



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 2008

Financial Highlights:

- Turnover up 24% to HK\$7,228 million
- Net attributable profits increased 1% to HK\$2,483 million, including effect of the increase in fair values of HK\$948 million
- Underlying profits before effects of the increase in fair values up 12% to HK\$1,535 million
- Underlying profit per share was HK\$1.08 and earnings per share was HK\$1.74
- Interim dividend of HK\$0.30 per share, with a scrip alternative
- Total assets increased 12% to HK\$79 billion for the six months ended 30 Jun 2008
- Gearing ratio was 27%
- NAV was HK\$32.51 per share, year on year increased by 26%
- Cash at bank was approximately HK\$4 billion

Segmental Information:

- Turnover
 - Mainland China Property Division HK\$2,065 million; Hong Kong Property Division HK\$1,003 million; Logistics Network Division HK\$4,087 million
- Net profit attributable to the Group (including effect of the increase in fair values)
 - Mainland China Property Division HK\$1,620 million; Hong Kong Property Division HK\$483 million; Overseas Property Division HK\$31 million; Logistics Network Division HK\$298 million; Infrastructure Division HK\$30 million; Others HK\$21 million

Key Operational Data:

- Mainland China Property Division
 - Investment property portfolio: Aggregate GFA of 4.65 million sq ft; occupancy rates – residential 73%, commercial 93% and office properties 72%; rental income and operating profit of HK\$370 million and HK\$259 million
 - Property sales: Turnover of HK\$1,486 million and operating profit of HK\$1,113 million
 - Properties under development: Estimated total GFA of 35.92 million sq ft
 - New projects: Qufu, Nanchang, Changsha and Beidaihe, with an estimated total GFA of 6.63 million sq ft
- Hong Kong Property Division
 - Investment property portfolio: Aggregate GFA of 2.82 million sq ft; occupancy rates – residential 99%, commercial 92% (“MegaBox” 91% leased) and office properties 98% (Enterprise Square Five 99% leased); rental turnover and operating profit of HK\$299 million and HK\$126 million
 - Property sales: Turnover of HK\$704 million and operating profit of HK\$365 million
 - Properties under development: Estimated total GFA of 3.07 million sq ft
 - New project: Sheung Wan, with an estimated total GFA of 99,000 sq ft
- Logistics Network Division
 - Logistics operations: Turnover and net profit of HK\$3,866 million and HK\$68 million; 80,215 tons of cargo handled by air, 185,493 TEUs by sea
 - Hong Kong warehousing: Turnover of HK\$221 million and attributable profit of HK\$125 million; aggregate GFA of 6.28 million sq ft; occupancy rate of 97%; higher tariffs achieved

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