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保利（香港）投資有限公司

Poly (Hong Kong) Investments Limited

(Incorporated in Hong Kong with limited liability)

(Stock code: 119)

INTERIM RESULTS FOR THE SIX MONTHS ENDED 30TH JUNE, 2011

INTERIM RESULTS

The directors (the “Directors”) of Poly (Hong Kong) Investments Limited (the “Company”) hereby announce the unaudited condensed consolidated results of the Company and its subsidiaries (the “Group”) for the six months ended 30th June, 2011 with comparative figures for the six months ended 30th June, 2010 as follows:

CONDENSED CONSOLIDATED INCOME STATEMENT

		Six months ended 30th June,	
		2011	2010
	<i>Notes</i>	HK\$'000	HK\$'000
		(Unaudited)	(Unaudited)
Revenue	3	4,196,720	2,765,465
Cost of sales		(2,407,167)	(1,698,987)
Gross profit		1,789,553	1,066,478
Other income		258,408	271,038
Selling expenses		(184,600)	(120,806)
Administrative expenses		(376,729)	(259,927)
Net decrease in fair value of held-for-trading investments		(909)	(3,352)
Net increase in fair value of investment properties		16,471	–
Gain on disposal of available-for-sale investments		151,975	–
Gain on disposal of interests in subsidiaries		–	176,867
Discount on acquisition of interests in subsidiaries		–	81,110
Gain on disposal of interest in an associate		95,249	–
Finance costs		(190,777)	(47,776)
Share of results of jointly controlled entities		(2,534)	(3,411)
Share of results of associates		5,086	5,094

		Six months ended	
		30th June,	
		2011	2010
<i>Notes</i>		<i>HK\$'000</i>	<i>HK\$'000</i>
		(Unaudited)	(Unaudited)
Profit before taxation	4	1,561,193	1,165,315
Income tax expense	5	(638,783)	(302,487)
Profit for the period		922,410	862,828
Attributable to:			
Owners of the Company		892,871	735,819
Non-controlling interests		29,539	127,009
		922,410	862,828
Dividends	6	559,308	140,938
Earnings per share	7		
– Basic		24.74 cents	23.91 cents
– Diluted		24.59 cents	23.62 cents

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Six months ended 30th June,	
	2011	2010
	<i>HK\$'000</i>	<i>HK\$'000</i>
	(Unaudited)	(Unaudited)
Profit for the period	922,410	862,828
Other comprehensive income		
Exchange differences arising on translation of foreign operations	209,904	121,636
Change in fair value of available-for-sale investments	80,369	(111,877)
Surplus arising on revaluation of properties	7,332	6,682
Investment revaluation reserve released on disposal of available-for-sale investments	(36,535)	—
Other comprehensive income before tax effect	261,070	16,441
Deferred tax liability arising on revaluation of properties	(1,833)	(1,670)
Other comprehensive income for the period, net of tax	259,237	14,771
Total comprehensive income for the period	1,181,647	877,599
Attributable to:		
Owners of the Company	1,124,621	736,492
Non-controlling interests	57,026	141,107
	1,181,647	877,599

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

		30th June, 2011	31st December, 2010
	Notes	HK\$'000 (Unaudited)	HK\$'000 (Audited)
Non-Current Assets			
Investment properties		5,107,271	5,025,391
Property, plant and equipment		1,805,882	1,751,532
Prepaid lease payments – non-current portion		371,672	385,060
Goodwill		784,741	785,299
Interests in associates		88,162	135,480
Interests in a jointly controlled entity		1,399	1,515
Available-for-sale investments		310,508	419,166
Club membership		1,188	1,169
Deposits paid for acquisition of land use rights		2,997,385	2,611,577
Deposits paid for acquisition of subsidiaries		239,234	235,294
Deferred tax assets		161,569	158,001
		11,869,011	11,509,484
Current Assets			
Properties under development		53,028,276	37,990,453
Properties held for sale		4,091,780	5,495,438
Other inventories		44,600	42,237
Trade and other receivables	9	1,551,052	1,215,033
Prepaid lease payments – current portion		10,278	10,621
Short-term loan receivables		179,426	176,471
Held-for-trading investments		655	11,002
Deposits paid for acquisition of property development projects		–	976,544
Amounts due from fellow subsidiaries		33,105	34,015
Amount due from a jointly controlled entity		3,828	2,582
Amounts due from non-controlling shareholders of subsidiaries		757,204	189,012
Amounts due from related companies		20,137	17,431
Taxation recoverable		326,018	136,366
Pledged bank deposits		294,202	181,864
Bank balances, deposits and cash		14,030,668	15,872,810
		74,371,229	62,351,879

