

METROLAND AUSTRALIA LIMITED

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ASX Announcement:

20th November, 2009

The Australian Stock Exchange Announcement Office
PO Box 7558
Brisbane QLD 4001

Subject: **Annual General Meeting 2009**

Metroland Australia Limited (“Metroland”) is pleased to advise that all resolutions put to shareholders at today’s Annual General Meeting were passed on a show of hands.

Resolution 1 Directors’ Remuneration Report

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|-------|---------------------------------|--|
| (i) | No. of proxy votes “for” | 13 (representing holdings of 18,663,988 ordinary shares) |
| (ii) | No. of proxy votes “against” | 3 (representing holdings of 141,028 ordinary shares) |
| (iii) | No. of proxy votes “abstain” | Nil |
| (iv) | No. of proxy votes “discretion” | Nil |

Resolution 2 Ratification of appointment of Mr Wang as a Director

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|-------|---------------------------------|--|
| (i) | No. of proxy votes “for” | 14 (representing holdings of 18,758,816 ordinary shares) |
| (ii) | No. of proxy votes “against” | Nil |
| (iii) | No. of proxy votes “abstain” | 2 (representing holdings of 46,198 ordinary shares) |
| (iv) | No. of proxy votes “discretion” | Nil |

Resolution 3 Re-election of Mr Zhang as a Director

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|-------|---------------------------------|--|
| (i) | No. of proxy votes “for” | 13 (representing holdings of 18,663,987 ordinary shares) |
| (ii) | No. of proxy votes “against” | 1 (representing holdings of 94,828 ordinary shares) |
| (iii) | No. of proxy votes “abstain” | 1 (representing holdings of 15,000 ordinary shares) |
| (iv) | No. of proxy votes “discretion” | Nil |

Resolution 4 Ratification of issue of Ordinary Shares

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|-------|---------------------------------|--|
| (i) | No. of proxy votes “for” | 13 (representing holdings of 18,748,470 ordinary shares) |
| (ii) | No. of proxy votes “against” | 2 (representing holdings of 25,345 ordinary shares) |
| (iii) | No. of proxy votes “abstain” | Nil |
| (iv) | No. of proxy votes “discretion” | 1 (representing holdings of 31,198 ordinary shares) |

Resolution 5 Ratification of issue of Ordinary Shares

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|-------|--------------------------------|--|
| (i) | No. of proxy votes “for” | 13 (representing holdings of 18,748,470 ordinary shares) |
| (ii) | No. of proxy votes “against” | 2 (representing holdings of 25,345 ordinary shares) |
| (iii) | No. of proxy votes “abstain” | Nil |
| (iv) | No. of proxy votes “discretion | 1 (representing holdings of 31,198 ordinary shares) |

Resolution 6 Authorise the Issue of Convertible Notes

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|-------|--------------------------------|--|
| (i) | No. of proxy votes “for” | 15 (representing holdings of 18,794,668 ordinary shares) |
| (ii) | No. of proxy votes “against” | 1 (representing holdings of 10,345 ordinary shares) |
| (iii) | No. of proxy votes “abstain” | Nil |
| (iv) | No. of proxy votes “discretion | Nil |

Yours faithfully,



Frank Shien
Director