

Glorious Property (the "Group") is a leading property developer in China focusing on development and sale of high end properties in key economic cities, with projects situated in prime locations of key economic cities in the Yangtze River Delta, Pan Bohai Rim and Northeast China regions. At present, the Group has 22 projects in different stages of development in 10 cities including Shanghai, Beijing, Tianjin, Harbin, Wuxi, Suzhou, Hefei, Shenyang, Nanjing and Nantong.

LATEST NEWS

- On 20 November, the Group announced that it had reached an agreement to acquire two large scale premium land parcels in Xu Jia Hui District, Shanghai for a total consideration of RMB2 billion (approximately HK\$2.27 billion) and intended to develop a large-scale commercial project on these two sites, comprising high quality office buildings, service apartments, hotel and other ancillary facilities. The first site is located at No. 143 Xu Jia Hui Road, west of Cao Xi North Road and north of Huating Hotel and occupies a site area of about 26,221.8 sq.m., with a plot ratio of 2.5 times. The second site is located at No. 292 Cao He Jing Road, east of Cao Xi North Road, west of the planned Cao East Road, north of the No. 3 metro line and south of Zhongshan South Second Road and occupies a site area of about 17,610.9 sq.m., with a plot ratio of 4.23 times.
- As at 30 November 2009, the Group achieved subscribed sales (including deposits collected) of RMB3.011 billion and contracted sales of RMB5.154 billion.



Stock Data (As at 30 November)

Price/share : HK\$3.50

Market Cap :HK\$27.267 billion

No. of Shares Outstanding:
7,791 million shares

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Details of Development Progress of Attributable GFA

(As of 30 November 2009)

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	22,550
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	19,261
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	244,602
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	620,361
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	92,740

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: 3,805 sq. m. of Sunshine Venice Phase 3B, 46,801 sq. m. of Shanghai Bay Phase 2A, 20,354 sq. m. of Royal Mansion Phase 1, 21,779 sq. m. of Royal Lakefront Phase 1



Properties Under Development (As of 30 November 2009)

Project	City	No. of Phases under development	Aggregate GFA (sq. m.)	Total saleable GFA presold (sq. m.)	Total saleable GFA (sq. m.)
Shanghai Bay	Shanghai	Phase 1/2A/3	518,840	120,177	461,731
Sunshine Venice	Shanghai	Phase 3C	58,658	0	58,658
Royal Lakefront	Shanghai	Phase 1	231,162	0	212,929
No.1 City Promotion	Wuxi	Phase 2	218,032	153,821	204,767
Hefei Villa Glorious	Hefei	Phase 1	100,944	44,575	96,629
Sunshine Holiday	Tianjin	Phase 3	187,335	107,341	178,950
Royal Mansion	Beijing	Phase 1	67,500	15,402	61,460
Sunshine Bordeaux	Beijing	Phase 1A	136,902	82,869	122,258
Harbin Villa Glorious	Harbin	Phase 1	153,411	75,206	146,538
Sunny Town	Shenyang	Phase 3	165,935	55,179	163,900

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 2009)

No.	Project	City	Location	Project Types	GFA Cost (RMB/sq.m.)	Interest attributable to the Group (%)	Land Bank (sq.m.)
Shanghai Area							
1	Shanghai Bay	Shanghai	Xuhui Binjiang District	Residential with amenities, hotel and offices	618	100%	892,907
2	Sunshine Venice	Shanghai	Putuo District	Residential with amenities and hotel	554	100%	290,900
3	Royal Lakefront	Shanghai	Fengxian District	Residential with amenities	2,205	100%	532,056
4	Shanghai Park Avenue	Shanghai	Changning District	Residential with amenities	3,313	100%	36,182
5	Chateau De Paris	Shanghai	Xuhui District	Residential with amenities and retail commercial	1,689	100%	53,828
6	Baoshan Gaojing	Shanghai	Yangpu District	Residential with amenities	1,019	100%	898,709
7	Sunglow Xinjing	Shanghai	Xuhui District	Residential with amenities and retail commercial	N/A	100%	2,076
8	Cao He Jing ※	Shanghai	Xuhui District	Retail commercial, hotel and offices	14,286	100%	74,494
9	Zhong Cao Xin Cun ※	Shanghai	Xuhui District	Hotel with amenities and retail commercial		100%	65,555
Sub-total					1,670		2,846,706
Pan Bohai Rim							
10	Sunshine Holiday	Tianjin	Hedong District	Residential with amenities and hotel	733	100%	489,446
11	Tianjin Dagang ※	Tianjin	Dagang District	Residential with amenities and hotel	1,419	100%	918,955
12	Royal Mansion	Beijing	Haidian District	Residential with amenities	3,394	100%	130,092
13	Sunshine Bordeaux	Beijing	Daxing District	Residential with amenities	494	100%	1,489,104
Sub-total					985		3,027,597

Land Bank Table (As of 30 November 2009)

No.	Project	City	Location	Project Types	GFA Cost (RMB/sq.m.)	Interest attributable to the Group (%)	Land Bank (sq.m.)
Eastern China Region							
14	Rongsheng Garden	Nantong	Rugao Economic Development Zone	Residential with amenities	321	100%	4,506,250
15	Nantong Rongshen Plaza	Nantong	Xincheng District	Hotel and offices	365	100%	283,597
16	No.1 City Promotion	Wuxi	Wuxi New District	Residential with amenities and hotel	704	100%	570,487
17	Classical Life	Suzhou	Changshu New District	Residential with amenities	1,446	100%	14,103
18	Hefei Villa Glorious	Hefei	Yaohai District	Residential with amenities	680	100%	388,615
19	Bashang Jie	Hefei	Yaohai District	Residential with amenities, hotel and Offices	881	100%	1,263,730
20	San Cha He ※	Nanjing	Xiaguan District	Residential with amenities	9,967	60%	309,710
Sub-total					873		7,336,493
North-eastern China Region							
21	Harbin Villa Glorious	Harbin	Qunli New District	Residential with amenities	992	100%	560,800
22	Sunny Town	Shenyang	Yuhong District	Residential with amenities	1,095	100%	791,736
Sub-total					1,057		1,352,536
Total (as of 30 Nov 2009)					1,079		14,563,331

Remarks:

※ The planning of Shanghai Cao He Jing, Zhong Cao Xin Cun, Tianjin Dagang and San Cha He projects has yet to be completed, thus the present land bank does not include the areas to be built in basements of these projects.