

# KW 嘉華國際集團有限公司

K. WAH INTERNATIONAL HOLDINGS LIMITED

於百慕達註冊成立之有限公司 Incorporated in Bermuda with limited liability

Stock code 股份代號 00173

INTERIM REPORT 2021 中期報告

Delivering Value  
with Distinctive  
建優創值 Quality  
力臻恆遠





## OUR MISSION

It is our mission to focus on customer needs and pursue the spirit of excellence with quality products and services through our commitment to research, design and value creation. With vision, perseverance and teamwork, we strive to provide shareholders with the best return on their investment.



## CORPORATE PROFILE

K. Wah International Holdings Limited (“KWIH” or “the Group”, stock code: 00173) is the listed property arm of K. Wah Group. With a strong foothold established in Hong Kong, KWIH has grown and prospered into a leading integrated developer and investor of exquisite and niche projects, with a strategic focus on Hong Kong, the Yangtze River Delta and Pearl River Delta regions.

Committed to delivering premium projects built to an uncompromising standard of quality, our portfolio of large-scale residential communities and comprehensive development undertakings such as premium residential developments, Grade-A office towers, hotel and serviced apartments, and retail premises are truly one-of-a-kind. Each of our properties boasts a perfect interplay of superb design, delicate craftsmanship, top-notch facilities and innovative features, thanks to a team of seasoned professionals. That is also why we are honoured with a host of international accolades, besides earning a reputed name for impeccable living.

Cresleigh Property, the property management arm of the Group, delivers exceptional hotel serviced property management services guided by advanced and international standards in general to premium residential buildings, commercial facilities, office towers and real estate complexes.

Sharing the common vision of excellence and sustainability, we go beyond both in the projects we develop and the communities we help grow and cultivate. We have always been a trend-setter pioneering unique and sophisticated lifestyle, embracing customers’ needs and creating added value in the projects we undertake as a premier brand.

Taking pride in our track record and strong financial capability, guided by the spirit of prudence and excellence, we will continue to adopt a progressive strategy with a disciplined approach in land acquisition, in strive for setting ever higher standards of quality living spaces and delivering long term shareholder value.

## 企業使命

秉承以客為本及追求卓越之精神，不斷透過研究、設計及創造價值，恪守不屈不撓、群策群力及具遠見之經營理念，為客戶提供優質產品及服務，並為股東帶來理想投資回報。

## 公司簡介

嘉華國際集團有限公司（「嘉華國際」或「集團」；股份代號：00173）為嘉華集團旗下之房地產業務旗艦，創立並紮根於香港，至今已發展成以香港、長三角及珠三角地區為策略據點之綜合發展商及投資者，所開發之項目均以品精質優見稱。

嘉華國際擅長於開發優質物業，由旗下專業團隊所拓展之項目涵蓋大型住宅社區、綜合城市發展項目，其中包括優質住宅、甲級寫字樓、酒店及服務式公寓，以及特色商舖，物業皆匠心獨運，揉合特色設計、精湛技術、頂尖設備及創新元素於一身，多年來物業質素備受市場認同，建築及設計屢獲國際殊榮。

集團旗下的嘉英物業以先進的管理理念和國際高端精品酒店的營運模式，為物業提供專業及優質的管理服務，其服務類型涵蓋主流及高端住宅、商業設施、寫字樓和房地產綜合體。

集團以締造理想和諧的生活國度為發展宗旨，因地制宜，不僅用心傳承「嘉華」的優質品牌內涵，更以臻善創新的意念打造別樹一幟的物業，塑造現代生活新標準，切合用家需要的同時，亦為物業注入長遠價值。

憑藉資深經驗及雄厚財政實力，嘉華國際將繼續以審慎進取的策略，物色具潛力的土地，竭誠為客戶打造優質的生活空間，為股東帶來長遠而持續的回報。



*Company website*

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## THE PALACE SHANGHAI

# Corporate Information

## CHAIRMAN & MANAGING DIRECTOR

Dr. Lui Che-woo, *GBM, MBE, JP, LLD, DSSc, DBA*

## EXECUTIVE DIRECTORS

Mr. Francis Lui Yiu Tung

Mrs. Paddy Tang Lui Wai Yu, *BBS, JP*

Mr. Alexander Lui Yiu Wah

## NON-EXECUTIVE DIRECTOR

Dr. Moses Cheng Mo Chi, *GBM, GBS, OBE, JP*

## INDEPENDENT NON-EXECUTIVE DIRECTORS

Dr. William Yip Shue Lam, *LLD*

Mr. Wong Kwai Lam

Mr. Nip Yun Wing

## AUDIT COMMITTEE

Dr. William Yip Shue Lam, *LLD (Chairman)*

Dr. Moses Cheng Mo Chi, *GBM, GBS, OBE, JP*

Mr. Nip Yun Wing

## REMUNERATION COMMITTEE

Dr. William Yip Shue Lam, *LLD (Chairman)*

Dr. Lui Che-woo, *GBM, MBE, JP, LLD, DSSc, DBA*

Mr. Wong Kwai Lam

## NOMINATION COMMITTEE

Dr. Lui Che-woo, *GBM, MBE, JP, LLD, DSSc, DBA (Chairman)*

Dr. William Yip Shue Lam, *LLD*

Mr. Wong Kwai Lam

## COMPANY SECRETARY

Ms. Cecilia Lee Wai Kwan

## INDEPENDENT AUDITOR

PricewaterhouseCoopers

*Certified Public Accountants and*

*Registered Public Interest Entity Auditor*

## REGISTERED OFFICE

Victoria Place, 5th Floor

31 Victoria Street

Hamilton HM 10

Bermuda

## PRINCIPAL PLACE OF BUSINESS IN HONG KONG

29th Floor, K. Wah Centre

191 Java Road

North Point

Hong Kong

## PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

MUFG Fund Services (Bermuda) Limited

4th floor North

Cedar House

41 Cedar Avenue

Hamilton HM 12

Bermuda

## HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Computershare Hong Kong Investor Services Limited

Shops 1712–1716

17th Floor, Hopewell Centre

183 Queen's Road East

Wanchai

Hong Kong

## WEBSITE ADDRESS

<http://www.kwih.com>

## SHARE LISTING

The Stock Exchange of Hong Kong Limited

(“HK Stock Exchange”)

