



嘉華國際集團有限公司

K. WAH INTERNATIONAL HOLDINGS LIMITED

(Stock code 股票代號 0173)

優質地產發展商

A Quality

Property Developer

# 2011 Annual Results

22 March 2012





# Financial Highlights



# Financial Performance

	<b>FY2011</b> (HK\$ million)	<b>FY2010</b> (HK\$ million)	<b>Change</b>
	<i>For the year ended 31 Dec</i>		
<b>Revenue</b>	<b>3,196</b>	896	257%
<b>Profit Attributable to Equity Holders</b>	<b>1,244</b>	193	544%
<b>Total Comprehensive Income Attributable to Equity Holders</b>	<b>2,573</b>	1,385	86%
<b>Basic EPS (HK cents)</b>	<b>48.27</b>	7.58	537%
<b>DPS (HK cents)</b>	<b>10</b>	2	400%

# Sound Financial Position

	<b>FY2011</b> (HK\$ million) <i>For the year ended 31 Dec</i>	<b>FY2010</b> (HK\$ million) <i>For the year ended 31 Dec</i>	<b>Change</b>
<b>Total Assets</b>	<b>27,563</b>	23,258	19%
<b>Cash and Bank Deposits</b>	<b>4,563</b>	3,235	41%
<b>Gearing Ratio*</b>	<b>17%</b>	29%	12%pt
<b>NAV per Share (HK\$)</b>	<b>HK\$4.9</b>	HK\$4.0	23%

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



# Business Highlights – Remarkable Growth Driven by Quality Projects



# Sales of Existing Projects – Hong Kong and PRC

- Total property sales proceeds of HK\$2,908million recognized in FY2011



**The Great Hill, Hong Kong**  
香港嘉御山



**The Legend, Shanghai**  
上海嘉悅天地



# Stable Rental Income from Investment Properties



## Shanghai K. Wah Centre

- Type : Grade A office
- Location : Shanghai CBD
- GFA : 72,000 sqm
- Occupancy : > 90% (as at 31 Dec 2011)
- Rental Income : RMB 190million p.a.



## J SENSES, Hong Kong

- An exquisite and exotic dining and entertainment arcade rehabilitated from a century-old heritage
- GFA : 3,400 sqm
- Occupancy : 100% (as at 31 Dec 2011)

# Launch of Quality Projects at an Opportune Time – Hong Kong



**Chantilly, Stubbs Road**  
港島司徒拔道嘉柏薈

- Type : Low rise luxury residential
- GFA : 6,340 sqm
- No. of units: 24



**Marinella**  
深灣9號

- Type : Luxurious sea view residence
- GFA : 60,000 sqm (35% owned)
- No. of Units : 411
- Unit Size : 1,000 to 5,000 sq ft



# Launch of Quality Projects at an Opportune Time – Hong Kong



**Providence Bay**  
天賦海灣

- Type : Luxury residential
- GFA : 66,500 sqm (Lot No. 186 – 15% owned)



**The Coronation**  
御金·國峰

- Type: Luxury residential / Commercial
- GFA: 60,500 sqm (15% owned)

# Launch of Quality Projects at an Opportune Time – Shanghai



**The Legend, Shanghai Westwood III**  
嘉悅天地(上海慧芝湖花園第三期)

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



**The Palace, Xuhui District**  
徐匯區建國西路嘉御庭

- Type: Luxury residential apartments and high-class commercial facilities
- Location: Jianguo Xi Road, Xuhui District
- GFA: 140,000 sqm



# Launch of Quality Projects at an Opportune Time – Guangzhou



**Le Palais, Huadu**  
花都嘉爵園

- Type: Residential development
- Location: Jianshebei Road, Huadu District
- GFA: 46,000 sqm



**Jiahua Guangchang**  
花都嘉華廣場

- Type: Integrated development
- First phase: Crowne Plaza Guangzhou Huadu
- Location: Yingbin Road, Huadu District (close to the New Baiyun International Airport)
- GFA: 42,000 sqm

