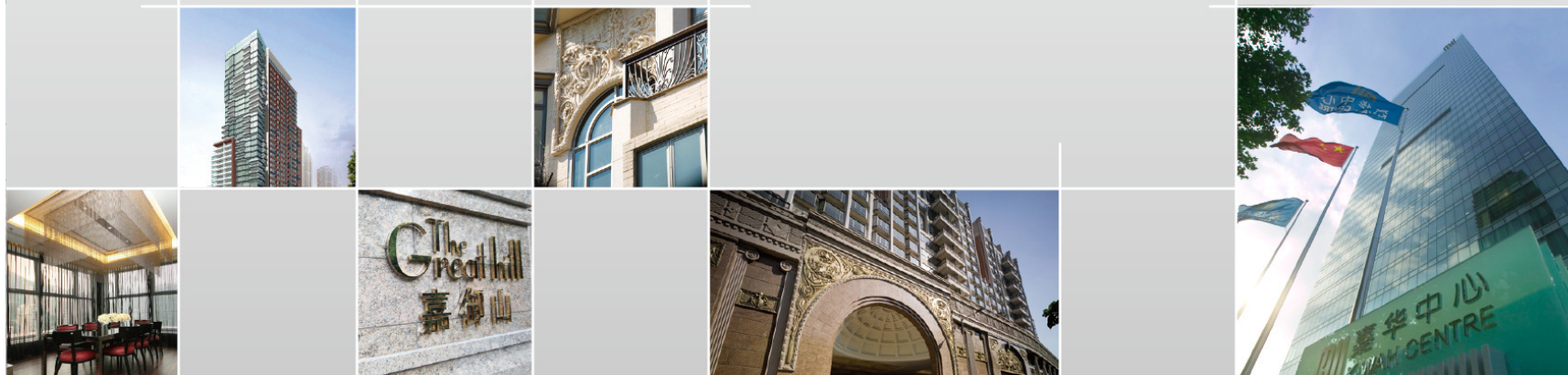


2008 Interim Results Announcement

10 September 2008



Financial Highlights



2008 Interim Results- Highlights

	2008 (HK\$ million)	2007 (HK\$ million)
	<i>For the 6 months ended 30 June</i>	
Revenue	716	1,759
Profit Attributable to Shareholders	251	439
Less: Change in fair value of investment properties	60	40
Underlying Profit Attributable to Shareholders	191	399
Basic EPS (HK cents)	10.18	18.06
DPS (HK cents)	1	2.5



Strong Financial Position

	2008 (HK\$ million) <i>For the 6 months ended 30 June 2008</i>	2007 (HK\$ million) <i>For the year ended 31 December 2007</i>
Cash and Bank Balances	1,316	2,444
Gearing Ratio* (%)	15%	15%
NAV per Share (HK\$)	3.48	3.46

* *The ratio of total loans outstanding less cash balances to total assets*

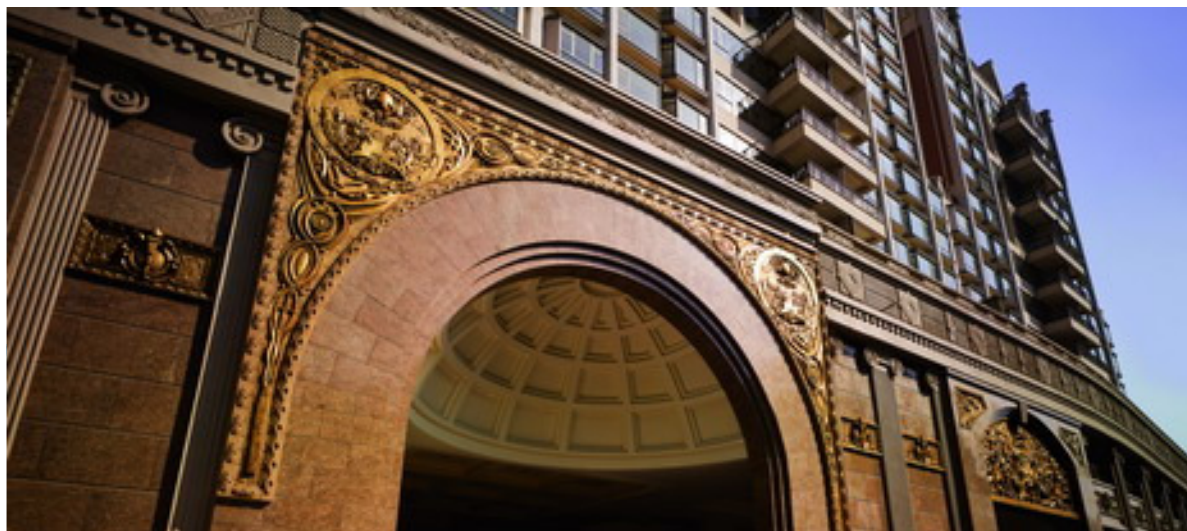
- More than **HK\$4 billion** available funds on hand for further expansion

