



新創建 NWS

# ANNUAL RESULTS 2009



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  
香港社會服務聯會頒發



新創建 NWS

# 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%

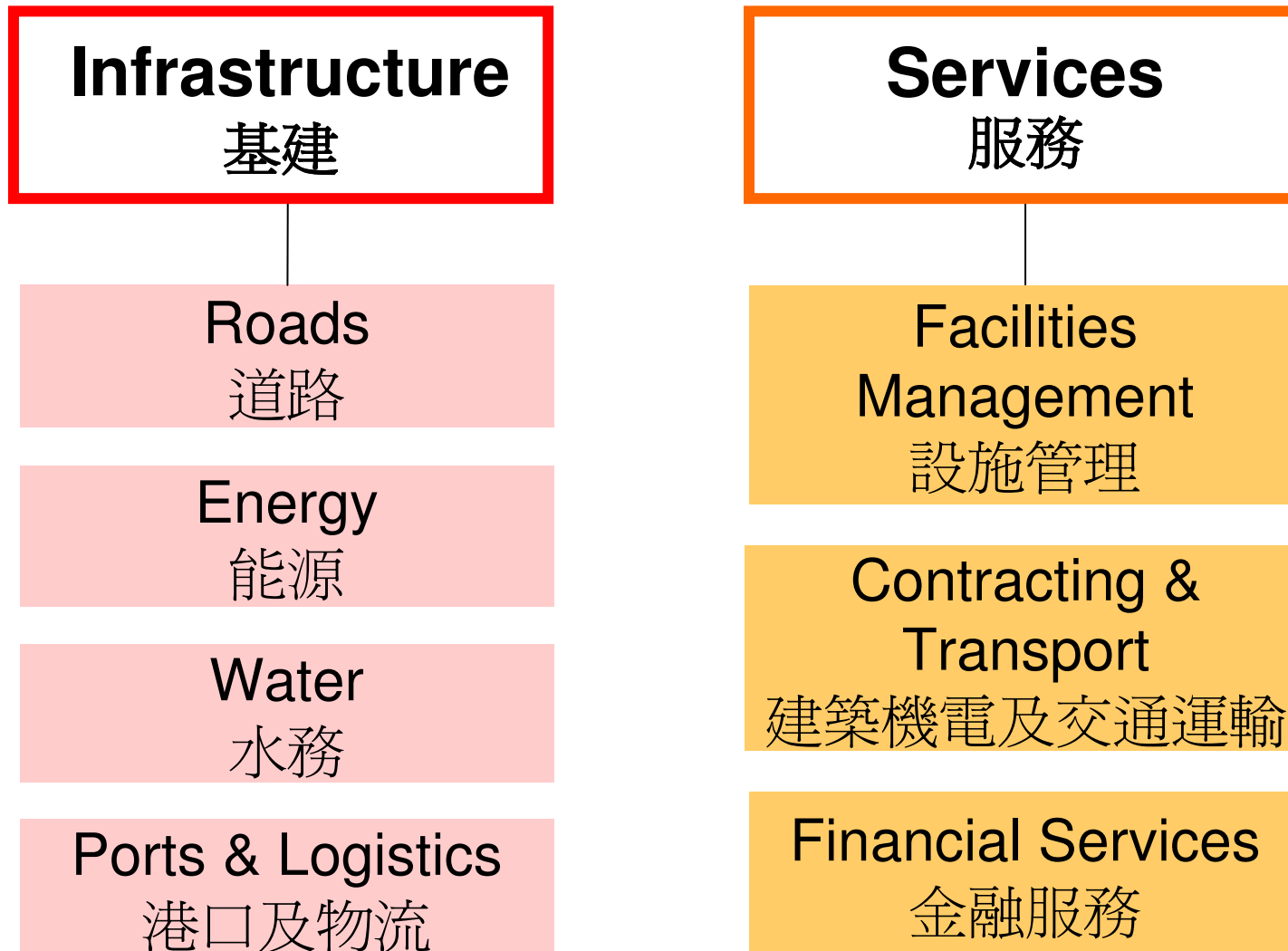
新創建集團有限公司  
**NWS Holdings  
Limited**  
(香港股份代號: 659)  
(HK stock code: 659)

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)