		30th June, 2011 <i>HK\$'000</i> (Unaudited)	31st December, 2010 <i>HK\$'000</i> (Audited)
	<i>Notes</i>		
Current Liabilities			
Trade and other payables	10	2,892,595	3,881,360
Pre-sale deposits		11,204,686	8,884,824
Property rental deposits		69,097	67,622
Amount due to the ultimate holding company		653,184	98,635
Amount due to an intermediate holding company		2,658,062	2,625,820
Amounts due to fellow subsidiaries		768,438	1,407,760
Amounts due to non-controlling shareholders of subsidiaries		2,483,227	1,018,110
Amounts due to an associate		71,770	70,588
Taxation payable		1,244,394	1,235,521
Bank and other borrowings – due within one year		16,528,395	9,522,631
		<u>38,573,848</u>	<u>28,812,871</u>
Net Current Assets		<u>35,797,381</u>	<u>33,539,008</u>
Total Assets Less Current Liabilities		<u><u>47,666,392</u></u>	<u><u>45,048,492</u></u>
Capital and Reserves			
Share capital		1,804,219	1,804,219
Reserves		20,771,257	20,205,948
Equity attributable to owners of the Company		22,575,476	22,010,167
Non-controlling interests		1,903,267	1,819,329
Total Equity		<u>24,478,743</u>	<u>23,829,496</u>
Non-Current Liabilities			
Bank and other borrowings – due after one year		22,240,974	20,300,639
Loan from a fellow subsidiary		197,375	188,470
Deferred tax liabilities		749,300	729,887
		<u>23,187,649</u>	<u>21,218,996</u>
		<u><u>47,666,392</u></u>	<u><u>45,048,492</u></u>

Notes:

1. Basis of preparation

The condensed financial statements have been prepared in accordance with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and with Hong Kong Accounting Standard No. 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”).

2. Principal accounting policies

The condensed financial statements have been prepared under the historical cost convention, except for certain properties and financial instruments, which are measured at fair values or revalued amounts, as appropriate.

A number of new or revised standards, amendments and interpretations are effective for the financial year beginning on 1st January, 2011. Except as described below, the same accounting policies, presentation and methods of computation have been followed in these condensed consolidated financial statements as were applied in the preparation of the Group’s financial statements for the year ended 31st December, 2010.

In the current interim period, the Group has applied the following new and revised standards, amendments and interpretations issued by the HKICPA, which are effective for the Group’s financial year beginning 1st January, 2011.

HKAS 24 (Revised)	Related Party Disclosures
HK(IFRIC) – Int 19	Extinguishing Financial Liabilities with Equity Instruments
Amendments to HKAS 32	Classification of Rights Issues
Amendments to HK(IFRIC) – Int 14	Prepayments of a Minimum Funding Requirement
HKFRSs	Improvements to HKFRSs 2010

The Group has not early applied the following new and revised standards, amendments or interpretations that have been issued but are not yet effective.

HKFRS 9	Financial Instruments ³
Amendments to HKAS 12	Deferred Tax: Recovery of Underlying Assets ²
Amendments to HKFRS 7	Disclosures – Transfers of Financial Assets ¹

¹ Effective for annual periods beginning on or after 1st July, 2011

² Effective for annual periods beginning on or after 1st January, 2012

³ Effective for annual periods beginning on or after 1st January, 2013

The Group is in the process of making an assessment of what the impact of these amendments is expected to be in the period of initial application. So far it has concluded that the adoption of them is unlikely to have a significant impact on the Group’s financial statements.

3. Revenue and segment information

The Group's reportable segments under HKFRS 8 are as follows:

For the six months ended 30th June, 2011

	Property development business <i>HK\$'000</i>	Property investment and management <i>HK\$'000</i>	Hotel operations <i>HK\$'000</i>	Other operations <i>HK\$'000</i>	Elimi- nations <i>HK\$'000</i>	Total <i>HK\$'000</i>
REVENUE						
External revenue	3,819,215	231,814	86,909	58,782	–	4,196,720
Inter-segment revenue*	1,976	1,104	–	322,809	(325,889)	–
Total revenue	<u>3,821,191</u>	<u>232,918</u>	<u>86,909</u>	<u>381,591</u>	<u>(325,889)</u>	<u>4,196,720</u>
SEGMENT RESULT	<u>1,201,200</u>	<u>112,914</u>	<u>3,728</u>	<u>166,087</u>	<u>–</u>	1,483,929
Unallocated income						212,308
Unallocated expenses						(42,068)
Gain on disposal of interest in an associate	95,249					95,249
Finance costs						(190,777)
Share of results of jointly controlled entities				(2,534)		(2,534)
Share of results of associates	5,086					5,086
Profit before taxation						1,561,193
Income tax expense						(638,783)
Profit for the period						<u>922,410</u>

