

KWIH Announces 2008 Interim Results

* * *

Achieves Profit Attributable To Shareholders of HK\$251 Million

Financial Highlights

For the six months ended 30 June

| HK\$ | 2008 | 2007 |
|--|--------------------|---------------|
| Turnover | 716 million | 1,759 million |
| Profit attributable to shareholders | 251 million | 439 million |
| Basic EPS | 10.18 cents | 18.06 cents |
| Dividend per share | 1 cent | 2.50 cents |

(Hong Kong, 10 September, 2008) – **K. Wah International Holdings Limited** (“KWIH” or “the Group”) (Hong Kong stock code: 173) today announced its interim results for the six months ended 30 June 2008.

During the review period, KWIH recorded turnover and profit attributable to shareholders of HK\$716 million and HK\$251 million respectively. Such results were mainly attributed to the sale of the remaining units from The Great Hill. Additional contributions were derived from the Shanghai K. Wah Centre and J SENSES which delivered stable recurring rental income.

Basic earnings per share were HK10.18 cents. The Board has recommended the payment of an interim dividend of HK1 cent per share.

With prudence and flexibility to launch premium projects at the right time

With over 10 distinguished projects under planning and development, the Group adopts a prudent yet flexible strategy to put on market its quality projects in Hong Kong and Mainland China, including the remaining units of The Great Hill and Shanghai Westwood II.

Shanghai Westwood II

The construction of Shanghai Westwood II is in good progress. The Group plans to launch the project, with 1,061 units of about 1.4 million sq.ft. of GFA, by phases when the market conditions are optimal. Situated at the heart of the sophisticated Daning International Community and adjacent to Metro Line 1 and dozens of bus routes, Shanghai Westwood II is a superb residence with an excellent pool of key schools and easy access to all-round facilities.

Xuhui District Project and Jingan District Project

The two prime projects in Xuhui District and Jingan District will be developed into serviced apartments and premium residential properties. As these two projects possess high value appreciation potential, the Group will retain a proportion for long term investment.

Huadu Project in Guangzhou

Apart from Shanghai, the Group has projects in Guangzhou, namely, the Huadu Mega Integrated Project of 12 million-sq-ft of GFA, and the Guangzhou Huadu Airport CBD Area which will be developed into a large-scale commercial complex. Phase I of the CBD project comprises a luxurious hotel and two blocks of office towers.

Planning of the newly acquired plots in Hong Kong well in progress

The Group acquired 4 pieces of land plots (namely Pak Shek Kok in Tai Po, Welfare Road in Aberdeen and Hoi Wang Road in West Kowloon) in partnership with key property developers. Including No. 6 Shiu Fai Terrace at Mid-levels East, a residential project solely developed by KWIH, the planning of all projects is well in progress.

Ten development projects set for launch in the coming three years

The Group has consistently expanded land reserve to meet its development needs. Currently, KWIH has over 20 million sq. ft. of GFA in Hong Kong and Mainland China, which is sufficient for development in the coming five years. The Group is now developing and planning over 10 projects, which will be launched in the coming three years and are expected to generate stable sales proceeds for KWIH.

A strong financial position with adequate available funds

The Group's financial position remained solid, maintaining a low gearing ratio and adequate available funds of over HK\$4 billion to replenish its land bank and explore more investment opportunities to perpetuate its growth.

Dr. Lui concluded, "We are dedicated to adopting a prudent yet flexible strategy and carefully plan and launch our premium projects in Hong Kong and Mainland China. The projects will be launched when the market conditions are optimal. We will also retain a proportion of the projects for long term investment. We believe that this strategy will enable us to achieve sustainable growth and returns for our shareholders."

- End -