Business Highlights



Sales Property – The Great Hill

Property:	The Great Hill - Houses & Unique Apartments 嘉御山獨立屋及特色單位
No. of Units Sold in 1H/2008:	14 units and 1 house
No. of Remaining Units:	Approx. 28 units and 7 houses
Remaining Sales Proceeds:	HK\$1.9 billion
Unit Size (sq.ft.):	Multi-storey – 1,830-3,160 Duplex – 2,963-3,426 House – 4,800-7000



The Great Hill - Houses & Unique Apartments 嘉御山獨立屋及特色單位



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The Great Hill - Houses & Unique Apartments

嘉御山獨立屋及特色單位



The Great Hill - Houses & Unique Apartments

嘉御山獨立屋及特色單位



Investment Property - Shanghai K. Wah Centre



Shanghai K. Wah Centre

- Grade A office
- 100% occupancy
- Generate favourable rental income

Major tenants:

DOW JONES **HSBC**  **Micron**

 **JPMorgan**   **TOYOTA**
OLYMPUS 



Investment Property - J SENSES



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J SENSES

- A new landmark in Wanchai: a mix of cultural heritage and business operation
- Almost 100% leased

Tenants offering a host of international cuisines:

- BO Innovation
- Deluxe Wine
- Good Food
- Le Fauchon
- Makoto (誠)
- OVOLOGUE
- OS
- Pizza Express
- Shake 'EM Buns
- The Pawn
- Yin Yang



Project Updates



Shanghai Properties



Shanghai Westwood II

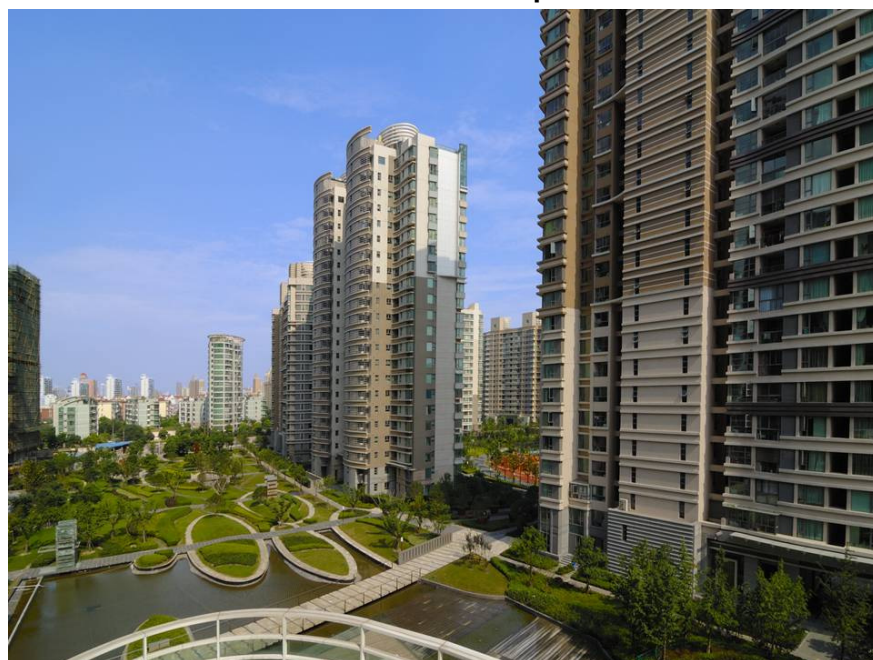
上海慧芝湖花園第二期 - 嘉寧薈



Shanghai Westwood II

上海慧芝湖花園第二期 - 嘉寧薈

- No. of blocks: 6
- No. of units: 1,061
- Unit size: 71 – 169 sq.m.