* *Inter-segment revenue were charged with reference to prices charged to external parties for similar services and products.*

For the six months ended 30th June, 2010

	Property development business HK\$'000	Property investment and management HK\$'000	Hotel operations HK\$'000	Other operations HK\$'000	Elimi- nations HK\$'000	Total HK\$'000
REVENUE						
External revenue	2,434,621	209,087	64,907	56,850	–	2,765,465
Inter-segment revenue*	–	1,507	–	143,185	(144,692)	–
Total revenue	<u>2,434,621</u>	<u>210,594</u>	<u>64,907</u>	<u>200,035</u>	<u>(144,692)</u>	<u>2,765,465</u>
SEGMENT RESULT	<u>624,588</u>	<u>90,423</u>	<u>3,359</u>	<u>191,292</u>	<u>–</u>	909,662
Unallocated income						78,356
Unallocated expenses						(34,587)
Gain on disposal of interests in subsidiaries	176,867					176,867
Discount on acquisition of interests in subsidiaries	81,110					81,110
Finance costs						(47,776)
Share of results of jointly controlled entities				(3,411)		(3,411)
Share of results of associates	5,094					<u>5,094</u>
Profit before taxation						1,165,315
Income tax expense						<u>(302,487)</u>
Profit for the period						<u>862,828</u>

* Inter-segment revenue were charged with reference to prices charged to external parties for similar services and products.

4. Profit before taxation

Six months ended	
30th June, 2011 HK\$'000	30th June, 2010 HK\$'000

Profit before taxation has been arrived at after charging:

Amortisation of prepaid lease payments	4,542	4,350
Depreciation and amortisation of property, plant and equipment	40,427	36,982
Share of tax of associates (included in share of results of associates)	<u>–</u>	<u>–</u>

5. Income tax expense

	Six months ended	
	30th June, 2011 HK\$'000	30th June, 2010 HK\$'000
The charge comprises:		
Hong Kong profits tax calculated at 16.5% (six months ended 30th June, 2010: 16.5%) of the estimated assessable profits for the period	–	–
PRC enterprise income tax	<u>384,699</u>	<u>156,457</u>
	<u>384,699</u>	<u>156,457</u>
Land appreciation tax	<u>247,988</u>	<u>140,904</u>
Deferred taxation	<u>6,096</u>	<u>5,126</u>
	<u>638,783</u>	<u>302,487</u>

Hong Kong profits tax has not been provided as the Group has no estimated assessable profits which were earned in or derived from Hong Kong during the period.

PRC enterprise income tax is calculated in accordance with the relevant laws and regulations in the PRC.

6. Dividends

	Six months ended	
	30th June, 2011 HK\$'000	30th June, 2010 HK\$'000
2010 final dividend of HK\$0.155 (2009: HK\$0.044) per share	<u>559,308</u>	<u>140,938</u>

The Directors have decided not to declare any interim dividend for the six months ended 30th June, 2011 (2010: HK\$nil).

7. Earnings per share

The calculation of basic and diluted earnings per share for the six months ended 30th June, 2011 is based on the following data:

	Six months ended	
	30th June, 2011 HK\$'000	30th June, 2010 HK\$'000
Earnings:		
Profit for the period attributable to owners of the Company	<u>892,871</u>	<u>735,819</u>
	Six months ended	
	30th June, 2011	30th June, 2010
Number of shares:		
Weighted average number of ordinary shares for the purposes of basic earnings per share	3,608,437,046	3,077,363,101
Effect of dilutive potential ordinary shares on share options	<u>23,075,411</u>	<u>37,854,423</u>
Weighted average number of ordinary shares for the purposes of diluted earnings per share	<u>3,631,512,457</u>	<u>3,115,217,524</u>

8. Transfer to and from reserves

During the six months ended 30th June, 2011, the Group's subsidiaries in the PRC did not appropriate any amount net of non-controlling interests' share out of accumulated profits to the PRC statutory reserves (2010: HK\$6,354,000).

9. Trade and other receivables

The credit terms in connection with sales of properties granted to the customers are set out in the sale and purchase agreements and vary from agreements. There is no concentration of credit risk with respect to trade receivables arise from sales of properties as the Group has numerous customers. In respect of sales of goods granted to trade customers, the Group allows an average credit periods ranging from 30 days to 90 days. The following is an aged analysis of trade receivables net of allowance for doubtful debts at the end of the reporting period:

	30th June, 2011 HK\$'000	31st December, 2010 HK\$'000
0 to 30 days	155,551	204,802
31 to 90 days	3,363	27,471
More than 90 days	23,107	17,927
Total trade receivables	182,021	250,200
Bills receivable	124,402	100,000
Other receivables	1,244,629	864,833
	1,551,052	1,215,033

