KERRY PROPERTIES LIMITED

(Incorporated in Bermuda with limited liability)

嘉里建設有限公司*

website: www.kerryprops.com

(Stock Code: 00683)

ANNOUNCEMENT ON DETAILS OF THE CONDITIONAL DIVIDEND

Reference is made to (a) the Company's announcement dated 24 September 2013 regarding the Proposed Spin-off; (b) the Company's announcement dated 15 November 2013 regarding the proposed record date with respect to the Conditional Dividend; (c) the Company's announcement dated 22 November 2013 regarding the WPIP; (d) the Company's announcement dated 25 November 2013 regarding the declaration of Conditional Dividend, proposed discloseable transaction and profit forecast of Kerry Logistics; and (e) the Company's announcement dated 2 December 2013 regarding the preliminary indicative offer price range for the Kerry Logistics Shares under the Global Offering.

If the Conditional Dividend becomes unconditional, a total of 722,136,614 Kerry Logistics Shares will be distributed in satisfaction of the Conditional Dividend. Such number of Kerry Logistics Shares represents approximately 50.1% of the total number of Kerry Logistics Shares in issue as at the date of this announcement.

The Offer Price and the number of Kerry Logistics Shares to be issued in the Global Offering have not yet been finalised. Details of the Global Offering, including the range within which the Offer Price will be fixed and the number of Kerry Logistics Shares to be available in the Global Offering, are proposed to be disclosed in the Prospectus.

It is proposed that while Qualifying Shareholders in Excluded Jurisdictions will be entitled to the Conditional Dividend, they will not receive the DIS Shares due to distribution to such jurisdictions, in the absence of a registration statement or other special formalities, would or might, in the opinion of the Board, be unlawful or impracticable. Instead, the DIS Shares such Qualifying Shareholders would otherwise receive pursuant to the Conditional Dividend will be sold by the Company on their behalf as soon as reasonably practicable after commencement of dealings of such DIS Shares on the Stock Exchange and each of such Qualifying Shareholder will receive a cash amount equal to the net proceeds of such sale. Further details of this arrangement will be disclosed in the Prospectus of Kerry Logistics.

Further information about Kerry Logistics can be found in the WPIP which is available for viewing and downloading from the Stock Exchange's website at http://www.hkexnews.hk. The WPIP contains, amongst others, certain business and financial information relating to Kerry Logistics, including the profit forecast of Kerry Logistics. The WPIP is in draft form and the information contained in it is incomplete and is subject to change which can be material. The Company does not have any obligation or liability whatsoever in relation to the WPIP.

This announcement should be read in conjunction with the Prospectus.

GENERAL

The listing of the Kerry Logistics Shares pursuant to the Proposed Spin-off is subject to, among other things, the Listing Approval and the final decisions of the Board and of the board of directors of Kerry Logistics. Accordingly, Shareholders and potential investors in the Company should be aware that there is no assurance that the Proposed Spin-off and the separate listing of the Kerry Logistics Shares will take place or as to when it may take place. If the Proposed Spin-off does not proceed for any reason, the proposed distribution in specie of Kerry Logistics Shares will not be made. Shareholders and potential investors in the Company should therefore exercise caution when dealing in or investing in the securities of the Company. If in any doubt, Shareholders and other persons contemplating dealing in securities in the Company and potential investors are recommended to consult their professional advisers.

This announcement is not an offer for sale of any securities in the United States. Securities may not be offered or sold in the United States absent registration or an exemption from such registration requirement. Any public offering of securities in the United States will be made by means of a prospectus that would be obtained from the issuer or selling security holder and that would contain detailed information regarding the company and management, as well as financial statements. The securities described herein have not been and will not be registered in the United States.

Further announcement(s) will be made by the Company in relation to the Proposed Spin-off if and when appropriate. Any decision to apply for Kerry Logistics Shares under the Global Offering should be based solely on the information provided in the Prospectus.

DEFINITIONS

"Board"	the board of directors of the Company
"Company"	Kerry Properties Limited, an exempted company incorporated in Bermuda with limited liability, the shares of which are listed on the Main Board of the Stock Exchange
"Conditional Dividend"	the proposed conditional dividend in the form of a distribution in specie of Kerry Logistics Shares to qualifying Shareholders if the Proposed Spin-off proceeds
"DIS Shares"	the Kerry Logistics Shares proposed to be distributed by the Company in satisfaction of the Conditional Dividend
"Excluded Jurisdictions"	Canada and the People's Republic of China (which, for the purpose of this announcement, excludes Hong Kong, Taiwan and Macau)
"Global Offering"	the Hong Kong Public Offering and the International Placing
"Hong Kong Public Offering"	the proposed offer of Kerry Logistics Shares for subscription by the public in Hong Kong
"International Placing"	the proposed offer of Kerry Logistics Shares outside the United States in accordance with Regulation S under the U.S. Securities Act and in the United States to qualified institutional buyers only in reliance on Rule 144A of the U.S. Securities Act or any other available exemption from registration under the U.S. Securities Act

“Kerry Logistics”	Kerry Logistics Network Limited, a direct wholly-owned subsidiary of the Company, which was incorporated in the British Virgin Islands on 9 July 1991 and continued into Bermuda as a Bermuda exempted company with limited liability on 20 April 2000
“Kerry Logistics Group”	Kerry Logistics and its subsidiaries
“Kerry Logistics Shares”	ordinary shares of HK$0.50 each in the share capital of Kerry Logistics
“Kerry Properties Shares”	shares of HK$1.00 each in the share capital of the Company
“Listing Approval”	the approval by the Listing Committee of the Stock Exchange for the listing of, and permission to deal in, Kerry Logistics Shares on the Main Board of the Stock Exchange
“Offer Price”	the final Hong Kong dollar price per Kerry Logistics Share (exclusive of brokerage, SFC transaction levy and Stock Exchange trading fee) at which the Offer Shares are subscribed for pursuant to the Global Offering
“Offer Shares”	the Kerry Logistics Shares proposed to be offered under the Hong Kong Public Offering (including the Kerry Logistics Shares which are proposed to be offered under the employee preferential offering to certain eligible employees of the Kerry Logistics Group) and the Kerry Logistics Shares proposed to be offered under the International Placing together with, where relevant, any additional Kerry Logistics Shares which may be sold by the Company pursuant to any exercise of the Over-allotment Option
“Over-allotment Option”	the option proposed to be granted by the Company to the underwriters of the International Placing, exercisable by the joint global coordinators of the Global Offering (on behalf of the underwriters of the International Placing), pursuant to which certain number of Kerry Logistics Shares may be issued to, among other things, cover over-allocations in the International Placing, details of which are proposed to be set out in the Prospectus

"Proposed Spin-off"	the proposed disposal of part of the Company's interest in Kerry Logistics by way of a separate listing of Kerry Logistics Shares on the Main Board of the Stock Exchange
"Prospectus"	the prospectus which is proposed to be issued by Kerry Logistics in connection with the Hong Kong Public Offering
"Qualifying Shareholders"	the registered holders of Kerry Properties Shares whose names appear on one or both of the registers of members of the Company on the Record Date
"Record Date"	Monday, 2 December 2013, being the record date for determining the Conditional Dividend to Qualifying Shareholders
"Shareholders"	the shareholders of the Company
"SFC"	Securities and Futures Commission
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"United States"	the United States of America
"WPIP"	the web proof information pack of Kerry Logistics submitted to the Stock Exchange on 22 November 2013

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

Hong Kong, 2 December 2013

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*