Shanghai Westwood II

上海慧芝湖花園第二期 - 嘉寧薈



- A modern and sophisticated community in downtown Shanghai
- Attract middle-class households and expatriates
- Equipped with a full spectrum of amenities
 - Metro Line 1 (20 minutes away from CBD)
 - International schools, top-ranked colleges & university
 - Business hotels
 - Large scale shopping malls
 - Multimedia Valley

Jianguo Xi Road Project, Xuhui District 上海徐匯區建國西路高級住宅/服務式公寓項目



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Jianguo Xi Road Project, Xuhui District

上海徐匯區建國西路高級住宅/服務式公寓項目

- Type : French style high-end residential units and serviced apartments
- GFA : Approximately 1,500,000 sq.ft. (140,000 sq.m.)

Type	No. of Units
High-end Residential	530 units
Serviced Apartment	400 units



Jianguo Xi Road Project, Xuhui District 上海徐匯區建國西路高級住宅/服務式公寓項目



Yanjiazhai Project, Jingan District 上海靜安區嚴家宅項目



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Yanjiazhai Project, Jingan District 上海靜安區嚴家宅項目

- Type : Serviced apartment / High-end residential units
- GFA : Approximately 1,076,000 sq.ft. (100,000 sq.m.)

Type	GFA (sq.ft.)	No. of Units
Serviced Apartment	364,840 sq.ft. (34,000 sq.m.)	120 units
Residential	704,780 sq.ft. (65,500 sq.m.)	280 units



Progress as of August 2008



Shanghai Min Hang District Project

上海閔行區項目

- Type : Residential & commercial complex
- Location : Wu Jing, Min Hang District
- Total Permissible Buildable Floor Area : Approximately 1,800,000 sq.ft. (171,290 sq.m.)

