



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

(Incorporated in Bermuda with limited liability)



2006 Annual Results Announcement

29 March 2007





Introduction: 2006-07 Achievements

2006-07 Achievements

- Buoyant economic growth

- PRC GDP: +10.5%
- HK GDP: +7.6%

- Unprecedented consumption boom in PRC

- Growing household income both in PRC & HK

Mar 07: **Joint development** with major property players at Tai Po Town Lot No. 188

Mar 07: **Successful acquisition** of 6 Shiu Fai Terrace

Dec 06: GZ & SH new projects **commenced construction**

Sep 06: \$1,800M **Syndicated loan** with 14 banks

Jul 06: Sales of J-Residence, over 90% sold in two weeks

May 06: Sales of Shanghai Westwood

Mar 06: Sales of The Great Hill phase 1

= HK\$4 Billion Sales Proceeds

2006: Shanghai K. Wah Centre – **100% occupied**, contributed full year rental income



Financial Highlights

2006 Annual Results – Highlights

	FY2006 (HK\$ million)	FY2005 (HK\$ million)	Change
	<i>For the year ended 31 Dec</i>		
Turnover	276	289	- 4%
Operating profit	1,071	382 [#]	+ 180%
Profit Attributable to Shareholders			
– Operating	230	95	+142%
– Discontinued Operations	-	3,553	N/A
Basic EPS (HK cents)			
– Operating	9.54	4.1	+ 133%
– Discontinued Operations	-	153.58	N/A
DPS (HK cents)			
– Interim	1	1*	0
– Final	2.5	1	+150%

Note : Subject to the new accounting standard, the total sales proceeds would not be booked in the year of 2006. The Group's full performance will be reflected in 2007 following the completion of the projects

* Exclusive of special interim dividend distributed by way of one GEG share for every 10 shares of KWIH (equivalent to HK51.7 cents per share)



Business Review :

Development Properties

Investment Properties

Development Properties

- Precise market positioning and sales strategies explain quick sweep up of majority units after launch
- Total sales proceeds of HK\$4 billion to be recognized upon completion of projects in 2007

Project	Type	Units Sold (as of Mar 07)	Year of Completion
<i>Hong Kong</i>			
The Great Hill	Residential	61	3Q/2007
J Residence	Residential	377	3Q/2007
<i>China</i>			
Shanghai Westwood Phase 1	Residential	1,200	2Q/2007

Investment Properties

- Shanghai K. Wah Centre 上海嘉華中心
 - 100% occupancy
 - Generate HK\$200 million rental income per year



Investment Properties



- Rental income expected to increase upon renewal of tenancies in 2007
- List of major tenants:

Daikin (China) Investment

Toyota Tsusho (Shanghai)

Budweiser Wuhan Int'l Brewing

JC Penny Purchasing Group

Shanghai YKK Zipper

Dowjones Newswires

Toshiba International Procurement HK

Qantas Airways

Micron Semiconductor Tech (Shanghai)

JP Morgan Partner Investment Consulting

CB Richard Ellis

Olympus (Shanghai)



Future Prospects: 2007 – Moving Towards Integrated Property Development and Investment

HONG KONG
HONG KONG

SHANGHAI
SHANGHAI

GUANGZHOU
GUANGZHOU

Positioning

Office



Residential

An **INTEGRATED** property developer & investor with business presence in Greater China

Hotel



Shopping Mall

Expedite Organic Growth

2007

Development Properties

- Residential:
 - **The Great Hill**
 - **J Residence**
 - **Shanghai Westwood Phase 1**

Investment Properties

- Office:
 - K. Wah Centre
 - Skyline Commercial Centre
 - Shanghai K. Wah Centre
 - Parkview Place/Centre
 - San Centre
- Retail:
 - Shanghai K. Wah Centre
 - **J SENSES**

2008

Development Properties

- Residential:
 - **Shanghai Westwood Phase 2**

Investment Properties

- Office:
 - K. Wah Centre
 - Skyline Commercial Centre
 - Shanghai K. Wah Centre
 - Parkview Place/Centre
 - San Centre
- **Hotel/Service Apartment:**
 - **Guangzhou Airport Huadu CBD Project Phase 1**
- Retail:
 - Shanghai K. Wah Centre
 - J SENSES

2009

Development Properties

- Residential:
 - **Jianguo Xi Road Project Phase 1, Xuhui District**
 - **Yanjiazhai Project Phase 1, Jingan District**