# Premium Projects Set for Launch – Driving for Long-Term Sustainable Growth





KWIH Projects at a Glance		Year of launch		Interest	Pg No.
		2012	2013		
HK	Marinella 深灣9號	✓		35%	15
	Chantilly, Stubbs Road 港島司徒拔道嘉柏薈	✓		100%	19
	The Great Hill Houses 嘉御山獨立屋	✓		100%	20
	Providence Bay 天賦海灣	✓		15%	16
	Providence Bay, Tai Po Town Lot No. 188 大埔市地段188號 Providence Bay, Tai Po Town Lot No. 201 大埔市地段201號		✓ ✓	25% 15%	
	The Coronation 御金國峰	✓		15%	18
	30 Po Shan Road, Mid-Levels 半山寶珊道30號		✓	50%	21
	2 Grampian Road, Kowloon 九龍嘉林邊道2號		✓	100%	22
SH	The Legend, Shanghai Westwood III 嘉悅天地(慧芝湖花園第三期)	✓		100%	25
	The Palace, Xuhui District 徐匯區建國西路嘉御庭	✓		100%	26
	Grand Summit, Jingan District 靜安區嚴家宅嘉天匯	✓		99%	27
	Upstream Park, Minhang District 閔行區嘉怡水岸	✓		100%	28
	Qingpu District Project 青浦區項目		✓	100%	29
GZ	Le Palais, Huadu 花都嘉爵園	✓		100%	32
	Jiahua Guangchang 花都嘉華廣場	✓		99.9%	33
	Huadu Mega Integrated Project 花都新華鎮超大型國際社區項目	✓		99.9 %	34

# Hong Kong



嘉華國際  
K. WAH INTERNATIONAL



# Projects in Hong Kong



1	Providence Bay, Pak Shek Kwok 白石角天賦海灣
2	The Great Hill, Shatin 沙田嘉御山
3	2 Grampian Road, Kowloon 九龍嘉林邊道2號
4	The Coronation 御金. 國峰
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	Chantilly, Stubbs Road, Hong Kong 港島司徒拔道嘉怡薈
8	Marinella, Island South 港島南區深灣九號



# Marinella, Shum Wan, Southern District

## 香港南區深灣9號

- Type: Luxurious sea view residence
- GFA: 60,000 sqm (35% owned)
- No. of Units: 411
- Unit Size: 1,000 to 5,000 sq ft





# Providence Bay

## 天賦海灣

- Type : Luxury residential
- 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)



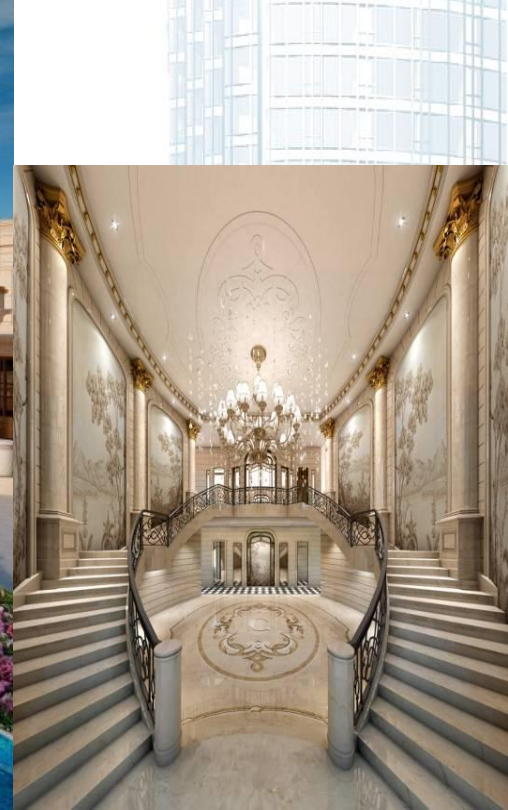


# The Coronation

## 御金・國峰

- Type : Luxury residential / Commercial
- GFA : 60,500 sqm (15% owned)

