

Glorious Property (the "Group") is a leading property developer focusing on development and sale of high end 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 27 projects in different stages of development in 11 cities including Shanghai, Beijing, Tianjin, Harbin, Wuxi, Suzhou, Hefei, Shenyang, Nanjing, Nantong and Changchun.

LATEST NEWS

- In June, the Group successfully launched Royal Lakefront in Shanghai, Harbin Villa Glorious in Harbin.

- Five blocks of Royal Lakefront in Shanghai were launched in late May, offering 460 units, of which 451 units were sold as at the end of June. The total sold area was 40,998 sq. m. and the total sales amounted to RMB482 million.

In May, the Group sold a total of 116 units in Royal Lakefront at an average selling price of RMB11,980 per sq. m.. The total area sold for May was 10,423 sq. m.. In June, another 335 units in this project were sold at an average selling price of RMB11,670 per sq. m.. The total area sold was 30575 sq. m. and the total sales amounted to RMB360 million for June.

- Five blocks of Harbin Villa Glorious were launched in late June, offering 836 units, of which 378 units were sold as at the end of June, at the average selling price of RMB6,955 per sq. m.. The total area sold was 46,911 sq. m. and the total sales amounted to RMB326 million.

- In June 2010, the Group recorded contracted sales of approximately RMB892 million, representing a 72.5% increase year on year; Total contracted area sold was 97,100 sq. m., representing a 86.4% increase year on year.

- For the first six months of 2010, the Group achieved contracted sales including subscription sales of approximately RMB4,168 million, out of which subscription sales amounted to RMB1,333 million. The contracted sales increased by 34.2% over the same period of last year. Total contracted area sold was 282,900 sq. m., representing a 26.8% increase year on year.

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 at 30 June)

Price/share : HK\$2.24

Market Cap :HK\$17.456 billion

No. of Shares Outstanding:
7,792.6 million shares



Details of Development Progress of Attributable GFA

(As of 30 June 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	28,729
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	82,631
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	270,382
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	485,690
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	50,590

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: 4,092 sq. m. of Sunshine Venice Phase 3B, 46,498 sq. m. of Shanghai Bay Phase 2A



Properties Under Development (As of 30 June 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	300,987	0	252,410
Sunshine Venice	Shanghai	Phase 3C	2008.1	58,658	0	58,658
Royal Lakefront	Shanghai	Phase 1	2009.9/ 2010.5	593,943	71,071	525,797
Hefei Villa Glorious	Hefei	Phase 1/2	2009.3/ 2010.4	231,024	118,724	224,861
Nantong Rongsheng Garden	Nantong	Phase 1A/B	2010.1	297,514	5,235	274,570
Nantong Villa Glorious	Nantong		2010.6	304,026	0	285,746
Sunshine Holiday	Tianjin	Phase 3	2007.9	187,335	154,130	178,950
Royal Mansion	Beijing	Phase 1	2008.3	67,474	36,441	61,570
Sunshine Bordeaux	Beijing	Phase 1B	2010.6	102,021	0	96,296
Harbin Villa Glorious	Harbin	Phase 1	2009.7/ 2010.5	439,921	160,943	423,250
Sunny Town	Shenyang	Phase 3	2008.4	141,625	91,694	139,255

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 June 2010)

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 District	Residential, hotel, offices and retail	615	100%	775,951
2	Sunshine Venice	Shanghai	Putuo District	Residential, hotel and retail	554	100%	289,337
3	Royal Lakefront	Shanghai	Fengxian District	Residential and retail	1,975	100%	593,943
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	Yangpu District	Residential and retail	943	100%	845,885
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					1,592		2,777,720
Pan Bohai Rim							
10	Sunshine Holiday	Tianjin	Hedong District	Residential, hotel and retail	1,095	100%	310,644
11	Dagang project	Tianjin	Dagang District	Residential, hotel and retail	1,354	100%	962,729
12	Tuanpohu project	Tianjin	Tuanpohu 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	494	100%	1,411,342
15	Caiyu Town project	Beijing	Daxing District	Residential and retail	3,865	100%	100,204
Sub-total					1,121		4,482,287

Land Bank Table (As of 30 June 2010)

No.	Project	City	Location	Project Types	GFA Cost (RMB/sq.m.)	Interest attributable to the Group	Land Bank (sq.m.)
Eastern China Region							
16	Rongsheng Garden	Nantong	Rugao Economic Development Zone	Residential and retail	322	100%	4,499,854
17	Rongsheng Plaza	Nantong	Xincheng District	Hotel, offices and retail	350	100%	295,690
18	Tongmian Second Factory project	Nantong	Chongchuan District	Residential, offices and retail	5,017	100%	694,439
19	East Chongchuan project	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%	432,860
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%	355,682
23	Bashangjie project	Hefei	Yaohai District	Residential, hotel, offices and retail	881	100%	1,263,730
24	Sanchahe project	Nanjing	Xiaguan District	Residential and retail	4,739	60%	651,411
Sub-total					1,218		8,507,744
North-eastern China Region							
25	Harbin Villa Glorious	Harbin	Qunli New District	Residential and retail	967	100%	575,718
26	Sunny Town	Shenyang	Yuhong District	Residential and retail	1,167	100%	730,053
27	Changchun New and High-tech Project	Changchun	Gaoxin District	Residential and retail	870	100%	609,205
Sub-total					1,024		1,914,975
Total (as of 30 June 2010)					1,240		17,682,726

Note: 1. Deed tax is included in land cost in measuring GFA cost