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KERRY PROPERTIES LIMITED

(Incorporated in Bermuda with limited liability)

嘉里建設有限公司*

website: www.kerryprops.com

(Stock Code: 00683)

INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2010

The Board of Directors (the “Board”) of Kerry Properties Limited (the “Company”) announce the unaudited interim results of the Company, its subsidiaries and associated companies (the “Group”) for the six months ended 30 June 2010. The Audit Committee of the Board has met to review the results and the financial statements of the Group for the six months ended 30 June 2010 prior to recommending them to the Board for approval.

The Group’s consolidated net profit attributable to shareholders for the six months ended 30 June 2010 as shown in the consolidated income statement was HK\$2,653 million, representing an increase of 41% compared with HK\$1,876 million reported for the same period in 2009. The Group measured its investment property portfolio on a fair value basis and recorded an increase in fair value of investment properties (net of deferred taxation) of HK\$841 million for the six months ended 30 June 2010 (2009: HK\$890 million). Before taking into account the effects of the aforementioned increase in fair value, the Group recorded an increase of 84% in profit attributable to shareholders to HK\$1,812 million for the six months ended 30 June 2010 (2009: HK\$986 million).

Earnings per share for the six months ended 30 June 2010 were HK\$1.85, representing an increase of 41% compared with HK\$1.31 per share for the same period in 2009. The basis of calculating the earnings per share is detailed in note 5 below.

The effect on the Group's profit attributable to shareholders due to the net increase in fair value of the Group's investment properties and related tax effects is as follows:

	Six months ended 30 June		Change
	2010	2009	
	HK\$ million	HK\$ million	
Profit attributable to shareholders before taking into account the net increase in fair value of investment properties and related tax effects	1,812	986	+84%
Add:			
Net increase in fair value of investment properties and related tax effects	<u>841</u>	<u>890</u>	
Profit attributable to shareholders after taking into account the net increase in fair value of investment properties and related tax effects	<u><u>2,653</u></u>	<u><u>1,876</u></u>	+41%

The Directors have declared an interim dividend of HK\$0.35 per share for the six months ended 30 June 2010 (2009: HK\$0.3), which is payable on Friday, 17 September 2010 to shareholders whose names appear on the Registers of Members of the Company on Monday, 13 September 2010.

At the Company's Annual General Meeting held on 4 May 2010, shareholders approved the final dividend of HK\$0.4 per share for the year ended 31 December 2009 which amounted to a total of approximately HK\$574 million and was paid on 11 May 2010.

CONSOLIDATED INCOME STATEMENT

	Note	Unaudited	
		Six months ended 30 June	
		2010	2009
		HK\$'000	HK\$'000
			(Restated)
Turnover	2	11,697,610	5,404,729
Cost of sales		(4,268,350)	(491,886)
Direct operating expenses		(4,479,679)	(3,085,030)
Gross profit		2,949,581	1,827,813
Other income and net gains		79,609	229,011
Administrative expenses		(549,636)	(514,970)
		2,479,554	1,541,854
Increase in fair value of investment properties		943,654	881,896
Operating profit before finance costs		3,423,208	2,423,750
Finance costs		(20,670)	(42,096)
Operating profit	2,3	3,402,538	2,381,654
Share of results of associated companies		410,390	594,097
Profit before taxation		3,812,928	2,975,751
Taxation	4	(889,365)	(726,632)
Profit for the period		2,923,563	2,249,119
Profit attributable to:			
Company's shareholders		2,652,628	1,876,199
Non-controlling interests		270,935	372,920
		2,923,563	2,249,119
Interim dividend		502,100	428,310
Interim dividend per share		HK\$0.35	HK\$0.30
Earnings per share	5		
- Basic		HK\$1.85	HK\$1.31
- Diluted		HK\$1.83	HK\$1.30

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Unaudited	
	Six months ended 30 June	
	2010	2009
	HK\$'000	HK\$'000
		(Restated)
Profit for the period	2,923,563	2,249,119
Other comprehensive income		
Deferred tax charged to reserves	(413)	(2,168)
Fair value gain on available-for-sale investments	73,542	80,233
Share of other comprehensive income of associated companies	691	2,132
Net translation differences on foreign operations	336,477	27,343
Other comprehensive income for the period (net of tax)	410,297	107,540
Total comprehensive income for the period	3,333,860	2,356,659
Total comprehensive income attributable to:		
Company's shareholders	2,981,682	1,974,449
Non-controlling interests	352,178	382,210
	3,333,860	2,356,659

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

		Unaudited As at 30 June 2010 HK\$'000	Restated As at 31 December 2009 HK\$'000
ASSETS AND LIABILITIES			
Non-current assets			
Property, plant and equipment		3,376,072	3,334,859
Investment properties		36,173,711	34,857,247
Leasehold land and land use rights		329,749	317,906
Properties under development		14,421,852	13,355,118
Land deposits		2,576,880	2,553,084
Associated companies		8,251,357	7,439,298
Derivative financial instruments		47,148	14,263
Available-for-sale investments		1,574,606	1,501,034
Long-term receivables		20,491	23,409
Goodwill		523,012	523,012
		67,294,878	63,919,230
Current assets			
Properties under development		9,125,656	10,599,736
Completed properties held for sale		2,200,296	4,378,262
Accounts receivable, prepayments and deposits	6	7,080,831	2,435,669
Tax recoverable		261,567	82,060
Tax reserve certificates		86,103	64,671
Listed securities at fair value through profit or loss		178,475	162,253
Restricted and pledged bank deposits		96,273	48,790
Cash and bank balances		8,883,063	6,655,585
		27,912,264	24,427,026
Current liabilities			
Accounts payable, deposits received and accrued charges	7	5,162,954	5,936,519
Taxation		1,786,578	1,480,444
Short-term bank loans and current portion of long-term bank loans	8	6,613,556	429,782
Convertible bonds	9	-	142,526
Derivative financial instruments		31,244	79,960
Secured bank overdrafts		1,339	1,065
Unsecured bank overdrafts		1,676	468
		13,597,347	8,070,764
Net current assets		14,314,917	16,356,262
Total assets less current liabilities		81,609,795	80,275,492
Non-current liabilities			
Long-term bank loans	8	7,589,937	9,619,511
Convertible bonds	9	2,527,262	2,462,238
Fixed rate bonds		3,256,098	3,240,870
Amounts due to non-controlling interests		2,826,486	2,796,071
Deferred taxation		4,614,085	4,318,642
		20,813,868	22,437,332
ASSETS LESS LIABILITIES		60,795,927	57,838,160
EQUITY			
Capital and reserves attributable to the Company's shareholders			
Share capital		1,434,571	1,428,953
Share premium		12,094,680	11,926,986
Other reserves		13,413,706	13,063,618
Retained profits		25,825,515	23,677,716
Proposed dividend		502,100	571,581
		53,270,572	50,668,854
Non-controlling interests		7,525,355	7,169,306
TOTAL EQUITY		60,795,927	57,838,160
FINANCIAL HIGHLIGHTS			
		30 June 2010	31 December 2009
Equity attributable to the Company's shareholders (<i>HK\$ million</i>)		53,271	50,669
Net borrowings (including bonds) (<i>HK\$ million</i>)		11,011	9,192
Net asset value (attributable to the Company's shareholders) per share		HK\$37.13	HK\$35.46
Gearing (Net borrowings / Equity attributable to the Company's shareholders)		20.7%	18.1%

NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS

1. Basis of preparation and accounting policies

These unaudited condensed consolidated interim financial statements are prepared in accordance with Hong Kong Accounting Standard (“HKAS”) 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and the disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”).

These condensed consolidated interim financial statements should be read in conjunction with the 2009 annual financial statements. Except as described below, the accounting policies used in the preparation of these condensed interim financial statements are consistent with those used in the annual financial statements for the year ended 31 December 2009.

The following new or revised standards and interpretations are mandatory for the first time for the financial year beginning 1 January 2010:

- HKFRS 2 (Amendment), ‘Group cash settled share-based payment transactions’
- HKFRS 3 (Revised), ‘Business combinations’
- HKAS 27 (Revised), ‘Consolidated and separate financial statements’
- HKAS 39 (Amendment), ‘Financial instruments: recognition and measurement’ - ‘Eligible hedged items’
- HK(IFRIC) - Int 17, ‘Distributions of non-cash assets to owners’
- Improvements to HKFRSs 2009

In particular, the amendment included in ‘Improvements to HKFRSs 2009’ that has had a material impact on the Group’s accounting policies is the amendment to HKAS 17, ‘Leases’.

