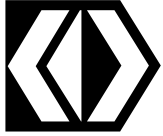


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九龍建業有限公司
KOWLOON DEVELOPMENT COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 34)

DELAY IN DESPATCH OF CIRCULAR

As it took longer than expected for the Company to agree with the accountants on the pro forma financial information due to the application of the new Hong Kong Financial Reporting Standards, and to finalise the letter from the independent financial adviser to be included in the Circular, the Company has applied to the Stock Exchange for a waiver from strict compliance with the requirements under Rules 14.38 and 14A.49 of the Listing Rules and the extension of time for despatch of the Circular to the Shareholders to on or before 23 May 2006.

Reference is made to the announcement of Kowloon Development Company Limited (the “**Company**”) dated 10 April 2006 (the “**Announcement**”) in respect of the very substantial acquisition and connected transaction relating to the acquisition of New Bedford Properties Limited. Terms used herein shall have the same meanings as defined in the Announcement unless the context otherwise requires.

Pursuant to Rules 14.38 and 14A.49 of the Listing Rules, the Company is required to despatch the circular (the “**Circular**”) in respect of the Acquisition to the Shareholders within 21 days after the publication of the Announcement, that is, on or before 2 May 2006. As it took longer than expected for the Company to agree with the accountants on the pro forma financial information due to the application of the new Hong Kong Financial Reporting Standards, and to finalise the letter from the independent financial adviser to be included in the Circular, the Company has applied to the Stock Exchange for a waiver from strict compliance with the requirements under Rules 14.38 and 14A.49 of the Listing Rules and the extension of time for the despatch of the Circular to the Shareholders to on or before 23 May 2006.

By Order of the Board

Kowloon Development Company Limited

Or Wai Sheun

Chairman

Hong Kong, 2 May 2006

As at the date of this announcement, the Board comprises 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. Chau Cham Son, Mr. Li Kwok Sing, Aubrey, Mr. Lok Kung Chin, Hardy and Mr. Seto Gin Chung, John as Independent Non-executive Directors.

Please also refer to the published version of this announcement in the South China Morning Post.