Investment Properties

- Office:
 - K. Wah Centre
 - Skyline Commercial Centre
 - Shanghai K. Wah Centre
 - Parkview Place/Centre
 - San Centre
 - **Guangzhou Airport Huadu CBD Project Phase 1**
- Hotel/Service Apartment:
 - Guangzhou Airport Huadu CBD Project Phase 1
 - **Jianguo Xi Road Project, Xuhui District**
- Retail:
 - Shanghai K. Wah Centre
 - J SENSES
 - **Jianguo Xi Road Project, Xuhui District**



New Project Pipeline: Hong Kong, Shanghai & Guangzhou Properties

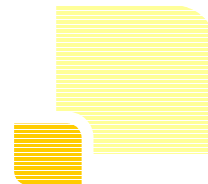


Hong Kong Properties

The Great Hill Penthouse Units & Houses

嘉御山特色單位及獨立屋

- Type : Wholly-owned luxury Residential project
- Location : Tung Lo Wan Hill Road, Shatin
- Year of Completion : 3Q/2007



HONG KONG
HONG KONG

J SENSES

SHANGHAI
SHANGHAI
GUANGZHOU
GUANGZHOU



- ▣ Type : Boutique arcade in style that blends historical and futuristic architectural features
- ▣ Positioning : A dining and entertainment destination designed to give customers unique experiences
- ▣ Location : J Residence, Johnston Road, Hong Kong
- ▣ To be opened : 4Q/2007
- ▣ GFA : approximately 30,000 sq ft



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HONG KONG

J SENSES

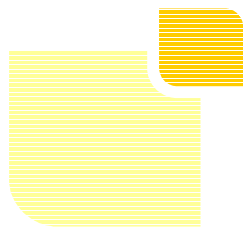
SHANGHAI
SHANGHAI
GUANGZHOU
GUANGZHOU



6 Shiu Fai Terrace – **NEW!**

肇輝台 6 號

- ▣ Type : Luxury residential project
- ▣ Location : 6 Shiu Fai Terrace, Mid-Levels East
- ▣ GFA : 68,000 sq.ft. (under application)
- ▣ Total Site Area : 18,959 sq.ft.
- ▣ Year of completion : 2011



Tai Po Town Lot No. 188 – **NEW!**

大埔市地段第188號

- ▣ Type : Luxury residential project
- ▣ Location : Tai Po Town Lot No. 188
- ▣ GFA : 749,788 sq.ft.
- ▣ Total Site Area : 214,225 sq.ft.
- ▣ Joint Development : K. Wah International Holdings Limited
Sino Land Company Limited
Nan Fung Development Limited



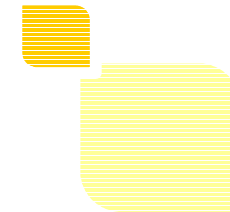


Shanghai Properties

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SHANGHAI
SHANGHAI

Shanghai Properties Overview



Shanghai Westwood Phase 2 (100% owned)

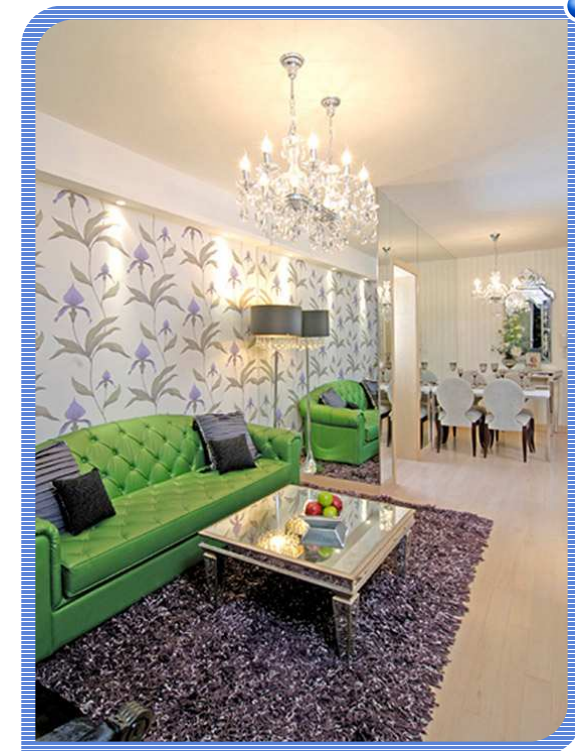
上海慧芝湖花園第二期



Shanghai Westwood Phase 2 (100% owned)

