

Glorious Property (the "Group") is a leading property developer focusing on the development and sale of high quality properties in key economic cities of China, with projects in prime locations of key economic cities in the Yangtze River Delta, Pan Bohai Rim and Northeast China. At present, the Group has 30 projects in different stages of development in 11 cities including Shanghai, Beijing, Tianjin, Harbin, Wuxi, Suzhou, Hefei, Shenyang, Nanjing, Nantong and Changchun.

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- In November 2010, the Group recorded contracted sales of approximately RMB2,242 million, up 14.5% as compared with RMB1,958 million in October. The total contracted area sold was about 143,269 sq. m..
- For the first eleven months of 2010, the Group achieved contracted sales and contracted sales area of approximately RMB10.013 billion and 876,700 sq. m., up 94.32% and 57.73% year on year respectively. The Group's subscription sales for the month amounted to approximately RMB623 million as at the end of November.
- The Group achieved good sales results for November, mainly due to the overwhelming sales response of Shanghai Bay, Hefei Villa Glorious, Sunny Town, Sunshine Bordeaux and Harbin Villa Glorious.
- The Group's Chairman of the Board and majority shareholder Mr. Zhang Zhi Rong acquired 38,600,000 shares from the open market at an average price of HK\$2.92 per share in November, boosting his interest in the Group to 65.74%.

Disclaimer: In view of variables in the course of sales, there may be discrepancies between the above-mentioned sales information and the disclosed information in periodic reports. Therefore, the relevant statistics are periodic information solely for investors' reference purpose only.

Stock Data (As of 30 November)

Price/share: HK\$2.74

Market Cap: HK21.897bn

No. of Shares Outstanding:
7,792.6 million share



Details of Development Progress of Attributable GFA
(As of 30 November 2010)

Development Progress and Development Status Details	GFA (in sq. m.)
GFA completed construction and pre-sold but not yet delivered (not site area) -The total GFA of properties completed and pre-sold but have not yet reached the delivery date as stipulated in the respective sales and purchase contracts	47,807
GFA completed construction but yet to be launched for sale (not site area) - The total GFA of properties completed construction but yet to be launched for sale	50,934
Saleable GFA with presale permits but yet to complete construction (not site area) -The total saleable GFA with presale permits but yet to complete construction	344,569
Pre-sold GFA with presale permits under development but not yet delivered (not site area) -Total pre-sold GFA with presale permits but yet to deliver	928,503
GFA that fulfilled presale conditions but yet to apply for presale permits (residential only) -Total GFA that fulfilled presale conditions required by local governments but yet to apply for presale permits	4,861

Remarks:

1. The above-mentioned GFA refers to GFA of various residential projects excluding retail and car park areas
2. Saleable GFA with presale permits but yet to complete construction: according to approved GFA on the presale permits less GFA sold
3. Projects that fulfilled presale conditions required by local governments but yet to apply for presale permits: 4,861 sq. m. of Sunshine Venice Phase 3B



Properties Under Development (As of 30 November 2010)

Project	City	No. of Phases under development	Commencement Date	Aggregate GFA (sq. m.)	Total saleable GFA presold (sq. m.)	Total saleable GFA (sq. m.)
Shanghai Bay	Shanghai	Phase 2A/3	2006.8	300,799	14,629	252,075
Sunshine Venice	Shanghai	Phase 3C	2008.1	58,658	0	58,658
Royal Lakefront	Shanghai	Phase 1/2	2009.9/ 2010.5	592,430	205,756	538,832
No.1 City Promotion	Wuxi	Phase 3	2010.7	229,128	0	229,128
Hefei Villa Glorious	Hefei	Phase 1/2	2009.3/ 2010.4	231,254	163,517	224,422
Nantong Glorious Chateau	Nantong	Phase 1A/B	2010.1	299,075	45,695	237,973
Nantong Villa Glorious	Nantong	Phase 1	2010.6	304,026	99,091	285,746
Sunshine Holiday	Tianjin	Phase 3	2007.9	188,794	154,709	180,409
Royal Mansion	Beijing	Phase 1	2008.3	67,474	41,579	61,570
Sunshine Bordeaux	Beijing	Phase 1B	2010.6	104,604	64,377	97,678
Harbin Villa Glorious	Harbin	Phase 1/2	2009.7/ 2010.5	439,921	260,137	423,250
Sunny Town	Shenyang	Phase 3/4	2008.4/ 2010.8	460,773	143,307	444,263

Remarks:

