

THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

此乃要件，請即處理

HONG KONG EXCHANGES AND CLEARING LIMITED AND THE STOCK EXCHANGE OF HONG KONG LIMITED TAKE NO RESPONSIBILITY FOR THE CONTENTS OF THIS ELECTION FORM. MAKE NO REPRESENTATION AS TO ITS ACCURACY OR COMPLETENESS AND EXPRESSLY DISCLAIM ANY LIABILITY WHATSOEVER FOR ANY LOSS HOWSOEVER ARISING FROM OR IN RELIANCE UPON THE WHOLE OR ANY PART OF THE CONTENTS OF THIS ELECTION FORM.
香港交易及結算所有限公司及香港聯合交易所有限公司對本選擇表格的內容概不負責，對其準確性或完整性亦不發表任何聲明，並明確表示，概不對因本選擇表格全部或任何部份內容而產生或因倚賴該等內容而引致的任何損失承擔任何責任。



新鴻基地產發展有限公司

Sun Hung Kai Properties Limited

(Incorporated in Hong Kong with limited liability)
(於香港註冊成立之有限公司)
(Stock Code: 16)
(股份代號: 16)

**INTERIM DIVIDEND FOR THE SIX MONTHS ENDED 31 DECEMBER 2009 (THE "INTERIM DIVIDEND")
SCRIP DIVIDEND SCHEME
ELECTION FORM
截至二〇〇九年十二月三十一日止六個月之中期股息(「中期股息」)
以股代息計劃
選擇表格**

THIS ELECTION FORM IS FOR THE USE ONLY OF THE SHAREHOLDER(S) OF SUN HUNG KAI PROPERTIES LIMITED (THE "COMPANY") NAMED IN BOX A. THE RIGHT TO RECEIVE NEW SHARES INSTEAD OF THE WHOLE OR PART OF THE CASH DIVIDEND IS NON-TRANSFERABLE. IF YOU ARE NOT AN "ELIGIBLE SHAREHOLDER" (AS DEFINED IN THE ACCOMPANYING CIRCULAR OF THE COMPANY DATED 9 APRIL 2010 (THE "CIRCULAR")), YOU SHOULD NOT COMPLETE THIS ELECTION FORM AND IF YOU DO SO, SUCH ELECTION FORM WILL BE VOID AND OF NO EFFECT. THIS ELECTION FORM SHOULD BE READ IN CONJUNCTION WITH THE CIRCULAR, CERTIFICATES AND/OR CHEQUES FOR THE INTERIM DIVIDEND WILL BE SENT BY ORDINARY MAIL TO THE SHAREHOLDER(S) AND AT THE SHAREHOLDERS' RISK TO THE ADDRESS STATED BELOW.
WHERE APPLICABLE, THIS FORM SHOULD BE RETURNED TO THE COMPANY'S SHARE REGISTRARS, COMPUTERSHARE HONG KONG INVESTOR SERVICES LIMITED, 17M FLOOR, HOPEWELL CENTRE, 183 QUEEN'S ROAD EAST, WANCHAI, HONG KONG NOT LATER THAN 4:30 P.M. ON MONDAY, 26 APRIL 2010, WHERE APPLICABLE. IF THIS ELECTION FORM IS NOT COMPLETED CORRECTLY AND RETURNED BY SUCH TIME, ALL OF YOUR INTERIM DIVIDEND WILL BE PAID IN CASH. THE DECISION OF THE COMPANY IN ANY DISPUTE RELATING TO THE SCRIP DIVIDEND SCHEME (AS DEFINED IN THE CIRCULAR) SHALL BE CONCLUSIVE AND BINDING.

本選擇表格僅供申請新鴻基地產發展有限公司(本公司)之股東使用。取閱新股份以代替全部或部份現金股息之權利不可轉讓。倘閣下並非「合資格股東」(定義見本公司日期為二〇一〇年四月九日之隨附通函(「通函」))，則閣下不應填寫本選擇表格。倘閣下填寫本選擇表格，則本選擇表格將會作廢及無效。本選擇表格應與隨附之通函、中期股息之支票及/或支票將以平郵方式寄往股東以下地址。郵寄風險由股東承擔。如適用，本選擇表格應於二〇一〇年四月二十六日(星期一)下午四時三十分前交回本公司之股份過戶登記處香港中央證券登記有限公司，地址為香港灣仔皇后大道東183號合和中心17M樓。如適用，倘未有正確填寫及在上述時間前交回本選擇表格，則閣下之中期股息將全部以現金派付。本公司就任何與以股代息計劃(定義見通函)有關之爭議所作出的決定將不可推翻及具有約束力。