*(As at 30 June 2009)*

# NWS Corporate Structure



# Financial Highlights

# Consolidated Financial Highlights

For the year ended 30 June	2009 (HK\$m)	2008 (HK\$m)	Change + / (-)%
Revenue	17,250.9	18,889.5	(9)
AOP	2,537.1	2,741.7	(7)
Share of Profit from Harbour Place	338.0	1,632.6	(79)
Profit attributable to shareholders	2,528.8	3,836.9	(34)
Earnings per share	HK\$1.23	HK\$1.90	(35)
Dividend per share	HK\$0.62	HK\$0.95	(35)
Net assets	24,259.4	22,513.1	8

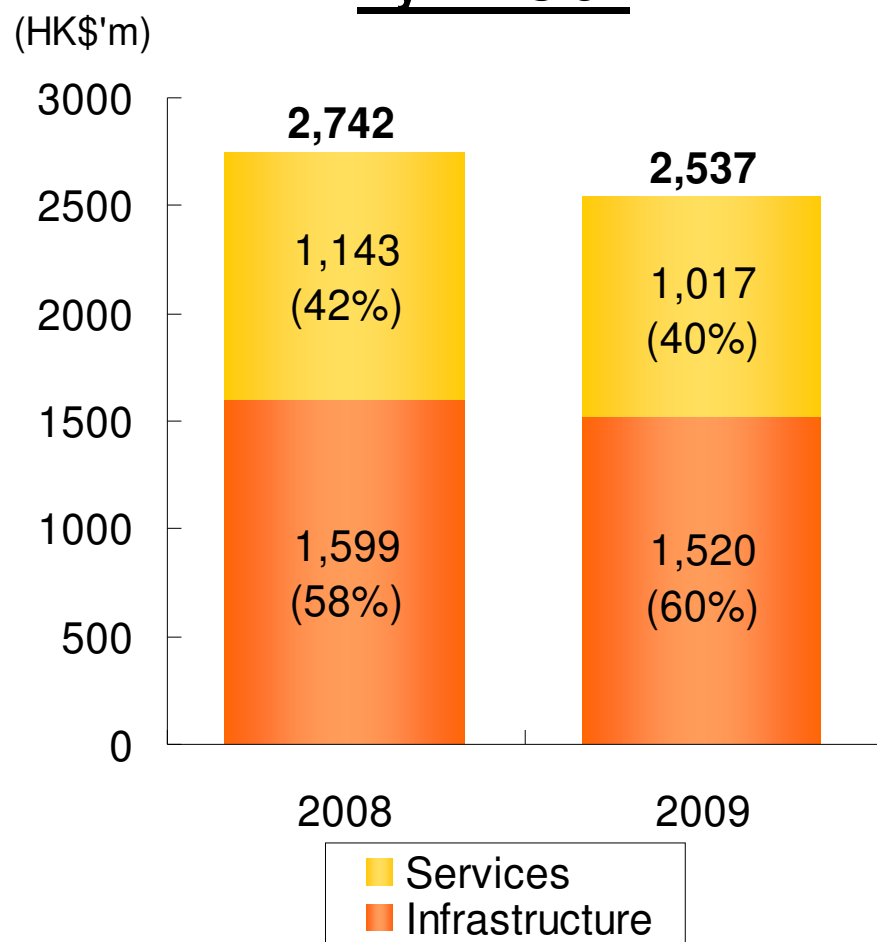
# Strong Financial Position

- Total cash on hand and bank balances:  
HK\$5,205 million
- Net debt: HK\$3,601 million
- Net gearing ratio: 15%

