

| <b>Disclaimer</b>   |                                     |
|---|-------------------------------------|
| Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arisen from or in reliance upon the whole or any part of the contents of this announcement. |                                     |
| <b>Cash Dividend Announcement for Equity Issuer</b>   |                                     |
| Issuer name   | Hysan Development Company Limited   |
| Stock code  | 00014                               |
| Multi-counter stock code and currency   | Not applicable                      |
| Other related stock code(s) and name(s)   | Not applicable                      |
| Title of announcement   | Second Interim Dividend for 2021    |
| Announcement date   | 24 February 2022                    |
| Status  | New announcement                    |
| <b>Information relating to the dividend</b>   |                                     |
| Dividend type   | Other                               |
|   | Second Interim Dividend for 2021    |
| Dividend nature   | Ordinary                            |
| For the financial year end  | 31 December 2021                    |
| Reporting period end for the dividend declared  | 31 December 2021                    |
| Dividend declared   | HKD 1.17 per share                  |
| Date of shareholders' approval  | Not applicable                      |
| <b>Information relating to Hong Kong share register</b>   |                                     |
| Default currency and amount in which the dividend will be paid  | HKD 1.17 per share                  |
| Exchange rate   | HKD 1 : HKD 1                       |
| Ex-dividend date  | 09 March 2022                       |
| Latest time to lodge transfer documents for registration with share registrar for determining entitlement to the dividend   | 10 March 2022 16:00                 |
| Book close period   | From 11 March 2022 to 11 March 2022 |
| Record date   | 11 March 2022                       |
| Payment date  | 25 March 2022                       |
| Share registrar and its address   | Tricor Standard Limited             |
|   | Level 54, Hopewell Centre           |
|   | 183 Queen's Road East               |
|   | Hong Kong                           |
| <b>Information relating to withholding tax</b>  |                                     |
| Details of withholding tax applied to the dividend declared   | Not applicable                      |

| <b>Information relating to listed warrants / convertible securities issued by the issuer</b>   |                |
|--|----------------|
| Details of listed warrants / convertible securities issued by the issuer   | Not applicable |
| <b>Other information</b>   |                |
| Other information  | Not applicable |
| <b>Directors of the issuer</b>   |                |
| <p>As at the date of this announcement, the Board of Directors comprises: Lee Irene Yun-Lien (Chairman), Lui Kon Wai (Executive Director and Chief Operating Officer), Churchouse Frederick Peter**, Fan Yan Hok Philip**, Poon Chung Yin Joseph**, Wong Ching Ying Belinda**, Jebson Hans Michael* (Yang Chi Hsin Trevor as his alternate), Lee Anthony Hsien Pin* (Lee Irene Yun-Lien as his alternate), Lee Chien* and Lee Tze Hau Michael*.</p> <p>* Non-Executive Directors<br/> ** Independent Non-Executive Directors</p> |                |