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(Incorporated in Hong Kong with limited liability)
(Stock Code: 86)

ANNOUNCEMENT

This announcement is made by the Company pursuant to the requirements of Rule 13.09(1) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The board of directors (the “Board”) of Sun Hung Kai & Co. Limited (the “Company”) is pleased to announce that its consumer finance subsidiary, United Asia Finance Limited (“UAF”), has successfully raised RMB 500 million in the corporate bond market. The proceeds of the bond issuance will be used to fund UAF’s expansion plan as well as general working capital in China.

The senior unsecured bond carries an interest rate of 4% and a 3-year maturity period from its settlement date of 27 April 2011. The bond issuance is a draw down from the existing US\$3 billion medium term note programme which was arranged by Standard Chartered Bank (Hong Kong) Limited. The principal terms of the senior unsecured bond are as follows:

Issuer	: UA Finance (BVI) Limited, a wholly-owned subsidiary of UAF
Guarantor	: UAF, an indirect 58% owned subsidiary of the Company
Arranger	: Standard Chartered Bank (Hong Kong) Limited
Programme size	: Up to US\$3,000,000,000 (or its equivalent in other currencies calculated as described in the related Programme Agreement)
Issue currency	: RMB denominated notes
Issue size	: RMB 500 million
Coupon	: 4.0% p.a.

Launch Date : 18 April 2011
Settlement Date : 27 April 2011
Maturity Date : 3 years from 27 April 2011

By Order of the Board
Sun Hung Kai & Co. Limited
Peter Anthony Curry
Executive Director

Hong Kong, 19 April 2011

As at the date of this announcement, the Board comprises:

Executive Directors:

Messrs. Lee Seng Huang (*Chairman*), Joseph Tong Tang and Peter Anthony Curry

Non-Executive Directors:

Messrs. Goh Joo Chuan, Patrick Lee Seng Wei, Leung Pak To, Ming Cheng, Roy Kuan and Ho Chi Kit
(*alternate to Mr. Roy Kuan*)

Independent Non-Executive Directors:

Messrs. David Craig Bartlett, Alan Stephen Jones, Carlisle Caldow Procter and Peter Wong Man Kong