上海慧芝湖花園第二期

- Type : Large-scale residential project
- Location : Daning International Community, Zhabei
- GFA : Approximately 1,500,000 sq.ft. (140,000 sq.m.)
- Year of Completion : 4Q/2008



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Jianguo Xi Road Project, Xuhui District, Shanghai

上海徐匯區建國西路項目(100% owned)



Jianguo Xi Road Project, Xuhui District, Shanghai

上海徐匯區建國西路項目(100% owned)

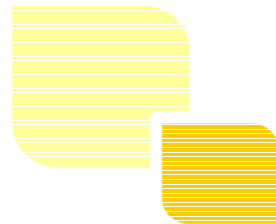
- Type : French style high-end residential units, shops and serviced apartments
- Location : Jianguo West Rd, Xuhui District
- GFA : Approximately 1,500,000 sq.ft. (140,000 sq.m.)

Type	No. of Units/Rooms	Commencement	Year of Completion
High-end residential	530 units	4Q/2006	Phase 1 (200 units) - mid/2009
Shops	N/A	4Q /2006	mid/2009
Serviced Apartment	400 rooms	4Q /2006	3Q/2009

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Yanjiazhai Project, Jingan District, Shanghai

上海靜安區嚴家宅項目(99% owned)



Yanjiazhai Project, Jingan District, Shanghai

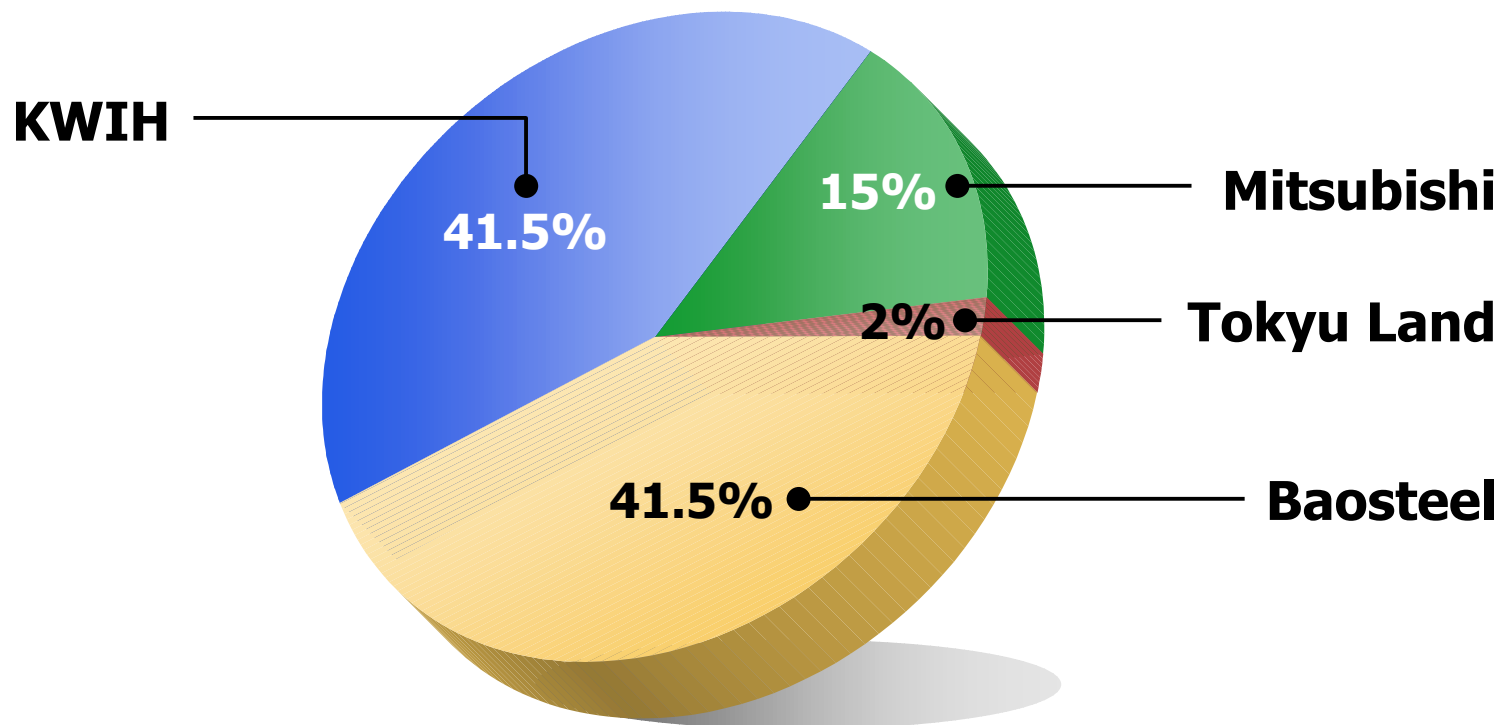
上海靜安區嚴家宅項目(99% owned)

