



K. WAH INTERNATIONAL HOLDINGS LIMITED
嘉華國際集團有限公司

INTERIM RESULTS 2010

24 August 2010

Delivering
Value
with
Distinctive
Quality

建優
創值
築動
生活



Financial Highlights

Solid Performance



	2010 (HK\$ million)	2009 (HK\$ million)
	<i>For six months ended 30 June</i>	
Revenue	617	1,089
Gross Profit	414	608
Profit Attributable to Shareholders	155	155
Basic EPS (HK cents)	6.25	6.27
Dividend (HK cents)	1	1

Sound Financial Position



	2010 (HK\$ million) <i>As at 30 June 2010</i>	2009 (HK\$ million) <i>As at 31 Dec 2009</i>
Total Assets	20,226	18,166
Cash and Bank Deposits	1,851	2,274
Gearing Ratio*	34%	21%
NAV per Share (HK\$)	3.62	3.60

* The ratio of total loans outstanding less cash and bank deposits to total assets excluding cash and bank deposits

Nearly HK\$3 billion available funds



Business Review

Property Sales Recognized in 1H2010

- Total sales proceeds of HK\$450 million recognized during the reporting period



Prime Property Investments - Shanghai K. Wah Centre

- Type : Grade A office
- Location : Shanghai CBD
- GFA : 72,000 sqm
- Occupancy : Over 95%
- Rental Income : RMB200million p.a.

Major tenants:



RW K. WAH INTERNATIONAL HOLDINGS LIMITED
嘉華國際集團有限公司



Momentum Fuelled by Timely Replenishment of Prime Assets

Assets acquired since late 2009

Location	Land Premium	GFA (sqm)	Interest
2 Grampian Road, Kowloon, Hong Kong 九龍嘉林邊道2號	HK\$260,300,000	6,100	100%
30 Po Shan Road, Mid-levels, Hong Kong 香港半山寶珊道30號	HK\$325,000,000	3,000	50%
Pak Shek Kok, Tai Po (Lot No. 201), Hong Kong 香港大埔白石角201地段	HK\$5,250,000,000	67,000	15%
Plot B3, B4, Zhujiajiao, Qingpu District Shanghai 上海市青浦區朱家角B3及B4地塊	RMB1,014,400,000	70,000	100%
Shanghai K. Wah Centre 上海嘉華中心	HK\$770,438,000	72,000	Effective holding increased from 39.6% to 69.6%



Premium Projects in the Pipeline



K. WAH INTERNATIONAL HOLDINGS LIMITED
嘉華國際集團有限公司

Hong Kong



Projects in Hong Kong



1	Tai Po Town Lot No.186,188 & 201 大埔市地段186號、188號及201號
2	The Great Hill, Shatin 沙田嘉御山
3	2 Grampian Road, Kowloon 九龍嘉林邊道2號
4	Kowloon Inland Lot. No.11073 西九龍海泓道內地段11073號
5	30 Po Shan Road, Mid-Levels 港島半山寶珊道30號
6	J SENSES, Wanchai 灣仔嘉薈軒商場
7	6 Shiu Fai Terrace, Stubbs Road 司徒拔道肇輝台6號
8	Aberdeen Inland Lot No. 451 香港仔惠福道內地段451號

The Great Hill Penthouses & Houses

嘉御山獨立屋及特色單位

- No. of as-is units: 19 apartments & 7 houses (as of 30 June 2010)
- Remaining GFA: 8,585 sqm



6 Shiu Fai Terrace, Stubbs Road 司徒拔道肇輝台6號

- Type: High-end residential development
- GFA: 6,340 sqm
- No. of units: 24
- Unit size: Over 3,500 sq ft



Aberdeen Inland Lot No. 451

香港仔惠福道內地段451號

- Type: Luxurious sea view residence
- Location: Welfare Road, Aberdeen, Hong Kong
- GFA: 60,000 sqm (35% owned)



Kowloon Inland Lot No. 11073

香港西九龍海泓道內地段11073號

- Type : Residential / Commercial
- Location : Hoi Wang Road, West Kowloon, Hong Kong
- GFA : 60,500 sqm (15% owned)



Tai Po Town Lot No. 186, 188 and 201

香港大埔市地段186號、188號及201號

- Type : Residential
- Location : Pak Shek Kok, Tai Po, New Territories, Hong Kong
- GFA : 66,500 sqm (Lot No. 186 – 15% owned)
69,700 sqm (Lot No. 188 – 25% owned)
67,000 sqm (Lot No. 201 – 15% owned)



30 Po Shan Road, Mid-levels 香港半山寶珊道30號

- Type : Residential
- Location : Po Shan Road, Mid-levels
- GFA : 3,000 sqm (50% owned)