HKAS 17 (Amendment), ‘Leases’, deletes specific guidance regarding classification of leases of land, so as to eliminate inconsistency with the general guidance on lease classification. As a result, leases of land should be classified as either finance or operating lease using the general principles of HKAS 17 based on whether the lease transfers substantially all the risks and rewards incidental to ownership of an asset to the lessee. Prior to the amendment, land interest which title is not expected to pass to the Group by the end of lease term was classified as operating lease under “Leasehold land and land use rights”, and amortised over the lease term.

HKAS 17 (Amendment) has been applied retrospectively for annual periods beginning 1 January 2010 in accordance with the effective date and transitional provisions of the amendment. The Group has reassessed the classification of unexpired leasehold land and land use rights as at 1 January 2010 on the basis of information existing at the inception of those leases, and recognised certain leasehold land as finance lease retrospectively. As a result of the reassessment, the Group has reclassified certain leasehold land from operating lease to finance lease.

1. Basis of preparation and accounting policies (Continued)

For the property interest classified as finance lease and held for own use, that land interest is accounted for as 'Property, plant and equipment' and is stated at fair value based on periodic valuations less subsequent depreciation. For the property interest classified as finance lease and held for sale in the ordinary course of business or in the process of being developed for such sale, that land interest is accounted for as inventory under 'Properties under development' and is stated at the lower of cost and net realisable value. Prior to the amendment, the amortisation of the land interest during the construction period is capitalised.

The effect of the adoption of this amendment is as below:

	As at 30 June 2010 HK\$'000	As at 31 December 2009 HK\$'000
Decrease in leasehold land and land use rights	(68,776)	(71,307)
Increase in property, plant and equipment	346,610	353,700
Increase in deferred taxation	38,582	38,582
Decrease in retained profits	(360,364)	(355,805)
Increase in other reserves	599,616	599,616
	Six months ended 30 June 2010 HK\$'000	2009 HK\$'000
Increase in direct operating expenses	4,559	3,359

The adoption of this amendment also resulted in a decrease in opening retained profits at 1 January 2009 by HK\$349,087,000.

The following new or revised standards and interpretations have been issued, but not effective for the financial year beginning 1 January 2010 and have not been early adopted:

- HKFRS 9, 'Financial instruments'
- HKAS 24 (Revised), 'Related party disclosures'
- HKAS 32 (Amendment), 'Classification of rights issues'
- HK(IFRIC) - Int 14 (Amendment), 'Prepayments of a minimum funding requirement'
- HK(IFRIC) - Int 19, 'Extinguishing financial liabilities with equity instruments'
- Improvements to HKFRSs 2010

The Group will adopt the above new or revised standards and interpretations as and when they become effective. The Group has already commenced the assessment of the impact to the Group and is not yet in a position to state whether these would have a significant impact on its results of operations and financial position.

2. Principal activities and segmental analysis of operations

(a) An analysis of the Group's turnover and contribution to operating profit for the six months ended 30 June 2010 by principal activities and markets is as follows:

	Turnover		Operating profit	
	Six months ended 30 June		Six months ended 30 June	
	2010	2009	2010	2009
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
				(Restated)
Principal activities:				
Property rental				
- People's Republic of China ("PRC") property	398,004	416,465	284,439	298,630
- Hong Kong property	282,956	269,953	202,116	168,685
	680,960	686,418	486,555	467,315
Property sales (Note)				
- PRC property	746,464	762,941	456,320	389,096
- Hong Kong property	5,449,929	497,570	1,076,615	332,892
	6,196,393	1,260,511	1,532,935	721,988
Hotel operations - PRC property	138,455	109,441	21,211	10,005
Logistics operations	4,625,858	3,284,679	349,493	266,840
Infrastructure	-	-	(88)	(225)
Project, property management and others	55,944	63,680	68,778	33,835
	11,697,610	5,404,729	2,458,884	1,499,758
Increase in fair value of investment properties	-	-	943,654	881,896
	11,697,610	5,404,729	3,402,538	2,381,654
Principal markets:				
PRC	3,450,353	2,826,421	1,399,866	1,443,962
Hong Kong	6,720,618	1,659,827	1,921,569	917,603
United Kingdom	513,530	290,890	19,343	13,756
Others	1,013,109	627,591	61,760	6,333
	11,697,610	5,404,729	3,402,538	2,381,654

Note: Analysis of proceeds from sale of properties

	Six months ended 30 June	
	2010	2009
	HK\$'000	HK\$'000
Property sales proceeds (as above)		
- PRC property	746,464	762,941
- Hong Kong property	5,449,929	497,570
	6,196,393	1,260,511
Sales proceeds from investment properties		
- PRC property	6,507	-
- Hong Kong property	-	614,451
	6,507	614,451
Total property sales proceeds		
- PRC property	752,971	762,941
- Hong Kong property	5,449,929	1,112,021
	6,202,900	1,874,962

2. Principal activities and segmental analysis of operations (Continued)

(b) An analysis of the Group's revenue and results for the six months ended 30 June 2010 by operating segments is as follows:

Six months ended 30 June 2010								
	PRC Property HK\$'000	Hong Kong Property HK\$'000	Overseas Property HK\$'000	Logistics HK\$'000	Infrastructure HK\$'000	Others HK\$'000	Eliminations HK\$'000	Consolidated HK\$'000
Revenue								
Turnover	1,282,923	5,732,885	-	4,625,858	-	55,944	-	11,697,610
Inter-segment revenue	-	-	-	-	-	50,415	(50,415)	-
Inter-segment interest income	-	-	-	-	-	271,153	(271,153)	-
	<u>1,282,923</u>	<u>5,732,885</u>	<u>-</u>	<u>4,625,858</u>	<u>-</u>	<u>377,512</u>	<u>(321,568)</u>	<u>11,697,610</u>
Results								
Segment results before increase in fair value of investment properties	707,392	1,380,562	(3,905)	355,500	(189)	241,337	(271,153)	2,409,544
Increase in fair value of investment properties	568,654	375,000	-	-	-	-	-	943,654
Segment results	1,276,046	1,755,562	(3,905)	355,500	(189)	241,337	(271,153)	3,353,198
Dividend income	-	30,759	13,981	-	-	-	-	44,740
Interest income	15,066	4,205	-	4,208	535	1,256	-	25,270
Interest expenses	(731)	(86,249)	-	(10,215)	(434)	(194,194)	271,153	(20,670)
Operating profit/(loss)	1,290,381	1,704,277	10,076	349,493	(88)	48,399	-	3,402,538
Share of results of associated companies	152,271	110,591	(776)	114,080	37,353	(3,129)	-	410,390
Profit before taxation	1,442,652	1,814,868	9,300	463,573	37,265	45,270	-	3,812,928
Taxation	(531,304)	(272,794)	7,021	(86,239)	-	(6,049)	-	(889,365)
Profit for the period	<u>911,348</u>	<u>1,542,074</u>	<u>16,321</u>	<u>377,334</u>	<u>37,265</u>	<u>39,221</u>	<u>-</u>	<u>2,923,563</u>
Profit attributable to:								
Company's shareholders	685,360	1,542,139	16,321	332,322	37,265	39,221	-	2,652,628
Non-controlling interests	225,988	(65)	-	45,012	-	-	-	270,935
	<u>911,348</u>	<u>1,542,074</u>	<u>16,321</u>	<u>377,334</u>	<u>37,265</u>	<u>39,221</u>	<u>-</u>	<u>2,923,563</u>
Depreciation and amortisation	<u>19,916</u>	<u>2,996</u>	<u>-</u>	<u>90,876</u>	<u>-</u>	<u>1,358</u>	<u>-</u>	<u>115,146</u>
Six months ended 30 June 2009 (Restated)								
	PRC Property HK\$'000	Hong Kong Property HK\$'000	Overseas Property HK\$'000	Logistics HK\$'000	Infrastructure HK\$'000	Others HK\$'000	Eliminations HK\$'000	Consolidated HK\$'000
Revenue								
Turnover	1,288,847	767,523	-	3,284,679	-	63,680	-	5,404,729
Inter-segment revenue	-	-	-	-	-	34,078	(34,078)	-
Inter-segment interest income	-	-	-	-	-	248,748	(248,748)	-
	<u>1,288,847</u>	<u>767,523</u>	<u>-</u>	<u>3,284,679</u>	<u>-</u>	<u>346,506</u>	<u>(282,826)</u>	<u>5,404,729</u>
Results								
Segment results before increase in fair value of investment properties	647,924	573,745	(1,063)	281,721	(210)	226,415	(248,748)	1,479,784
Increase in fair value of investment properties	698,086	183,810	-	-	-	-	-	881,896
Segment results	1,346,010	757,555	(1,063)	281,721	(210)	226,415	(248,748)	2,361,680
Dividend income	-	21,180	6,984	-	-	-	-	28,164
Interest income	13,684	5,584	1,275	3,269	777	9,317	-	33,906
Interest expenses	(8,858)	(45,768)	-	(18,150)	(792)	(217,276)	248,748	(42,096)
Operating profit/(loss)	1,350,836	738,551	7,196	266,840	(225)	18,456	-	2,381,654
Share of results of associated companies	450,424	6,920	36,148	71,834	31,054	(2,283)	-	594,097
Profit before taxation	1,801,260	745,471	43,344	338,674	30,829	16,173	-	2,975,751
Taxation	(566,084)	(88,251)	(5,570)	(60,389)	-	(6,338)	-	(726,632)
Profit for the period	<u>1,235,176</u>	<u>657,220</u>	<u>37,774</u>	<u>278,285</u>	<u>30,829</u>	<u>9,835</u>	<u>-</u>	<u>2,249,119</u>
Profit attributable to:								
Company's shareholders	897,616	654,026	37,774	246,110	30,838	9,835	-	1,876,199
Non-controlling interests	337,560	3,194	-	32,175	(9)	-	-	372,920
	<u>1,235,176</u>	<u>657,220</u>	<u>37,774</u>	<u>278,285</u>	<u>30,829</u>	<u>9,835</u>	<u>-</u>	<u>2,249,119</u>
Depreciation and amortisation	<u>20,203</u>	<u>3,880</u>	<u>-</u>	<u>88,236</u>	<u>-</u>	<u>1,371</u>	<u>-</u>	<u>113,690</u>