Guangzhou Properties



Guangzhou Huadu Mega Integrated Project 廣州花都新華鎮超大型國際社區項目

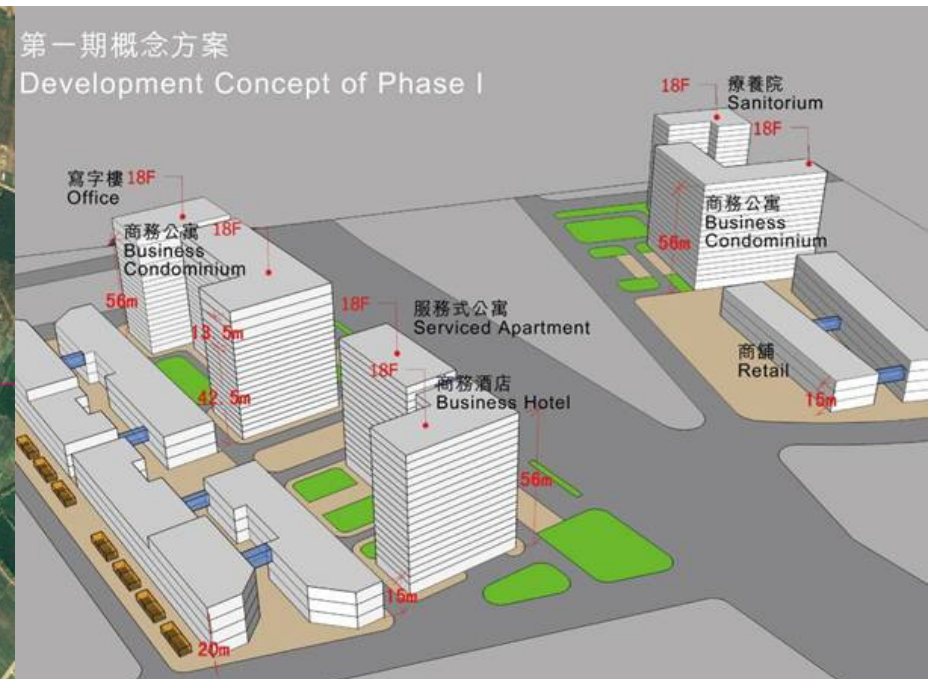
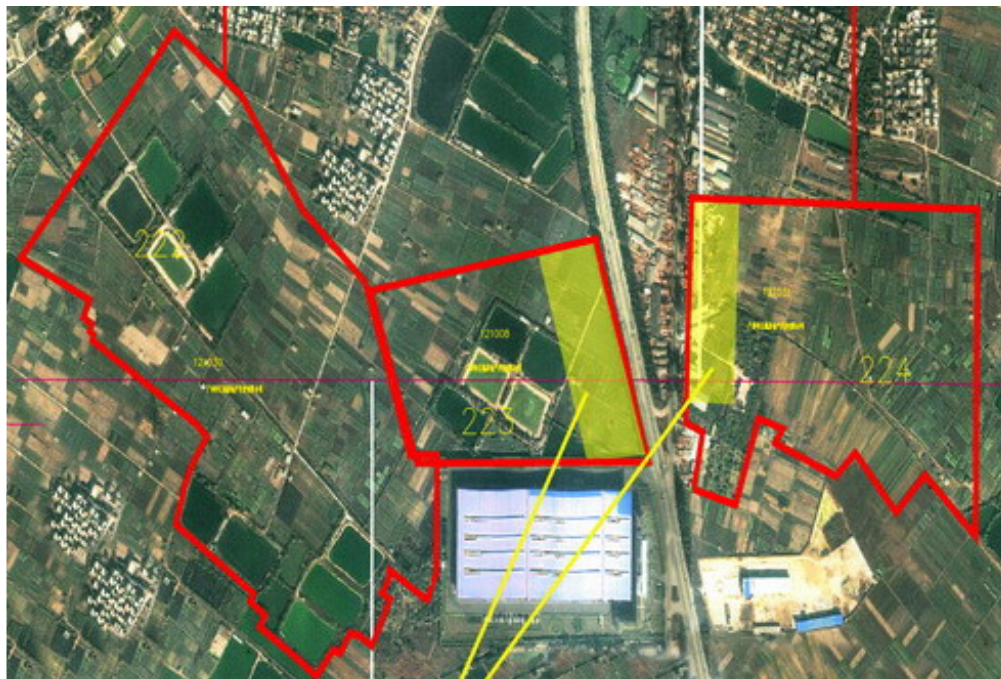


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Guangzhou Huadu Mega Integrated Project 廣州花都新華鎮超大型國際社區項目

- Type : Integrated project comprising residential developments, serviced apartments, business condominium, hotels, office buildings, shopping mall and sanitorium
- GFA : More than 12,000,000 sq.ft. (1,147,000 sq.m.)
- No. of Phases : 6
- Total Investment : HK\$5 billion



Guangzhou Huadu Airport CBD Project 廣州花都新華鎮機場CBD項目



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Guangzhou Huadu Airport CBD Project 廣州花都新華鎮機場CBD項目

- Type : Integrated development
- GFA : Over 3,400,000 sq.ft. (323,000 sq.m.)

Type	Facilities / Scale
Hotel	Business hotel with about 300 rooms, indoor and outdoor swimming pools, a gym, F&B, a business centre, a banquet hall and landscape garden, etc.
Office	2 blocks (one of which has been commenced)





Guangzhou Huadu Jianshebei Road Project

廣州花都建設北路項目

- Type : Residential Development
- Location : Huadu downtown
- GFA : Approx. 500,000 sq.ft. (46,000 sq.m.)