2 Grampian Road, Kowloon 九龍嘉林邊道2號

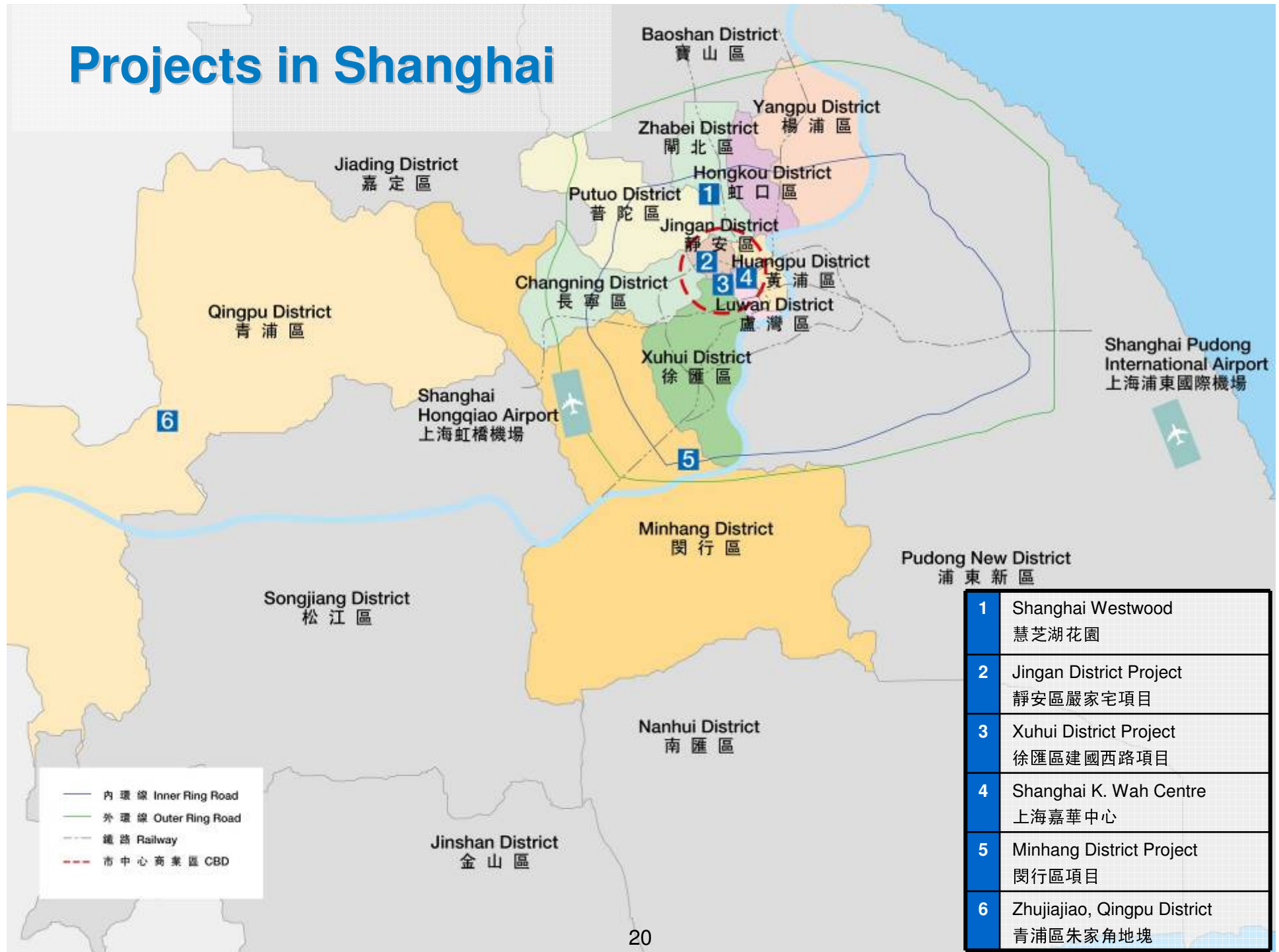
- Type : Residential
- Location : Grampian Road, Kowloon Tong, Hong Kong
- GFA : 6,100 sqm



Shanghai



Projects in Shanghai



1	Shanghai Westwood 慧芝湖花園
2	Jingan District Project 靜安區嚴家宅項目
3	Xuhui District Project 徐匯區建國西路項目
4	Shanghai K. Wah Centre 上海嘉華中心
5	Minhang District Project 閔行區項目
6	Zhujiajiao, Qingpu District 青浦區朱家角地塊

Shanghai Westwood II 嘉寧薈(上海慧芝湖花園第二期)

- No. of remaining units: 31 (as of 30 June 2010)
- Remaining GFA: 5,146 sqm



Shanghai Westwood III 上海慧芝湖花園第三期



- Type: Large-scale residential development and serviced apartments
- GFA: 100,000 sqm
- No. of units: Approx. 1,000



Progress as of Aug 2010

Jianguoxi Road, Xuhui District Project

徐匯區建國西路高級住宅/服務式公寓項目



- Type: High-end residential units and serviced apartments
- Style: Pinnacle of French design embracing the ambience of old Shanghai
- GFA: 140,000 sqm

