



For Immediate Release

**Limited number of feature units at One Central Residences  
set to make their debuts**

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(27<sup>th</sup> November 2007 - Hong Kong and Macau) Shun Tak Holdings Limited (“Shun Tak”) and Hongkong Land Limited (“Hongkong Land”) announced today during a press conference that their jointly owned lakeside luxury development on Macau Peninsula, One Central Residences, will soon be launching a range of unique feature units.

Since the introduction of One Central Residences last November, the development has generated substantial interest. Its feature units include simplexes, duplexes and triplex penthouses from over 2,000 sq. ft to over 8,000 sq. ft. Situated on the top floors of each residential tower, these prestigious units enjoy panoramic views facing Nam Van Lake and the exciting city of Macau. Most of these apartments are designed with foyers of 20 feet or higher at the entrances and/ or living areas, providing considerable space. Lift control for exclusive access and a full range of Miele kitchen appliances from Germany will be installed in all feature units. Moreover, each triplex penthouse will be provided with an internal lift and a private swimming pool.

The local economy has been surging at a phenomenal rate over the past year, and the real estate market has been performing strongly in parallel with it, seeing an average of a 25% increase in overall property prices. The secondary market for One Central Residences has been very active since September. Not only has One Central Residences been the hot pick for investors, but it has also been a major benchmark property reflecting the local luxury residential sector’s performance. Based on its past performance, investors clearly believe that the market still holds enormous potential for further growth.

In response to market demand, the developer announced today that a limited number of feature units will be launched soon, including simplexes of over 4,000 sq. ft and duplexes of approximately 2000 to 4000 sq. ft. Prices are yet to be determined, but it is anticipated that further details will be released soon.

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#### **About Shun Tak Holdings**

Shun Tak is a leading listed conglomerate with core businesses in property, hospitality, transportation and investment. It has a proven track record in the property markets of Hong Kong and Macau and currently owns one of the largest land banks in Macau among listed companies in Hong Kong. Traditionally, Shun Tak has a strong presence in Macau with substantial direct and indirect investments in the transportation, gaming and hospitality industries. Shun Tak was a pioneer in top-tier hotel services in Macau through its investments in the Mandarin Oriental Macau and Westin Resort Macau. The Macau Tower Convention & Entertainment Centre, managed by Shun Tak, is an established landmark in Macau. Shun Tak has the largest fleet of high-speed passenger ferries in Asia, operating in its established air-sea multi-modal transportation network within the Pearl River Delta to complement Macau's vibrant development. Shun Tak's shares are listed on the Hong Kong Stock Exchange.

#### **About Hongkong Land**

Hongkong Land is a leading property investment, management and development group with a major portfolio in Hong Kong, where it owns and manages some five million sq ft of prime office and retail space in the heart of the Central business district. Established in 1889, the Company's business is built on partnership, integrity and excellence.

The Group also develops high quality commercial and residential property projects elsewhere in Asia. It holds a 77% shareholding in Singapore-listed residential property developer MCL Land and is expanding its portfolio of commercial property interests in Singapore's prime business district. These assets and investments are managed from Hong Kong by Hongkong Land Limited, which provides services to Group companies.

Hongkong Land Holdings Limited is incorporated in Bermuda with its primary share listing in London. The Company's shares are also listed in Bermuda and Singapore. Hongkong Land is a member of the Jardine Matheson Group.

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