Progress as of March 2012





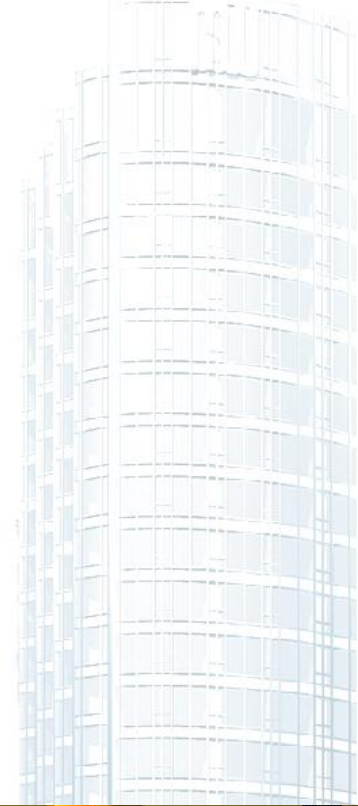
# Chantilly, Stubbs Road 港島司徒拔道嘉柏薈

- Type : Low rise luxury residential
- GFA : 6,340 sqm
- No. of units : 24
- Unit size : Over 3,600 sq ft



# The Great Hill 嘉御山

- Type: Luxury residential development
- No. of as-is units: 2 houses and 5 apartments





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

- Type : Luxury residential
- GFA : 3,000 sqm (50% owned)