## STOCK CODE

HK Stock Exchange : 00173

Bloomberg : 173 HK

Reuters : 0173.HK

# Interim Results Highlights and Interim Dividend

## INTERIM RESULTS HIGHLIGHTS

The board of directors ("Board") of K. Wah International Holdings Limited ("Company") is pleased to announce the unaudited interim results of the Company and its subsidiaries (together the "Group") as follows:

- In the first half of 2021, the Group had attributable contracted sales amounted to HK\$9.6 billion.
- As of 30 June 2021, the Group had attributable contracted sales of HK\$17.4 billion in total yet to be recognised, including HK\$10.9 billion for K. Summit.
- Revenue of the Group was HK\$2,511 million and taking into account joint ventures and associated companies, total attributable revenue of the Group was HK\$3,224 million.
- Profit attributable to equity holders was HK\$776 million and underlying profit was HK\$488 million.
- Earnings per share was 24.83 HK cents and an interim dividend per share of 7 HK cents was declared.
- As of 30 June 2021, net asset value per share increased to HK\$14.4.
- The Group continues to assess any opportunities, where appropriate, to replenish its landbank in Hong Kong, and The Pearl River and Yangtze River Deltas, on a disciplined basis and in a cautious manner.

## INTERIM DIVIDEND

The Board has declared an interim cash dividend for the six months ended 30 June 2021 of 7 HK cents per share, totaling HK\$218,888,000, payable on 28 October 2021 to the shareholders whose names appear on the registers of members of the Company at the close of business on 17 September 2021 (2020: 7 HK cents per share, totaling HK\$218,888,000). It is expected that the dividend warrants will be posted to those entitled on 28 October 2021.

# Management Discussion and Analysis

## BUSINESS REVIEW

### Operating Results

The revenue of the Group for the six months ended 30 June 2021 ("Period") was HK\$2,511 million, mainly derived from the property sales of Solaria in Hong Kong, Windermere and Phase III of The Palace in Shanghai, as well as the rental income of Shanghai K. Wah Centre. The decrease in revenue was mainly due to less pre-sold properties delivered to buyers in the Period comparing to the same period last year. The attributable revenue of the Group (comprising the revenue of the Group and attributable revenue from joint ventures and associated companies of HK\$713 million) was HK\$3,224 million for the Period.

Profit attributable to equity holders of the Company was HK\$776 million, while underlying profit of the Group (before fair value change of investment properties) was HK\$488 million for the Period.

The total comprehensive income attributable to equity holders of the Company for the Period was HK\$1,402 million after accounting for the fair value change on the non-current investment of an interest in Galaxy Entertainment Group Limited ("GEG") and exchange differences arising from translation of the Group's RMB denominated net assets as of the Period end.

Attributable contracted sales of the Group (comprised of contracted sales of the Group and attributable contracted sales from joint ventures and associated companies) for the Period amounted to approximately HK\$9.6 billion, mainly derived from K. Summit, Solaria and Grand Victoria in Hong Kong; and Azure and Windermere in Shanghai and Bayview in Dongguan, Mainland China.

As of 30 June 2021, the Group had unrecognised attributable contracted sales amounted to approximately HK\$17.4 billion, expected to be accounted for in the second half of 2021 and 2022.

### Operation Review

#### *Hong Kong*

The Group continued to market K. Summit and Solaria during the Period. More units at K. Summit were put up for sale, achieving contracted sales of HK\$3.7 billion in the Period and HK\$10.9 billion in total as of the Period end. Grand Victoria in South West Kowloon, a joint venture project, was first launched for sale in March and has been well received by the market. The Group obtained the occupation permit of K. Summit in May and has filed the application for the certificate of compliance. The delivery of pre-sold units for K. Summit will commence upon obtaining the certificate of compliance. Construction of other projects has also progressed as scheduled.

The Group's investment properties continued to maintain satisfactory occupancy, resulting in moderate rental revenue increment in the Period amid the improving business environment. Our premium dining and shopping arcade J SENSES and a commercial complex at Twin Peaks were both fully let as of the Period end.

#### *Mainland China*

During the Period, the Group marketed the remaining units of its various projects and launched new batches of Bayview in Dongguan, J City and a joint venture project, Jiajun Garden, both in Jiangmen, with the majority of the units launched sold. The Group also launched two new wholly-owned projects, Cosmo in Guangzhou as well as Azure in Shanghai, and a 30%-owned project, Ziwei Gongguan, in Jiangmen.

In view of the strong demand for quality housing in Jinqiao District, Shanghai, the Group has decided to change its intention from operating Azure's serviced apartments for long term to properties held for sale. A gain was recorded in the Period at the time of the transfer. All units at Azure, including both the serviced apartments and other residential units on hand, were successfully sold on its launch for sale in May, resulting in sales amounting to approximately RMB2.4 billion.

The handover of sold units of various completed projects continued smoothly and the development of projects under construction also progressed as scheduled.

Occupancy of the Group's investment properties remained satisfactory throughout the Period. Our prime office building, Shanghai K. Wah Centre, maintained occupancy of over 95% while our serviced apartments, Stanford Residences Jing An and Stanford Residences Xu Hui, both achieved an average occupancy of 90%. EDGE, our new office premises with commercial portions in Jingan District, Shanghai, became operational in the second half of last year and was fully let as of Period end.

A garden house with a GFA of approximately 600 square metres, adjacent to the office/commercial project at Wuyi Road, Changning District, Shanghai, was acquired in March in order to widen the project's street-front view.

### **Investment in GEG**

The Group maintains the investment of 162 million shares, or an approximate 3.73% interest, in GEG carried at fair market value. As of 30 June 2021, the share price of GEG was HK\$62.15 as compared with HK\$60.25 as of 31 December 2020. The increase in fair value of approximately HK\$309 million was directly recorded in reserve.

## **MARKET REVIEW AND OUTLOOK**

### **Global, Mainland China and Hong Kong**

During the Period, the economies of major countries rebounded following global roll-out of vaccination campaigns. Economic activities substantially resumed amid monetary easing policies by major countries. Escalating geopolitical tensions, in particular, between Mainland China and the United States, however had mixed impacts on various industry sectors in Mainland China and Hong Kong stock markets.