10. Trade and other payables

The following is an aged analysis of trade payables at the end of the reporting period:

	30th June, 2011 HK\$'000	31st December, 2010 HK\$'000
0 to 30 days	1,144,108	1,936,817
31 to 90 days	62,718	15,453
More than 90 days	387,696	349,343
Total trade payables	1,594,522	2,301,613
Other payables	1,298,073	1,579,747
	2,892,595	3,881,360

11. Contingent liabilities

The Group arranged mortgage loan facilities with certain banks for purchasers of property units and provided guarantees to banks to secure obligations of such purchasers of repayment. The maximum guarantees given to banks amount to HK\$8,460,561,000 as at 30th June, 2011 (31st December, 2010: HK\$8,306,183,000). Such guarantees terminate upon the earlier of (i) issue of the real estate ownership certificate; and (ii) the satisfaction of the mortgage loans by the buyers of the properties. The Group has not recognised any deferred income in respect of these guarantees as its fair value is considered to be minimal by the Directors. The Directors also consider that the fair value of the underlying properties is able to cover the outstanding mortgage loans guaranteed by the Group in the event the purchasers default payments to the banks.

12. Capital commitments

	30th June, 2011 HK\$'000	31st December, 2010 HK\$'000
Capital expenditure contracted for but not provided in the consolidated financial statements in respect of:		
– property development expenditures	8,575,056	5,768,531
– acquisition of land use rights	2,752,722	2,448,512
– acquisition of property development projects	<u>–</u>	<u>98,244</u>
	<u>11,327,778</u>	<u>8,315,287</u>

The Group did not have any capital expenditure authorised but not contracted for in the consolidated financial statements as at 30th June, 2011 and 31st December, 2010.

INTERIM DIVIDEND

The Board has resolved not to declare the payment of an interim dividend for the six months ended 30th June, 2011 (corresponding period in 2010: HK\$nil).

MANAGEMENT DISCUSSION AND ANALYSIS

Overall Operating Conditions

For the first half of year 2011, the Group recorded a turnover of HK\$4,197 million (corresponding period in 2010: HK\$2,765 million), representing an increase of HK\$1,432 million or 51.8% as compared with the corresponding period last year. Profit attributable to shareholders amounted to HK\$893 million (corresponding period in 2010: HK\$736 million), representing an increase of HK\$157 million or 21.3% as compared with the corresponding period last year. Basic earnings per share was HK24.74 cents (corresponding period in 2010: HK23.91 cents), representing an increase of HK0.83 cents or 3.5% as compared with the corresponding period last year, while diluted earnings per share was HK24.59 cents (corresponding period in 2010: HK23.62 cents), representing an increase of 4.1% as compared with the corresponding period last year. As at 30th June, 2011, our shareholders' equity amounted to HK\$22,575 million (31st December, 2010: HK\$22,010 million), a growth of 3.0% as compared with the end of last year, and net book asset value per share was HK\$6.3 (31st December, 2010: HK\$6.1), a growth of 3.3% as compared with the end of last year.

Business Review

In the first half of year 2011, the real estate market continued to experience austerity measures introduced last year. The Central and local governments increased and strengthened efforts in tightening measures showing noticeable results. Speculative and investment demand were reined and rising property prices were curbed by the reinforcement of combined measures including administrative, taxation and credit tightening.

Amid the market volatility and adjustment brought by the tightening measures, the Group was able to maintain stable and healthy business development. This was supported by identifying and responding through adopting a scientific and rational approach. In turn, this allowed to being more receptive to challenges and proactive in capturing opportunities hence turning adverse factors into more favourable ones. As such, the Group was greatly responsive to the changing market trends, focusing on developing small- to medium-size residential apartments as core product and maintaining a decent selling pace on the back of flexible sales strategy. The Group also held on to prudent investment and a more conservative approach to expand its land bank at reasonable cost, which ensures sustainable business growth in the next few years. To optimize the operational capability, the Group highly prioritized operational risks securing its solid and sound development. Holding on to the principle “cash is king”, the Group maintained adequate fund to support steady business operation as well as to capitalise on the growth opportunities that may emerge from market adjustments.

Contract Sales

During the period, the pre-sale and sold area of the Group amounted to 1,100,000 square meters, representing an increase of 69% as compared with previous year. The Group correspondingly recorded contract sales of approximately RMB8.0 billion, achieving nearly 45% of its full-year contract sales target of RMB18 billion.