## 2 Grampian Road, Kowloon 九龍嘉林邊道2號

- Type : Luxury residential
- GFA : 6,100 sqm



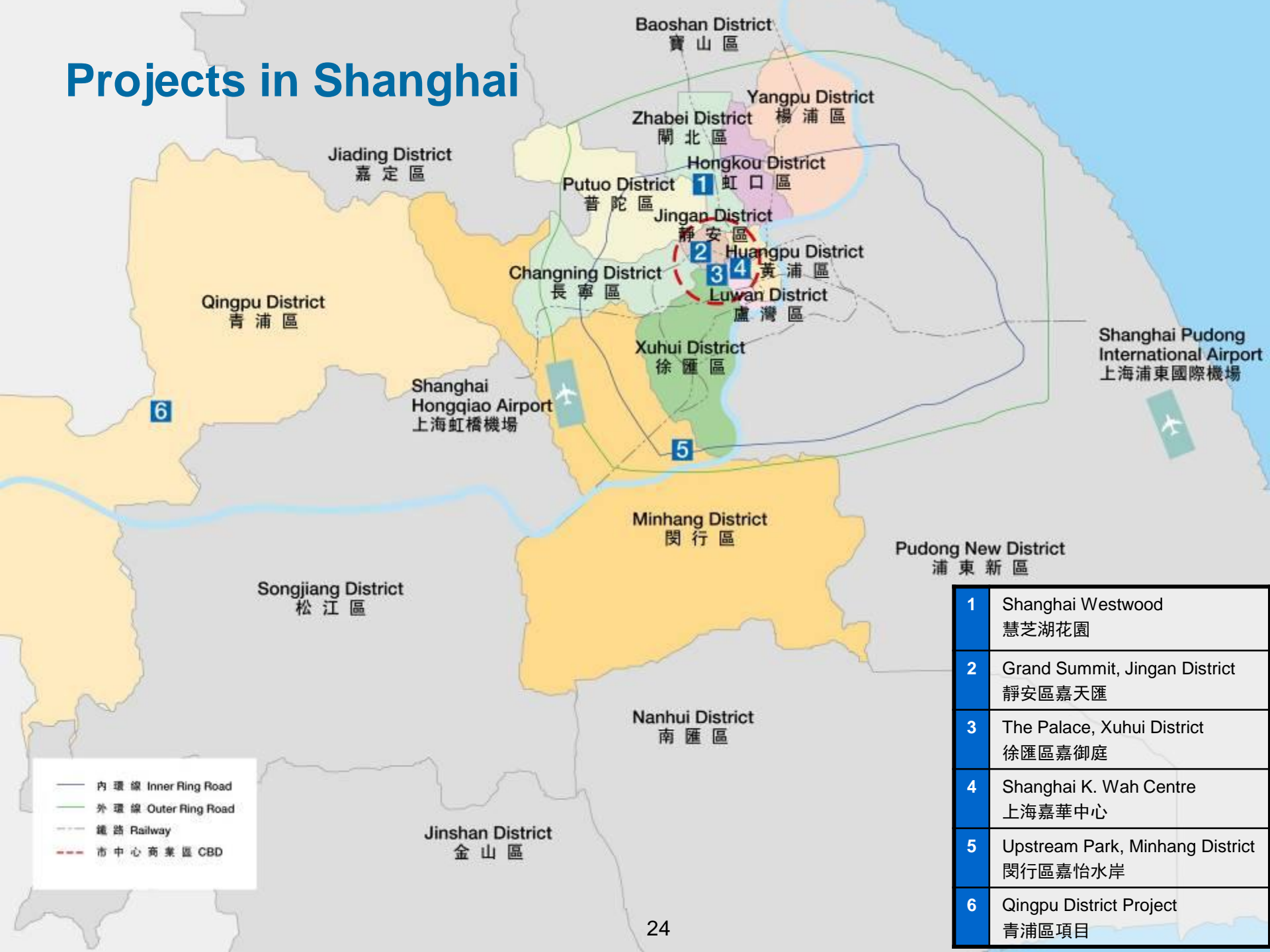


# Shanghai



嘉華國際  
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# Projects in Shanghai



1	Shanghai Westwood 慧芝湖花園
2	Grand Summit, Jingan District 靜安區嘉天匯
3	The Palace, Xuhui District 徐匯區嘉御庭
4	Shanghai K. Wah Centre 上海嘉華中心
5	Upstream Park, Minhang District 閔行區嘉怡水岸
6	Qingpu District Project 青浦區項目

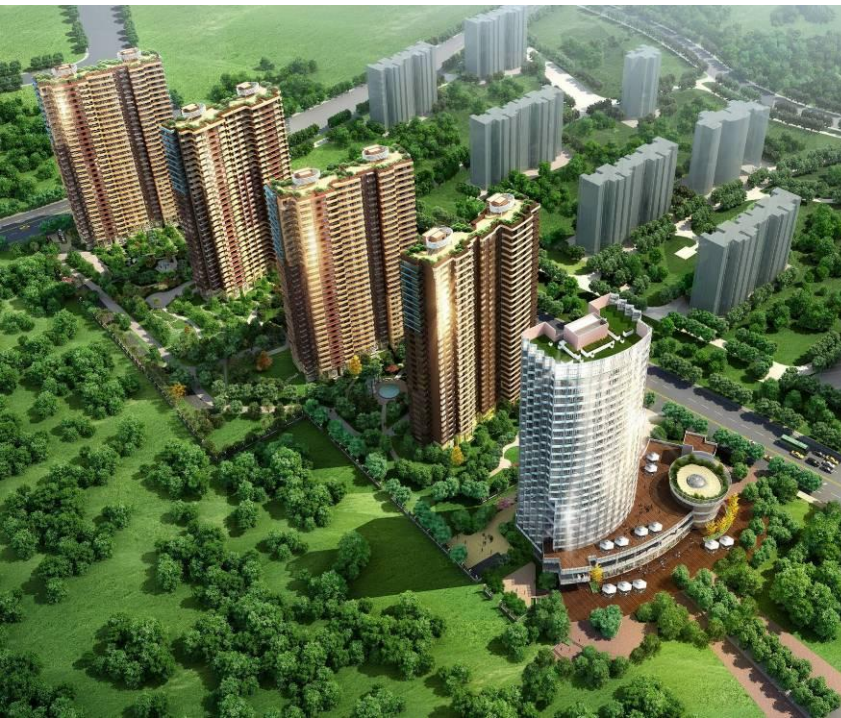


# The Legend, Shanghai Westwood III 嘉悅天地 (慧芝湖花園第三期)

- Type: Large-scale residential development
- Location: Da Ning International Community
- GFA: 100,000 sqm
- No. of units: Approx. 1,100



Progress as of March 2012





# The Palace, Xuhui District

## 徐匯區建國西路嘉御庭

- Type: Luxury residential apartments and high-class commercial facilities
- Location: Jianguo Xi Road, Xuhui District
- GFA: 140,000 sqm