Hong Kong Properties



6 Shiu Fai Terrace, Stubbs Road, Hong Kong 香港司徒拔道肇輝台6號



HK Island South: Welfare Road, Aberdeen

港島南區:香港仔惠福道內地段第451號

- Type : Luxury waterfront residential project next to Aberdeen Marina Club
- Location : Welfare Road, Aberdeen Inland (35% owned)
- Total Site Area : Approx. 69,000 sq.ft.
- Joint Development :
K. Wah International Holdings Limited
Sino Land Company Limited
Nan Fung Development Limited



New Territories: Tai Po Town Lot No. 186 & 188

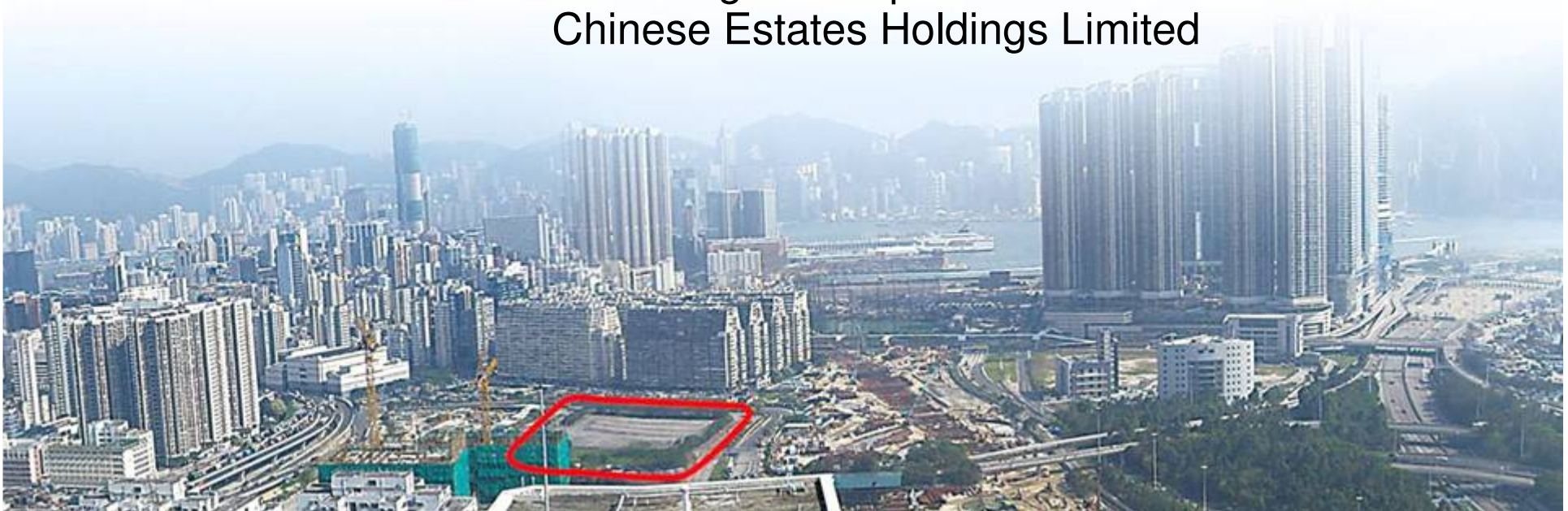
新界:大埔市地段第186及188號

- Type : Low density luxury sea-view residential project
- Location : Tai Po Town Lot No. 186 (15% owned) & 188 (25% owned)
- Total Site Area : Approx. 450,000 sq.ft.
- Joint Development : K. Wah International Holdings Limited
Sino Land Company Limited
Nan Fung Development Limited
USI Holdings Limited



West Kowloon Integrated Business District: Lot No. 11073 西九龍綜合商業區：內地段11073號

- Type : Luxury residential project
- Location : Hoi Wang Road, West Kowloon Integrated Business District (15% owned)
- Total Site Area : Approx. 87,000 sq.ft.
- Joint Development : K. Wah International Holdings Limited
Sino Land Company Limited
Nan Fung Development Limited
Chinese Estates Holdings Limited



Conclusion





Geared up for Long-term Sustainability

- Ready to launch over **10 projects** of varying scale and type in the next 3 years
- Over **20 million sq.ft.** in total GFA for development in the next 5 years
- More than **HK\$4 billion** available funds to replenish land bank in HK and Mainland China
- Positioning: an **integrated** property developer and investor in Greater China



K. WAH INTERNATIONAL HOLDINGS LIMITED

嘉華國際集團有限公司

(stock code 173)

Thank You

