



新創建集團有限公司*
NWS Holdings Limited

(incorporated in Bermuda with limited liability)
(stock code: 0659)

DISCLOSURE PURSUANT TO RULE 13.13 OF THE LISTING RULES

This announcement is made by the Company in compliance with the disclosure requirement under Rule 13.13 of the Listing Rules.

The Group has made a further advance to First Star in the amount of HK\$999.9 million for financing its project costs on 28 September 2007. Consequently, the Group has made advances to First Star in the aggregate amount of HK\$3,096.7 million which represents approximately 11.8% under the assets ratio as defined under Rule 14.07(1) of the Listing Rules.

INTRODUCTION

This announcement is made by NWS Holdings Limited (the “Company”, together with its subsidiaries, the “Group”) in compliance with the disclosure requirement under Rule 13.13 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”).

ADVANCE TO AN ENTITY

The Group has made a further advance to First Star Development Limited (“First Star”, a jointly controlled entity of the Company which engaged in the investment of a property development project) in the amount of HK\$999.9 million for financing its project costs on 28 September 2007. Consequently, the Group has made advances to First Star in the aggregate amount of HK\$3,096.7 million (the “Advances”) which represents approximately 11.8% under the assets ratio as defined under Rule 14.07(1) of the Listing Rules. The Advances include the sum of HK\$2,096.7 million due from First Star, which is interest free, unsecured and has no fixed repayment term, and guarantees provided by the Group up to the amount of HK\$1,000.0 million for certain banking facilities offered to First Star.

Pursuant to Rule 13.13 of the Listing Rules, a general disclosure obligation will arise where any of the relevant advance to an entity exceeds 8% under the assets ratio as defined under Rule 14.07(1) of the Listing Rules. Accordingly, the Company is under a general obligation to disclose the details of the Advances and therefore the above disclosure is made in compliance with the said rule.

The Company will comply with the disclosure requirement according to Rule 13.20 of the Listing Rules for so long as circumstances giving rise to such disclosure obligation continues to exist.

By order of the board of
NWS Holdings Limited
Chow Tak Wing
Company Secretary

Hong Kong, 2 October 2007

As at the date of this announcement: (a) the executive directors of the Company are Dr. Cheng Kar Shun, Henry, Mr. Doo Wai Hoi, William, Mr. Chan Kam Ling, Mr. Tsang Yam Pui, Mr. Wong Kwok Kin, Andrew, Mr. Lam Wai Hon, Patrick, Mr. Cheung Chin Cheung and Mr. William Junior Guilherme Doo; (b) the non-executive directors of the Company are Mr. Wilfried Ernst Kaffenberger (alternate Director to Mr. Wilfried Ernst Kaffenberger: Mr. Yeung Kun Wah, David), Mr. To Hin Tsun, Gerald and Mr. Dominic Lai; and (c) the independent non-executive directors of the Company are Mr. Kwong Che Keung, Gordon, Mr. Cheng Wai Chee, Christopher and The Honourable Shek Lai Him, Abraham.

* *For identification purposes only*