Major countries recorded positive GDP growth in the first two quarters with Mainland China continued to outperform which achieved a 12.7% growth in the first half of the year. In Hong Kong, GDP also rebounded and achieved a growth of 7.8% in the first half of the year.

### **The property market in Hong Kong and Mainland China**

To boost economic growth against negative impacts of the pandemic, funds continued to be injected into the market by major countries with a "zero or a negative interest rate policy" remained. Together with the liquidity in the Hong Kong banking market, the underlying demand ensured a resilient residential property market, with an increment in both prices and transactions in the Period. Despite social distancing measures are still in place, economic activities in Hong Kong are gradually recovering and the unemployment rate has improved. These supporting fundamentals remain and the property market is expected to remain stable.

On the other hand, the Mainland China property market saw stronger momentum in last year and early this year after city lockdowns were lifted. The Central Government reiterated the principle of "housing for living in, not for speculation" and adopted more comprehensive restrictive measures to regulate land tenders, property transactions in both the primary and secondary markets as well as property related lending to developers and purchasers, etc. in order to maintain a healthy and sustainable development in the property market.

## Management Discussion and Analysis

In late July, the Group launched for sales the first batch of units in VETTA, its new project in Suzhou, which was well received. In the second half of 2021 to early 2022, the Group plans to launch its new Hong Kong luxury residential project on Grampian Road and three joint venture projects, including Kam Sheung Road Station project in Yuen Long, LOHAS Park Package Eleven project in Tseung Kwan O and Kai Tak Area 4A Site 1 project, as well as new Mainland China projects in Jiangning District, Nanjing and in Lujiazui District, Shanghai, and the newly participated joint venture project in Hongkou District, Shanghai. The Group will also be putting more units of launched projects onto the market to meet buyers' demand.

### Land bank replenishment

In April, the Group participated in a joint venture, in which it holds a 49% interest, to jointly develop a site in Hongkou District, Shanghai with a total GFA of approximately 47,000 square metres for residential units and commercial facilities. The Group also participated in a number of land bids in the Period and will continue to exercise discipline and sound judgment in evaluating land replenishment opportunities in Hong Kong and Mainland China.

### Conclusion

Though vaccination campaigns are being rolled out globally and the pandemic is more under control now, a wider spread of COVID-19 mutant strains has caused uncertainties on when the pandemic and its negative impacts can be over. Escalating geopolitical tensions, profound changes in the international landscape and signs of de-globalization continue to cast uncertainties and volatilities in the global economy. Latest inflation trend and any changes in policies to be adopted by major countries' central banks have also made future economic growth less visible.

Despite this challenging business environment, the Group remains optimistic and has a positive outlook for demand in both the Hong Kong and Mainland China property markets. The Group will benefit from opportunities arising from co-operation among cities in the Greater Bay Area and Mainland China's sustainable development under the 14th "Five Year Plan". With a pragmatic mindset, backed by our wealth of experience, we are indeed well positioned to continue to deliver distinctive quality products and services with both functionality and floor plan design meeting buyers' needs and enhancing the value of the properties they acquire. The Group will continue to launch our projects, subject to market conditions. The Group will also, with our solid financial resources, replenish our land bank and pursue any opportunities in the markets in a disciplined and selective manner, subject to any policy changes in the land markets in Hong Kong and Mainland China.

## REVIEW OF FINANCE

### Financial Position

The financial position of the Group remained satisfactory. As of 30 June 2021, total funds employed (being total equity and total borrowings and guaranteed notes) were HK\$68 billion (31 December 2020: HK\$70 billion). The number of issued shares of the Company was 3,126,974,615 as of 30 June 2021, the same as last year end.

### Group Liquidity, Financial Resources and Gearing Ratio

The Group monitors its liquidity requirements on a short-to-medium-term rolling basis and arranges refinancing of the Group's borrowings when appropriate. As of 30 June 2021, the Group's borrowings of bank loans and guaranteed notes were HK\$21,305 million (31 December 2020: HK\$25,042 million) and 34% is repayable within one year. The maturity profile of the borrowings is spread over a period of up to five years except for an amount of HK\$218 million which is due after five years. The average interest rate for the Group during the Period decreased from 2.1% of last year to 1.6%.

In addition, the Group had available undrawn banking facilities totaling HK\$13,567 million (31 December 2020: HK\$12,146 million), comprising HK\$9,840 million (31 December 2020: HK\$7,720 million) for working capital and HK\$3,727 million (31 December 2020: HK\$4,426 million) for project facility purposes.

As of 30 June 2021, cash and bank deposits stood at HK\$5,966 million (31 December 2020: HK\$7,673 million), with approximately 56% held in Renminbi. The gearing ratio, defined as the ratio of total borrowings and guaranteed notes less cash and bank deposits to total equity, decreased from 39% as of last year end to 33% as of 30 June 2021, resulting from a net cash inflow.

A three-year revolving credit and term loan facility of HK\$500 million was executed in June 2021 at favourable cost and enhancing the Group's funding capability. For the guaranteed notes, face value of HK\$450 million was redeemed in March 2021 and the rest of HK\$550 million will be settled in the second half of 2021.

### **Treasury Policies**

In order to minimise risk, the Group continues to adopt a prudent approach regarding foreign exchange exposure. Forward foreign exchange contracts are utilised when considered appropriate and when attractive pricing opportunities arise to mitigate foreign exchange exposures. Interest rate swap contracts are also utilised as appropriate to mitigate the impact of any undue interest rate fluctuations on the Group's operations in the medium and longer term. Accordingly, interest rate swap contracts for a total amount of HK\$2.9 billion were executed for three years or five years as of the Period end.

Of the Group's bank loans and guaranteed notes of HK\$21,305 million as of 30 June 2021, approximately 86% was denominated in Hong Kong dollars, with the remainder in Renminbi. Approximately 84% of such borrowings and notes were on a floating rate basis, with the remainder on a fixed rate basis.

