KERRY PROPERTIES LIMITED

(Incorporated in Bermuda with limited liability)

嘉 里 建 設 有 限 公 司*

website: www.kerryprops.com

(Stock Code: 00683)

POSITIVE PROFIT ALERT

This announcement is made by Kerry Properties Limited (the "**Company**" and, together with its subsidiaries, the "**Group**") pursuant to Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) concerning disclosure of inside information and Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The board of directors (the "**Board**") of the Company wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that, based on the preliminary review on the draft unaudited consolidated management accounts of the Group for the year ended 31 December 2013, it is expected that the Group would record a significant increase in net profit for the year ended 31 December 2013 as compared to that of the last year. This expected significant increase in net profit is primarily attributable to, among other things, the increase in fair value of investment properties of the Group and the gains from the spin-off of Kerry Logistics Network Limited ("**KLN**"), which is an associate of the Company as at the date of this announcement. The gains from the spin-off of KLN mostly represented the fair value, with reference to the listing price, over carrying book value of (i) the KLN's shares distributed to qualified shareholders and (ii) the retained interest of KLN held by the Company as investment in associates.

The information in this announcement is only based on the information currently available to the Company and the Company's preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2013, and is not based on any figures or information audited or reviewed by the auditor or the Audit and Corporate Governance Committee of the Company (the "**ACG Committee**"). The Company is still preparing and finalizing its consolidated accounts for the year ended 31 December 2013, which are still being audited by its auditor and have not been reviewed and approved by the ACG Committee. The Company expects to publish an announcement on the final results of the Group for the year ended 31 December 2013 in March 2014.

Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.

By Order of the Board
Kerry Properties Limited
Li Siu Ching, Liz
Company Secretary

Hong Kong, 12 February 2014

As at the date of this announcement, the Directors of the Company are:

Executive Directors:
Messrs. Wong Siu Kong, Ho Shut Kan, Qian Shaohua, Chan Wai Ming, William and Bryan Pallop Gaw.

Independent Non-executive Directors:
Mr. Lau Ling Fai, Herald, Mr. Ku Moon Lun, Ms. Wong Yu Pok, Marina, JP and Mr. Chang Tso Tung, Stephen.

* *For identification purpose only*