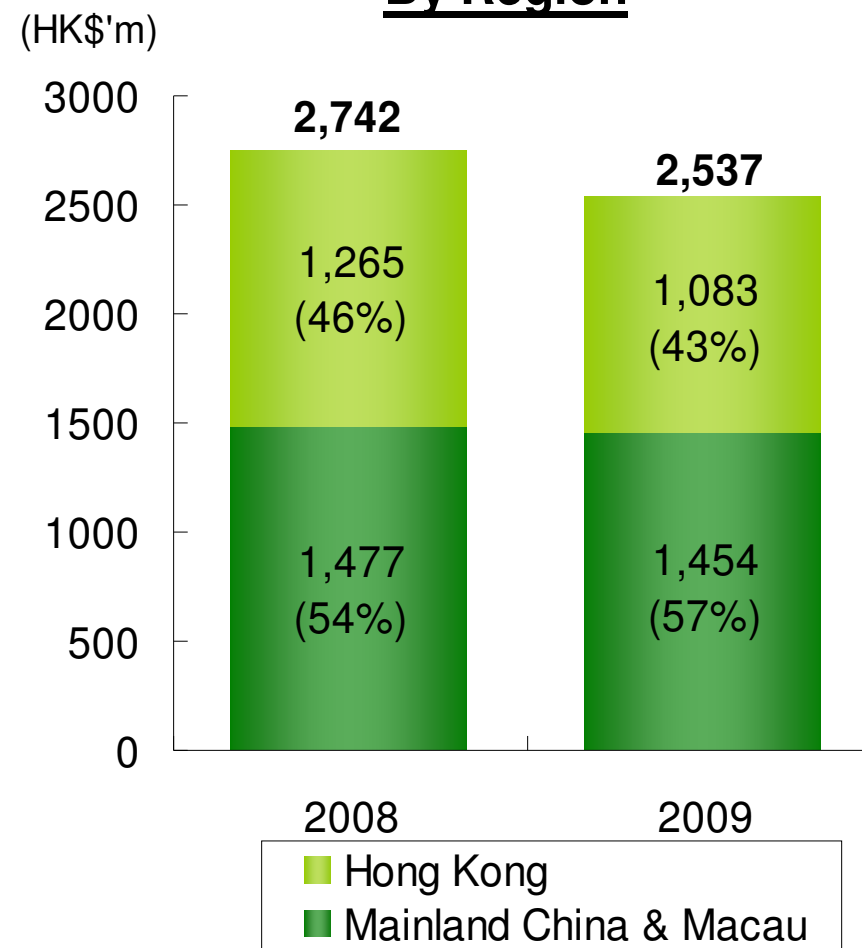
*(As at 30 June 2009)*

# AOP Mix (for the year ended 30 June)

By Division



By Region





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# AOP by Segment

For the year ended 30 June	2009 (HK\$'m)	2008 (HK\$'m)	Change % Fav./ (Unfav.)
<b>Infrastructure</b>			
Roads	789.4	744.7	6
Energy	245.0	383.5	(36)
Water	185.6	126.5	47
Ports & Logistics	300.1	344.6	(13)
Sub-total:	1,520.1	1,599.3	(5)
<b>Services</b>			
Facilities Management	612.1	427.0	43
Contracting & Transport	285.7	380.3	(25)
Financial Services	119.2	335.1	(64)
Sub-total:	1,017.0	1,142.4	(11)
<b>TOTAL</b>	<b>2,537.1</b>	<b>2,741.7</b>	<b>(7)</b>



# AOP - Contribution by Segment

For the year ended 30 June	2009 (HK\$'m)	% of total AOP
Roads	789.4	31
Facilities Management	612.1	24
Ports & Logistics	300.1	12
Contracting & Transport	285.7	11
Energy	245.0	10
Water	185.6	7
Financial Services	119.2	5
<b>TOTAL</b>	<b>2,537.1</b>	<b>100</b>

# Infrastructure






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# Infrastructure



 Roads	<p><b>19</b> Roads and related projects in Guangdong, Guangxi, Shanxi and Tianjin</p> <hr/> <p><b>1</b> Tunnel project in Hong Kong</p>
 Energy	<p><b>5</b> Power plants in Mainland China and Macau</p> <hr/> <p><b>1</b> Fuel company in Guangzhou</p>
 Water	<p><b>23</b> Water projects in Mainland China and Macau</p> <hr/> <p><b>1</b> Incineration plant in Shanghai</p> <hr/> <p><b>1</b> Sludge treatment plant in Suzhou</p> <hr/> <p><b>1</b> Landfill project in Hong Kong</p>
 Ports & Logistics	<p><b>7</b> Container ports in Xiamen, Tianjin, Dalian and Wenzhou</p> <hr/> <p><b>2</b> Logistic centres in Hong Kong and Shenzhen</p> <hr/> <p><b>1</b> Rail container terminals project in China</p>