### **Charges on Group Assets**

As of 30 June 2021, certain subsidiaries of the Group pledged assets (comprising investment properties, development properties, right-of-use assets, and buildings) with aggregate carrying values of HK\$14,179 million (31 December 2020: HK\$22,003 million) to banks in order to secure the Group's borrowing facilities.

### **Guarantees**

As of 30 June 2021, the Group has executed guarantees in favour of banks in respect of facilities granted to certain joint ventures and associated companies, amounting to HK\$11,962 million (31 December 2020: HK\$10,110 million), of which facilities totaling HK\$8,012 million (31 December 2020: HK\$6,614 million) have been utilised. In addition, the Group provided guarantees amounting to HK\$1,003 million (31 December 2020: HK\$627 million) in respect of mortgage facilities granted by banks relating to mortgage loans arranged for purchasers of the Group's properties.

As of 30 June 2021, the Company has executed guarantees in favour of banks in respect of facilities granted to certain subsidiaries, and joint ventures and associated companies, amounting to HK\$30,109 million (31 December 2020: HK\$32,191 million) and HK\$9,945 million (31 December 2020: HK\$9,961 million) respectively. Of these, facilities totaling HK\$19,034 million (31 December 2020: HK\$22,712 million) and HK\$6,732 million (31 December 2020: HK\$6,589 million) respectively have been utilised.

### **EMPLOYEES AND REMUNERATION POLICY**

As of 30 June 2021, the Group, excluding its associated companies and joint ventures, employs 1,015 employees in Hong Kong, Mainland China and Singapore. Employee costs, excluding Directors' emoluments, amounted to approximately HK\$252 million for the Period.

The Group believes its long-term growth and success depend upon the quality, performance and commitment of its employees. The Group's remuneration policy aims to offer competitive remuneration packages to attract, retain and motivate talents. With result-driven incentive programmes which are built upon our established performance management framework, the Group believes the remuneration packages of its employees are fair, reasonable and competitive in relation to comparable organisations with similar business interests.

The Group has put in place a share option scheme for its executives and employees since 1989 for the purposes of providing competitive remuneration package as well as retaining talents in the long term. The Group puts emphasis on employees' training and development opportunities which form an important component of the Group's human resources strategy. Training and development programmes are provided through internal and external resources in each year to address the needs of our employees for the sustainable development of our businesses.

# Report on Review of Interim Financial Information



羅兵咸永道

**TO THE BOARD OF DIRECTORS OF  
K. WAH INTERNATIONAL HOLDINGS LIMITED**

*(incorporated in Bermuda with limited liability)*

## INTRODUCTION

We have reviewed the interim financial information set out on pages 10 to 26, which comprises the condensed consolidated balance sheet of K. Wah International Holdings Limited (the “Company”) and its subsidiaries (together, the “Group”) as at 30 June 2021 and the condensed consolidated profit and loss statement, the condensed consolidated statement of comprehensive income, the condensed consolidated cash flow statement and the condensed consolidated statement of changes in equity for the six-month period then ended, and a summary of significant accounting policies and other explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants. The directors of the Company are responsible for the preparation and presentation of this interim financial information in accordance with Hong Kong Accounting Standard 34 “Interim Financial Reporting”. Our responsibility is to express a conclusion on this interim financial information based on our review and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

## SCOPE OF REVIEW

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410, “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” issued by the Hong Kong Institute of Certified Public Accountants. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

## CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the interim financial information of the Group is not prepared, in all material respects, in accordance with Hong Kong Accounting Standard 34 “Interim Financial Reporting”.

### **PricewaterhouseCoopers**

*Certified Public Accountants*

22/F, Prince’s Building

Central, Hong Kong

24 August 2021

# Condensed Consolidated Profit and Loss Statement (unaudited)

	Note	For the six months ended 30 June	
		2021 HK\$'000	2020 HK\$'000
Revenue	6	<b>2,510,912</b>	8,406,721
Cost of sales		<b>(1,279,498)</b>	(4,310,186)
Gross profit		<b>1,231,414</b>	4,096,535
Other operating income		<b>136,355</b>	224,960
Other net gains/(losses)		<b>30,983</b>	(77,656)
Fair value gain on transfer of investment properties to development properties		<b>482,477</b>	–
Change in fair value of investment properties		<b>38,199</b>	(212,789)
Other operating expenses		<b>(195,218)</b>	(361,913)
Administrative expenses		<b>(324,125)</b>	(269,262)
Finance costs	7	<b>(18,111)</b>	(14,930)
Share of profits of joint ventures		<b>18,123</b>	22,788
Share of profits/(losses) of associated companies		<b>24,218</b>	(3,112)
Profit before taxation	8	<b>1,424,315</b>	3,404,621
Taxation charge	9	<b>(612,823)</b>	(841,140)
Profit for the period		<b>811,492</b>	2,563,481
Attributable to:			
Equity holders of the Company		<b>776,278</b>	2,555,901
Non-controlling interests		<b>35,214</b>	7,580
		<b>811,492</b>	2,563,481
Earnings per share	10	<b>HK cents</b>	HK cents
Basic		<b>24.83</b>	81.77
Diluted		<b>24.78</b>	81.71

## Condensed Consolidated Statement of Comprehensive Income (unaudited)

	For the six months ended 30 June	
	2021 HK\$'000	2020 HK\$'000
<b>Profit for the period</b>	<b>811,492</b>	2,563,481
<b>Other comprehensive income/(loss):</b>		
<i>Item that will not be reclassified to profit and loss:</i>		
Change in fair value of financial assets at fair value through other comprehensive income	<b>308,720</b>	(755,551)
<i>Item that may be reclassified to profit and loss:</i>		
Exchange differences arising from translation	<b>333,787</b>	(490,194)
Other comprehensive income/(loss) for the period	<b>642,507</b>	(1,245,745)
<b>Total comprehensive income for the period</b>	<b>1,453,999</b>	1,317,736
<b>Total comprehensive income attributable to:</b>		
Equity holders of the Company	<b>1,401,653</b>	1,334,535
Non-controlling interests	<b>52,346</b>	(16,799)
	<b>1,453,999</b>	1,317,736