Standing up to a series of austerity measures including differentiated housing loans, tax policy and home purchase restrictions, the Group’s persistency in rapid-rolling development of small- to medium-size of residential projects for the mass market offered favourable sales niche. The Group continued to launch residential products catering the genuine housing demand for home buyers with price reasonably set in proactive response to evolving market conditions. Also, the Group highlighted the excellence of price-for-value products and attracted customers by providing high quality product and property management services. The new projects launched are highly competitive in the market. With the support of various strategies, the contract sales pace and progress were in line to the sales initiatives set at the beginning of the year.

The Group launched a total of 29 projects for sale in the first half of the year, of which 5 were new projects, including Suzhou Poly Lake Mansion, Foshan Poly Prestige City, Guiyang Poly Park 2010, Liuzhou Poly Merization World and Nanning Poly Sincere Garden, all with subscription rate of more than 80%. Liuzhou Poly Merization World introduced 285 furnished residential units on 29th May and all of the units were nearly sold on the debut. Also, the launch of Suzhou Poly Lake Mansion was well-received, more than 200 residential units were almost sold out within two hours.

For the contract sales of commodity housing, the Yangtze River Delta region covered 22%, the Pearl River Delta region took up 15%, the southwestern region and other cities accounted for 40% and 23% respectively.

In the second half of the year, the Group plans to launch not less than 9 new residential projects, including Suzhou Poly West Bank Villa, Hangzhou Poly Origin, Shenzhen Poly Upper Town, Jinan Poly Hyde Mansion, Wuhan Blue Ocean District of Poly, Harbin The Tsinghua Summer Palace of Poly, Nanning Poly City and Zunyi Poly Metropolis of Future, etc.

It is expected that the austerity measures and policies will not be relaxing in the second half of the year. Home purchase restrictions may further expand to more regions. However, the demand of genuine home buyers in the restricted areas was seen strong amid the contract sales progressed in the first half of the year. The Group will still continue to launch small- to medium-size apartments as core products and is confident in realising the sales initiatives and achieving the full-year sales target.

New project commencement

In the first half of the year, construction works with a gross floor area of approximately 3,900,000 square meters were commenced, including 9 new projects, namely Shanghai Jiading Xincheng (C10-6, C14-2) Project, Ningbo Zhenhai Xincheng Project, Guangzhou Poly Zephyr City, Huizhou Project, Wuhan Blue Ocean District of Poly, Guiyang Poly Park 2010, Nanning Poly Sincere Garden, Nanning Poly City and Harbin The Tsinghua Summer Palace of Poly. As of 30th June, the Group had 40 projects under construction with a gross floor area of approximately 8,570,000 square meters.

	Gross floor area commenced construction ('000 square meters)	Percentage (%)
Yangtze River Delta Regions	829	21.2%
Pearl River Delta Regions	436	11.1%
Southwestern Regions	1,649	42.2%
Other Regions	999	25.5%
Total for the first half of the year	<u>3,913</u>	<u>100.0%</u>

Summary of new projects

1. Shanghai Jiading Xincheng (C10-6, C14-2) Project

Located at the centre of Jiading Xincheng, Shanghai Jiading Xincheng (C10-6, C14-2) Project neighbours to the administrative centre, schools and the core business district of Jiading Xincheng. It is a prime site with comprehensive commercial amenities nearby. The project is also close to Baiyin Road Station of Metro Line 11 and the central landscape Yuanxiang Lake. The project covers a total site area of approximately 66,000 square meters, with a planned gross floor area of approximately 165,000 square meters. It will be developed into a residential community mainly comprising high-rise residential buildings.

2. *Ningbo Zhenhai Xincheng Project*

The project is located in the core area of Zhenhai Xincheng, north of Ningbo's downtown, which is also the integrated transport hub in the north of the city. It enjoys high accessibility with the planned stations of both Ningbo Metro Line 3 and Line 5 of Ningbo Metro locating in proximity. The project covers a total site area of approximately 326,000 square meters, with a planned gross floor area of approximately 860,000 square meters. It is planned to be an integrated real estate development project comprising high-rise residential buildings, retail spaces, office building, serviced property, hotels, conference centres and business trading centres.

3. *Guangzhou Poly Zephyr City*

Located at the centre of Xinhua Town, Huadu District, Guangzhou Poly Zephyr City is adjacent to the district government to the east, Shiling South Station of Guangzhou-Qingyuan Light Rail, Guangqing Expressway and Wuhan-Guangzhou Railway to the west. The project is greatly accessible. It will take 15 minutes drive to the Guangzhou Baiyun International Airport and 40 minutes drive to the centre of Guangzhou. Surrounded by scenic greenery, the project is a large residential development in the area with a total site area of approximately 254,000 square meters and a gross floor area of approximately 472,000 square meters.

