

Press Release

[For Immediate Release]

KWIH Strengthens Foothold in Pearl River Delta with Another Successful Land Bidding in Shilong, Dongguan

(Hong Kong, 26 January 2014) – **K. Wah International Holdings Limited** (“KWIH” or “the Group”) (stock code: 0173) has acquired a prime commercial and residential land parcel in Shilong, Dongguan for a total of RMB115 million earlier this month. The acquisition further strengthens KWIH’s foothold in the Pearl River Delta region. The Group plans to develop the plot into a large scale integrated residential project together with its adjacent project, with initial launch slated for Q4 2014 or early 2015.

A 230,000-sqm large-scale riverside development offering quality modern living

The commercial and residential land parcel is located at Xihu Middle Road, Shilong, Dongguan, covering an area of 13,686 sqm with a plot ratio of 2.5 times and a GFA of 34,210 sqm. The plot has an accommodation value of RMB3,360 per sqm. The Group plans to develop this land parcel together with another adjacent plot secured in 2H 2012 into a large-scale residential and commercial property with a GFA of more than 230,000 sqm. Enjoying a panoramic view of East River, the land plot is close to Guangshen Railway Station, and easily accessed via a pivotal transportation network connecting to the Guanshen Express Highway, the East Dongguan Highway and the Shilong Station of the R2 Lightrail Line. The neighborhood is also complete with an array of facilities such as parks, schools, department stores and hotels, making it an area with good potential for development.

Paddy Lui, Executive Director of KWIH, said, “With the Shilong train station coming into operation earlier this year, Dongguan is set to become a major traffic hub connecting Guangzhou, Shenzhen and Hong Kong. This is conducive to realizing the development potential of our two contiguous plots. We expect this large-scale project to appeal to market demand and further solidify our business in the Pearl River Delta region. Committed to developing niche and premium projects, KWIH will continue to delight the market with quality, innovative and competitive products, while accelerating the project development cycle for continuous asset turnover.”

Over 20 projects in Hong Kong and Mainland China well underway

The development of over 20 projects in Hong Kong and Mainland China is progressing well, with half of them ready for debut at an opportune time. The Group will continue to market its Mainland projects following from last year. Besides rolling out the remaining units of The Palace and Upstream Park in Shanghai, J Metropolis and Le Palais in Guangzhou, the Group intends to launch several new projects including Grand Summit in the heart of downtown Shanghai, the second phase of both J Metropolis and Huadu Jiahua Plaza in Guangzhou, and the Shilong Project in Dongguan.

Secured eight land parcels in past 18 months to increase GFA by 500,000 sqm

The Group has acquired eight land parcels in Hong Kong and Mainland China at a sum of close to HK\$8 billion since 2H 2012. These dynamic initiatives have expanded the Group's presence into Dongguan and Nanjing.

Backed by a prime asset portfolio comprising 1.7 million sqm GFA of properties already launched, under development and planning mainly in Hong Kong, Shanghai and Guangzhou, and a 3.9% stake in Galaxy Entertainment Group (stock code: 0027), the Group is equipped with flexible and ample resources.

Paddy Lui added, "Leveraging our strong financial position, we will continue to replenish our land bank in a prudent and disciplined manner to drive growth while delivering the best possible return to our shareholders."

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Photos:

Design plan rendering of the residential and commercial development in Dongguan



Appendix : KWIH's successful bids in past 18 months

Location	Total site area (sqm)	Plot ratio	GFA (sqm)	Land premium	KWIH's interest
Pearl River Delta					
Dongguan Shilong Xihu Lot 2014WG003	13,686	2.5	34,210	RMB 115 million	99%
Dongguan Shilong Xihu Lot 2012WG034	80,760	2.5	201,900	RMB 657 million	99%
Yangtze River Delta					
Shanghai Pudong Weifang Village Street Huangpu River	5,665	2.5	14,200	RMB 568 million	100%
Shanghai Pudong Puxing Community Lot Y000902	17,193	1.8	30,947	RMB 671 million	100%
Nanjing Qixia District Maigao Bridge	58,776	2.29	134,600	RMB 1,740 million	100%
Hong Kong					
Tseung Kwan O Area Town Lot No.115	5,026	5.5	27,643	HK\$1,170 million	100%
Tseung Kwan O Area Town Lot No.117	12,915	3.5	45,203	HK\$2,285 million	40%
Yuen Long Town Lot No. 513	9,900	~5	48,675	HK\$1,708 million	60%

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

K. Wah International Holdings Limited (“KWIH”), listed in Hong Kong in 1987, is the property flagship of K. Wah Group. An integrated property developer and investor with a foothold in The Pearl River Delta and Yangtze River Delta regions, KWIH encompasses a portfolio of premium residential developments, Grade-A office towers, retail spaces, hotels and serviced apartments. 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 is currently holding a 3.9% stake in Galaxy Entertainment Group Limited (stock code: 27).

KWIH has received several international accolades for its outstanding quality and service. Awarded Business Superbrands in the property development sector, 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. In 2012, its signature project, Marinella, achieved the Platinum Rating of Provisional Assessment under the BEAM Plus NB V1.1 of the Hong Kong Green Building Council. In addition, KWIH was voted as the first runner-up under the category of Hong Kong Best Mid-Cap in Asia’s Best Companies 2013 Poll conducted by *FinanceAsia*.

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