# Condensed Consolidated Balance Sheet

As at 30 June 2021

	Note	(unaudited) 30 June 2021 HK\$'000	(audited) 31 December 2020 HK\$'000
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment		362,419	372,123
Investment properties		16,176,021	15,654,409
Right-of-use assets		25,641	19,989
Joint ventures		11,168,558	10,412,941
Associated companies		3,120,541	3,098,300
Financial assets at fair value through other comprehensive income		10,098,384	9,789,664
Deferred taxation assets		183,400	178,646
Derivative financial instruments		2,859	–
Other non-current assets		1,893,810	1,126,760
		<b>43,031,633</b>	40,652,832
<b>Current assets</b>			
Development properties		33,802,582	26,758,389
Inventories		1,554	2,201
Amount due from a joint venture		154,997	123,752
Debtors and prepayments	13	859,545	601,721
Land and tender deposits		100,000	3,459,007
Derivative financial instruments		–	3,971
Financial assets at fair value through profit or loss		775,075	1,971,876
Taxes recoverable		817,850	506,839
Cash and cash equivalents	14	5,965,686	7,673,477
		<b>42,477,289</b>	41,101,233
<b>Total assets</b>		<b>85,508,922</b>	81,754,065
<b>EQUITY</b>			
Share capital	15	312,697	312,697
Reserves		44,671,379	43,264,074
Shareholders' funds		44,984,076	43,576,771
Non-controlling interests		1,303,882	1,248,191
<b>Total equity</b>		<b>46,287,958</b>	44,824,962
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Borrowings	16	14,101,778	19,525,695
Derivative financial instruments		70,934	97,837
Lease liabilities		8,157	3,912
Deferred taxation liabilities		2,883,423	2,724,238
		<b>17,064,292</b>	22,351,682
<b>Current liabilities</b>			
Amounts due to joint ventures		755,383	650,102
Amounts due to associated companies		130,849	143,715
Creditors, accruals and other liabilities	17	1,405,789	1,558,864
Pre-sales deposits		9,487,907	3,756,539
Current portion of borrowings	16	6,649,955	4,513,818
Guaranteed notes	18	552,810	1,002,354
Taxes payable		3,173,979	2,952,029
		<b>22,156,672</b>	14,577,421
<b>Total liabilities</b>		<b>39,220,964</b>	36,929,103
<b>Total equity and liabilities</b>		<b>85,508,922</b>	81,754,065
<b>Net current assets</b>		<b>20,320,617</b>	26,523,812
<b>Total assets less current liabilities</b>		<b>63,352,250</b>	67,176,644

# Condensed Consolidated Cash Flow Statement (unaudited)

	For the six months ended 30 June	
	2021 HK\$'000	2020 HK\$'000
Net cash generated from operating activities	<b>1,801,408</b>	703,625
<b>Cash flows from investing activities</b>		
Additions to investment properties	<b>(972,558)</b>	(3,286)
Net changes in balances with joint ventures	<b>(41,324)</b>	(143,837)
Net changes in balances with associated companies	<b>(31,012)</b>	76,335
Decrease/(increase) in financial assets at fair value through profit or loss	<b>1,230,197</b>	(119,334)
Proceeds from disposal of investment properties	<b>14,157</b>	–
Dividend received from an associated company	<b>20,000</b>	–
Decrease in bank deposits	–	61,266
Others	<b>9,024</b>	124,751
Net cash from/(used in) investing activities	<b>228,484</b>	(4,105)
<b>Cash flows from financing activities</b>		
New bank loans	<b>5,832,064</b>	7,472,965
Repayments of bank loans	<b>(9,172,908)</b>	(8,445,608)
Redemption of guaranteed notes	<b>(450,000)</b>	–
Principal elements of lease liabilities	<b>(2,517)</b>	(1,825)
Capital contribution from/(repayment of capital to) non-controlling interests	<b>3,345</b>	(38,400)
Issues of new shares	–	2,237
Net cash used in financing activities	<b>(3,790,016)</b>	(1,010,631)
<b>Net decrease in cash and cash equivalents</b>	<b>(1,760,124)</b>	(311,111)
Cash and cash equivalents at beginning of the period	<b>7,673,477</b>	5,380,609
Changes in exchange rates	<b>52,333</b>	(53,184)
<b>Cash and cash equivalents at end of the period</b>	<b>5,965,686</b>	5,016,314

# Condensed Consolidated Statement of Changes in Equity (unaudited)

For the six months ended 30 June 2021

	Share capital HK\$'000	Other reserves HK\$'000	Retained earnings HK\$'000	Shareholders' funds HK\$'000	Non- controlling interests HK\$'000	Total HK\$'000
<b>At 1 January 2021</b>	<b>312,697</b>	<b>11,756,794</b>	<b>31,507,280</b>	<b>43,576,771</b>	<b>1,248,191</b>	<b>44,824,962</b>
<b>Comprehensive income</b>						
Profit for the period	-	-	776,278	776,278	35,214	811,492
<b>Other comprehensive income</b>						
Other comprehensive income for the period	-	625,375	-	625,375	17,132	642,507
<b>Transactions with equity holders</b>						
Fair value of share options	-	5,652	-	5,652	-	5,652
Lapse of share options	-	(183)	183	-	-	-
Capital contribution from non-controlling interests	-	-	-	-	3,345	3,345
<b>At 30 June 2021</b>	<b>312,697</b>	<b>12,387,638</b>	<b>32,283,741</b>	<b>44,984,076</b>	<b>1,303,882</b>	<b>46,287,958</b>
At 1 January 2020	312,517	9,694,346	28,879,174	38,886,037	1,231,899	40,117,936
<b>Comprehensive income</b>						
Profit for the period	-	-	2,555,901	2,555,901	7,580	2,563,481
<b>Other comprehensive loss</b>						
Other comprehensive loss for the period	-	(1,221,366)	-	(1,221,366)	(24,379)	(1,245,745)
<b>Transactions with equity holders</b>						
Issue of shares upon exercise of shares options	80	2,157	-	2,237	-	2,237
Lapse of share options	-	(544)	544	-	-	-
Repayment of capital to non-controlling interests	-	-	-	-	(38,400)	(38,400)
At 30 June 2020	312,597	8,474,593	31,435,619	40,222,809	1,176,700	41,399,509

# Notes to the Interim Financial Information

## 1 GENERAL INFORMATION

K. Wah International Holdings Limited (the “Company”) is a limited liability company incorporated in Bermuda and has its primary listing on the Main Board of The Stock Exchange of Hong Kong Limited. The address of its registered office is Victoria Place, 5th Floor, 31 Victoria Street, Hamilton HM 10, Bermuda and its principal place of business in Hong Kong is 29th Floor, K. Wah Centre, 191 Java Road, North Point, Hong Kong.