(c) An analysis of the Group's total assets as at 30 June 2010 by operating segments is as follows:

As at 30 June 2010								
	PRC Property HK\$'000	Hong Kong Property HK\$'000	Overseas Property HK\$'000	Logistics HK\$'000	Infrastructure HK\$'000	Others HK\$'000	Eliminations HK\$'000	Consolidated HK\$'000
Total assets	<u>40,708,987</u>	<u>36,606,029</u>	<u>1,953,152</u>	<u>12,927,420</u>	<u>904,557</u>	<u>37,976,162</u>	<u>(35,869,165)</u>	<u>95,207,142</u>
As at 31 December 2009 (Restated)								
	PRC Property HK\$'000	Hong Kong Property HK\$'000	Overseas Property HK\$'000	Logistics HK\$'000	Infrastructure HK\$'000	Others HK\$'000	Eliminations HK\$'000	Consolidated HK\$'000
Total assets	<u>38,754,879</u>	<u>34,365,265</u>	<u>1,929,802</u>	<u>12,444,648</u>	<u>872,803</u>	<u>33,949,794</u>	<u>(33,970,935)</u>	<u>88,346,256</u>

3. Operating profit

	Six months ended 30 June	
	2010	2009
	HK\$'000	HK\$'000
		(Restated)
Operating profit is stated after crediting/charging the following :		
<i>Crediting</i>		
Dividend income from listed and unlisted investments	44,740	28,164
Interest income	25,270	33,906
Gain on sale of properties	1,532,935	721,988
<i>Charging</i>		
Depreciation and amortisation	115,146	113,690
Total finance costs incurred	321,054	288,361
Less: amount capitalised in properties under development	(218,783)	(224,709)
	102,271	63,652
Fair value gain on derivative financial instruments	(81,601)	(21,556)
	20,670	42,096

4. Taxation

	Six months ended 30 June	
	2010	2009
	HK\$'000	HK\$'000
The taxation (charge)/credit comprises:		
PRC taxation		
Current	(378,955)	(373,296)
Underprovision in prior years	(284)	-
Deferred	(179,145)	(214,992)
	(558,384)	(588,288)
Hong Kong profits tax		
Current	(221,963)	(83,919)
Overprovision in prior years	9	21
Deferred	(90,651)	(38,524)
	(312,605)	(122,422)
Overseas taxation		
Current	(26,209)	(17,274)
Overprovision in prior years	10,884	-
Deferred	(3,051)	1,352
	(18,376)	(15,922)
	(889,365)	(726,632)

Hong Kong profits tax has been provided at the rate of 16.5% (2009: 16.5%) on the estimated assessable profit for the six months ended 30 June 2010. Income tax on PRC and overseas profits has been calculated on the estimated assessable profit for the six months ended 30 June 2010 at the respective rates of taxation prevailing in the PRC and the overseas countries in which the Group operates.

Land appreciation tax in the PRC is levied on properties developed by the Group for sale, at progressive rates ranging from 30% to 60% on the appreciation of land value, which under the applicable regulations is calculated based on the proceeds of sales of properties less deductible expenditures including land costs, borrowing costs and all property development expenditures.

5. Earnings per share

Basic

Basic earnings per share is calculated by dividing the profit attributable to shareholders of the Company by the weighted average number of shares in issue during the period.

	Six months ended 30 June	
	2010	2009
Weighted average number of shares in issue	<u>1,431,488,482</u>	<u>1,427,337,842</u>
	HK\$'000	HK\$'000 (Restated)
Profit attributable to shareholders	<u>2,652,628</u>	<u>1,876,199</u>
Basic earnings per share	<u>HK\$1.85</u>	<u>HK\$1.31</u>

Diluted

Diluted earnings per share is calculated by adjusting the profit attributable to shareholders of the Company and the weighted average number of shares outstanding for the effects of all dilutive potential shares.

	Six months ended 30 June	
	2010	2009
Weighted average number of shares in issue	1,431,488,482	1,427,337,842
Adjustment for convertible bonds	46,728,311	49,296,291
Adjustment for share options	<u>5,650,949</u>	<u>2,852,372</u>
Weighted average number of shares for the purpose of calculating diluted earnings per share	<u>1,483,867,742</u>	<u>1,479,486,505</u>
	HK\$'000	HK\$'000 (Restated)
Profit attributable to shareholders	2,652,628	1,876,199
Adjustment for finance cost on convertible bonds	<u>55,760</u>	<u>54,355</u>
Profit used to determine diluted earnings per share	<u>2,708,388</u>	<u>1,930,554</u>
Diluted earnings per share	<u>HK\$1.83</u>	<u>HK\$1.30</u>

6. Accounts receivable, prepayments and deposits

Included in accounts receivable, prepayments and deposits are trade receivables. The Group maintains a defined credit policy. The ageing analysis of trade receivables as at 30 June 2010 is as follows:

	As at 30 June 2010 HK\$'000	As at 31 December 2009 HK\$'000
Below 1 month	4,883,108	756,289
Between 1 month and 3 months	564,999	535,751
Over 3 months	129,615	110,801
	<u>5,577,722</u>	<u>1,402,841</u>

7. Accounts payable, deposits received and accrued charges

Included in accounts payable, deposits received and accrued charges are trade payables. The ageing analysis of trade payables as at 30 June 2010 is as follows:

	As at 30 June 2010 HK\$'000	As at 31 December 2009 HK\$'000
Below 1 month	289,596	382,609
Between 1 month and 3 months	121,516	198,649
Over 3 months	202,341	109,721
	<u>613,453</u>	<u>690,979</u>

8. Bank loans

	As at 30 June 2010 HK\$'000	As at 31 December 2009 HK\$'000
Bank loans - unsecured	13,621,575	9,703,065
Bank loans - secured	581,918	346,228
Total bank loans (note (i))	14,203,493	10,049,293
Less : Short-term bank loans and current portion of long-term bank loans	(6,613,556)	(429,782)
	<u>7,589,937</u>	<u>9,619,511</u>

8. Bank loans (continued)

(i) As at 30 June 2010, the Group's bank loans were repayable as follows:

	As at 30 June 2010 HK\$'000	As at 31 December 2009 HK\$'000
Within one year	6,613,556	429,782
In the second to fifth year		
- In the second year	3,113,776	4,152,844
- In the third year	3,661,772	3,999,458
- In the fourth year	462,234	1,328,131
- In the fifth year	84,773	50,528
	<u>7,322,555</u>	<u>9,530,961</u>
Wholly repayable within five years	13,936,111	9,960,743
Over five years	267,382	88,550
	<u>14,203,493</u>	<u>10,049,293</u>

9. Convertible bonds

During the six months ended 30 June 2010, an aggregate remaining principal amount of HK\$121,000,000 of convertible bonds issued in 2005 has been converted into an aggregate of 4,661,914 ordinary shares of HK\$1 each in the Company. Since the issue date, all the 2005 convertible bonds have been fully converted into the ordinary shares of the Company. For the convertible bonds issued in 2007, there has been no conversion of convertible bonds into shares of the Company by the bondholders and no redemption of the convertible bonds by the Group since the issue date. Details of the convertible bonds can be found on the annual financial statements for the year ended 31 December 2009.

