

# Solid Foundation

## Strong Heritage

Hysan's foundation in property investment, development and management was built over 80 years ago when the Group's founding Lee family first started acquiring plots of land in "East Point" (as Causeway Bay was then called) used previously for homes, offices and godowns for a british trading company. A public garden and entertainment ground were constructed on the site, and were named collectively The Lee Gardens. The Lee Theatre was also built for chinese opera and other stage performances.

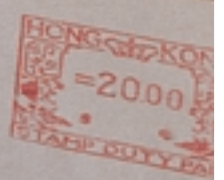
The Lee family continued to develop the area in the vicinity of The Lee Gardens, building wider streets and constructing private residences. A distinctive community gradually emerged as the properties in the community were upgraded and re-built to meet the changing needs of the Hong Kong economy. In the years that followed, the Lee family continued to develop the area and help transform Causeway Bay into what is today a commerical and retail hub.

In 1981, when Hysan Development Company Limited was incorporated and listed on the Hong Kong Stock Exchange, it owned five major developments in Causeway Bay. Today, Hysan has grown to become a leading property investment, development and management company in Hong Kong with an office, retail and residential portfolio of some 4.7 million square feet. Much of the portfolio is located in Causeway Bay, where Hysan is the largest commercial landlord.

The pioneering spirit of the Lee family continues to flourish at Hysan today. The Group is committed to strategically investing in and developing quality properties, and to delivering attractive and sustainable returns to shareholders. We are equally committed to fostering long term partnerships with our tenants.

This Indenture, of two parts, made the  
between OUR SOVEREIGN LADY VICTORIA, by the GRACE of GOD  
Defender of the Faith, of the one part

00121



THIS INDENTURE is made the *5th* day of *July*  
BETWEEN LEH HYSAN ESTATE COMPANY LIMITED whose registered  
office is at No. 202, Queen's Road Central, Victoria  
the Colo... whose registered  
the fir... Floor,  
Victo  
seco  
who  
V



I. L. No. 29 SEC. D D  
AREA : 39,202.575 SQ. FT.  
C. R. = \$164.20

TOTAL