



LAI SUN DEVELOPMENT

Lai Sun Development Company Limited
(Incorporated in Hong Kong with limited liability)

(Stock Code: 488)

ANNOUNCEMENT

Disclosure pursuant to Rules 13.14 and 13.15 of the Listing Rules

As at 30th October, 2004, there were 3,746,002,320 shares of the Company in issue. Based on the average closing price of the Shares of HK\$0.1484 as stated in the Stock Exchange's daily quotation sheets for the 5 trading days immediately preceding 30th October, 2004, the Total Market Capitalisation of the Company was HK\$555,906,744.

A general disclosure obligation has arisen under Rule 13.14 of the Listing Rules as the aggregate advance to Hillfield has, inclusive of the advance of HK\$4,848,391, increased by HK\$18,561,936 from that disclosed by the Company in the Previous Announcement, which represents approximately 3.3% of the Total Market Capitalisation of the Company.

This announcement is made by Lai Sun Development Company Limited (the "Company") in compliance with Rules 13.14 and 13.15 of the Rules Governing the Listing of Securities (the "Listing Rules") on The Stock Exchange of Hong Kong Limited (the "Stock Exchange").

As at 30th October, 2004, there were 3,746,002,320 shares of the Company (the "Shares") in issue. Based on the average closing price of the Shares of HK\$0.1484 as stated in the Stock Exchange's daily quotation sheets for the 5 trading days immediately preceding 30th October, 2004, the total market capitalisation (the "Total Market Capitalisation") of the Company was approximately HK\$555,906,744.

On 30th October, 2004, the Company made a shareholder advance to Hillfield Trading Limited ("Hillfield"), a 50%-owned associate and affiliated company of the Company (as such terms are defined under the Listing Rules), in the amount of HK\$4,848,391 in proportion to the Company's shareholding in Hillfield. The remaining 50% of Hillfield is beneficially owned (directly and ultimately) by independent third parties not connected with the directors, chief executive or substantial shareholders of the Company or any of its subsidiaries or any of their respective associates.

Reference is made to the Company's announcement pursuant to Rules 13.14 and 13.15 of the Listing Rules dated 10th June, 2004 in respect of previous advances made to Hillfield up to 24th May, 2004 in the amount of HK\$457,423,760 (the "Previous Announcement").

A number of shareholder advances were made by the Company to Hillfield during the period from 29th May, 2004 to 29th October, 2004 in the aggregate amount of HK\$13,713,546. A general disclosure obligation has arisen on 30th October, 2004 under Rule 13.14 of the Listing Rules as the aggregate advance to Hillfield has, inclusive of the aforesaid advance of HK\$4,848,391, increased by HK\$18,561,936 from that disclosed by the Company in the Previous Announcement, which represents approximately 3.3% of the Total Market Capitalisation of the Company.

The Company has advanced in total a sum of HK\$475,985,696 to Hillfield. All such advances have been made in proportion to the Company's shareholding in Hillfield. The advances were provided to Hillfield for its on-lending to Bushell Limited, its wholly-owned subsidiary, to finance the Kimberley 26 development project (formerly known as the Furama Court development project) at Tsim Sha Tsui, Kowloon, Hong Kong. The balance due is unsecured, interest-free and has no fixed terms of repayment.

By Order of the Board
Lai Sun Development Company Limited
Yeung Kam Hoi
Company Secretary

Hong Kong, 3rd November, 2004

As at the date hereof, the executive directors of the Company are Mr. Lim Por Yen, Mr. Lam Kin Ngok, Peter, Mr. Lau Shu Yan, Julius and Mr. Wu Shiu Kee, Keith, the non-executive directors are Mr. Lam Kin Ming, Madam U Po Chu, Mr. Chiu Wai and Mr. Shiu Kai Wah and the independent non-executive directors are Mr. David Tang, Mr. Lam Bing Kwan and Mr. Leung Shu Yin, William.