Progress as of March 2012



# Grand Summit, Jingan District 靜安區嚴家宅嘉天匯

- Type: Contemporary luxury residential development
- Location: Urumqi Road, Jingan District
- GFA: 100,000 sqm





# Upstream Park, Minhang District 閔行區嘉怡水岸

- Type: Integrated residential and commercial complex
- Location: Wujing, Minhang District
- GFA: 168,000 sqm





# Qingpu District Project 青浦區項目

- Type: Low-rise residential with shopping and commercial facilities
- Location: Zhujiajiao, Qingpu District
- GFA: 70,000 sqm





# Guangzhou



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# 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

Guangzhou North Station  
廣州北站

Automobile City  
汽車城

Xinhua Town  
新華城區

Old Guangzhou City  
老廣州城區

3

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

Huangpu District  
黃埔區



Sanshui District  
三水區

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
-  花都區市中心  
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	Le Palais, Huadu Jianshebei Road Project 花都建設北路項目嘉爵園
2	Huadu Jiahua Guangchang (Yingbin Road Project, Huadu) 嘉華花都廣場(花都迎賓大道項目)
3	J Metropolis 嘉匯城

# Le Palais, Huadu 花都嘉爵園

- Type: Residential development
- Location: Jianshebei Road, Huadu District
- GFA: 46,000 sqm
- Launched on 22 July 2011



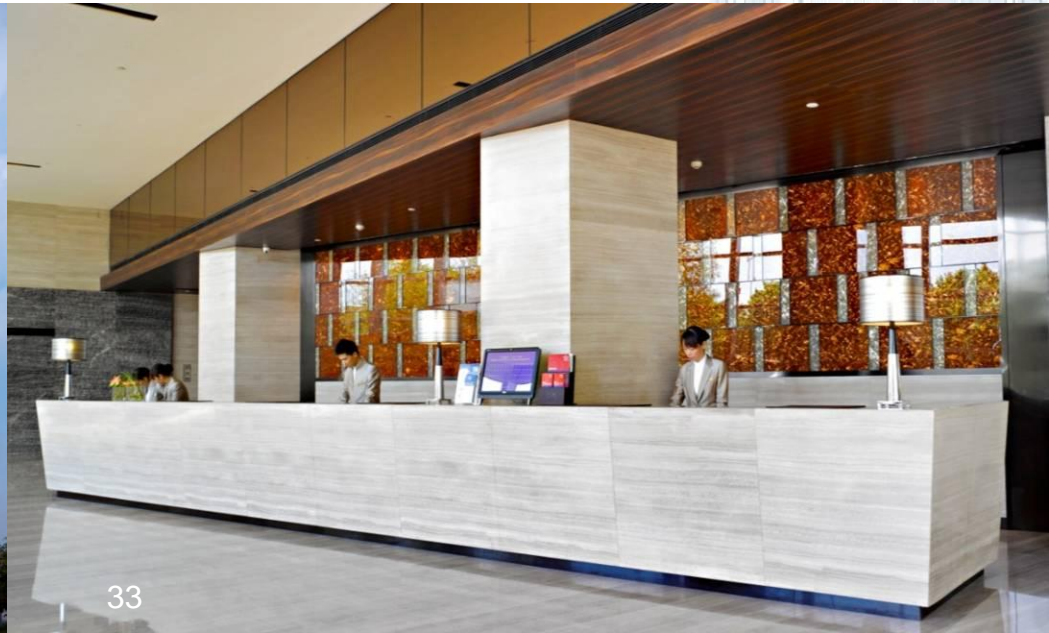
Progress as of March 2012



# Huadu Jiahua Guangchang

## 花都嘉華廣場

- Type: Integrated development
- Location: Yingbin Road, Huadu District (close to the New Baiyun International Airport)
- GFA: 42,000 sqm
- Phase I
  - Crowne Plaza Guangzhou Huadu Hotel (opened in July 2011) comprising 299 rooms and 2,000 sqm of meeting space
  - Office space



# J METROPOLIS 嘉匯城

- Type: Large-scale integrated community
- Location: Xinhua Zhen, Huadu District
- GFA: 77,000 sqm