(As at 30 June 2009) 10

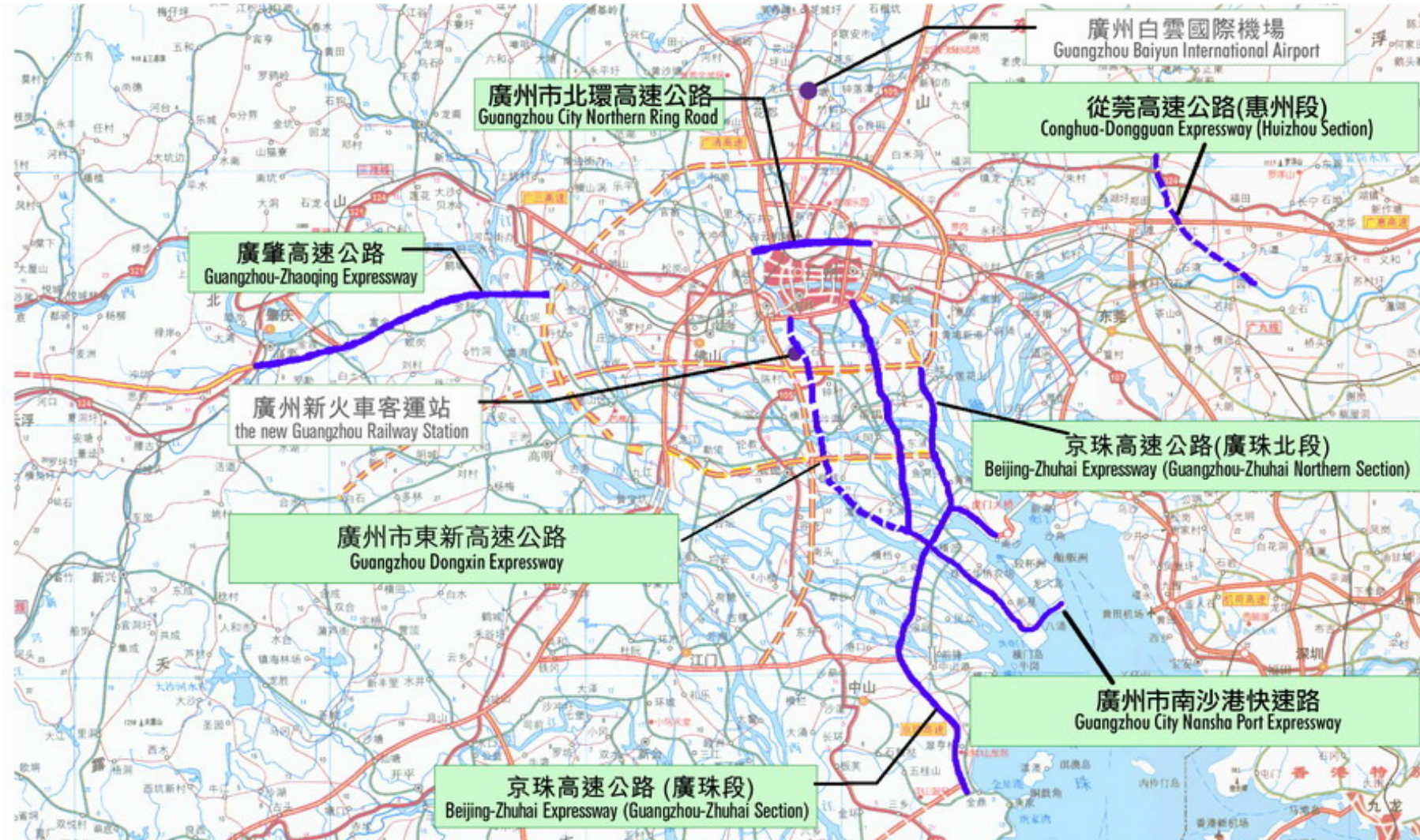
# AOP - Infrastructure

<b>For the year ended 30 June</b>	<b>2009 (HK\$'m)</b>	<b>2008 (HK\$'m)</b>	<b>Change % Fav./ (Unfav.)</b>
Roads	<b>789.4</b>	744.7	6
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<b>TOTAL</b>	<b>1,520.1</b>	1,599.3	(5)

