

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 28 projects in different stages of development in 11 cities including Shanghai, Beijing, Tianjin, Harbin, Wuxi, Suzhou, Hefei, Shenyang, Nanjing, Nantong and Changchun.

LATEST NEWS

- Following the Group's successful launch of Royal Lakefront, Sunshine Bordeaux in Shanghai and Harbin Villa Glorious in July, the latest sales updates as follows:
 - On 3rd July, eight blocks of Sunshine Bordeaux were launched, offering 404 units for sale, of which 341 were sold for the month of July. The total area sold was 30,804 sq. m. and the total sales amounted to RMB242 million with an average selling price of RMB7,850 per sq. m..
 - On 17th July, three blocks of Harbin Villa Glorious were launched, offering 472 units for sale, of which 107 were sold for the month of July. The total area sold was 12,846 sq. m. and the total sales amounted to RMB107 million with an average price of RMB8,346 per sq. m..
 - On 23rd July, four blocks of Royal Lakefront were launched, offering 225 units for sale, of which 139 were for the month of July. The total area sold was 11,363 sq. m. and the total sales amounted to RMB136 million with an average price of RMB12,010 per sq. m..
- In July 2010, the Group recorded contracted sales of approximately RMB677 million and the total contracted area sold was 83,000 sq. m. For the first seven months ended 31 July 2010, the Group achieved contracted sales including subscription sales of approximately RMB4,910 million, of which subscription sales amounted to RMB1,398 million. The contracted sales increased by 27.4% over the same period of last year. Total contracted area sold was 365,900 sq. m., representing a 36.4% increase year on year.
- On 23rd July, the Group successfully acquired two land parcels in South District of Changchun High & New Technology Industrial Development Zone at a consideration of RMB832 million by auction. The site area of the first land parcel was 152,780 sq. m. with a plot ratio of 2.0. The second land parcel occupies a site area of approximately 166,048 sq.m. with a plot ratio of 2.5. The average floor area unit cost of these two parcels is RMB956 per sq. m.. The Group plans to develop on these two land parcels residential developments with commercial amenities.

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 31 July)

Price/share: HK\$2.52

Market Cap: HK\$19.638 billion

No. of Shares Outstanding:
7,792.6 million share

Investor Relations Contact Points
Ms. Linda Wu/ Ms. Kate Lam / Ms. Stephanie Yang
D: (852) 2114 4611 / 2114 4647 / 2114 4624
E: ir@gloriousphl.com.cn

PR Consultant – iPR Ogilvy Ltd.
Ms. Callis Lau – Managing Director
D: (852) 2136 6952
E: callis.lau@iprogilvy.com

Details of Development Progress of Attributable GFA (As of 31 July 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	26,728
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	80,841
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	263,958
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	565,992
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 31 July 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	594,726	82,894	526,077
No.1 City Promotion	Wuxi	Phase 3	2010.7	228,581	0	221,629
Hefei Villa Glorious	Hefei	Phase 1/2	2009.3/ 2010.4	231,007	120,398	224,554
Nantong Rongsheng Garden	Nantong	Phase 1A/B	2010.1	300,216	10,422	276,508
Nantong Villa Glorious	Nantong	Phase 1	2010.6	304,026	0	285,746
Sunshine Holiday	Tianjin	Phase 3	2007.9	187,335	154,224	178,950
Royal Mansion	Beijing	Phase 1	2008.3	67,474	36,983	61,570
Sunshine Bordeaux	Beijing	Phase 1B	2010.6	104,604	30,804	97,678
Harbin Villa Glorious	Harbin	Phase 1	2009.7/ 2010.5	439,921	181,346	423,250
Sunny Town	Shenyang	Phase 3	2008.4	141,127	101,468	138,757

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 31 July 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%	775,284
2	Sunshine Venice	Shanghai	Putuo District	Residential, hotel and retail	554	100%	289,337
3	Royal Lakefront	Shanghai	Fengxian District	Residential and retail	1,973	100%	594,726
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					1,591		2,777,837
Pan Bohai Rim							
10	Sunshine Holiday	Tianjin	Hedong District	Residential, hotel and retail	1,095	100%	310,422
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	493	100%	1,412,130
15	Caiyu Town project	Beijing	Daxing District	Residential and retail	3,865	100%	100,204
Sub-total					1,121		4,482,854



Land Bank Table (As of 31 July 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%	4,502,555
17	Rongsheng Plaza	Nantong	Xincheng District	Hotel, offices and retail	348	100%	297,486
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%	431,374
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%	355,665
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	6,129	60%	651,411
Sub-total					1,317		8,510,738
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%	729,555
27	Changchun High & New-tech Project (East)	Changchun	Gaoxin District	Residential and retail	784	100%	676,644
28	Changchun High & New-tech Project (West)	Changchun	Gaoxin District	Residential and retail	956	100%	870,796
Sub-total					982		2,852,712
Total (as of 31 July 2010)					1,267		18,624,142

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 Sanchahe project in Nanjing.

