

Press Release

Kerry Properties Landscaped Garden Luxury Residential Development “Primrose Hill” Introduces 2009 Interest-Free Mortgage Plan for First Phase of Sale Launch of 24 Selected Units

(Hong Kong – 11 June 2009) Kerry Properties Limited (HKEx: 683, “the Company”) today held a press conference jointly with Bank of East Asia, DBS Bank, HSBC and Standard Chartered Bank (Hong Kong) Limited and for its landscaped garden luxury residence **Primrose Hill** (縉庭山), following the property’s on-site showflat preview yesterday. The four banks today introduced a range of flexible mortgage plans suited to **Primrose Hill** buyers, among which a “2009 Interest-Free” mortgage plan was offered. A ceremony was hosted by Mr. I. P. Chu, Executive Director of Kerry Properties (H.K.) Limited, together with Mr. Kenneth Tsin, Head of Property Loans Department, The Bank of East Asia, Limited; Ms. Susanna M. C. Wong, President, Mortgage & Secured Loans, Consumer Banking, DBS Bank (Hong Kong) Limited; and Ms. Ally Chan, Head of Sales, Secured Lending, Consumer Banking, Standard Chartered Bank (Hong Kong) Limited, to mark the launch of the preferential mortgage offers.

Mr. Chu remarked at the press event, “**Primrose Hill** has been launched to a positive response from potential home owners and investor-buyers. The Company is delighted to announce the launch of the first selection of 24 typical units from Block 1 of the property, at an average price of HK\$5,062 per square foot. Buyers who opt for full payment will enjoy a 5% discount, inferring an average price of HK\$4,809 per square foot. We have also arranged for the offer of a ‘2009 Interest-Free’ plan to accommodate the funding requirements of buyers.”

The launch of **Primrose Hill** has instantly received the support of four major banks in offering the “2009 Interest-Free” package with interest reductions or waivers on primary mortgage loans for the entire year of 2009. **Primrose Hill** buyers are also being offered the chance to lock into a range of flexible and preferential mortgage options.

Meticulously planned and developed by luxury property development expert Kerry Properties, **Primrose Hill** consists of three residential blocks in a contemporary design with a total of 548 units and comprehensive club facilities. Typical units range from 700 to 1,200 square feet in area, with a choice of prime units and duplexes on upper floors.

About Kerry Properties

Kerry Properties began investing in and developing properties in the 1970s, and quickly established itself as a major player in residential developments during the 1980s. Today, the company is one of the largest property investment and development companies in Hong Kong and Mainland China. Kerry Properties has earned an outstanding reputation in Hong Kong’s property market, where it is one of the few property developers to focus on deluxe residential

properties. Its prestigious portfolio of premier residences now includes such renowned developments as Aigburth, Tavistock, Branksome Crest, Branksome Grande, Belgravia, Beijing Kerry Residence, Shanghai Kerry Residences and Shenzhen Arcadia Court, to name just a few.

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