Type	No. of Units
High-end residential	530 units
Serviced apartments	400 units

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



Ten towers have been topped out as of Aug 2010



Progress as of Aug 2010

Yanjiazhai, Jingan District Project

靜安區嚴家宅豪華住宅項目

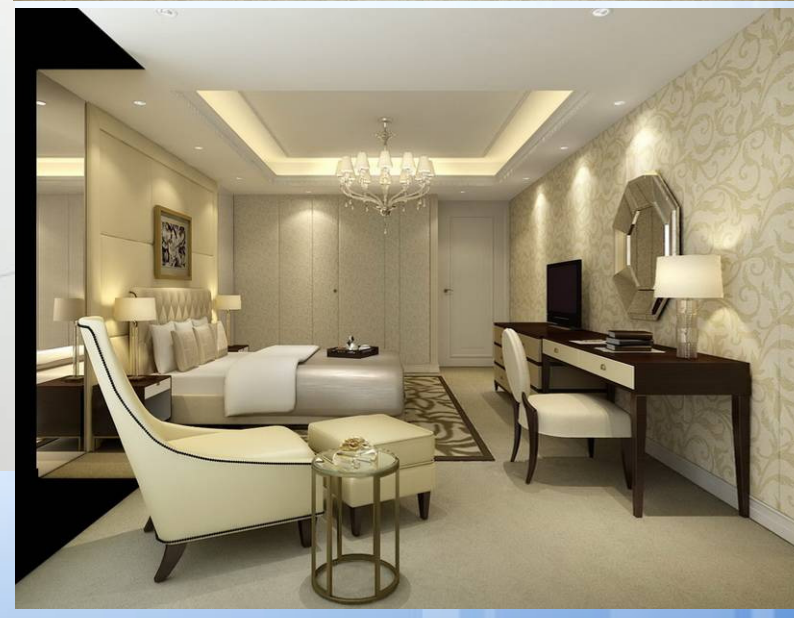
- Type: Contemporary luxury residential development
- Style: Glamorous façade and avant-garde for those with a taste for modern living
- GFA: 100,000 sqm



Yanzhazhai, Jingan District Project 靜安區嚴家宅豪華住宅項目



Four towers have been topped out as of Aug 2010



Shanghai Minhang District Project 上海閔行區高級商住綜合項目

- Type: Luxurious Integrated Development
- Location: Wujing, Minhang District
- GFA: 168,000 sqm



Progress as of Aug 2010



Zhujiajiao, Qingpu District, Shanghai 上海青浦區朱家角地塊

- Type: Residential
- Location: Plot B3, B4 Zhujiajiao, Qingpu District, Shanghai
- GFA: 70,000 sqm



Guangzhou



Projects in Guangzhou

Qingyuan District
清遠市區

Wuhan-Guangzhou
High-Speed Railway
武廣高鐵

Conghua City
從化市

Leather City
皮具城

Huadu District
花都區

New Baiyun International Airport
新白雲國際機場

1

2

Automobile City
汽車城

Guangzhou North Station
廣州北站

XinHua Town
新華城區

3

Old Guangzhou City
老廣州城區

Baiyun District
白雲區

Zengcheng City
增城市

Luogang District
蘿崗區

廣州市中心
Guangzhou CBD

Tianhe District
天河區

Yuexiu District
越秀區

Sanshui District
三水區

Huangpu District
黃埔區

Liwan District
荔灣區

Haizhu District
海珠區

Panyu District
番禺區

Guangzhou South Station
廣州南站

- 主要道路
Main Road
- 花都区市中心
Huadu CBD
- 地鐵九號線
Metro Line No.9
- 武廣高鐵
Wuhan Guangzhou High-Speed Railway
- 106國道
National Highway 106
- 廣深港高速鐵路
The Guangzhou-Shenzhen-Hong Kong Express Rail Link

- | | |
|---|---|
| 1 | Huadu Jianshebei Road Project
花都建設北路高級住宅項目 |
| 2 | Huadu Airport CBD Project
花都新華鎮機場CBD項目 |
| 3 | Huadu Mega Integrated Project
花都新華鎮超大型國際社區項目 |

Huadu Airport CBD Project Phase 1

花都新華鎮機場CBD項目第一期

(五星級酒店/寫字樓)



- Type: Integrated development
- GFA: 323,000 sqm

Type	Facilities / Scale
5-star business hotel (Crowne Plaza Guangzhou Huadu)	■ Comprises of 300 rooms, 2,000 sqm of meeting space including a 1,200-seater ballroom, a fitness centre, an outdoor swimming pool and F&B outlets
Premium Office	■ One block



Huadu Jianshebei Road Project 花都建設北路高級住宅項目

- Type: High-end Residential Development
- Location: Downtown Huadu
- GFA: 46,000 sqm



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

- Type: Large-scale integrated community
- Location: Xinhua Town, Huadu, Guangzhou



Strategy & Outlook



Strategically Poised for Sustained Growth



Nearly HK\$3 billion available funds



K. WAH INTERNATIONAL HOLDINGS LIMITED
嘉華國際集團有限公司

Thank You

Delivering
Value
with
Distinctive
Quality

建優
創值
築動
生活