limited liability)
(Stock Code: 34)

**POLL RESULTS OF ANNUAL GENERAL MEETING
HELD ON 27 JUNE 2011**

At the annual general meeting of Kowloon Development Company Limited (the “Company”) held on 27 June 2011 (the “AGM”), a poll was demanded by the Chairman for voting on all the proposed resolutions as set out in the notice of AGM dated 28 April 2011. All the resolutions were approved by shareholders of the Company. The poll results are set out below:-

| Resolutions | | Number of Votes (%) | |
|-------------|---|--------------------------|------------------------|
| | | For | Against |
| 1. | To receive and consider the audited accounts together with the reports of the directors and auditors thereon for the year ended 31 December 2010. | 962,361,251 (99.691%) | 2,987,000 (0.309%) |
| 2. | To declare a final dividend for the year ended 31 December 2010. | 962,365,251 (99.691%) | 2,987,000 (0.309%) |
| 3(i). | To re-elect Mr Lai Ka Fai as director. | 953,446,217 (98.768%) | 11,896,034 (1.232%) |
| 3(ii). | To re-elect Mr Tam Hee Chung as director. | 959,881,938 (99.434%) | 5,460,313 (0.566%) |
| 3(iii). | To re-elect Mr Yeung Kwok Kwong as director. | 960,791,938 (99.528%) | 4,560,313 (0.472%) |
| 3(iv). | To re-elect Mr David John Shaw as director. | 958,184,537 (99.259%) | 7,157,714 (0.741%) |
| 3(v). | To authorise the board of directors of the Company to fix the directors’ remuneration. | 962,355,251 (99.691%) | 2,987,000 (0.309%) |
| 4. | To re-appoint KPMG as auditors and authorise the board of directors of the Company to fix the auditors’ remuneration. | 962,365,251 (99.691%) | 2,987,000 (0.309%) |

| | | | |
|----|---|--------------------------|------------------------|
| 5. | To grant a general mandate to the directors to allot, issue and deal with additional shares not exceeding 20% of the aggregate nominal amount of the issued share capital of the Company. | 923,610,448 (95.676%) | 41,741,803 (4.324%) |
| 6. | To grant a general mandate to the directors to repurchase shares not exceeding 10% of the aggregate nominal amount of the issued share capital of the Company. | 962,365,251 (99.691%) | 2,987,000 (0.309%) |
| 7. | To extend the general mandate to the directors to issue new shares by adding the number of the shares repurchased. | 923,572,448 (95.681%) | 41,685,803 (4.319%) |

As a majority of the votes were cast in favour of each of the above resolutions numbered 1 to 7, all the above resolutions were duly passed as ordinary resolutions of the Company.

As at the date of the AGM, the number of issued shares of the Company was 1,150,681,275 shares, being the total number of shares entitling the shareholders to attend and vote for or against all the resolutions at the AGM. There were no restrictions on any shareholders to cast vote on any of the resolutions at the AGM.

Computershare Hong Kong Investor Services Limited, the Company's share registrars, was appointed as scrutineer for the vote-taking at the AGM.

For and on behalf of
Kowloon Development Company Limited
Lee Kuen Chiu
Company Secretary

Hong Kong, 27 June 2011

As at the date of this announcement, the Directors of the Company are Mr Or Wai Sheun (Chairman), Ms Ng Chi Man, Mr Lai Ka Fai and Mr Or Pui Kwan as Executive Directors; Mr Keith Alan Holman (Deputy Chairman), Mr Tam Hee Chung and Mr Yeung Kwok Kwong as Non-executive Directors; and Mr Li Kwok Sing, Aubrey, Mr Lok Kung Chin, Hardy, Mr Seto Gin Chung, John and Mr David John Shaw as Independent Non-executive Directors.