

# INTERIM RESULTS 2009

  
新創建 NWS

TotalCaring  
Award  
全面關懷大獎 2008/09

5 years +  
商界展關懷  
caringcompany  
Awarded by The Hong Kong Council of Social Service  
香港社會服務界協會

# New World Group Structure

新世界發展有限公司  
New World Development Company Limited  
(香港股份代號: 17)  
(HK stock code: 17)

70%

新世界中國地產有限公司  
New World China Land  
Limited  
(香港股份代號: 917)  
(HK stock code: 917)

57%

新創建集團有限公司  
**NWS Holdings  
Limited**  
(香港股份代號: 659)  
(HK stock code: 659)

72%

新世界百貨中國有限公司  
New World Department  
Store China Limited  
(香港股份代號: 825)  
(HK stock code: 825)

62%

大福證券集團有限公司  
Taifook Securities  
Group Limited  
(香港股份代號: 665)  
(HK stock code: 665)

*(As at 31 December 2008)*

# NWS Corporate Structure

**Infrastructure**  
基建

Roads  
道路

Energy  
能源

Water  
水務

Ports  
港口

**Service & Rental**  
服務及租務

Facilities Rental  
設施租務

Contracting  
建築機電

Financial Services  
金融服務

Other Services  
其他服務

# Financial Highlights

# Consolidated Financial Highlights

For the 6 months ended 31 December	2008 (HK\$m)	2007 (HK\$m)	Change + / (-)%
Revenue	8,658.2	9,367.8	(8)
AOP	1,241.2	1,393.5	(11)
Share of (Loss) / Profit from Harbour Place	(32.8)	1,014.8	(103)
Profit attributable to shareholders	813.3	2,233.5	(64)
Earnings per share	HK\$0.40	HK\$1.11	(64)
Dividend per share	HK\$0.20	HK\$0.55	(64)
Net assets	22,143.0	22,513.1*	(2)

\* As at 30 Jun 2008

# Strong Financial Position

- Total cash on hand and bank balances:  
HK\$3,671 million
- Net debt: HK\$5,056 million
- Net gearing ratio: 23%

*(As at 31 December 2008)*

# AOP by Segment

For the 6 months ended 31 December	2008 (HK\$'m)	2007 (HK\$'m)	Change % Fav./ (Unfav.)
<b>Infrastructure</b>			
Roads	382.6	363.7	5
Energy	42.8	207.0	(79)
Water	93.1	70.6	32
Ports	55.6	59.4	(6)
<b>Sub-total:</b>	<b>574.1</b>	<b>700.7</b>	<b>(18)</b>
<b>Service &amp; Rental</b>			
Facilities Rental	224.0	212.3	6
Contracting	142.1	138.8	2
Financial Services	37.4	214.6	(83)
Other Services	263.6	127.1	107
<b>Sub-total:</b>	<b>667.1</b>	<b>692.8</b>	<b>(4)</b>
<b>TOTAL</b>	<b>1,241.2</b>	<b>1,393.5</b>	<b>(11)</b>

**WE DEVELOP  
WITH SINCERITY**




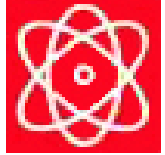

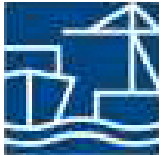
NWS Holdings recognizes the importance of sustainability and therefore puts eco-friendliness into its business practices. We not only value financial returns, but also target to achieve all the possible green endeavours. Striving to build a better environment, we develop our project portfolio wholeheartedly.

**INFRASTRUCTURE**



# Infrastructure



 <p>Roads</p>	<p>21 road and bridge projects in Guangdong, Guangxi, Shanxi, Tianjin and Wuhan; and one tunnel project in Hong Kong</p>
 <p>Energy</p>	<p>5 power plants in Mainland China and Macau and one fuel company in Guangzhou</p>
 <p>Water</p>	<p>21 water treatment projects in Mainland China and Macau, one incineration plant in Mainland China, one landfill project in Hong Kong and one strategic investment in Chongqing</p>
 <p>Ports</p>	<p>7 projects in Xiamen, Tianjin, Dalian and Wenzhou</p>