10. Commitments

At 30 June 2010, the Group had capital commitments in respect of interests in leasehold land, properties under development, property, plant and equipment and investment in associated companies not provided for in these financial statements as follows:

	As at 30 June 2010 HK\$'000	As at 31 December 2009 HK\$'000
Contracted but not provided for	4,782,816	4,390,595
Authorised but not contracted for	83,190	157,561
	<u>4,866,006</u>	<u>4,548,156</u>

11. Contingent liabilities

Guarantees for banking and other facilities

	As at 30 June 2010 HK\$'000	As at 31 December 2009 HK\$'000
Guarantees for banking and other facilities of certain associated companies (note (i))	2,689,677	2,481,647
Guarantees to certain banks for mortgage facilities granted to first buyers of certain properties in the PRC (note (ii))	<u>597,201</u> <u>3,286,878</u>	<u>569,294</u> <u>3,050,941</u>

- (i) The Group has executed guarantees for banking and other facilities granted to certain associated companies. The utilised amount of such facilities covered by the Group's guarantees which also represented the financial exposure of the Group as at 30 June 2010 amounted to approximately HK\$2,689,677,000 (31 December 2009: HK\$2,481,647,000). The total amount of such facilities covered by the Group's guarantees as at 30 June 2010 amounted to approximately HK\$3,863,423,000 (31 December 2009: HK\$3,863,013,000).
- (ii) The Group has executed guarantees to certain banks for mortgage facilities granted to first buyers of certain properties developed by the Group in the PRC. The utilised amount of such facilities covered by the Group's guarantees which also represented the financial exposure of the Group as at 30 June 2010 amounted to approximately HK\$597,201,000 (31 December 2009: HK\$569,294,000). The total amount of such facilities covered by the Group's guarantees as at 30 June 2010 amounted to approximately HK\$2,340,021,000 (31 December 2009: HK\$1,974,132,000).

Apart from the above, there are no material changes in contingent liabilities of the Group since 31 December 2009.

12. Pledge of assets

As at 30 June 2010, the Group's total bank loans and overdrafts of HK\$14,206,508,000 (31 December 2009: HK\$10,050,826,000) included an aggregate amount of HK\$13,623,251,000 (31 December 2009: HK\$9,703,533,000) which is unsecured and an aggregate amount of HK\$583,257,000 (31 December 2009: HK\$347,293,000) which is secured. The securities provided for the secured banking facilities available to the Group are as follows:

- (i) legal charges over certain properties and port facilities of the Group with an aggregate net book value of HK\$5,531,148,000 (31 December 2009: HK\$4,797,945,000);
- (ii) charges on bank balances amounting to HK\$120,000 (31 December 2009: HK\$113,000) of certain subsidiaries of the Group; and
- (iii) assignments of insurance proceeds of certain properties of the Group.

MANAGEMENT DISCUSSION AND ANALYSIS

(A) Overall Results

Turnover of the Group for the six months ended 30 June 2010 was HK\$11,698 million, which registered an increase of 116% when compared with the turnover of HK\$5,405 million for the corresponding six months ended 30 June 2009. The Group's turnover mainly comprises proceeds from the sales of properties, rental income as well as revenue from hotel operations, warehouse operations and logistics services. The increase in turnover during the period was mainly due to the increase in property sales in Hong Kong and the increase in logistics revenue.

Profit attributable to shareholders before taking into account the net increase in fair value of investment properties and related tax effects for the six months ended 30 June 2010 was HK\$1,812 million (2009: HK\$986 million), representing an increase of 84% over the period.

During the six months ended 30 June 2010, the net increase in fair value of the Group's investment properties and related tax effects in the aggregate amount of HK\$841 million (2009: HK\$890 million) was recognised in the Group's consolidated income statement.

The effect of the Group's profit attributable to shareholders due to the net increase in fair value of the Group's investment properties and related tax effects is as follows:

	Six months ended 30 June		
	2010	2009	
	HK\$ million	HK\$ million	Change
Profit attributable to shareholders before taking into account the net increase in fair value of investment properties and related tax effects	1,812	986	+84%
Add:			
Net increase in fair value of investment properties and related tax effects	<u>841</u>	<u>890</u>	
Profit attributable to shareholders after taking into account the net increase in fair value of investment properties and related tax effects	<u><u>2,653</u></u>	<u><u>1,876</u></u>	+41%

(B) Mainland China Property Division

During the six months ended 30 June 2010, the Group's Mainland China Property Division recorded a turnover of HK\$1,283 million (2009: HK\$1,289 million) and a net profit attributable to the Group of HK\$686 million (2009: HK\$898 million), after taking into account the increase in fair value of investment properties (net of deferred taxation) of HK\$424 million (2009: HK\$737 million).

The period under review witnessed the introduction of measures by the Chinese Government to cool the overheating real estate market. To this end, the State Council issued two circulars in January and April 2010 to prompt provincial, municipal and other related institutions to take measures to tighten credit, increase supply and step up the monitoring of the market. Such measures have calmed activities in the real estate market. However, the Group is able to remain relatively resilient on the back of its sturdy premium property portfolio. Plans for the development and launch of Mainland property projects are expected to progress as scheduled.

(i) **Investment Properties**

During the six months ended 30 June 2010, the Group's investment property portfolio in Mainland China delivered rental income and operating profit of HK\$398 million and HK\$285 million, respectively (2009: HK\$417 million and HK\$298 million, respectively).

As at 30 June 2010, the Group held an investment property portfolio of residential, commercial and office properties in Mainland China with an aggregate gross floor area ("GFA") of 3.82 million square feet (as at 31 December 2009: 3.82 million square feet). Their respective composition and occupancy rates were as follows:

As at 30 June 2010:

	Group's attributable GFA				Total	Occupancy rate
	Beijing	Shanghai	Shenzhen	Fuzhou		
	<i>('000 square feet)</i>					
Office	711	682	814	-	2,207	80%
Commercial	98	441	107	64	710	91%
Residential	277	628	-	-	905	71%
	1,086	1,751	921	64	3,822	

As at 31 December 2009:

	Group's attributable GFA				Total	Occupancy rate
	Beijing	Shanghai	Shenzhen	Fuzhou		
	<i>('000 square feet)</i>					
Office	711	682	815	-	2,208	77%
Commercial	98	442	107	64	711	90%
Residential	277	628	-	-	905	62%
	1,086	1,752	922	64	3,824	

Comparative occupancy rates of key investment properties in Mainland China are set out below:

Property	Occupancy rate as at 30 June 2010	Occupancy rate as at 31 December 2009
Beijing Kerry Centre [^]	84%	76%
Shanghai Kerry Centre	76%	71%
Kerry Everbright City Phase I	82%	88%
Central Residences Phase II Towers 1 & 3	69%	69%
Shenzhen Kerry Plaza Phase I	79%	66%

[^] Excluding Shangri-La's Kerry Centre Hotel, Beijing

(ii) **Sales of Properties**

Sales of properties in Mainland China during the six months ended 30 June 2010 produced turnover and operating profit of HK\$746 million and HK\$456 million, respectively (2009: HK\$763 million and HK\$389 million, respectively), mainly contributed by the sales of Kerry Everbright City Phase II in Shanghai (including residential property Le Loft and Enterprise Square office tower), Central Residences Phase II Tower 2, also in Shanghai, and Gemini Grove in Beijing. During the period under review, the Group also continued the pre-sales of Parkview Residence in Hangzhou and Lakeview in Yangzhou, and launched some of the residential units of Watch Lake in Manzhouli.

Kerry Everbright City Phase II in Zhabei District, Shanghai, is a mixed-use development with an aggregate GFA of approximately 1.6 million square feet. As at 30 June 2010, 98% or 1,142 units out of the total of 1,166 Le Loft residential units were sold, while Enterprise Square, which offers 436 saleable office units, recorded sales of 251 units, representing 58% of the total.

Nestled in the upscale Huashan Road residential neighbourhood in Shanghai, Central Residences Phase II has earmarked 60 units from Tower 2 for sale. As at 30 June 2010, 57% of the lot or 34 units were sold.

Gemini Grove, a boutique-styled apartment project situated at Xinyuanli, Beijing, delivers a GFA of approximately 500,000 square feet, inclusive of commercial and underground areas, of which the apartments offer a GFA of approximately 331,000 square feet. The Group holds a 71% interest in the project. Out of a total of 317 units, 280 units or 88% were sold as at 30 June 2010.

(iii) Properties under Development

In the light of the macro-control policies, the sentiment of China's property market became more cautious in the first half of 2010 when compared with 2009. Underpinned by a premier land bank portfolio in Mainland China, the Group is nevertheless set to move ahead with its projects in major provinces and cities as planned, and will continue to pursue new sites that hold long-term value in cities with promising potential.

