

(Incorporated in Bermuda with limited liability)

(Stock Code: 355)

RESULTS OF THE SPECIAL GENERAL MEETING **HELD ON 1ST DECEMBER, 2004**

The Board is pleased to announce that the ordinary resolutions in respect of the Restructuring and the Share Swap Amendments were duly passed by the Independent Shareholders by way of poll at the SGM held on 1st December, 2004 and the special resolutions in respect of the creation of the Preference Shares and the Capital Reorganisation were duly passed by the Shareholders at the SGM.

Shareholders and investors of the Company should note that the release of this announcement does not imply that the Restructuring and the Share Swap Amendments will become unconditional and be implemented or the Capital Reorganisation will become effective, as completion of the Restructuring, the implementation of the Share Swap Amendments and the Capital Reorganisation are subject to a number of conditions as set out in the Circular. Accordingly, caution should be exercised when dealing in the Ordinary Shares.

Reference is made to the circular of the Company dated 8th November, 2004 (the "Circular") regarding, among other things, the Restructuring, the Share Swap Amendments, the creation of the Preference Shares and the Capital Reorganisation. Unless otherwise specified, terms used herein shall have the same meanings as those defined in the Circular.

RESULTS OF THE SGM

The Board is pleased to announce that the ordinary resolutions in respect of the Restructuring and the Share Swap Amendments (together, the "Ordinary Resolutions") were duly passed by the Independent Shareholders by way of poll and the special resolutions in respect of the creation of the Preference Shares and the Capital Reorganisation were duly passed by the Shareholders at the SGM.

The total number of Shares in issue is 7,056,773,953 and the total number of Shares entitling their holders to attend the SGM and vote for or against the Ordinary Resolutions was 3,471,667,797. No Shareholders were only entitled to vote against the Ordinary Resolutions.

The number of Shares actually voted in respect of the Ordinary Resolutions and results of the polls were as follows:

Ordinary Resolution	Number of	Number of votes (%)	
	For	Against	
No. 1 to approve the Restructuring	200,364,376 (100%)	nil (0%)	
No. 2 to approve the Share Swap Amendments	200,344,376 (100%)	nil (0%)	

As set out in the Circular, Mr. Lo, the Creditors and their respective associates were required to abstain from voting in respect of the Ordinary Resolutions. None of Mr. Lo, the Creditors and their respective associates, as confirmed by Mr. Lo and the Creditors, voted at the SGM in respect of the Ordinary Resolutions.

The Company's branch share registrar, Tengis Limited, was appointed as scrutineer for the purpose of vote-taking in the SGM.

Shareholders and investors of the Company should note that the release of this announcement does not imply that the Restructuring and the Share Swap Amendments will become unconditional and be implemented or the Capital Reorganisation will become effective, as completion of the Restructuring, the implementation of the Share Swap Amendments and the Capital Reorganisation are subject to a number of conditions as set out in the Circular. Accordingly, caution should be exercised when dealing in the Ordinary Shares.

The Company will issue a further announcement as soon as the expected Effective Date of the Capital Reorganisation is determined.

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

Executive Directors:

Mr. LO Yuk Sui (Chairman and Managing Director) Mr. Tommy LAM Chi Chung

Mr. Jimmy LO Chun To

Mr. Kenneth NG Kwai Kai

Non-Executive Director: Mrs. Kitty LO LEE Kit Tai

Independent Non-Executive Directors:

Mr. Anthony CHUANG Mr. NG Siu Chan Mr. WONG Chi Keung

By Order of the Board Century City International Holdings Limited Eliza Lam Sau Fun Secretary

Hong Kong, 1st December, 2004