4. *Huizhou Project*

The Huizhou project is located in Huiyang District of Huizhou, Guangdong Province and is adjacent to the Shenshan Expressway. Neighbouring to the Palm Island Golf Course to the east and New World Water Park to the north, the project enjoys high accessibility as well as ancillary facilities nearby. It covers a site area of approximately 66,000 square meters and a planned gross floor area of approximately 238,000 square meters. The project is positioned as a large comprehensive med- to high-end residential community in the new centre of Huiyang, comprising low-density town houses, high-rise residential buildings, apartments and commercial facilities.

5. *Wuhan Blue Ocean District of Poly*

Wuhan Blue Ocean District of Poly is located in the centre of Wuchang District, Wuhan. Standing at the north shore of the South Lake, it boasts the unparalleled panoramic views of natural scenery and the scenic Lion Hill. The project enjoys a convenient transportation network. It is adjacent to Yangjiawan Station of Metro Line 2 to the east, the Luoshilu section in the second ring to the west, and the main Xiongchu Road of Wuchang to the north. It covers a site area of approximately 92,000 square meters and a gross floor area of approximately 380,000 square meters. It is planned to develop into a large residential project mainly comprising high-rise residential buildings.

6. *Guiyang Poly Park 2010*

Located in the Wudang District, Guiyang, Guiyang Poly Park 2010 is adjacent to Wudang Administration Centre and is surrounded by heaps of greenery. The project has a total site area of approximately 2,261,000 square meters and a gross floor area of approximately 1,642,000 square meters. It is positioned as a high-end integrated community consisting of a standard 18-hole golf course, villas, townhouse and high-rise residences.

7. *Nanning Poly Sincere Garden*

Nanning Poly Sincere Garden is located in Qingxiu District, Nanning. It stands at a prime location with about 2 kilometers away from the Nanning International Convention and Exhibition Center and is connected to the exit of the planned Light Railway Line 1. The project has a total site area of approximately 35,000 square meters and a gross floor area of approximately 191,000 square meters. It will be developed into a residential community mainly comprising high-rise residential buildings.

8. *Nanning Poly City*

Nanning Poly City is located in Jiangnan District in Nanning, which is a newly developed residential area with well-equipped amenities in the neighbourhood next to Yongjiang River. It is highly accessible with about 15 minutes ride to the downtown of Nanning. It is adjacent to the Wuyixi Road, which is the key route connecting to downtown on the south. The project has a total site area of approximately 66,000 square meters and a gross floor area of approximately 344,000 square meters. It is planned to develop into a residential community mainly comprising high-rise residential buildings.

9. *Harbin The Tsinghua Summer Palace of Poly*

Located in the south-west to the downtown of Harbin, Harbin The Tsinghua Summer Palace of Poly is in close proximity to the Harbin West Commercial Circle. The project stands at a modern water-front area featuring ecological and contemporary urban living landscape. It benefits from the well-developed transport network with walking distance to Dianbiaochang Station of Harbin Metro Line 1. The project has a total site area of approximately 78,000 square meters and a gross floor area of approximately 336,000 square meters. It will be developed into a residential community mainly comprising high-rise residential buildings.

Projects Sales Recognised

In the first half of the year, the sales amount of RMB3.38 billion from property development was recognized and the recognized area was approximately 350,000 square meters. The breakdown of the recognised amount for each project as follows:

	Projects sales amount recognised in the first half of 2011 <i>(RMB million)</i>	Percentage of the total projects sales amount recognised <i>(%)</i>
Yangtze River Delta Regions	1,748	51.7%
1. Shanghai Poly Plaza	6	
2. Shanghai Poly Noble Duke	64	
3. Shanghai Poly Town	1,172	
4. Shanghai Poly Lakeside Garden	175	
5. Shanghai Poly Villa Garden	331	
Southwestern Regions	795	23.5%
6. Nanning Poly Century	30	
7. Nanning Poly Landscape	607	
8. Nanning Poly Upper House	29	
9. Guiyang Poly Clouds Hill International	109	
10. Guiyang Poly Hot Spring Newisland	20	
Other Regions	841	24.8%
11. Wuhan Poly Royal Palace	695	
12. Harbin Poly Yi He Homeland Southern District	1	
13. Poly Harbin Contemporary No. 9 Park Life	24	
14. Harbin Poly The Water's Fragrant Dike	121	
Total:	3,384	100.0%

Land Reserves

The Group has maintained a more prudent investment strategy and added six land parcels with a total site area of approximately 2,000,000 square meters and a planned gross floor area of approximately 6,600,000 square meters by various means other than auctions. Through these acquisitions, the Group was able to gain the foothold in more developed second-tier and third-tier cities with great potential for development including the new presence in Yantai and Weihai in Shandong Province, and further enhanced the Group's regional portfolio. Likewise, the land costs of the first project in Zunyi, Huizhou Project in the Pearl River Delta region and Guiyang project in the southwestern regions are kept at a relatively low level, which will bring more attractive return in the future.