Shanghai

As a result of tightened property financing from banks, the period under review witnessed less activity in Shanghai's residential property market as compared with the first half of 2009. Some downward adjustments in property prices were witnessed, but the extent of these corrections was limited. In particular, prices of properties in central city districts have remained stable.

A mixed-use development lying in the heart of Shanghai's business area, Jing An District, Jing An Kerry Centre progressed smoothly with construction work. The Jing An Kerry Centre project is being jointly developed by the Group and Shangri-La Asia Limited ("Shangri-La"), with respective shareholdings of 51% and 49%. The 2.74 million square-foot project, comprising the development of a deluxe hotel, an international Grade-A office tower and upscale shopping mall premises, is scheduled to be completed in 2012.

The Group also holds a 40.8% interest in a mixed-use property project, Kerry Parkside, in the Pudong District, Shanghai. Scheduled to be completed in the fourth quarter of 2010 and to commence operation in the first quarter of 2011, this joint venture project is located close to the Shanghai New International Expo Centre at the core of Huamu District in the Pudong New Area. The development comprises a hotel, offices, an apartment-style hotel, commercial properties and related ancillary facilities, across a GFA of approximately 2.62 million square feet. Pre-leasing of the commercial and office units has seen an active response from the market.

Shenzhen

Kerry Plaza Phase II is a Grade-A office project in Shenzhen. Enjoying close connectivity with the Futian station of the future Guangzhou-Shenzhen-Hong Kong Express Rail Link, the Phase II project offers a GFA of approximately 850,000 square feet. Construction is ongoing as scheduled and, upon targeted completion in 2011, the project will become a major landmark in Futian Central District and a premium office building in Shenzhen.

Tianjin

The Group's mixed-use property project in Hedong District, Tianjin, is located in the heart of the Tianjin South Railway Station CBD, adjacent to the Tianjin Financial Street neighbourhood and overlooking the Haihe River. Connected to Metro Line 9 and the Inner Ring, the development enjoys a convenient transport network. The development is planned to include a hotel, Grade-A offices, upscale residential accommodation, a shopping mall and serviced apartments, with a GFA of approximately 5.22 million square feet. The project, in which the Group holds a 49% interest, will be developed by leveraging the combined experience of the respective joint venture partners in hotel, commercial and residential developments. Construction is currently in progress and scheduled for completion in phases between 2012 and 2015. Upon completion, the project will add an iconic landmark to Tianjin's city skyline.

Hangzhou

The Group owns two sites in Xiacheng District, Hangzhou, the first of which is located at the busy junction of Yan'an Road and Qingchun Road, in the bustling city centre. Close to the future interchange station for Metro Lines 1 and 2, and adjacent to the Xihu (West Lake), the site is designated for the development of a mixed-use property comprising a hotel, offices, apartments and a large-scale commercial retail mall complex with a total GFA of approximately 2.22 million square feet. Piling works are expected to commence by the first quarter of 2011, and the entire development is targeted for completion in phases by 2014. After completion, it will become the new landmark of Hangzhou.

The second site in Xiacheng District is earmarked for the development of Parkview Residence. Situated only 12 kilometres from the city centre and highly accessible with a public transport hub in close proximity, the project will yield a GFA of approximately 2.63 million square feet. It is expected to be completed in phases before 2013. The pre-sales for Parkview Residence Phase I since December 2008 have met with an overwhelming market response, validating its appeal to buyers. As at 30 June 2010, 584 units were sold, representing a pre-sales ratio of approximately 99%.

Nanjing

The Group and Shangri-La are co-developing a premier site at Zhong Yang Road in Gu Lou District, Nanjing. Lying at the heart of Nanjing, the site is designated for the development of a mixed-use project including hotel and commercial properties with a total GFA of approximately 915,000 square feet. The Group holds a 45% interest in this project. The development is currently in design phase with construction expected to commence in the second half of 2010. Being the provincial capital of Jiangsu, Nanjing is also the commercial, trading, financial, tourism and logistics centre of the Yangtze Delta.

Chengdu

The Group's residential development, The Metropolis-Arcadia Court, in Chengdu, the provincial capital of Sichuan Province, is located in the southern part of the High-Tech Industrial Development Zone. The project, in which the Group holds a 55% interest, is expected to generate a developable GFA of approximately 6.85 million square feet. In line with its strategy of developing into a "World Modern Garden City", Chengdu has rolled out breakthrough plans to build the zone into the city's future commercial centre. The zone will incorporate facilities such as convention centres, a consular quarter, five-star hotels, a business district and a technology park. The project also lies close to the city's main traffic artery and municipal park, placing it in the ideal neighbourhood for the development of luxury residences. Underground works on Phase I of the project are completed, and the main structural engineering works are now ongoing. Construction of Phase I is expected to be completed by 2012 with Phases II and III due for completion in several stages to 2014.

Nanchang

In Nanchang, the provincial capital of Jiangxi Province, the Group is developing a mixed-use property through a joint venture with Shangri-La. The Group holds an 80% interest in the project. Lying at the heart of Honggutan central district, the development blueprint includes hotel, office, commercial and high-end apartment properties, with a total GFA of approximately 2.57 million square feet. The project site commands a premium location, and is situated in the core area of the new administrative centre of Nanchang and adjacent to the government offices. With the project's schematic design currently in progress, construction work is targeted to commence in the fourth quarter of 2010, with phased completion expected between 2013 and 2015.

Changsha

The Group holds a 61% interest in a joint venture residential and commercial property project in Changsha, the provincial capital of Hunan Province. The site is located in the Tianxin District to the west of the provincial government offices, and enjoys exquisite river vistas of the Xiang Jiang. The project is expected to deliver a GFA of approximately 3.21 million square feet. Piling works are currently under way, and the project is scheduled to be completed in phases between 2012 and 2014.

Shenyang

The Group's 60%-owned Shenyang Kerry Centre project in Shenyang, the capital of Liaoning Province, is located on the east side of Qingnian Street and to the south of Qingnian Park, which is the core area of the city's landmark Golden Corridor development. Shenyang is not only the largest municipality in Northeastern China, but also a historic site and tourist destination. The site yields a GFA of approximately 14 million square feet, and is designated for the development of a mixed-use project including a hotel, offices, shopping mall, residences and apartments. Phase I of the residential and hotel development has moved into the construction stage, and the project is targeted for completion in phases between 2013 and 2022.

Yangzhou

The Group's hotel and luxury residential project in Yangzhou is located at Xincheng West District, a stylish neighbourhood of museums and other cultural facilities, and nestles in a wooded lakeside environment. Construction of the residential portion, Lakeview, has been completed with delivery scheduled for September 2010. Up to 30 June 2010, 111 units had been sold, representing a pre-sales ratio of 64%.

Qinhuangdao

The Group's 60%-owned seafront deluxe residential project in Qinhuangdao, Hebei Province, is currently in the planning stage. This development is expected to generate a GFA of approximately 4.76 million square feet, and is expected to be completed in phases up to 2014. Qinhuangdao is a major export trading port and key tourist destination in Northern China, with excellent economic advantages and growth potential to be leveraged as part of the development of the Beijing-Tianjin-Hebei metropolis circle.

Manzhouli

The Group's residential and commercial property project, Watch Lake, is located in Manzhouli, Inner Mongolia. Phase I of the project is targeted to be completed in 2010. Manzhouli is a major land-transport trading depot for Sino-Russian trade and enjoys unique geographical advantages. The project is expected to yield a developable GFA of approximately 930,000 square feet. Its Phase I residential portion is now completed for inspection with sales having commenced in the second quarter of 2010. Occupation of the first batch of residential units is expected to take place in the third quarter of 2010. As at 30 June 2010, 52 units were sold, representing a pre-sales ratio of 55%.

Tangshan

The Group, through a joint venture with subsidiaries of Shangri-La and Allgreen Properties Limited, is developing a mixed-use project located at Da Li Road in Fenghuang Xincheng, Tangshan. The project comprises the development of a hotel and residential and complementary commercial properties, with a developable GFA of about 2.99 million square feet. The Group holds a 40% interest in the joint venture project. Tangshan is an important coastal city in Northern China, lying in proximity to Beijing and Tianjin, and holds promising prospects for development. The project is scheduled to be completed in phases between 2013 and 2014.

(iv) Shangri-La's Kerry Centre Hotel, Beijing

During the six months ended 30 June 2010, Shangri-La's Kerry Centre Hotel, Beijing, generated turnover and operating profit of HK\$139 million and HK\$21 million, respectively (2009: HK\$109 million and HK\$10 million, respectively), and achieved an average occupancy rate of 67% (2009: 42%). The Group holds a 71.25% interest in the hotel.

(C) Hong Kong Property Division

During the six months ended 30 June 2010, turnover of the Hong Kong Property Division was HK\$5,733 million (2009: HK\$768 million), producing a net profit attributable to the Group of HK\$1,542 million (2009: HK\$654 million), after taking into account the increase in fair value of investment properties (net of deferred taxation) of HK\$418 million (2009: HK\$153 million).