# Roads

- AOP up by 6%
- Tangjin Expressway (Tianjin North Section) (唐  
津高速公路(天津北段)) up by 25% and 28% in  
toll income and average daily traffic flow  
respectively
- Pearl River Delta projects recorded a drop in  
traffic volume due to lower economic activities  
impacted by the global financial tsunami

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



# Energy

- AOP decreased by 36% due to soaring fuel costs and slowdown in power demand
- Electricity sales of Zhujiang Power Plants (珠江電廠) fell by 17%
- Electricity sales of Guodian Chengdu Jintang Power Plant (國電成都金堂電廠) increased by 19% after the second generation unit became operational in 2H of 2007
- Macau Power (澳門電力) sales volume up by 4%



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# Water

- AOP increased by 47% due to profit contribution from new investment in Chongqing Water Group (重慶水務集團)
- Macau Water Plant (澳門水廠) sales volume remained stable
- Chongqing Water Plant (重慶水廠) and Sanya Water Plant (三亞水廠) reported 9% and 8% volume growth respectively
- Overall impact of the global financial tsunami on the Water segment was relatively small compared to other segments





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# 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 Plant 天津芥園水廠	26.03%	Operational	Daily production capacity of approx. 500,000 m <sup>3</sup>
Suzhou Industrial Park Sludge Treatment Plant 蘇州工業園污泥處理廠	24.5%	Operational in mid-2010	Daily capacity of approx. 300 tonnes

# Ports & Logistics

- AOP decreased by 13%
- ATL – Average occupancy rate maintained at 99%
- 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 by 7% to 696,000 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 by 24% to 857,000 TEUs and 4% to 1,920,000 TEUs respectively

## 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, handled a total of 159,000 TEUs in FY2009



### Construction work to be completed:

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

### Construction planned to commence:

2010
Tianjin (天津)
Harbin (哈爾濱)

# Services



# AOP – Services

<b>For the year ended 30 June</b>	<b>2009 (HK\$'m)</b>	2008 (HK\$'m)	Change % Fav./((Unfav.)
Facilities Management	<b>612.1</b>	427.0	43
Contracting & Transport	<b>285.7</b>	380.3	(25)
Financial Services	<b>119.2</b>	335.1	(64)
<b>TOTAL</b>	<b>1,017.0</b>	1,142.4	(11)

# Facilities Management

- AOP up by 43%
- HKCEC
  - Continued to provide a steady cash inflow and profit
  - Atrium Link expansion to increase total rental space to 91,500 sq m from April 2009
- Free Duty
  - Achieved outstanding result in FY2009 due to strong contribution from Lo Wu shop
- Facility Services business
  - Contributed a stable profit and cashflow
  - Covered over 16.5 million sq m of commercial, industrial and residential areas in Hong Kong and Mainland China

# Contracting & Transport

- Overall AOP decreased by 25%
- Contracting's gross contract-on-hand: HK\$26.5 billion\*
- Remaining value: HK\$12.3 billion\*
- Well positioned to take advantage of mega-sized projects in Hong Kong
- Transport's AOP improved due to stabilized fuel costs and one-off gain on disposal of two vessels

