



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

(Incorporated in Bermuda with limited liability)



**2005 Annual Results Announcement  
Press Conference  
30 March 2006**

# Financial Highlights

	<b>FY2005</b> <b>HK\$ million</b>	<b>FY2004</b> <b>HK\$ million</b>	<b>Change</b>
	For the year ended 31 December		
<b>Turnover</b>	<b>289</b>	<b>418</b>	<b>↓ 30.8%</b>
<b>Net Profit</b>	<b>3,644</b>	<b>241</b>	<b>↑1,412%</b>

- Net profit surged by 1,412%
- Due to a profit of HK\$3,553 million from deemed disposal of shares in Galaxy

# Dividend Payments

- Proposed final dividend payment of HK1 cent per share (2004: 4.0 cents per share)
- Together with the interim dividend of HK1 cent per share and special interim dividend by way of a distribution in species of the shares of Galaxy on the basis of one Galaxy share for every 10 shares of KWIH held, **total dividend for the year ended 31 Dec 2005 will be HK53.7 cents per share (2004: HK6.0 cents per share)**
- Dividend Payout
  - Special Profit:  $51.7\text{¢} / 153.58\text{¢} = 33.66\%$
  - Operating Profit:  $2\text{¢} / 4.1\text{¢} = 48.78\%$

# KWIH Positioning



**A quality property developer  
specializing in developing  
premium real estates in  
HK and Mainland China**



# HK Market Overview

- The momentum of residential market continue to improve
- Supply of newly completed flats remains tight, and demand remains strong
- Positive market conditions to drive market sentiment in Q1 2006
  - Unemployment rate reduced and salaries tax cut
  - Buoyant stock market
  - Home mortgage rate competition



# HK Properties

## THE GREAT HILL 嘉御山

沙田南半山 複式大宅

- 114 residential apartments and 8 detached houses
- Pre-sale in early March 2006
- Market response is very positive



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# HK Properties

## Johnston Road Project Properties

莊士敦道項目

(Redevelopment Project with URA)

- Premium residential project in Wanchai
- 381 apartment units
- 2,600 m<sup>2</sup> up-market commercial facilities
- Expected date of pre-sale : Q3 2006



# Mainland China Market Overview

- The global trade and investment universe are focus on Mainland China
- China's growth momentum continues to be strong
  - GDP is expected to grow by 8% in 2006
- People have strong propensity for house ownership and are looking for quality housing



# Mainland China Properties

- Over 2 million m<sup>2</sup> land bank in Mainland China

## Shanghai

- Shanghai Westwood – 400,000 m<sup>2</sup>
- Jianguoxi Road – 150,000 m<sup>2</sup>
- Yanjiazhai Project – 100,000 m<sup>2</sup>
- Shanghai K. Wah Centre – 75,000m<sup>2</sup>

## Guangzhou

- Huadu Land Site – 1,400,000m<sup>2</sup>

# Mainland China Properties

## Shanghai K. Wah Centre 上海嘉華中心



- The landmark and most sophisticated building in Shanghai City
- 100% occupancy rate with an excellent tenant mix including Fortune 500 companies
- Average rental rate is US\$1 / day / m<sup>2</sup>
- Generate **HK\$200 million** rental income per year



# Mainland China Properties

## Shanghai Westwood 慧芝湖花園



- Luxurious residential project in inner ring area of Shanghai
- Phase 1: 140,000 m<sup>2</sup> gross floor area
- Will accelerate sales in 2006 according to market condition





# Mainland China Properties

## Jianguoxi Road Project, Xuhui District 徐匯區建國西路項目



- Luxurious residential project
- 150,000 m<sup>2</sup> gross floor area
- Plans to commence construction in 2006



# Mainland China Properties

## Yanjiazhai Project, Jingan District 靜安區嚴家宅項目

- Luxurious residential project
- 100,000 m<sup>2</sup> gross floor area
- Plans to commence construction in 2006



# Mainland China Properties

## Shanghai Baoland Co. Ltd. 上海寶地置業有限公司

JV Partners including:

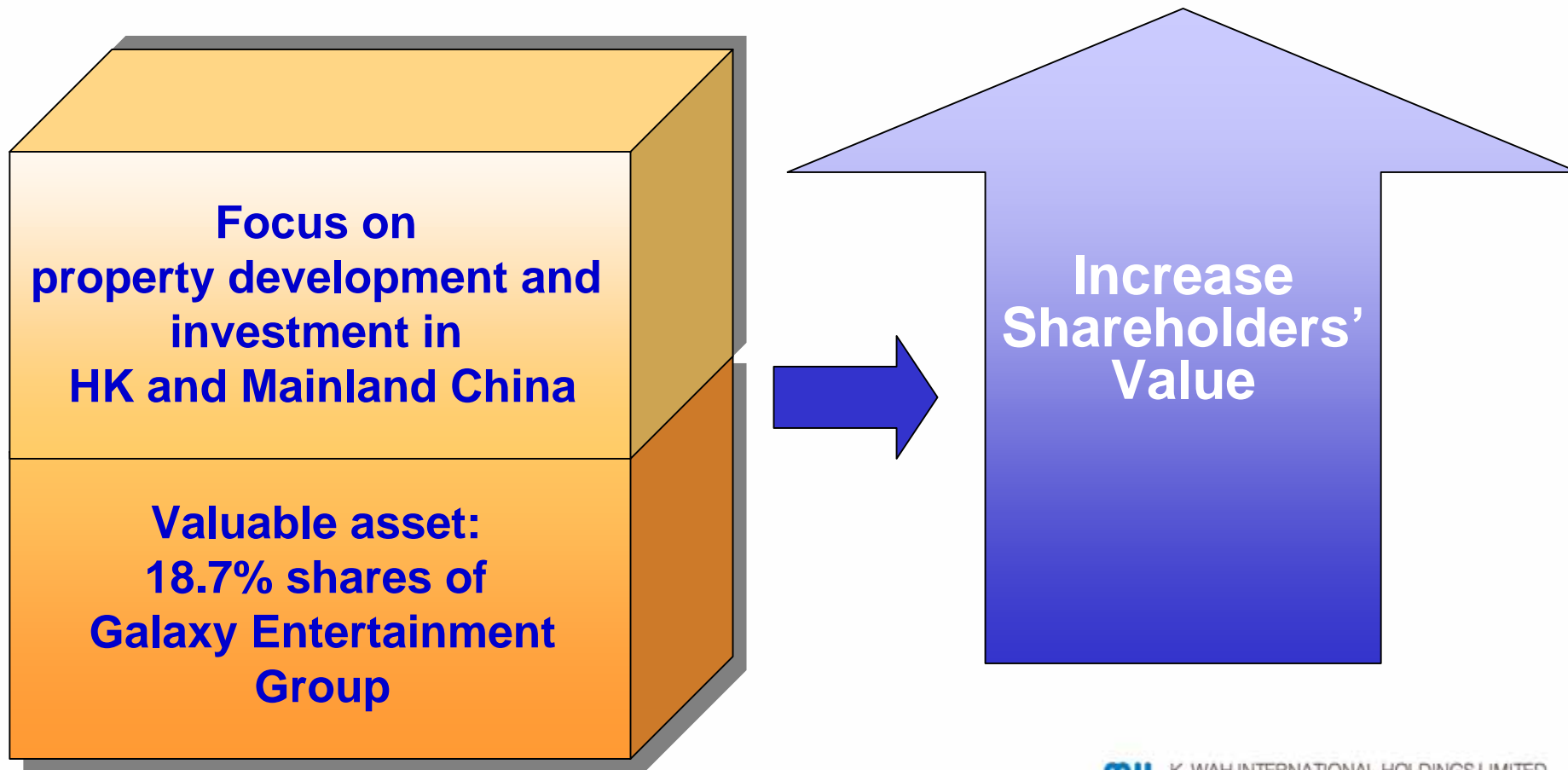
Shanghai Baosteel	41.5%
KWIH	41.5%
Mitsubishi	15.0%
Tokyu Land	2.0%



- JV company commenced operation
- Yangpo District (楊浦區) Project
  - 200,000 m<sup>2</sup> for residential
  - 100,000 m<sup>2</sup> for commercial



# Conclusion







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