The principal activities of the Company and its subsidiaries (together the “Group”) are property development and investment in Hong Kong and Mainland China.

This interim financial information is presented in Hong Kong dollars, unless otherwise stated. This interim financial information was approved for issue by the Board of Directors on 24 August 2021.

This interim financial information has not been audited.

## 2 BASIS OF PREPARATION

The interim financial information for the six months ended 30 June 2021 has been prepared under the historical cost convention, as modified by the revaluation of investment properties and certain financial assets (financial assets at fair value through other comprehensive income, derivative financial instruments and financial assets at fair value through profit or loss) which are carried at fair values, and in accordance with Hong Kong Accounting Standard (“HKAS”) 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants. The interim financial information should be read in conjunction with the annual financial statements for the year ended 31 December 2020 which have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”).

The accounting policies and methods of computation used in the preparation of the interim financial information are consistent with those used in the annual financial statements for the year ended 31 December 2020, except as stated below.

### The adoption of amendments to standards

In 2021, the Group adopted the following amendments to standards, which are relevant to its operations.

HKFRS 16 (Amendment)	COVID-19-related Rent Concessions
HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16 (Amendments)	Interest Rate Benchmark Reform – Phase 2

The above amendments to standards did not have significant impact on the Group’s accounting policies and did not require retrospective adjustments.

## 2 BASIS OF PREPARATION (cont'd)

### New standard, amendments and improvements to standards that are not yet effective

		Effective for accounting periods beginning on or after
HKFRS 17	Insurance Contracts	1 January 2023
HKFRS 3 (Amendment)	Reference to the Conceptual Framework	1 January 2022
HKAS 16 (Amendment)	Property, Plant and Equipment: Proceeds before Intended Use	1 January 2022
HKAS 37 (Amendment)	Onerous Contracts – Cost of Fulfilling a Contract	1 January 2022
HKAS 1 (Amendment)	Classification of Liabilities as Current or Non-current	1 January 2023
HKAS 1 (Amendment)	Disclosure of Accounting Policies	1 January 2023
HKAS 8 (Amendment)	Definition of Accounting Estimates	1 January 2023
HKAS 12 (Amendment)	Deferred Tax related to Assets and Liabilities Arising from a Single Transaction	1 January 2023
HKFRS 10 and HKAS 28 (Amendments)	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	No mandatory effective date
	Annual Improvements to HKFRSs 2018–2020 Cycle	1 January 2022

The Group will adopt the above new standard, amendments and improvements to standards as and when they become effective. The Group has performed a preliminary assessment of the likely impact and anticipates that the application of these new standard, amendments and improvements to standards will have no material impact on the results and the financial position of the Group. The Group will continue to assess the impact in more details.

## 3 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

In preparing the interim financial information, the critical accounting estimates and judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty are consistent with those used in the annual financial statements for the year ended 31 December 2020.

## 4 FINANCIAL RISK MANAGEMENT

### (a) Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk (including foreign exchange risk, interest rate risk and price risk), credit risk and liquidity risk.

The interim financial information does not include all financial risk management information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual financial statements for the year ended 31 December 2020.

There have been no material changes in the Group's financial risk management structure, policies and procedures since year ended 31 December 2020.

## 4 FINANCIAL RISK MANAGEMENT (cont'd)

### (b) Liquidity risk

Compared to year end, there was no material change in the contractual undiscounted cash outflows for financial liabilities.

### (c) Estimates of fair value of financial instruments

During the period, there were no significant changes in the business or economic circumstances that affect the fair value of the Group's financial assets and financial liabilities.

The disclosure of fair value measurements of financial instruments carried at fair value by level in the following fair value measurement hierarchy:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).
- Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

At 30 June 2021 and 31 December 2020, the Group had no Level 3 financial instruments, the only Level 1 financial instrument that is measured at fair value represented the financial assets at fair value through other comprehensive income and Level 2 financial instruments that are measured at fair value represented the financial assets at fair value through profit or loss and derivative financial instruments.

During the period, there were no transfers of financial assets or financial liabilities between the levels in the hierarchy.

During the period, there were no reclassifications of financial assets.

The fair value of financial instruments traded in active markets is based on quoted market prices at the balance sheet date. The quoted market price used for financial assets held by the Group is the current bid price; the appropriate quoted market price for financial liabilities is the current ask price.

In assessing the fair value of non-trading securities and other financial assets that are not traded in an active market, the Group uses a variety of methods and makes assumptions that are based on market conditions existing at the balance sheet date.

### (d) Estimates of fair value of investment properties

The valuation processes and techniques of the Group are consistent with those used in the annual financial statements for the year ended 31 December 2020, which were based on the economic, market and other conditions as they exist on, and information available to management as of 30 June 2021.

## 5 SEGMENT INFORMATION

The Group is principally engaged in property development and investment in Hong Kong and Mainland China. In accordance with the internal financial reporting of the Group provided to the chief operating decision-maker for the purposes of allocating resources, assessing performance of the operating segments and making strategic decisions, the reportable operating segments are property development and property investment. The Group regards the Board of Directors as the chief operating decision-maker.

The results of the operating segments represent the adjusted earnings before interest, tax, depreciation, amortisation and certain items (the "Adjusted EBITDA"). Certain items include other operating income/expenses, other net gains/losses, fair value gain on transfer of investment properties to development properties and change in fair value of investment properties. The Adjusted EBITDA excludes the share of results of joint ventures and associated companies. There are no sales or trading transactions between the operating segments. Others represent corporate level activities including central treasury management, hotel operation and administrative function.

Segment assets represent total assets excluding joint ventures, associated companies and other assets. Other assets include financial assets at fair value through other comprehensive income, hotel building, inventories and other non-operating assets held by the corporate office.

