

K. Wah International nets over RMB 300 million as market snaps up 270 Shanghai Westwood units during the Golden Week

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Future growth driven by over 20 million sq ft Mainland land reserve

(Hong Kong – 15 May 2006) K. Wah International Holdings Limited (“KWIH” or “Group”, stock code: 173) launched again units of its luxurious residential project – Shanghai Westwood – during the Golden Week and sold more than 270 in a few days. At the average per sqm price of between RMB10,000 and RMB14,000, the units have brought in over RMB300 million to the Group. In phase one sale of the project, 632 units were launched of which more than 400, or over 70%, were sold to date.

Located in the Da Ning International Community, Shanghai Westwood is at the biggest road transportation hub of Shanghai. It has a total floor area of 380,000 sqm to be developed in three phases. The 1,200 units in phase one are expected to be completed in mid-2007 and if all sold will bring in cash of RMB1.5 billion to the Group. Modeled after the Westwood community in L.A., California, USA, Shanghai Westwood features stylish designs, comprehensive facilities, grand scale garden and clubhouse with 45-metre swimming pool to give residents the most comfortable living environment.

KWIH’s Deputy Managing Director Lennon Lun said, “Shanghai Westwood is the biggest project of the Group in Mainland China. Its remarkable sales in the Labour Day Golden Week reflected the keen demand for quality residential property. The Shanghai property market has been stable this year with number of transactions rising recently. This encouraging trend plus Shanghai Westwood’s promises of modern designs, quality materials, magnificent views, lobbies of grand hotel style ambience and clubhouse have underlined the project’s strong market attraction. Riding on the favourable market environment, the Group achieved satisfactory sales for the project.

“Apart from Shanghai Westwood, the Group has accumulated an abundant quality land bank in prime locations in Shanghai and Guangzhou at low costs since 1990s. Standing now at a total of 20 million sq ft, our land

reserves in Mainland China will serve as a major driver of our development in the future,” added Mr Lun.

As for property for investment, Shanghai K. Wah Centre, the Group’s Grade A office building on Huaihai Zhong Road, Shanghai, was completed and inaugurated in early 2005. It is among the best-equipped six-star commercial properties in the city and is currently 100% occupied. Its tenants comprise primarily multinational corporations including Fortune 500 companies. The Group believes the demand for Grade A commercial premises in Shanghai will continue and accordingly stimulate rental growth.

In addition, the Group will launch the unique apartments and standalone houses of The Great Hill in Shatin later in the year. The luxurious residential project is expected to make new price record. The Group also plans to launch the units of Johnston Road residential project for presale in the second or third quarter this year. At the heart of Hong Kong Island, the project with a total floor area of 260,000 sq ft is expected to draw impressive market response.

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

Listed on the Hong Kong Stock Exchange in 1987, K. Wah International Holdings Limited is principally engaged in property development and investment in Hong Kong, Mainland China and South East Asia with an aim to establish a leading role in the Greater China region. KWIH focuses on developing premium properties that offer the highest value to customers. This philosophy earned the Business Superbrands for product and service excellence of the Group in 2006. KWIH currently owns three residential projects and one commercial project in Shanghai with gross floor area of 8,000,000 sq ft. It is also developing two residential projects in Hong Kong with gross floor area of 500,000 sq ft. Besides, the Group holds an 18.7% stake in Galaxy Entertainment Group Limited (stock code: 0027).

Company website: <http://www.kwih.com>

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