Progress as of March 2012

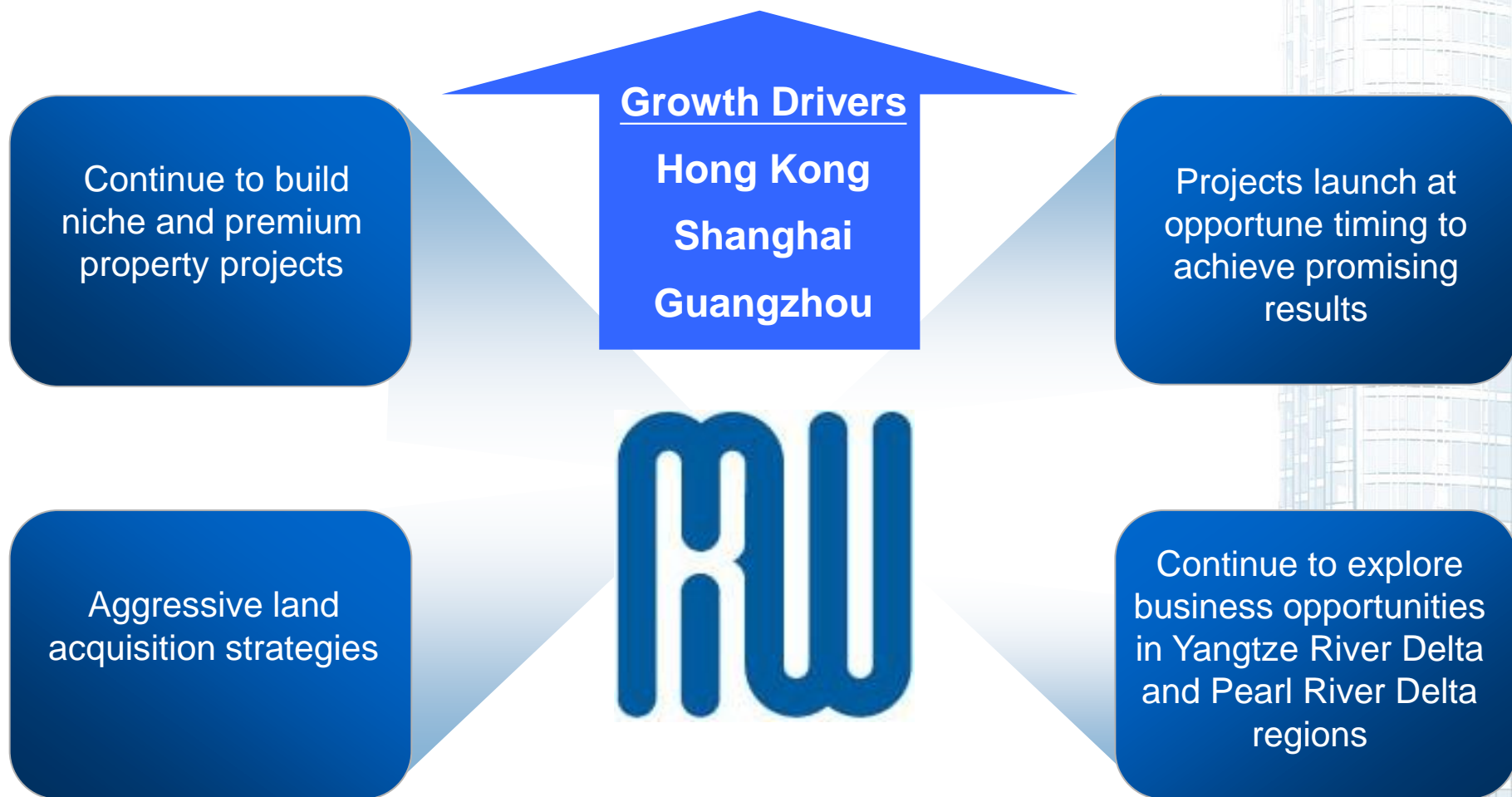


# Strategy & Outlook



嘉華國際  
K. WAH INTERNATIONAL

# Strategically Poised for Sustainable Growth



***Optimistic Outlook with Solid Foundation Laid for Long-term Growth***





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Thank You

