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德祥地產集團有限公司*

ITC PROPERTIES GROUP LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code : 199)

POLL RESULTS OF THE SPECIAL GENERAL MEETING HELD ON 12TH NOVEMBER, 2010

The Board is pleased to announce that the Ordinary Resolution set out in the notice of the SGM to approve the Agreement, the Shareholders' Agreement and all respective transactions contemplated thereunder (including the provision of the Shareholder's Loan) was duly passed by the Independent Shareholders by way of poll at the SGM held on 12th November, 2010.

Reference is made to the circular (the "**Circular**") issued by ITC Properties Group Limited (the "**Company**") dated 27th October, 2010 in relation to the disposal of 50% interest in ITC Properties (China) Limited and the provision of the Shareholder's Loan. The Disposal constitutes a major and connected transaction for the Company and the provision of the Shareholder's Loan under the Shareholders' Agreement constitutes a discloseable and connected transaction for the Company under Chapters 14 and 14A of the Listing Rules, both of which require approval by the Independent Shareholders at the SGM by way of poll. Capitalised terms used herein shall have the same meanings as defined in the Circular unless the context requires otherwise.

POLL RESULTS OF THE SGM

The Board is pleased to announce that the proposed ordinary resolution (the "**Ordinary Resolution**") set out in the notice of the SGM to approve the Agreement, the Shareholders' Agreement and all respective transactions contemplated thereunder (including the provision of the Shareholder's Loan) was duly passed by the Independent Shareholders by way of poll at the SGM held on 12th November, 2010.

As at the date of the SGM, there were 564,919,597 Shares in issue. Hanny and its associates, together interested in 76,402,763 Shares, representing approximately 13.52% of the total issued Shares, were required to abstain and had abstained from voting on the Ordinary Resolution at the SGM. Furthermore, no Shareholder was entitled to attend but was required to vote only against the Ordinary Resolution at the SGM. Accordingly, the total number of Shares entitling the Independent Shareholders to attend and vote for or against the Ordinary Resolution at the SGM was 488,516,834 Shares.

* For identification purpose only

The results of the poll in respect of the Ordinary Resolution proposed at the SGM were as follows:

Ordinary Resolution	Number of votes (%)	
	For	Against
To approve the Agreement, the Shareholders' Agreement and all respective transactions contemplated thereunder (<i>Note</i>)	257,011,563 Shares (100%)	0 Share (0%)

Note: Please refer to the "Notice of the SGM" contained in the Circular for further details on the Ordinary Resolution.

As more than 50% of the votes were cast in favour of the Ordinary Resolution, the Ordinary Resolution was duly passed by the Independent Shareholders by way of poll.

Tricor Secretaries Limited, the branch share registrar and transfer office of the Company in Hong Kong, was appointed to act as the scrutineer for the vote-taking at the SGM.

By order of the Board
ITC Properties Group Limited
Yan Ha Hung, Loucia
Company Secretary

Hong Kong, 12th November, 2010

As at the date of this announcement, the Directors are as follows:

Executive Directors:

Mr. Cheung Hon Kit (*Chairman*)
Mr. Chan Fut Yan (*Managing Director*)
Mr. Cheung Chi Kit
Mr. Lai Tsan Tung, David
Mr. Chan Yiu Lun, Alan

Non-executive Director:

Mr. Ma Chi Kong, Karl

Independent non-executive Directors:

Hon. Shek Lai Him, Abraham, SBS, JP (*Vice Chairman*)
Mr. Wong Chi Keung, Alvin
Mr. Kwok Ka Lap, Alva