## 5 SEGMENT INFORMATION (cont'd)

	Property development		Property investment	Others	Total
	Hong Kong HK\$'000	Mainland China HK\$'000	HK\$'000	HK\$'000	HK\$'000
<b>Six months ended 30 June 2021</b>					
Revenue from contracts with customers:					
– Recognised at a point in time	724,908	1,424,620	–	–	2,149,528
– Recognised over time	–	–	–	30,108	30,108
Revenue from other sources:					
– Rental income	–	–	331,276	–	331,276
Revenue	724,908	1,424,620	331,276	30,108	2,510,912
Adjusted EBITDA	363,612	440,662	263,678	(144,390)	923,562
Other income and expenses/gains, net					(27,880)
Depreciation and amortisation					(16,273)
Fair value gain on transfer of investment properties to development properties			482,477		482,477
Change in fair value of investment properties			38,199		38,199
Finance costs					(18,111)
Share of (losses)/profits of joint ventures	(12,689)	30,812			18,123
Share of (losses)/profits of associated companies	(3,153)	27,371			24,218
Profit before taxation					1,424,315
Taxation charge					(612,823)
Profit for the period					811,492
<b>As at 30 June 2021</b>					
Segment assets	15,036,533	28,887,960	16,594,673	–	60,519,166
Other assets	–	–	–	10,545,660	10,545,660
Joint ventures	9,493,596	1,829,959	–	–	11,323,555
Associated companies	3,095,967	24,574	–	–	3,120,541
Total assets	27,626,096	30,742,493	16,594,673	10,545,660	85,508,922
Total liabilities	16,204,406	19,370,818	3,535,259	110,481	39,220,964
<b>Six months ended 30 June 2020</b>					
Revenue from contracts with customers:					
– Recognised at a point in time	7,045,434	1,066,302	–	–	8,111,736
– Recognised over time	–	–	–	24,770	24,770
Revenue from other sources:					
– Rental income	–	–	270,215	–	270,215
Revenue	7,045,434	1,066,302	270,215	24,770	8,406,721
Adjusted EBITDA	3,229,756	545,588	214,165	(146,959)	3,842,550
Other income and expenses/losses, net					(214,609)
Depreciation and amortisation					(15,277)
Change in fair value of investment properties			(212,789)		(212,789)
Finance costs					(14,930)
Share of profits/(losses) of joint ventures	27,014	(4,226)			22,788
Share of losses of associated companies	(1,077)	(2,035)			(3,112)
Profit before taxation					3,404,621
Taxation charge					(841,140)
Profit for the period					2,563,481
<b>As at 31 December 2020</b>					
Segment assets	14,256,743	27,421,051	16,211,050	–	57,888,844
Other assets	–	–	–	10,230,228	10,230,228
Joint ventures	9,468,521	1,068,172	–	–	10,536,693
Associated companies	3,098,300	–	–	–	3,098,300
Total assets	26,823,564	28,489,223	16,211,050	10,230,228	81,754,065
Total liabilities	16,389,529	16,998,310	3,391,612	149,652	36,929,103
<b>Six months ended 30 June 2021</b>					
Additions to non-current assets	716	9,501	972,587	278	983,082
<b>Six months ended 30 June 2020</b>					
Additions to non-current assets	1,563	1,299	3,286	266	6,414

## 5 SEGMENT INFORMATION (cont'd)

### Geographical segment information

The Group operates in two (2020: two) main geographical areas: Hong Kong and Mainland China. The revenue for the six months ended 30 June 2021 and 2020 and total non-current assets (other than joint ventures, associated companies, financial assets at fair value through other comprehensive income, deferred taxation assets, derivative financial instruments and other non-current assets) as at 30 June 2021 and 31 December 2020 by geographical area are as follows:

	2021 HK\$'000	2020 HK\$'000
<b>Revenue</b>		
Hong Kong	758,472	7,077,600
Mainland China	1,752,440	1,329,121
	<b>2,510,912</b>	8,406,721
	30 June 2021 HK\$'000	31 December 2020 HK\$'000
<b>Non-current assets</b>		
Hong Kong	2,719,050	2,719,619
Mainland China	13,844,889	13,326,717
Other	142	185
	<b>16,564,081</b>	16,046,521

## 6 REVENUE

	2021 HK\$'000	2020 HK\$'000
Sales of properties	2,149,528	8,111,736
Rental income	331,276	270,215
Hotel operations	30,108	24,770
	<b>2,510,912</b>	8,406,721

## 7 FINANCE COSTS

	2021 HK\$'000	2020 HK\$'000
Interest expenses		
Bank loans, guaranteed notes, overdrafts and others	197,904	219,117
Lease liabilities	363	245
	<b>198,267</b>	219,362
Capitalised as cost of properties under development	<b>(180,156)</b>	(204,432)
	<b>18,111</b>	14,930

## 8 PROFIT BEFORE TAXATION

	2021 HK\$'000	2020 HK\$'000
<b>Profit before taxation is stated after crediting:</b>		
Interest income	83,052	61,912
Dividend income from financial assets at fair value through other comprehensive income	–	73,118
Gain on disposal of investment property	4,555	–
Net fair value gains on derivative financial instruments	25,791	–
Net fair value gains on financial assets at fair value through profit or loss	12,492	11,911
Net exchange gains	7,421	–
<b>and after charging:</b>		
Cost of properties sold	1,219,024	4,261,286
Selling and marketing expenses	139,773	304,113
Depreciation for property, plant and equipment (net of amount capitalised under properties under development of HK\$313,000 (2020: HK\$241,000))	13,595	13,449
Depreciation for right-of-use assets	2,678	1,828
Lease expenses	3,983	2,132
Net loss on settlement of derivative financial instruments	17,880	–
Net fair value losses on derivative financial instruments	–	75,574
Net exchange losses	–	14,220

## 9 TAXATION CHARGE

	2021 HK\$'000	2020 HK\$'000
Current		
Hong Kong profits tax	53,310	449,614
Mainland China		
– Income tax	112,779	132,189
– Land appreciation tax	318,124	207,069
Over-provision in previous years	–	(103)
Deferred	128,610	52,371
	<b>612,823</b>	<b>841,140</b>

Hong Kong profits tax has been provided at the rate of 16.5% (2020: 16.5%) on the estimated assessable profits for the period after setting off available tax losses brought forward. Taxation assessable on profits generated for the period in Mainland China has been provided at the rate of 25% (2020: 25%). There is no income tax provided on other comprehensive income.