The Division's turnover was mainly attributed to the recognition of sales from Primrose Hill as well as the sales of Island Crest.

The Division enjoys an advantageous position in Hong Kong on its balanced portfolio of premier assets, including some of Hong Kong's most prestigious properties in exclusive addresses on the supply-constrained Island side. The Division will gain further growth traction as the supply of quality projects continues to be restricted. The Division's portfolio includes completed projects available for sale, a solid investment property asset base, a number of properties under development, and a land bank held in reserve for future development. With the aid of this premium portfolio, the Group can secure satisfactory returns from property sales while earning a stable stream of recurrent income from its investment assets.

(i) Investment Properties

During the first six months of 2010, the Group derived rental turnover and operating profit of HK\$283 million and HK\$202 million, respectively (2009: HK\$270 million and HK\$169 million, respectively) from its premier investment property portfolio in Hong Kong.

As at 30 June 2010, the Group held an investment property portfolio of residential, commercial and office properties in Hong Kong measuring an aggregate GFA of 2.59 million square feet (as at 31 December 2009: 2.59 million square feet). The GFA breakdown and the respective occupancy rates were as follows:

	As at 30 June 2010		As at 31 December 2009	
	Group		Group	
	attributable GFA	Occupancy rate	attributable GFA	Occupancy rate
	('000 square feet)		('000 square feet)	
Residential [△]	722	98%	722	96%
Commercial	1,194	95%	1,194	94%
Office	646	94%	646	93%
	2,562		2,562	

[△] Excluded Belgravia

Enterprise Square Five/MegaBox

MegaBox, the Group's retail and leisure flagship located in East Kowloon, has a GFA of 1.1 million square feet, which were 97% leased as at 30 June 2010 (as at 31 December 2009: 96%). As part of its tenant mix optimization initiative, the mall has brought in Japanese general merchandise store JUSCO and world-renowned home lifestyle brand IKEA, with the intention of bringing more retail, entertainment and dining innovations to local consumers and tourists.

The two Enterprise Square Five towers, setting the benchmark for Grade-A offices in East Kowloon, were 100% occupied as at 30 June 2010 (as at 31 December 2009: 99%).

(ii) Sales of Properties

During the six months ended 30 June 2010, turnover of HK\$5,450 million (2009: HK\$498 million) was achieved from sales of completed properties in Hong Kong. An operating profit of HK\$1,077 million (2009: HK\$333 million) was posted during the first six months of 2010. The Division's sales activities mainly included that of Island Crest and Primrose Hill.

During the period under review, the Hong Kong SAR Government introduced new measures to further control the pre-sales and sales of new properties with a view to preventing the real estate market from overheating. Although these measures had a certain cooling and stabilizing effect, the property market continued to be fuelled by strong market liquidity, the prevailing low interest rates and, above all, a fundamentally sound economy. Albeit subject to some adjustments in certain segments, the Group's focus on the premier property segment remains relatively intact. The launches of Island Crest and Primrose Hill during the period produced satisfactory sales for the Group.

Island Crest, First Street, Hong Kong

Island Crest, an urban renewal project offering 488 residential units and approximately 16,000 square feet of shop units, is now setting the standard for luxury residences in Western District. Situated in a prime location, the project offers a total GFA of approximately 440,000 square feet. Its introduction generated an overwhelming market response and, as at the end of June 2010, 357 units were sold, accounting for 73% of the total. The certificate of compliance has been issued for Island Crest, and units are being handed over to buyers in phases starting from June 2010.

Primrose Hill, Tsuen Wan

Primrose Hill is a landscaped-garden luxury residence located in Tsuen Wan. Pre-sales launched in June 2009 produced a warm market response. Nestled in the surrounding lush green, Primrose Hill has been conceived according to an In-and-Out design concept to give residences and the clubhouse excellent views. The development offers 548 units with a GFA of approximately 400,000 square feet. Up to 30 June 2010, 483 units, accounting for 88% of the total, had been sold. The certificate of compliance for Primrose Hill has been issued, and the units are being handed over to buyers in phases starting from July 2010.

(iii) Properties under Development

Larvotto, Ap Lei Chau

Larvotto, the Group's 35%-held joint venture residential project in Ap Lei Chau, offers 715 residential units, of which the Group shares an attributable GFA of approximately 320,000 square feet. Larvotto is the biggest new development on the supply-restricted Hong Kong Island, lying in a favourable position between the mountains and the sea. The project was launched in mid-2010 as scheduled.

King's Road, Quarry Bay

The Group's development at 683 King's Road, Quarry Bay, has now been named Kerry Centre. Upon planned completion by the fourth quarter of 2010, the office tower will become another major landmark for the Eastern District. The project will yield a developable GFA of approximately 511,000 square feet, in which the Group holds a 40% interest.

Shan Kwong Road/Village Terrace, Happy Valley

Construction works are ongoing at the two adjacent sites at No. 20 Shan Kwong Road and Nos. 1 – 5 Village Terrace, Happy Valley. The sites will generate a developable GFA of approximately 220,000 square feet. The Group holds a 71% interest in this luxury residential project, completion of which is scheduled for the second quarter of 2011.

8 Muk Lun Street, Wong Tai Sin

The premier residential and commercial property project at 8 Muk Lun Street, Wong Tai Sin, is expected to deliver a developable GFA of approximately 767,000 square feet of residences and approximately 153,000 square feet of commercial properties. The project, which is expected to complete in the fourth quarter of 2011, is set to become yet another uniquely-designed premium city living space developed by the Group.

Wilmer Street, Sheung Wan

The Group's reconstruction project in Wilmer Street, Sheung Wan, will be redeveloped into premier residences and retail space, with a developable GFA of approximately 142,000 square feet. Construction works are in progress, and the project is scheduled to complete in the second quarter of 2012. The Group holds a 71% interest in this project. Due to the limited developable land supply in Central and Western districts, the development will become another prominent property generating satisfactory returns.

Yuk Yat Street, To Kwa Wan

The redevelopment of No. 5 and No. 9 Yuk Yat Street, To Kwa Wan, into residential and commercial properties is planned to be completed by the third quarter of 2012. Construction works are in progress, and the project is expected to yield a GFA of approximately 150,000 square feet.

Hing Hon Road, Mid-Levels West

The 71%-held joint venture project at 18 – 27 Hing Hon Road, Mid-Levels West, is situated in an exclusive locality between Pokfulam and Western District, and adjacent to the University of Hong Kong. The neighbourhood is also home to many prestigious schools. The project will see the development of luxury residences with a GFA of approximately 178,000 square feet. Reconstruction works are in progress and the project is expected to complete in the second quarter of 2013.

Macau

The Group's luxury residential apartment project in Nam Van Lake will yield a developable GFA of approximately 400,000 square feet upon its scheduled completion in the third quarter of 2013. The development is situated in a prime location graced with full unobstructed views of the Nam Van Lake and Macau peninsula.

The proposed reclamation scheme in Macau has already been approved by the Central Government. The Group will further liaise with the Macau SAR Government in respect of the implementation of the land exchange procedure.

(D) Overseas Property Division

The Group's Overseas Property Division holds a portfolio of properties in Australia and the Philippines.

(i) Australia

As at 30 June 2010, 1,249 units (as at 31 December 2009: 1,141 units) of the Group's 25%-owned Jacksons Landing project were sold, representing 93% of the total of 1,339 units offered for sale. This residential and commercial development is situated on a 12-hectare site on the Pymont Peninsula in Sydney.

(ii) The Philippines

The Group's property investments in the Philippines are held through Shang Properties, Inc. ("SPI") in which it maintains a 34.61% equity interest and a 30.75% interest in its depository receipts. SPI holds (i) a 78.72% interest in the Shangri-La Plaza Mall, Manila and (ii) indirect interests in The Enterprise Center, an office and commercial property in Makati, Manila's financial district. As at 30 June 2010, the occupancy rates of Shangri-La Plaza Mall and The Enterprise Center were 97% and 83%, respectively (as at 31 December 2009: 99% and 89%, respectively).

Shangri-La Plaza Mall continues to deliver a satisfactory performance. Expansion works are ongoing on an adjacent site to build an extension for the mall and additional residential units. This project will yield an additional GFA of approximately 1.99 million square feet, of which approximately 428,000 square feet are designated as retail space and approximately 1.49 million square feet for residential development. Pre-sales of the residential units were launched in March 2010 with an overwhelming response, and 420 units were sold as at the end of June, accounting for 34% of the total.