1. Presold GFA refers to contract sales, excluding subscription sales and sales with further deposits collected.
2. Presold GFA includes sold residential, retail and car park areas
3. Total saleable GFA: includes saleable GFA planned for the specified phase of individual projects, not restricted to areas that were issued presale permits



Land Bank Table (As of 30 November 2010)

No.	Project	City	Location	Project Type	GFA Cost (RMB/sq.m.)	Interest attributable to the Group	Land Bank (sq.m.)
Shanghai							
1	Shanghai Bay	Shanghai	Xuhui District	Residential, hotel, offices and retail	615	100%	775,797
2	Sunshine Venice	Shanghai	Putuo District	Residential, hotel and retail	554	100%	288,055
3	Royal Lakefront	Shanghai	Fengxian District	Residential and retail	1,973	100%	592,430
4	Shanghai Park Avenue	Shanghai	Changning District	Residential and retail	3,313	100%	26,918
5	Chateau De Paris	Shanghai	Xuhui District	Residential and retail	1,689	100%	49,950
6	Baoshan Gaojing	Shanghai	Baoshan District	Residential and retail	923	100%	866,019
7	Sunglow Xinjing	Shanghai	Xuhui District	Residential and retail	N.A.	100%	2,076
8	Caohejing Project	Shanghai	Xuhui District	Offices, hotel and retail	10,637	100%	103,928
9	Zhongcao xincun Project	Shanghai	Xuhui District	Apartment hotel and retail		100%	89,734
Sub-total					1,582		2,794,906
Pan Bohai Rim							
10	Sunshine Holiday	Tianjin	Hedong District	Residential, hotel and retail	1,095	100%	309,772
11	Tianjin Royal Bay Seaside	Tianjin	Dagang District	Residential, hotel and retail	1,354	100%	962,729
12	Tianjin Royal Bay Lakeside	Tianjin	Jinghai District	Residential and retail	1,225	70%	1,567,303
13	Royal Mansion	Beijing	Haidian District	Residential and retail	3,395	100%	130,066
14	Sunshine Bordeaux	Beijing	Daxing District	Residential and retail	493	100%	1,410,393
15	Caiyu Town Project	Beijing	Daxing District	Residential and retail	3,816	100%	101,499
Sub-total					1,121		4,481,712



Land Bank Table (As of 30 November 2010)

No.	Project	City	Location	Project Type	GFA Cost (RMB/sq.m.)	Interest attributable to the Group	Land Bank (sq.m.)
Yangtze River Delta (Excluding Shanghai)							
16	Nantong Glorious Chateau	Nantong	Rugao Economic Development Zone	Residential and retail	322	100%	4,501,415
17	Rongsheng Plaza	Nantong	Xincheng District	Hotel, offices and retail	348	100%	297,486
18	Nantong Royal Bay	Nantong	Chongchuan District	Residential, offices and retail	4,738	100%	738,374
19	Nantong Villa Glorious	Nantong	Chongchuan District	Residential and retail	2,708	100%	304,026
20	No.1 City Promotion	Wuxi	Wuxi New District	Residential, hotel and retail	679	100%	426,198
21	Classical Life	Suzhou	Changshu New District	Residential and retail	1,446	100%	10,052
22	Hefei Villa Glorious	Hefei	Yaohai District	Residential and retail	680	100%	355,912
23	Bashangjie project	Hefei	Yaohai District	Residential, hotel, offices and retail	881	100%	1,136,651
24	Mengcheng North Road Project	Hefei	Luyang District	Residential, hotel, and retail	1,302	100%	496,378
25	Nanjing Royal Bay	Nanjing	Xiaguan District	Residential and retail	6,013	60%	663,913
Sub-total					1,327		8,930,405
Northeast China							
26	Harbin Villa Glorious	Harbin	Qunli New District	Residential and retail	977	100%	569,378
27	Qunli New District Project 016	Harbin	Qunli New District	Residential and retail	2,445	100%	223,240
28	Sunny Town	Shenyang	Yuhong District	Residential and retail	1,167	100%	611,937
29	Changchun New and High-tech East Parcel Project	Changchun	New and High-tech Industrial Development Zone	Residential and retail	835	100%	634,895
30	Changchun New and High-tech West Parcel Project	Changchun	New and High-tech Industrial Development Zone	Residential and retail	962	100%	882,075
Sub-total					1,100		2,921,525
Total (As of 30 November 2010)					1,287		19,128,547

Note:

- Deed tax is included in land cost in measuring GFA cost.
- Pre-acquisition and preliminary costs and capitalised interest expenses are included in the calculation of average land cost of Nanjing Royal Bay in Nanjing.