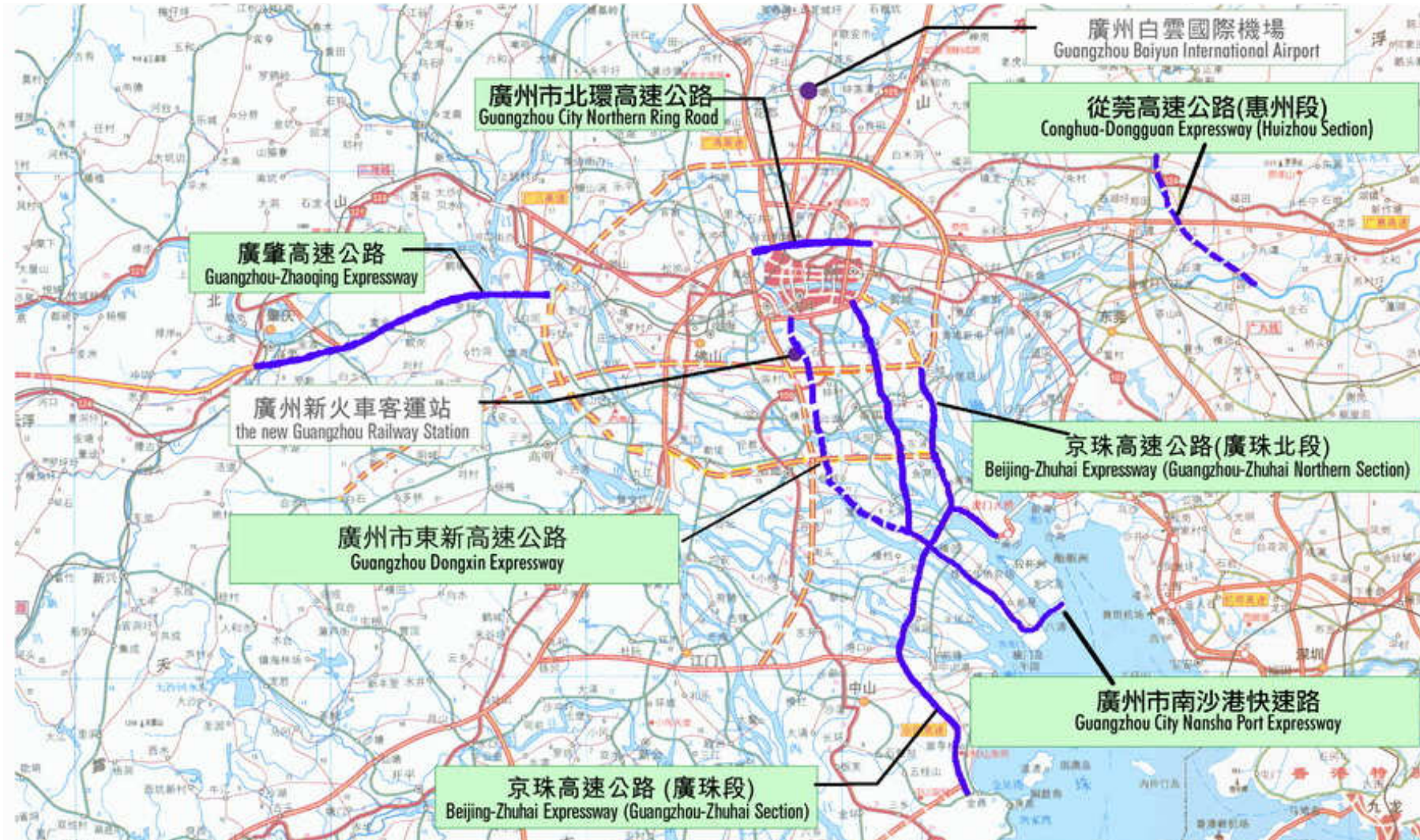
# AOP - Infrastructure

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# Roads

- AOP up 5%
- Tangjin Expressway (Tianjin North Section) (唐津高速公路(天津北段)) up 33% and 15% in toll revenue and average daily traffic respectively
- Pearl River Delta projects in general recorded a drop in traffic volume due to slowdown in business activities

# 珠江三角洲高速公路網 Pearl River Delta Expressway Network



# Energy

- AOP decreased by 79% due to soaring coal prices and slowdown in power demand
- Electricity sales of Zhujiang Power Plants (珠江電廠) fell 10%
- Electricity sales of Guodian Chengdu Jintang Power Plant (國電成都金堂電廠) increased 12% after the second generation unit became operational in 2H of 2007
- Macau Power (澳門電力) sales volume up 6%

# Water

- AOP increased by 32% due to profit contribution from new investment in Chongqing Water Group (重慶水務集團)
- Chongqing Tangjiatuo Waste Water Treatment Plant (重慶唐家沱污水處理廠) reported 4% growth in daily average treated volume
- Macau Water (澳門水廠) sales volume dropped 1%
- Overall impact of the global financial tsunami on the Water segment was small

# Water

## New Investments

Project name	Share-holding	Status	Operational data
Chongqing Yue Lai Water Plant 重慶悅來水廠	28.75%	Operational in 2H of 2011	Phase I daily production capacity of approx. 200,000 m <sup>3</sup>
Tianjin Jieyuan Water Treatment Plant 天津芥園水廠	26%	Operational	Daily production capacity of approx. 500,000 m <sup>3</sup>
Suzhou Industrial Park (Sludge drying facility) 蘇州工業園(污泥乾化項目)	24.5%	Operational in mid-2010	Daily capacity of approx. 300 tonnes

# Ports

- AOP decreased by 6%
- Economic downturn has slowed down China's import and export
- Throughput of Xiamen New World Xiangyu Terminals (廈門象嶼新創建碼頭) dropped 6% to 379,000 TEUs
- Throughput of Tianjin Orient Container Terminals (天津東方海陸集裝箱碼頭) and Tianjin Five Continents International Container Terminal (天津五洲國際集裝箱碼頭) fell 18% to 473,000 TEUs and 5% to 976,000 TEUs respectively



WE PROVIDE  
QUALITY LIVING  
WITH PASSION



Reputable customer care is one of the core values of NWS Holdings. We are committed to the responsible use of resources and monitoring their impact on the environment. We pledge to reach higher standard in different aspects of our businesses in an attempt to provide a hassle-free environment for our stakeholders.

