



THE HONGKONG AND SHANGHAI HOTELS, LIMITED

香港上海大酒店有限公司

HSH'S UNAUDITED OPERATING STATISTICS - FOURTH QUARTER OF 2010

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HOTELS

Occupancy (%)

	Current number of rooms	Q4 2010	Q4 2009	Change (pp)
Hong Kong	300	78	71	7
Other Asia	1,941	58	54	4
United States	771	69	63	6
Overall	3,012	63	58	5

Average Room Rate (HK\$)

	Current number of rooms	Q4 2010	Q4 2009	Change %
Hong Kong	300	4,079	3,774	8
Other Asia	1,941	2,157	1,848	17
United States	771	5,025	4,538	11
Overall	3,012	3,200	2,875	11

RevPAR (HK\$)

	Current number of rooms	Q4 2010	Q4 2009	Change %
Hong Kong	300	3,200	2,695	19
Other Asia	1,941	1,251	999	25
United States	771	3,454	2,865	21
Overall	3,012	2,009	1,675	20

COMMERCIAL PROPERTIES

Occupancy (%)

	Q4 2010	Q4 2009	Change (pp)
Residential	93	87	6
Commercial	95	97	(2)
Office	100	98	2

Average monthly yield per available square foot (HK\$)

	Q4 2010	Q4 2009	Change %
Residential	37	35	6
Commercial	156	171	(9)
Office	43	39	10

Notes:

pp = percentage points

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

HOTELS

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

AVERAGE ROOM RATE (HK\$)	Current Number of Rooms	2010				2009				2008				2007			
		Q1	Q2	Q3	Q4												
Hong Kong	300	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	3,565	4,151
Other Asia	1,941	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	4,187	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	2010				2009				2008				2007			
		Q1	Q2	Q3	Q4												
Hong Kong	300	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	2,586	3,340
Other Asia	1,941	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	2,163	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 (%)	2010				2009				2008				2007			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Residential	89	93	92	93	91	88	86	87	95	95	92	93	89	91	93	95
Commercial	96	96	96	95	96	95	94	97	98	97	97	97	97	97	97	97
Office	98	98	99	100	95	83	89	98	95	99	100	97	100	98	100	100

AVERAGE MONTHLY YIELD PER AVAILABLE SQUARE FOOT (HK\$)	2010				2009				2008				2007			
	Q1	Q2	Q3	Q4												
Residential	35	37	36	37	40	37	36	35	38	39	39	40	34	35	36	38
Commercial	148	153	155	156	169	166	165	171	160	164	168	170	141	145	147	149
Office	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.