



THE HONGKONG AND SHANGHAI HOTELS, LIMITED

香港上海大酒店有限公司

HSH'S UNAUDITED OPERATING STATISTICS - SECOND QUARTER OF 2011

This summary of Quarterly Operating Statistics ("QOS") is made available by The Hongkong and Shanghai Hotels, Limited ("HSH") for general information purposes only. Nothing contained in this QOS is intended to constitute a public offer under any legislation or an invitation or inducement to engage in any investment activity. No liability will be accepted for any loss or damage howsoever arising from or in reliance upon the contents of this QOS. HSH makes no recommendation to buy, sell or otherwise deal in shares of HSH or in any other securities or investments whatsoever and you should neither rely nor act upon, directly or indirectly, any information contained in the QOS as investment advice in respect of any such investment activity. Any person at any time considering in engaging in investment activity should seek appropriate professional, financial or other advice and not rely on the information contained in the QOS.

HOTELS

Occupancy (%)	Current number of rooms	Q2 2011	Q2 2010	Change (pp)
Hong Kong	300	67	62	5
Other Asia	1,941	56	58	(2)
United States	771	70	68	2
Overall	3,012	61	61	-

Average Room Rate (HK\$)	Current number of rooms	Q2 2011	Q2 2010	Change %
Hong Kong	300	4,044	3,840	5
Other Asia	1,941	1,916	1,939	(1)
United States	771	4,443	4,161	7
Overall	3,012	2,899	2,767	5

RevPAR (HK\$)	Current number of rooms	Q2 2011	Q2 2010	Change %
Hong Kong	300	2,721	2,388	14
Other Asia	1,941	1,069	1,122	(5)
United States	771	3,100	2,824	10
Overall	3,012	1,754	1,684	4

COMMERCIAL PROPERTIES

Occupancy (%)	Q2 2011	Q2 2010	Change (pp)
Residential	94	93	1
Commercial	95	96	(1)
Office	100	98	2

Average monthly yield per available square foot (HK\$)	Q2 2011	Q2 2010	Change %
Residential	39	37	5
Commercial	164	153	7
Office	45	41	10

Notes:

pp = percentage points

() = the change is a decrease compared with last year

HOTELS

OCCUPANCY (%)	Current Number of Rooms	2011				2010				2009				2008				2007			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
		Hong Kong	300	73	67			71	62	67	78	57	46	55	71	75	70	71	70	80	74
Other Asia	1,941	54	56			55	58	60	58	48	45	46	54	63	60	55	52	68	71	68	67
United States	771	57	70			52	68	71	69	47	58	65	63	62	73	73	64	68	78	79	78

AVERAGE ROOM RATE (HK\$)	Current Number of Rooms	2011				2010				2009				2008				2007			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
		Hong Kong	300	4,104	4,044			3,725	3,840	3,578	4,079	3,941	3,883	3,605	3,774	4,104	4,008	4,073	4,191	3,601	3,751
Other Asia	1,941	1,968	1,916			1,728	1,939	1,891	2,157	1,759	1,790	1,686	1,848	1,930	2,025	2,357	2,048	1,315	1,432	1,474	1,985
United States	771	4,508	4,443			4,187	4,161	4,184	5,025	4,104	3,804	3,790	4,538	4,269	4,597	4,657	4,966	4,073	4,496	4,446	5,127

REVPAR (HK\$)	Current Number of Rooms	2011				2010				2009				2008				2007			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
		Hong Kong	300	3,010	2,721			2,659	2,388	2,392	3,200	2,264	1,784	1,985	2,695	3,090	2,797	2,879	2,940	2,872	2,771
Other Asia	1,941	1,068	1,069			955	1,122	1,135	1,251	844	800	773	999	1,213	1,215	1,296	1,060	891	1,013	997	1,339
United States	771	2,574	3,100			2,163	2,824	2,966	3,454	1,917	2,220	2,462	2,865	2,645	3,344	3,408	3,180	2,766	3,494	3,512	4,024

Notes:

1. *Occupancy: Rooms occupied/Rooms available*
2. *Average Room Rate: Total rooms revenue/Rooms occupied*
3. *RevPAR: Total rooms revenue/Rooms available*

4. Hotels in:

- Hong Kong: *The Peninsula Hong Kong*
- Other Asia: *The Peninsula Shanghai**, *The Peninsula Beijing*, *The Peninsula Tokyo***, *The Peninsula Bangkok* and *The Peninsula Manila*
- * *The Peninsula Shanghai soft opened in October 2009 and formally opened in March 2010*
- ** *The Peninsula Tokyo opened in September 2007*
- United States: *The Peninsula New York*, *The Peninsula Chicago* and *The Peninsula Beverly Hills*. *The hotel portion of Quail Lodge Resort was closed on 16 November 2009.*

COMMERCIAL PROPERTIES

OCCUPANCY (%)	2011				2010				2009				2008				2007			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Residential	92	94			89	93	92	93	91	88	86	87	95	95	92	93	89	91	93	95
Commercial	96	95			96	96	96	95	96	95	94	97	98	97	97	97	97	97	97	97
Office	100	100			98	98	99	100	95	83	89	98	95	99	100	97	100	98	100	100

AVERAGE MONTHLY YIELD PER AVAILABLE SQUARE FOOT (HK\$)	2011				2010				2009				2008				2007			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Residential	37	39			35	37	36	37	40	37	36	35	38	39	39	40	34	35	36	38
Commercial	163	164			148	153	155	156	169	166	165	171	160	164	168	170	141	145	147	149
Office	43	45			41	41	42	43	37	33	35	39	30	34	38	38	23	24	28	30

Notes:

1. *Occupancy: Occupied area/Area available*
2. *Average monthly yield per available square foot: Total rental income/Area available*
3. *Residential: The Repulse Bay*

4. *Commercial: Arcades of The Peninsula Hong Kong, The Peninsula Shanghai, The Peninsula Beijing, The Peninsula New York, The Peninsula Tokyo, The Peninsula Bangkok, The Peninsula Manila, The Repulse Bay and The Peak Tower*
5. *Office: The Peninsula Hong Kong and St. John's Building*
6. *The operating statistics of The Landmark, Vietnam are excluded.*