

Investor Relations



Senior management explaining the Group's business development at an analyst briefing

The Group places great importance on communicating its strategies, business development and prospects to shareholders and the investment community, maintaining effective two-way communication channels to promote greater understanding and transparency.

Corporate information is disseminated on a timely basis through channels including press releases, annual and interim reports, periodicals and public announcements, and all this information is available on the Group's website. Post-results press conferences and analyst briefings are held shortly after results are made public, with top management taking part.

The Group takes a proactive approach to communications. Meetings and conference calls are held for the investment community including fund managers and analysts to hear their feedback and site visits to the Group's projects are also arranged to keep investors and the press abreast of new developments. The Group reaches out to international investors by attending major overseas conferences and organizing road shows to key international financial centres.

The Group's experienced management, good corporate governance and effective investor relations have earned numerous awards from leading financial publications, recognizing the Group's commitment to driving business forward in the best interests of the company, shareholders and employees.

Awards

Financial Year 2010/11

- Asian Excellence, Asian Corporate Director and Corporate Governance Asia Recognition Awards by *Corporate Governance Asia* magazine
- Asia's Best Real Estate Company, Hong Kong's Best Managed Company, Best for Corporate Governance, Best Investor Relations, Best for Corporate Social Responsibility, Most Committed to Strong Dividend Policy in Hong Kong, Best Chief Executive Officer and Best Chief Financial Officer by *FinanceAsia* magazine
- Platinum award for Excellence in Management and Corporate Governance by *The Asset* magazine
- Best Company in Asia for Corporate Governance and Best for Disclosure and Transparency by *Asiamoney* magazine
- Best Developer in Hong Kong Overall, Most Convincing and Coherent Strategy in Asia (Property), Best Corporate Governance and Most Convincing and Coherent Strategy in Hong Kong by *Euromoney* magazine

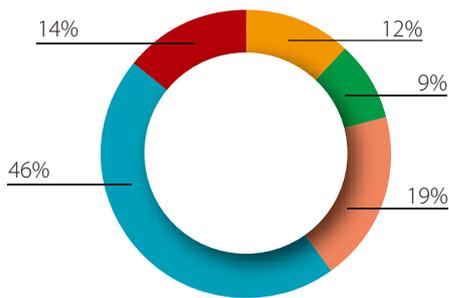


Visits to the Group's new projects are held for investors

Major Investor Relations Events in Financial Year 2010/11

Date	Event
2010	
3rd Quarter	<ul style="list-style-type: none"> Show flat visits for media and investors Investors' conference in Hong Kong 2009/10 annual results announcement <ul style="list-style-type: none"> Press conference Analysts briefing Post-results meetings with fund managers
4th Quarter	<ul style="list-style-type: none"> Investors' luncheon in Hong Kong Investors' conference in Singapore Investors' corporate day in Hong Kong Road shows in the UK, US and Beijing
2011	
1st Quarter	<ul style="list-style-type: none"> Investors' luncheon in Hong Kong Investors' conference in Shanghai Investors' corporate day in Hong Kong 2010/11 interim results announcement <ul style="list-style-type: none"> Press conference Analysts briefing Post-results meetings with fund managers Investors' conference in Hong Kong Sky100 visit for media and investors
2nd Quarter	<ul style="list-style-type: none"> Investors' corporate day in Hong Kong The Ritz-Carlton, Hong Kong visit for media and investors Investors' conference in Hong Kong Road shows in the UK, US and Beijing

Communications with the Investment Community in Financial Year 2010/11 (About 1,200 Participants)



- Meetings and Conference Calls
- Overseas Road Shows
- Post-results Briefings and Meetings
- Investor Conferences/ Forums
- Site Visits



Numerous international awards for the Group during the year