



KERRY PROPERTIES LIMITED

(Incorporated in Bermuda with limited liability)

嘉里建設有限公司*

website: www.kerryprops.com

(Stock Code: 00683)

24 August 2011

Kerry Properties achieved nearly HKD 7 bn contract sales as of 30 June 2011 (**70%** of our full year target)

First Half 2011 Financial Highlights

Items	Amount	Change (%) (vs 1H 2010)
Contract Sales	HK\$7,037 mill	+34%
Turnover	HK\$9,318 mill	-20%
Profit Attributable to Shareholders		
- underlying profit	HK\$2,765 mill	+52%
- reported profit	HK\$3,071 mill	+12%
Earnings per Share		
- based on underlying profit	HK\$1.92	+51%
- based on reported profit	HK\$2.14	+11%
Interim Dividend per Share	HK\$0.40	+14%
Net Asset Value Per Share	HK\$42.80	+5% (vs 31.12.10)
Net Cash and Bank Balances	HK\$18,501 mill	+75% (vs. 31.12.10)

Business Highlights

- Kerry Properties has achieved contract sales of approximately HKD 7 bn as of June 30, 2011
- Year to date, our project sales have been met with significant success
 - In Hong Kong, we launched Lions Rise in Wong Tai Sin and SOHO 189 in Sheung Wan. By now, we have sold nearly half of the units at Lions Rise. At SOHO 189, we have sold all of the typical units, comprising 96% of the units at that project. Both projects have set new benchmarks in their respective neighborhoods, achieving an ASP of approximately HKD 10,500/s.f. at Lions Rise and approximately HKD 14,500/s.f. at SOHO 189
 - The decrease in turnover year-on-year is due to the timing of revenue recognition
 - Lions Rise and SOHO 189 were launched on a pre-sale basis
 - The revenue for these projects will be booked upon project completion
 - In Hong Kong, we also continued to sell properties at Larvotto, Island Crest and Primrose Hill
 - In Mainland China, we continued to sell key properties such as Shanghai Central Residences Phase 2 Tower 2, Chengdu Metropolis-Arcadia Court Phase 1 and Hangzhou Parkview Residences Phase 2
- Year to date, we have made strategic land acquisitions in both Hong Kong and Mainland China
 - In May, we purchased a plot of land in Jinan, on which we expect to develop a residential and hotel project
 - In August, we purchased a plot of land in Kau To Shan in Shatin. We plan to develop a high-end project in this traditional luxury residential area
- Our logistics division's revenue has grown significantly, from HKD 4.6 bn in 1H10 to HKD 7.1 bn in 1H11, a 54% increase
- Our balance sheet position is solid, with HKD 18.5bn in net cash and bank balances and nearly HKD 11bn in undrawn bank loan and overdraft facilities
- Gearing improved significantly, from 17.2% as of December 31, 2010 to 12.7% as of June 30, 2011
- Interim dividend per share is HKD 0.40, a 14% increase over the 1H10 interim dividend per share of HKD 0.35
- Net asset value increased 5% from HKD 40.86 per share as of year end 2010 to HKD 42.80 per share as of June 30, 2011