Land reserves		Proposed properties under planning	Total site area (<i>'000 square meters</i>)	Total planned gross floor area (<i>'000 square meters</i>)	Interests attributable to the Group
1.	Huizhou Project	Residential	66	238	70%
2.	Ningbo Project	Residential and commercial	208	554	100%
3.	Guiyang Poly Xihu	Residential and commercial	291	897	51%
4.	Zunyi Poly Metropolis of Future	Residential and commercial	1,326	4,432	35.7%
5.	Poly Champs Elysees Mansion	Residential	100	280	80%
6.	Weihai Poly Triumph Mansion	Residential	89	221	100%
Total:			<u>2,080</u>	<u>6,622</u>	

Additionally, the Group's Wuhan Yangyuan Project has transformed the land usage from initially industrial use to commercial-cum-residential use. The project has a total site area of approximately 30,000 square meters and a gross floor area of approximately 130,000 square meters. The Group holds 51% interests in the project.

The Group currently has a total site area of approximately 10,800,000 square meters and a planned gross floor area of approximately 24,000,000 square meters. Land Use Rights Certificates or Confirmation of Transaction Notices was obtained for each land parcel acquired.

Investment Properties

The Group has various investment properties and hotels locating in the first-tier cities and second-tier provincial capitals. The gross floor area is approximately 489,000 square meters, of which 418,000 square meters are owned by the Group.

The occupancy rate of the Group's office buildings and shopping malls remained stable in the first half of 2011. Both occupancy rate and rental rates further improved as compared with the corresponding period last year. As for hotel operations, Beijing Poly Plaza, Hubei Poly White Rose Hotel and Radegast Resort Guiyang Poly also maintained satisfactory occupancy rates.

Location	Project	Gross floor area (<i>'000 square meters</i>)	Interests attributable to the Group (%)	Property category
Shanghai	Shanghai Stock Exchange Building (portion)	48	100%	Office building
Shanghai	Shanghai Poly Plaza (main building and basement)	76	90%	Office building and commercial
Beijing	Beijing Poly Plaza	95	75%	Office building, hotel and theatre
Beijing	Beijing Legend Garden Villas (portion)	24	51%	Apartment, villa and commercial centre, etc.
Guangzhou	Guangzhou Citic Plaza (portion)	38	60%	Office building
Shenzhen	* Shenzhen Poly Cultural Plaza (portion)	135	100%	Shopping mall, cinema and theatre, etc.
Wuhan	Hubei Poly White Rose Hotel	34	100%	Hotel
Guiyang	Radegast Resort Guiyang Poly	39	66.5%	Hotel
Total:		<u>489</u>		

* *Shenzhen Poly Cultural Plaza project has a gross floor area of 148,000 square meters, of which 13,000 square meters are held by the minority owners.*

Property Management

The Group holds various property management companies engaging in the management of residential properties, hotels and high-end properties. The companies have received numerous titles and honors including the honorary titles of quality, services and integrity of model unit.

In the first half of 2011, the property companies realized an income of RMB31,190,000 and managed 72 property projects with an aggregate gross floor area of 10,890,000 square meters, covering office buildings, hotels, shopping malls, villas and residences.

FINANCIAL REVIEW

Liquidity and Capital Structure

As at 30th June, 2011, the shareholders' equity of the Group amounted to HK\$22,575,476,000 (31st December, 2010: HK\$22,010,167,000), while the net asset value per share was HK\$6.3 (31st December, 2010: HK\$6.1). As at 30th June, 2011, the Group's gearing ratio (on the basis of the amount of total liabilities divided by total assets) was 72% (31st December, 2010: 68%).

As at 30th June, 2011, the Group had outstanding bank and other borrowings of HK\$38,769,369,000. In terms of maturity, the outstanding bank and other borrowings can be divided into HK\$16,528,395,000 (43%) to be repaid within one year, HK\$12,870,666,000 (33%) to be repaid after one year but within two years, HK\$7,296,165,000 (19%) to be repaid after two years but within five years and HK\$2,074,143,000 (5%) to be repaid after five years. In terms of currency denomination, the outstanding bank and other borrowings can be divided into HK\$35,259,369,000 (91%) in Renminbi and HK\$3,510,000,000 (9%) in United State dollars.

27% of the bank and other borrowings of the Group are subject to fixed interest rates and the remaining 73% are subject to floating interest rates. Therefore, under circumstances of interest rates uncertainty or fluctuations or otherwise as appropriate, the Group will consider the use of hedging instruments (including interest rates swaps), in order to manage interest rate risks.