SERVICE & RENTAL

# AOP – Service & Rental

For the 6 months ended 31 December	2008 (HK\$m)	2007 (HK\$m)	Change % Fav./((Unfav.))
Facilities Rental	224.0	212.3	6
Contracting	142.1	138.8	2
Financial Services	37.4	214.6	(83)
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# Facilities Rental

- AOP increased by 6%
- Both HKCEC and ATL produced solid profits and cash flow
- HKCEC
  - Atrium Link expansion to increase exhibition space by 19,400m<sup>2</sup> from April 2009
- ATL
  - Occupancy maintained at 99%

## China Rail Container Terminals Project

- 18 pivotal rail container terminals in 18 major cities in Mainland China
- Kunming (昆明) terminal which commenced operation in Jan 2008 and handled a total of 154,000 TEUs in 2008 achieved a breakeven position in its first year of operation



### *Construction work to be completed:*

2H 2009	2010
Zhengzhou (鄭州) Chongqing (重慶) Qingdao (青島) Dalian (大連)	Chengdu (成都) Xian (西安)

### *Construction planned to commence:*

2009
Wuhan (武漢) Ningbo (寧波) Tianjin (天津) Harbin (哈爾濱)

# Contracting

- AOP up 2%
- Contract-on-hand: HK\$35.6 billion as at 31 Dec 2008 with remaining value of HK\$15.7 billion
- The HK Government Headquarters Project in good progress
  - Total contract sum: HK\$4.94 billion
  - Share of interest by NWS: 50%
- Tseung Kwan O Hospital Expansion JV contract: Total contract sum HK\$1.21 billion
- Well positioned to take advantage in mega-sized projects e.g. West Kowloon development, Kai Tak Redevelopment, Hong Kong – Zhuhai – Macau Bridge and Disney phases 2 and 3

# Financial Services

- Financial Services AOP dropped 83%
- Taifook Securities performance plagued by the shrinking stock market turnover
- Contribution from Tricor Holdings remained stable

## Other Services

- Other Services remained stable
- Duty free sales saw solid profit growth after Lo Wu and Hunghom railway terminal outlets opened in Jan 2008
- Transport business boosted by much lower fuel cost

## Harbour Place Update (as at 15 Mar 09)

- 2,470 residential units in total
- 1,482 units sold at average selling price of approx. HK\$7,000 / ft<sup>2</sup> as at 31 Dec 2008
- Out of 321 default cases, 296 units were re-sold together with additional 432 units at approx. HK\$5,130 / ft<sup>2</sup>



# Business Outlook

- The defensive and diversified business portfolio is a distinct advantage

<b>Negative</b>	<b>Stable</b>	<b>Positive</b>
<ul style="list-style-type: none"><li>• Energy</li><li>• Ports</li><li>• Contracting</li><li>• Financial Services</li></ul>	<ul style="list-style-type: none"><li>• Roads</li><li>• HKCEC</li><li>• ATL</li><li>• Property management, Cleaning , Security, etc.</li></ul>	<ul style="list-style-type: none"><li>• Water</li><li>• Transport</li><li>• Free Duty</li></ul>

## Business Outlook (cont'd)

- Remain focused in seeking quality assets with potential
- Strong cash flow from recurring businesses
- A healthy balance sheet and prudent cash and treasury management
- Well established dividend payout policy

# Achievements

- Total Caring Award and 5 Years Plus Caring Company
- Eighth China Golden Awards for Excellence in Public Relations - Silver award (Internal Relations)
- Galaxy Awards 2008 - Silver Award (Annual report)
- Galaxy Awards 2008 - Bronze Award (Television Ads — Campaign)
- 22nd International ARC Awards - Bronze Award in Cover Design
- Web Care Award - Excellence Award (*NWS & UPML*)
- Best Container Terminal Award in the Sixth China Freight Industry Awards 2008 (*Xiamen NWXT Co. Ltd.*)
- Best Tobacco Travel Retailer in Asia/Pacific 2008 (*Sky Connection*)
- Class of Excellence Wastewi\$e Label
- Environmental Management System ISO14001:2004 (*Macao Water*)
- The first place of interlaboratory Tests Clean Water 2008 within SUEZ (*Macao Water*)

# Responsible Corporate Citizen





  
新創建 NWS

TotalCaring  
Award  
全面關懷大獎 2008/09

5<sup>years</sup> +  
商界展關懷  
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