PART 1 – YOUR DETAILS

第一部份 – 個人資料

BOX A 甲欄	NAME(S) AND ADDRESS OF REGISTERED SHAREHOLDER(S) 登記股東之姓名及地址
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BOX B 乙欄	NUMBER OF SHARE(S) HELD AT RECORD DATE, 1 APRIL 2010 於記錄日期 (二〇一〇年四月一日) 所持有之股份數目
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PART 2 – CASH DIVIDEND ONLY

第二部份 – 僅收取現金股息

If you wish to receive only cash for the Interim Dividend, you do not need to take any action. Therefore, please DO NOT return this Election Form.
閣下如欲僅以收取現金方式收取中期股息，則閣下毋須採取任何行動。因此，請不要交回本選擇表格。

PART 3 – SCRIP DIVIDEND ONLY

第三部份 – 僅收取以股代息股份

If you wish to receive only New Shares (as defined in the Circular) for the Interim Dividend, please just SIGN, DATE and RETURN this Election Form.
閣下如欲僅以收取新股(定義見通函)方式收取中期股息，則閣下僅須於本選擇表格上簽名及填上日期，然後交回本選擇表格。

PART 4 – PART CASH DIVIDEND AND PART SCRIP DIVIDEND

第四部份 – 部份收取現金股息及部份收取以股代息股份

If you wish to receive your Interim Dividend partly in cash and partly in New Shares, please ENTER in Box C the number of shares which you held on the Record Date, 1 April 2010, for which you require the Interim Dividend to be paid in New Shares. Then SIGN, DATE and RETURN this Election Form.
閣下如欲以部份收取現金及部份收取新股之方式收取閣下之中期股息，請於丙欄填寫閣下欲以收取新股方式收取中期股息之有關股份數目(該等股份須為閣下於記錄日期(二〇一〇年四月一日)持有之股份)，然後於選擇表格上簽名及填上日期，並交回選擇表格。

If you do not specify the number of shares in respect of which you wish to receive an allotment of New Shares or if you elect to receive New Shares in respect of a greater number of shares than your registered holding on the Record Date, 1 April 2010, you will be deemed to have elected to receive only New Shares in respect of ALL the shares registered in your name on the Record Date, 1 April 2010. Therefore, you will receive only New Shares for the Interim Dividend.
倘閣下並無就閣下欲收取獲配發之新股指明股份數目或倘閣下選擇收取新股之有關股份數目超過閣下於記錄日期(二〇一〇年四月一日)登記持有之股份數目，則閣下將被視為就於記錄日期(二〇一〇年四月一日)登記在閣下名下之所有股份僅選擇收取新股。因此，閣下將僅會收到新股作為中期股息。

BOX C 丙欄	NUMBER OF SHARE(S) HELD AT RECORD DATE, 1 APRIL 2010, FOR WHICH INTERIM DIVIDEND IS TO BE PAID IN NEW SHARES 欲以收取新股方式收取中期股息之有關股份數目(該等股份須為閣下於記錄日期(二〇一〇年四月一日)持有之股份)
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TO THE BOARD OF DIRECTORS OF SUN HUNG KAI PROPERTIES LIMITED:

致新鴻基地產發展有限公司董事局：

I/We, the undersigned and above-named shareholder(s), give notice that the Interim Dividend should be paid in accordance with the instructions given above, subject to the terms and conditions set out in the Circular and the Memorandum and Articles of Association of the Company.

本人/吾等，即下方簽署人及上述股東，茲通知董事局中期股息應按照上述指示並遵照通函所載之條款及條件以及本公司之章程大綱及細則派付。

SIGNED (signature(s) must match the records maintained by Computershare Hong Kong Investor Services Limited) 簽署(簽名須與香港中央證券登記有限公司的記錄相符)

(1) (2) (3) (4)

Daytime telephone number (if any): Date:
日間電話號碼(如有): 日期: 2010.

In the case of joint holders, all must sign.
In the case of a corporation, this form should be signed on its behalf by a duly authorised officer whose office should be stated.
For the avoidance of doubt, we do not accept any special instructions written on this Election Form.

如屬聯名持有人，所有持有人均須簽署。
如屬公司，則本表格須由其正式授權之職員代為簽署，另須註明該職員之職位。
為免存疑，任何在本選擇表格上的額外手寫指示，本公司將不予處理。