As at 30th June, 2011, the Group had net current assets of HK\$35,797,381,000 and total bank balances of HK\$14,324,870,000 (31st December, 2010: HK\$33,539,008,000 and HK\$16,054,674,000 respectively). With the available banking facilities and cash revenue from business operations, it is believed that the Group has sufficient resources to meet the foreseeable working capital demands and capital expenditure.

The monetary assets and liabilities and business transactions of the Group are mainly carried and conducted in Hong Kong dollars, United State dollars and Renminbi. The Group maintains a prudent strategy in its foreign exchange risk management, where foreign exchange risks are minimised via balancing the monetary assets versus monetary liabilities, and foreign exchange revenue versus foreign exchange expenditures. The management believes that the foreign exchange rate between Hong Kong dollars and United State dollars is relatively stable. On the other hand, despite the recent mild appreciation of the Renminbi exchange rate, the Board believes that the Renminbi exchange rate will only gradually appreciate by a small percentage in the foreseeable future. In this regard, the Group believes that its exposure to foreign exchange risks is immaterial.

Pledge of Assets

As at 30th June, 2011, bank deposits amounted to HK\$294,202,000 (31st December, 2010: HK\$181,864,000), certain of the Group's properties under development of approximately HK\$16,754,037,000 (31st December, 2010: approximately HK\$10,969,486,000), certain of the Group's properties held for sale of approximately HK\$1,635,875,000 (31st December, 2010: approximately HK\$1,976,672,000), certain of the Group's investment properties of approximately HK\$1,462,173,000 (31st December, 2010: approximately HK\$1,462,914,000), hotel properties, prepaid lease payments, other property, plant and equipment with an aggregate net book value of approximately HK\$1,749,433,000 (31st December, 2010: HK\$1,550,155,000) were pledged to secure credit facilities granted to the Group.

Contingent Liabilities

The Group arranged mortgage loan facilities with certain banks for purchasers of property units and provided guarantees to banks to secure obligations of such purchasers of repayment. The maximum guarantees given to banks amount to HK\$8,460,561,000 as at 30th June, 2011 (31st December, 2010: HK\$8,306,183,000). Such guarantees terminate upon the earlier of (i) issue of the real estate ownership certificate and (ii) the satisfaction of the mortgage loans by the buyers of the properties. The Group has not recognised any deferred income in respect of these guarantees as its fair value is considered to be minimal by the directors. The directors also consider that the fair value of the underlying properties is able to cover the outstanding mortgage loans guaranteed by the Group in the event the purchasers default payments to the banks.

STAFF

As at 30th June, 2011, the Group employed about 5,519 (30th June, 2010: 4,481) staff with remuneration for the period amounted to approximately HK\$204,761,000. The Group provides its staff with various benefits including year-ended double-pay, discretionary bonus, contributory provident fund, share options and medical insurance. Staff training is also provided as and when required.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

During the six months period ended 30th June, 2011, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities.

CODE ON CORPORATE GOVERNANCE PRACTICES

Under code provision A.2.1 of the Code on Corporate Governance Practices ("CG Code"), the roles of chairman and chief executive officer should be separate and should not be performed by the same individual. However, the roles of Chairman and Chief Executive Officer of the Company have been performed by Mr. Xue Ming since 29th April, 2010. The Board believes that the roles of Chairman and Chief Executive Officer performed by Mr. Xue Ming provide the Group with strong and consistent leadership and are beneficial to the Group especially in planning and execution of business strategies. The Board also believes that the present arrangement is beneficial to the Company and the shareholders as a whole.

Except as aforesaid, the Company has complied throughout the six months ended 30th June, 2011 with the code provisions set out in the CG Code contained in Appendix 14 of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (the “Listing Rules”).

COMPLIANCE WITH THE MODEL CODE SET OUT IN APPENDIX 10 OF THE LISTING RULES

The Company has adopted a code of conduct regarding directors’ securities transactions on terms no less exacting than the required standard set out in Appendix 10 the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”) of the Listing Rules. Having made specific enquiry of all Directors, all Directors have complied with the Model Code for the six months ended 30th June, 2011.

AUDIT COMMITTEE

The members of the Audit Committee have reviewed with management the accounting principles and practices adopted by the Group and discussed auditing, internal control and financial reporting matters including the review of the unaudited financial statements.

By Order of the Board

XUE Ming

Chairman and Managing Director

Hong Kong, 26th August, 2011

As at the date of this announcement, the executive Directors of the Company are Mr. Chen Hong Sheng, Mr. Wang Xu, Mr. Xue Ming, Mr. Zhang Wan Shun and Mr. Ye Li Wen, the non-executive Director is Mr. Ip Chun Chung, Robert, and the independent non-executive Directors are Mr. Yao Kang J.P., Mr. Choy Shu Kwan and Ms. Leung Sau Fan, Sylvia.