SPI also participates in the development of The St. Francis Shangri-La Place, a residential project located in Mandaluyong City, Manila. As at 30 June 2010, 1,131 units (as at 31 December 2009: 1,108 units) out of the total of 1,152 residential units at Towers 1 and 2 of The St. Francis Shangri-La Place were sold. In addition, SPI has taken part in a hotel and luxury residential development in Fort Bonifacio, Taguig, Manila. The project incorporates the building of a six-star resort hotel and luxury residences, as well as approximately 38,750 square feet of retail premises. SPI holds a 40% interest in this project.

(E) Logistics Network Division

The Division's financial results for the first half of 2010 were well ahead of the previous period, substantially driven by strong performances in its focus markets in Asia. In most respects, the Division's operations and business development in the six-month period matched management expectations at the beginning of the year.

During the six months ended 30 June 2010, the Division posted a 41% year-on-year increase in turnover to HK\$4,626 million (2009: HK\$3,285 million). Net profit attributable to the Group also displayed robust growth of 36% year-on-year to HK\$332 million (2009: HK\$245 million).

The Division operates a global network of businesses across 24 countries, supported by facilities space of over 19 million square feet and a staff force of approximately 7,000 employees.

Over the last two quarters, global trade has continued to bounce back from its precipitous decline a year ago, with most of the increase in logistics demand driven by the worldwide restocking process. As the global rebalancing of demand begins to stabilize, it is expected that inventories will resume normal levels signalling the end of the restocking cycle. However, strong growth prospects will continue to be witnessed in the Division's key Asian markets as developed nations increasingly tap into the dynamism of the developing world to restart their stalled economies.

(i) Integrated Logistics ("IL")

The Division continues to leverage its worldwide network of warehouses and logistics centres to provide a comprehensive scope of advanced IL services serving the supply chains of end-user segments ranging from electronics, fashion, and fast-moving consumer goods to perishable commodities.

During the first half of 2010, the Division's IL segment delivered a 19% year-on-year increase in turnover to HK\$1,820 million (2009: HK\$1,530 million). Geographically, South Asia and Greater China produced the strongest growth for the segment.

Hong Kong

The Division has moved forward its plans to further differentiate its leading scale and market position in Hong Kong. The new 270,000 square-foot product customization and consolidation centre, PC3, in Tai Po Industrial Estate is now nearing completion. Upon scheduled commissioning in the fourth quarter of 2010, PC3 will be designated to fulfil the sophisticated supply-chain requirements of fashion-chain clients.

Designed to deliver an environmental performance of world standard, PC3 is the only industrial premises in Hong Kong to have been awarded both a Gold Rating under the HK-BEAM accreditation system and recognized by the LEED international green building certification system. This is an important imperative for PC3 in serving global brands from the United States and Europe.

China Focus

This focus market continues to perform strongly with the Division's distribution network in Greater China being further strengthened. Across Mainland China, the Division currently operates a total of 4 million square feet of logistics facilities. Construction is now under way in Kunshan and Chongqing to put new capacity into service next year.

The global economic transition from West to East is becoming more evident after the financial crisis in 2008 which caused a new shift in the economic centre of gravity. The Division has been progressively rolling out its three-territory development plan ahead of this trend, involving strategic moves in 2005 to acquire 70% ownership of EAS International Transportation Ltd., the leading operator in China, and rebranding it into the distinctive trademark of Kerry EAS Logistics, followed by the establishment of a joint venture operation with Taiwan's major land transportation operator T.Join Transportation Co.,Ltd ("T.Join") in 2008.

With the Economic Cooperation Framework Agreement now in place, bilateral trade between Mainland China and Taiwan is expected to be boosted significantly. To further enlarge its footprint in Greater China, the Division will actively identify and evaluate merger and acquisition opportunities in China.

Asia Based

The global economy has been recovering faster than expected from the recession, with Asia leading the way. In particular, trade activities within the member countries of the Association of Southeast Asian Nations ("ASEAN") have seen substantial increases, with further momentum added following the establishment of the China-ASEAN Free Trade Area. Against this background, KART Logistics (Thailand) Limited ("KART"), the Division's ASEAN business vehicle, achieved a sound performance during the first half of 2010.

KART's cross-border road transportation network is the first operation to serve the geographically challenging ASEAN market. KART's trucking fleet now links Singapore, Malaysia, Thailand, Vietnam, Cambodia and Laos directly with Kunming and Shenzhen in China.

In other parts of Asia, new facilities are under construction in Da Nang and Hung Yen in Vietnam. The logistics centre in Ho Chi Minh City is also being expanded to cater to growing demand for IL services in the country. As the new facilities come into service in the fourth quarter of 2010 and in 2011, the Division's Vietnam operations will be supported by logistics facilities with a total area of over 800,000 square feet.

Thailand is another market demonstrating strong growth. Kerry Siam Seaport enjoyed significant cargo volume growth as the fall in trade in the country rapidly reversed as from the end of 2009. Turnover generated by Kerry Siam Seaport for the first half of 2010 registered an over 100% increase compared with the same period in 2009. With export growth still under way, business gains are expected to continue to expand into the remainder of the year.

The Division expects its Asian segment to contribute to further improvements in performance as the region continues to benefit from recovering consumption dynamics in the West.

(ii) International Freight Forwarding ("IFF")

Although the Division remains alert to the impact of strains now being seen in the Eurozone, the IFF segment delivered a marked improvement in results in the first six months of this year. Segment turnover was up 60% to HK\$2,806 million (2009: HK\$1,755 million), producing a turnaround on the back of stabilized business operations.

Steps taken in the past few years to achieve a critical mass for the segment have yielded encouraging gains to the bottom line and business volume. With a more meaningful scale of business activity now in Europe, the IFF segment will seek to achieve synergies from cross-business pursuits with the IL segment. To this end, the Division continues to pursue acquisition opportunities in Europe.

The Division is working to strengthen the links between its operations in the East and West in order to build revenue and earnings streams.

(iii) Logistics Investments

Logistics investments held by the Division include a 15% interest in Asia Airfreight Terminal, a 25% interest in Chiwan Container Terminal and, through joint ventures, an approximately 20% stake in the Taiwan-based T.Join.

T.Join is an important component of the Division's cross-strait business plan. Since the acquisition in 2008, the Division has applied its expertise and experience to helping the management of T.Join pursue an enhanced goal of achieving three-pronged growth in 'quality, value and volume'. In June 2010, the Division assumed control of the management of T.Join, another major step in building a unique three-territory cargo transportation platform.

(iv) Information Technology ("IT")

The Division has been continuously strengthening its IT infrastructure foundation by building a new data centre in the coming PC3 premises. It will be the second major data centre of the Division in Hong Kong upon its completion later this year, running in active-active mode together with the primary data centre in Kerry Cargo Centre to enhance the overall business continuity capability. Meanwhile, the Division is also building a RFID solution for a flagship electronic project to facilitate its kitting line operations, in order to improve its accuracy and efficiency.

(F) Infrastructure Division

The Infrastructure Division continues to maintain a solid business portfolio comprising investments in the infrastructure, environmental and utilities-related sectors in Hong Kong and Mainland China. This Division continues to deliver a stable performance and produce a healthy stream of recurrent income for the Group. During the six months ended 30 June 2010, the Division generated net profit attributable to the Group of approximately HK\$37 million (2009: HK\$31 million).

(i) Hong Kong

The Group maintains a 15% interest in the Western Harbour Crossing and a 15% stake in the Cross Harbour Tunnel management contract. The management contract for the Cross Harbour Tunnel will expire on 31 October 2010. During the first six months of 2010, the Group's share of the aggregate net profits from these investments amounted to HK\$36 million (2009: HK\$29 million).

(ii) Mainland China

The Group maintains a 13% beneficial interest in a water treatment project in Hohhot Municipality, Inner Mongolia Autonomous Region, which contributed a shared net profit of HK\$1 million (2009: HK\$2 million) during the six months ended 30 June 2010.

(G) Financial Review

The Group has centralised funding for all its operations. This policy achieves better control of treasury operations and lower average cost of funds.

The Group closely reviews and monitors its foreign exchange exposure. As at 30 June 2010, total foreign currency borrowings (excluding Renminbi (“RMB”) borrowings) amounted to the equivalence of HK\$3,701 million and RMB loans amounted to the equivalence of HK\$656 million. Therefore, non-RMB total foreign currency borrowings and RMB loans represented approximately 19% and 3% respectively, of the Group’s total borrowings of HK\$19,987 million as at 30 June 2010.

The non-RMB total foreign currency borrowings of HK\$3,701 million mainly include the Fixed Rate Bonds amounting to US\$420 million (approximately HK\$3,256 million (net of direct issue costs)). The Group has arranged cross currency swap contracts amounting to US\$310 million to hedge the exchange rate exposure between Hong Kong dollars and United States dollars.