- Type : High-end residential complex
- Location : Urumqi North Road, Jingan District
- Positioning : Manhattan style luxury property
- GFA : Approximately 1,076,000 sq.ft. (100,000 sq.m.)

Type	GFA (sq.ft.)	No. of Units	Commencement	Year of Completion
Residential – Phase 1	364,840 sq.ft. (34,000 sq.m.)	120 Units	4Q/2006	4Q/2009
Residential – Phase 2	704,780 sq.ft. (65,500 sq.m.)	280 units	3Q/2007	4Q/2009

Shanghai Joint Venture Project

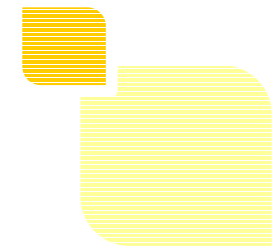
- Shanghai Baoland Co. Ltd:
Formerly a wholly-owned subsidiary of Baosteel Group,
now a Sino-Foreign JV



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Shanghai Joint Venture Project

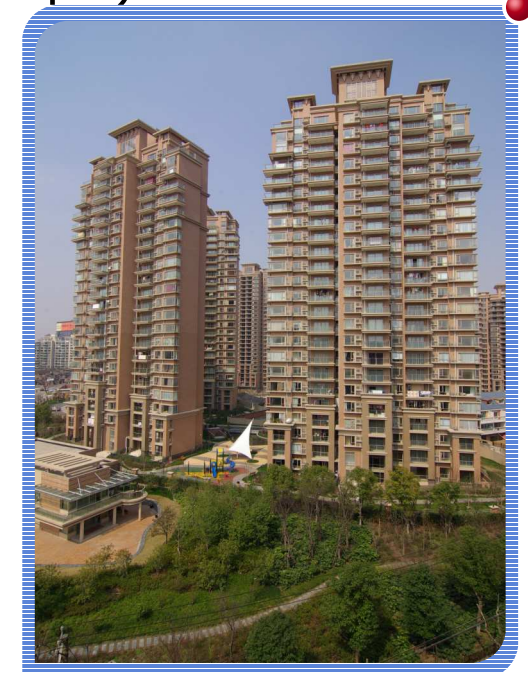
- Baoland East Garden, Yangpu District
(寶地東花園－楊浦區周家嘴道)



Shanghai Joint Venture Project

- Baoland East Garden, Yangpu District
(寶地東花園－楊浦區周家嘴道)
 - Type : Mid-range residential/commercial project with residential units, offices, shops and serviced apartment
 - GFA : Approximately 3,228,000 sq.ft. (300,000 sq.m)

Type	GFA (sq.ft.)
Residential (Baoland East Garden)	2,152,000 sq.ft. (200,000 sq.m.)
Office/Retail/Serviced Apartment (Baoland Plaza)	1,076,000 sq.ft. (100,000 sq.m.)