*(\*As at 30 June 2009)*

# Financial Services

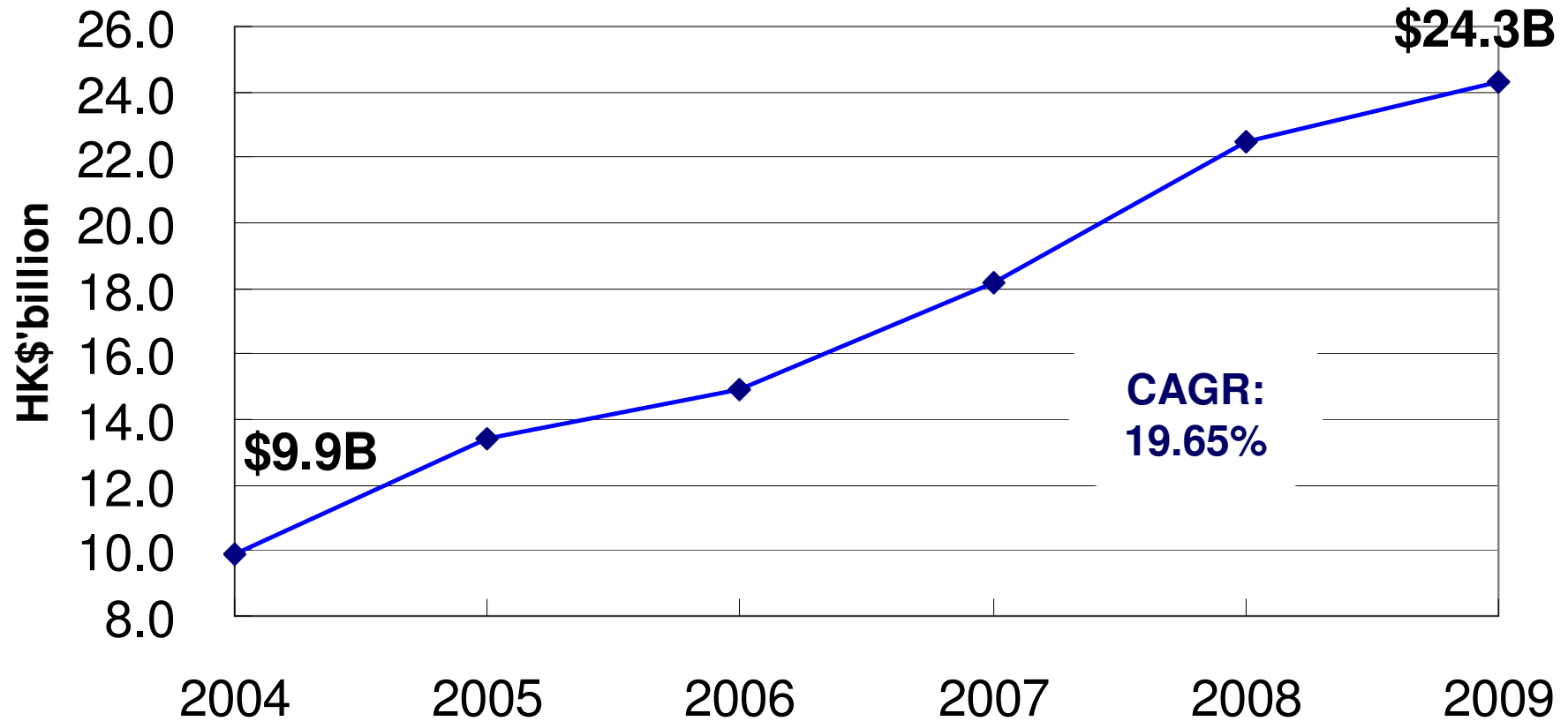
- AOP dropped by 64%
- Taifook Securities performance was plagued by the shrinking stock market turnover but has significantly improved since March 2009
- Tricor has successfully expanded into 21 cities in 12 countries/territories and its contribution remained stable



# Harbour Place Project

- 2,470 residential units in total
- Sold 646 units and share of profit HK\$338 million in FY2009
- Sold 324 units in FY2010 (up to 11 Sept 2009)
- Remaining 28 units to be sold

# Net Assets



# A Positive Outlook

- Diversified business continues to prove its worth
- New investments stand to benefit from economic recovery
- Low debt gearing provides room for further investments



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# Achievements

- Total Caring Award and 5 Years Plus Caring Company
- Social Welfare Department - Gold Award for Volunteer Service
- Eighth China Golden Awards for Excellence in Public Relations - Silver award of Internal Relations
- Galaxy Awards 2008 - Silver Award (Annual report)
- 22nd Annual International Mercury Awards – Bronze Award in Logo category (*NWS Hong Kong Geo Wonders Hike logo*)
- 22nd International ARC Awards - Bronze Award in Cover Design
- 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*)
- Top Ten Most Influential Enterprises in Mainland China's Water Supply Industry 2008 (*Sino-French Holdings*)
- Tianjin Science and Technology Achievement Awards (*Tangjin Expressway - Tianjin North Section*)
- Class of Excellence Wastewi\$e Label
- 2008 Hong Kong Awards for Environmental Excellence – Certificate of Merit in transport and logistics sector (*NWFB & Citybus*)

# Responsible Corporate Citizen





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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  
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