Out of the Group’s total borrowings as at 30 June 2010, HK\$6,614 million (representing approximately 33%) was repayable within one year, HK\$5,641 million (representing approximately 28%) was repayable in the second year, HK\$4,209 million (representing approximately 21%) was repayable in the third to fifth years and HK\$3,523 million (representing approximately 18%) was repayable over five years. The Group continued to maintain most of its borrowings on an unsecured basis, with unsecured debt accounting for approximately 97% of total borrowings as at 30 June 2010. The Group will continue to obtain financing on an unsecured basis whenever possible, and supplement such borrowings with secured project financing as and when the need arises.

As at 30 June 2010, the gearing ratio for the Group was 20.7% (as at 31 December 2009: 18.1%), calculated based on net debt of HK\$11,011 million and shareholders’ equity of HK\$53,271 million.

As at 30 June 2010, the Group had outstanding interest rate swap contracts which amounted to HK\$2,300 million in total, enabling the Group to hedge its interest rate exposure and to have a more stable interest rate profile.

In terms of the Group’s available financial resources as at 30 June 2010, the Group had total undrawn bank loan and overdraft facilities of HK\$10,506 million and net cash on hand of HK\$8,976 million. Besides, on 30 April 2010, Wiseyear Holdings Limited, a wholly-owned subsidiary of the Company, established a US\$1,000 million Medium Term Note Programme to help access diversified funding sources. In addition, the generation of strong recurrent cashflows from the Group’s investment property portfolio, hotel operations and logistics, freight forwarding and warehousing businesses provides the Group with a strong financial position, and enables the Group to reap the benefits of investment opportunities as and when they arise.

On 30 June 2010, Standard & Poor’s affirmed a “BBB-” credit rating for Kerry Properties Limited with a stable outlook.

(H) Outlook

(i) Mainland China Property Division

With the government’s rapid moves to introduce economic stimulus measures in the wake of the global financial tsunami, China has successfully avoided a recession and indeed became one of the few economies in the world to have maintained growth. However, along with the expansion of domestic demand and loosening of credit came inflationary pressures, the property market was among the first to rebound, with overheating developing since the second half of 2009.

The State Council has shown concern over soaring property prices since the end of last year. In April 2010, the State Council announced ten measures to further reduce financing on properties, with a view to curbing speculation, while increasing supply and tightening control.

These measures have inevitably had an inhibitive effect on the property market in the short term. Property prices in major cities have seen corrections, with transactions becoming less active. Buyers have become more cautious, preferring to await a clearer market direction. However, as the Group commands a unique portfolio of projects in exclusive locations, and a significant portion of the projects is still under construction, it is therefore believed that the new round of control measures will not have a significant negative impact on the Group's businesses.

In terms of the magnitude of macro-tightening, the latest efforts are less severe than the previous control measures, but the duration of implementation is longer than before. There have not been major slides in property prices. Taking the core central districts of major cities, where the Group's investments are focused, as an example, property prices have only shown an easing of the up-trend or a slight decline. Such resilience is attributed to the genuine demand for real estate driven by recent years of economic growth and urbanization. The lack of investment channels in Mainland China and the continued strong Renminbi also underline the investment value of properties.

The Group will continue to develop and hold premium property projects and land reserves in Beijing, Shanghai, Shenzhen and other core provincial cities. It is set to take advantage of the current correction phase to put focused efforts on the planning and construction of existing projects, with a view to furthering the brand position of Kerry Properties through quality excellence.

(ii) Hong Kong Property Division

Following the local property market's robust growth since 2009, in terms of both sales volume and prices across most market sectors, the up-trend will ease in the second half of 2010 with growth expected to be sustained in the long term.

Economic recovery, low interest rates, market liquidity and capital inflow from overseas investors will continue to render support to the residential, office and retail property markets. The strong performance of the local market also demonstrates that Hong Kong remains one of the most attractive markets for property investment.

The Group will continue to roll out its sales launches at a steady rate, and has further plans for the expansion of its land bank to support the growth momentum. In particular, the Division will continue to build on its unique competitive edge in the luxury residential sector.

The Group is also confident that the ongoing leasing activities for its office and retail properties will continue to be underpinned by the improving economy, which will lead to further commitments from corporate tenants and a rebound in retail sales.

(iii) Logistics Network Division

Identifying Greater China and ASEAN as the key growth engines, the Division is set for double-digit earnings growth for the full year with the outlook for 2011 continuing to be promising.

Looking ahead, the Division will continue to focus its IL offerings on these two growing markets, with ongoing efforts to be expended on strengthening its network in Europe to support the further development of its IFF business. At the same time, the Division is continuing to globalize its footprint by entering new markets and growing existing market share by delivering new logistics solutions.

As the global logistics industry emerges from recession, the Division expects to embark on another period of sustained growth fuelled by both market dynamics and active business pursuits. As such, mergers and acquisitions will continue to be pursued in its home base of Asia as well as in Europe.

The Division looks forward to building on its distinctive expertise, asset base and financial strength in order to position its business competitively to secure further growth ahead.

(iv) Infrastructure Division

The Division will continue to maintain its investment portfolio in order to produce a steady source of recurrent income for the Group.

INVESTOR RELATIONS

The Group actively participates in meetings and conferences to maintain regular communications with financial analysts, fund managers and the investor community. The Group had participated a number of roadshows and investors' conferences during the six months ended 30 June 2010 and some of them are set out below:-

<i>Event</i>	<i>Venue</i>
Credit Suisse Asian Investment Conference	Hong Kong
Deutsche Bank Access Asia Conference	Singapore
Deutsche Bank Access China Conference	Beijing
Macquarie China/Hong Kong Conference	Hong Kong
UBS Greater China Conference	Shanghai
US Non-deal Roadshow	New York, Boston, San Francisco

STAFF

As at 30 June 2010, the Company and its subsidiaries had approximately 10,000 employees. Salaries of employees are maintained at competitive levels while bonuses are granted on a discretionary basis. Other employee benefits include provident fund, insurance, medical cover, subsidised educational and training programmes as well as share option schemes.

SHARE OPTIONS

On 17 April 2002, the shareholders of the Company approved the termination (to the effect that no further options shall be offered) of an executive share option scheme (the "1997 Share Option Scheme") and the adoption of a new share option scheme (the "2002 Share Option Scheme"). The 2002 Share Option Scheme is designed to motivate executives and key employees and other persons who may make a contribution to the Group, and enables the Group to attract and retain individuals with experience and ability and to reward them for their contributions.

As at 30 June 2010, a total of 22,772,570 share options (the "Options") were outstanding which comprised 240,570 and 22,532,000 Options granted under the 1997 Share Option Scheme and the 2002 Share Option Scheme respectively.

CORPORATE GOVERNANCE

Compliance with Code Provisions

During the six months ended 30 June 2010, the Company has complied with the provisions of the Code on Corporate Governance Practices as set out in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Audit Committee

The Audit Committee of the Board has met to review the results and the financial statements of the Group for the six months ended 30 June 2010 with no disagreement prior to recommending them to the Board for approval. In reviewing these financial statements, the Audit Committee has discussed with the external auditor regarding the accounting policies adopted and, in particular, the impact of the new HKASs and HKFRSs on the financial statements of the Group for the six months ended 30 June 2010.

CLOSURE OF REGISTERS OF MEMBERS

The Registers of Members of the Company will be closed on Friday, 10 September 2010 to Monday, 13 September 2010 for the purpose of determining shareholders' entitlement to the interim dividend for the six months ended 30 June 2010 and during such period no transfer of shares will be effected. In order to qualify for the interim dividend, all share transfers accompanied by the relevant share certificates must be lodged with the Company's branch share registrar and transfer office in Hong Kong, Tricor Abacus Limited at 26/F, Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong, for registration not later than 4:00 p.m. on Thursday, 9 September 2010. The interim dividend is payable on Friday, 17 September 2010 to shareholders whose names appear on the registers of members of the Company on Monday, 13 September 2010.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities during the six months ended 30 June 2010.

DIRECTORS

As at the date of this announcement, the Directors of the Company are Messrs Kuok Khoon Chen⁺, Wong Siu Kong⁺, Ho Shut Kan⁺, Ma Wing Kai, William⁺, So Hing Woh, MBE, JP⁺, Qian Shaohua⁺, Chan Wai Ming, William⁺, Ku Moon Lun[#], Lau Ling Fai, Herald[#], Ms Wong Yu Pok, Marina, JP[#] and Mr Tse Kai Chi[@].

By Order of the Board
Kuok Khoon Chen
Chairman

Hong Kong, 26 August 2010

- + *Executive Director*
- # *Independent Non-executive Director*
- @ *Non-executive Director*
- * *For identification purpose only*