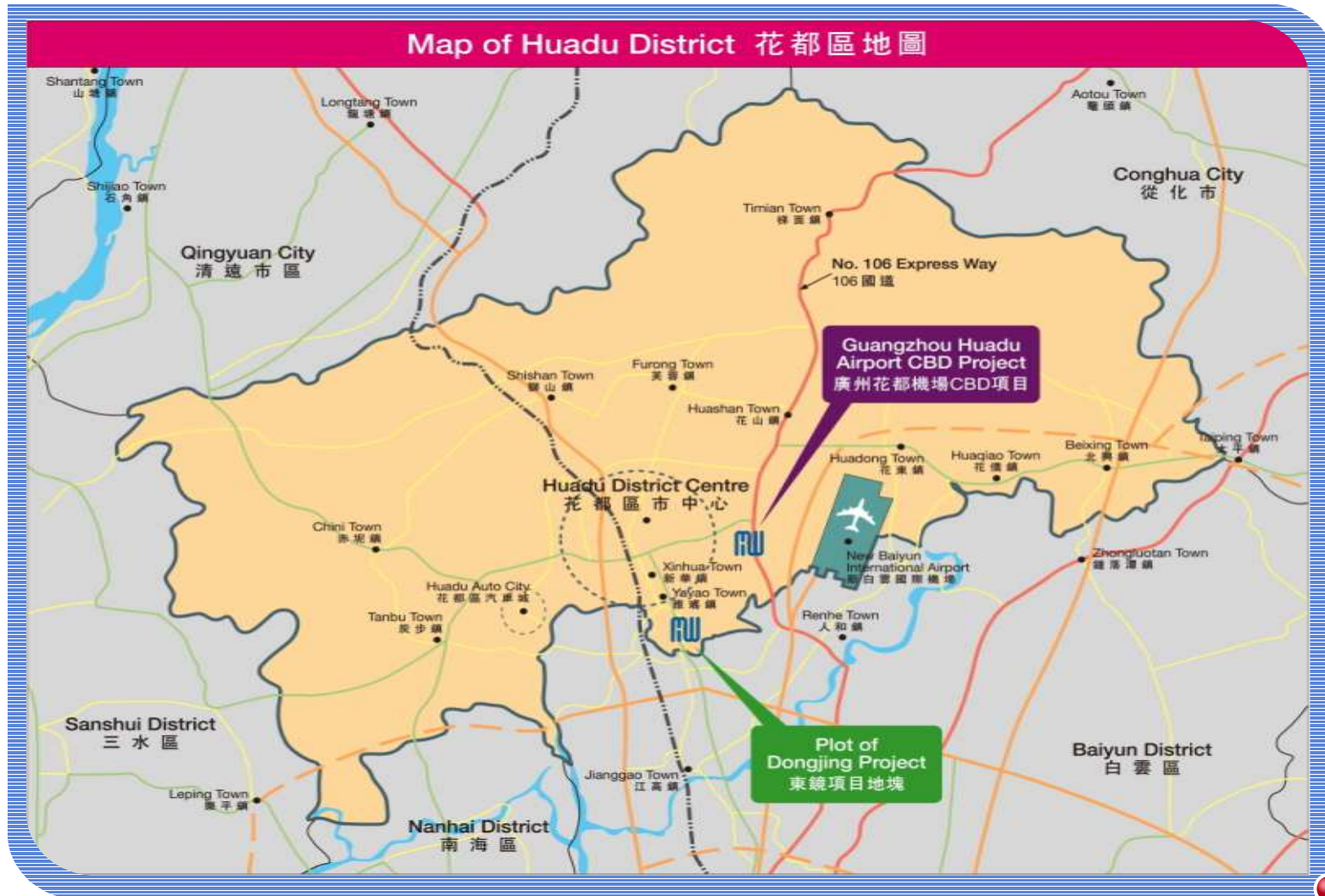




Guangzhou Properties

Guangzhou Huadu Developments – *NEW!*

(100% owned)



Guangzhou Huadu Airport CBD project

廣州花都機場新華鎮迎賓大道項目 – **NEW!**

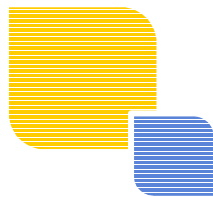
- Strategic location : 5-minute drive from the New Baiyun International Airport



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Guangzhou Huadu Airport CBD project

廣州花都機場新華鎮迎賓大道項目 **-NEW!**



Guangzhou Huadu Airport CBD Project Phase 1

廣州花都機場新華鎮迎賓大道項目第一期 **-NEW!**

- Type : Integrated Development Project
- GFA : Approximately 3,475,480 sq.ft. (323,000 sq.m.)

Type	Facilities/Scale	Commencement	Year of Completion
Hotel	Around 300 rooms, business hotel with indoor and outdoor pool, gym, F&B , business centre, banquet hall, landscape garden, etc	2006	4Q/2008
Office	2 blocks (one of which has been commenced)	2006	1Q/2009

Guangzhou Huadu DongJing Project

廣州花都新華鎮慶花路東鏡項目 **-NEW!**

- Approximately 1,000 acres of land reserve in Huadu for future development





Conclusion

Conclusion

- The Great Hill, J Residence and Shanghai Westwood Phase 1 achieved **record-breaking sales of HK\$4 billion**
- Strategic move to become an INTEGRATED property developer and investor with business presence in Greater China
- KWIH plans to invest more than HK\$10 billion to strengthen foothold in Hong Kong and China



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