

KWIH secures two premium residential sites in Shanghai and Dongguan

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Capturing potential investment development opportunities in Hong Kong, the Yangtze River Delta and the Pearl River Delta with a prudently progressive strategy

(Hong Kong, 20 November 2012) – **K. Wah International Holdings Limited** (“KWIH” or “the Group”) (stock code: 173) acquired two quality residential land parcels through auction in Shanghai and Dongguan. The 17,913 sqm-site in Puxing, Pudong District of Shanghai, was acquired for RMB 671 million, while the other plot in Xihu, Shilong of Dongguan, covering approximately 80,760 sqm, for RMB 657 million.

The residential site in Puxing, Pudong District of Shanghai, has a plot ratio of 1.8 with total GFA of 30,947 sqm and an accommodation value of RMB21,682 per sqm. The site is located in the well-developed residential community in Puxing, Pudong District. The site also enjoys excellent development potential with direct access to Subway Line 6 and the Middle Ring Line currently under development. Commencing service in 2016, Subway Line 14 and Line 9 extension will conveniently connect the project to Shanghai’s central business district including Lujiazui, Yuyuan, People’s Square, Huaihai Road, Nanjing West Road and Jingan Temple.

The 80,760 sqm land parcel in Xihu, Shilong, Dongguan, has a plot ratio of 2.5 with total GFA of 201,900 sqm and an accommodation value of RMB 3,253 per sqm. Nestled on the south bank of the Dongjiang River in Xihu, the site not only commands a panoramic river view, but also boasts convenient accessibility with the Guangshen Railway located in close proximity and connecting it to the G94 Highway, East Dongguan Highway as well as Shilong Station of Lightrail R2 Line. The neighbourhood is also complete with full amenities such as parks, schools, department stores and hotels, making it a unique premium residential site in the district.

Paddy Lui, Executive Director of KWIH, said, “The acquisition of the two land parcels in Shanghai and Dongguan has strengthened the Group’s premium landbank in Mainland China to better cater to the strong market demand. While launching various projects, the Group also capitalizes on market opportunities to expand its project portfolio by a prudently progressive strategy. Currently, the Group has a total GFA of 1.8 million sqm under development and planning, which enables sustainable growth.”

Leveraging on the Group’s expertise and strengths in developing niche and premium projects boasting a perfect blend of innovative and artistic features, KWIH is committed to creating a quality living environment for home buyers while delivering promising returns to shareholders.

Appendix: KWIH's Recent Land Acquisitions in Hong Kong, the Yangtze River Delta and the Pearl River Delta

Location	Total Land Area	Plot Ratio	GFA (Approx.)	Land Premium	KWIH's portion
Tseung Kwan O Area 66D1	5,026 sqm	5.5	27,643 sqm	HK\$1,170 million	100%
Tseung Kwan O Area 66C2	12,915 sqm	3.5	45,203 sqm	HK\$2,285 million	40%
Long Ping (North) MTR West Rail Station	9,900 sq m	Approx. 5	48,675 sqm	HK\$1,708 million	60%
Lot Y000902, Puxing, Pudong, Shanghai	17,193 sqm	1.8	30,947 sqm	RMB 671million	100%
Lot 2012WG034 Xihu, Shilong, Dongguan	80,760 sqm	2.5	201,900 sqm	RMB 657million	99%

About K. Wah International Holdings Limited (stock code: 173)

K. Wah International Holdings Limited, listed in Hong Kong in 1987, is the property flagship of K. Wah Group. KWIH aims at establishing a position of large-scale integrated property developer and investor in the Greater China region. With a property portfolio encompassing premium residential developments, Grade-A office towers, retail spaces, hotels and serviced apartments, KWIH has a presence in Hong Kong, Shanghai, Guangzhou and Southeast Asia. Driven by a keen market sense and a versatile strategy, and backed by strong financial capability, KWIH has built up a sizeable and prime land reserve in major cities of China, and thus a strong foothold for future growth. KWIH has received several international accolades for its outstanding quality and service. Awarded Business Superbrands in the property development sector in 2006, KWIH was selected as the High-Flyer Outstanding Enterprises in two consecutive years, and was awarded the Top 10 Developers Award by BCI Asia in 2011.

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