Land appreciation tax in Mainland China is normally provided at statutory progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds of sales of properties less deductible expenditures including lease charges of land use rights and all property development expenditures, and is included in the profit and loss statement as taxation charge.

**10 EARNINGS PER SHARE**

The calculation of basic and diluted earnings per share for the period is based on the following:

	<b>2021</b>	2020
	<b>HK\$'000</b>	HK\$'000
Profit attributable to equity holders of the Company	<b>776,278</b>	2,555,901
	<b>Number of shares</b>	
	<b>2021</b>	2020
Weighted average number of shares for calculating basic earnings per share	<b>3,126,974,615</b>	3,125,574,615
Effect of dilutive potential ordinary shares – Share options	<b>5,237,526</b>	2,421,884
Weighted average number of shares for calculating diluted earnings per share	<b>3,132,212,141</b>	3,127,996,499

**11 DIVIDEND**

The Board of Directors has declared an interim cash dividend of HK\$218,888,000 (being 7 HK cents per share) (2020: 7 HK cents per share, totaling HK\$218,888,000). This dividend will be accounted for as an appropriation of retained earnings in the year ending 31 December 2021.

**12 CAPITAL EXPENDITURE**

For the six months ended 30 June 2021, the Group incurred HK\$2.4 million (2020: HK\$3.1 million) on property, plant and equipment.

**13 DEBTORS AND PREPAYMENTS**

	<b>30 June</b>	31 December
	<b>2021</b>	2020
	<b>HK\$'000</b>	HK\$'000
Trade debtors	<b>9,561</b>	9,079
Other debtors	<b>231,643</b>	229,132
Amounts due from non-controlling interests	<b>46,869</b>	–
Prepayments and other deposits	<b>85,622</b>	101,935
Sales commissions	<b>230,970</b>	69,195
Sales taxes	<b>254,880</b>	192,380
	<b>859,545</b>	601,721

### 13 DEBTORS AND PREPAYMENTS (cont'd)

Trade debtors mainly comprise rental receivable. Rental from tenants is due and payable in advance.

The aging analysis of the trade debtors of the Group based on the date of invoices and net of provision for bad and doubtful debts is as follows:

	<b>30 June 2021 HK\$'000</b>	31 December 2020 HK\$'000
Within one month	<b>7,260</b>	4,011
Two to three months	<b>1,888</b>	3,784
Four to six months	<b>274</b>	1,284
Over six months	<b>139</b>	–
	<b>9,561</b>	9,079

### 14 CASH AND CASH EQUIVALENTS

	<b>30 June 2021 HK\$'000</b>	31 December 2020 HK\$'000
Cash at bank and in hand	<b>3,921,779</b>	5,491,537
Short-term and other bank deposits	<b>2,043,907</b>	2,181,940
Cash and cash equivalents	<b>5,965,686</b>	7,673,477

### 15 SHARE CAPITAL

	2021		2020	
	Shares of HK\$0.10 each Number of shares	HK\$'000	Shares of HK\$0.10 each Number of shares	HK\$'000
Authorised:				
At 1 January and 30 June	<b>5,000,000,000</b>	<b>500,000</b>	5,000,000,000	500,000
Issued and fully paid:				
At 1 January	<b>3,126,974,615</b>	<b>312,697</b>	3,125,174,615	312,517
Share options exercised	–	–	800,000	80
At 30 June	<b>3,126,974,615</b>	<b>312,697</b>	3,125,974,615	312,597

**15 SHARE CAPITAL (cont'd)**

The Company operates a share option scheme under which options to subscribe for shares in the Company may be granted to employees, senior executives or Directors or consultants of the Company or its affiliates, and other qualifying grantees. During the period, no share options were exercised (2020: share options to subscribe for 800,000 shares were exercised).

The outstanding share options have the following exercise periods and exercise prices per share:

Exercise period	Exercise price HK\$	Number of share options	
		30 June 2021	31 December 2020
21 January 2017 to 20 January 2022	2.796	<b>9,290,000</b>	9,290,000
17 July 2018 to 16 July 2023	4.760	<b>16,480,000</b>	16,560,000
18 July 2019 to 17 July 2024	4.520	<b>18,608,000</b>	18,738,000
15 July 2021 to 14 July 2026	3.462	<b>25,120,000</b>	25,170,000
		<b>69,498,000</b>	69,758,000

**16 BORROWINGS**

	30 June 2021 HK\$'000	31 December 2020 HK\$'000
Long-term bank loans		
Secured	<b>3,033,775</b>	4,719,536
Unsecured	<b>16,817,958</b>	18,419,977
	<b>19,851,733</b>	23,139,513
Unsecured short-term bank loans	<b>900,000</b>	900,000
	<b>20,751,733</b>	24,039,513
Current portion included in current liabilities	<b>(6,649,955)</b>	(4,513,818)
	<b>14,101,778</b>	19,525,695

## 17 CREDITORS, ACCRUALS AND OTHER LIABILITIES

	<b>30 June 2021 HK\$'000</b>	31 December 2020 HK\$'000
Trade creditors	<b>831,531</b>	959,393
Other creditors	<b>105,870</b>	98,119
Amounts due to non-controlling interests	–	19,713
Accrued operating expenses	<b>226,573</b>	250,376
Rental and other deposits received	<b>236,323</b>	227,689
Lease liabilities – current portion	<b>5,492</b>	3,574
	<b>1,405,789</b>	1,558,864

The aging analysis of the trade creditors of the Group based on the date of the invoices is as follows:

	<b>30 June 2021 HK\$'000</b>	31 December 2020 HK\$'000
Within one month	<b>825,492</b>	954,411
Two to three months	<b>2,296</b>	2,153
Four to six months	<b>1,480</b>	30
Over six months	<b>2,263</b>	2,799
	<b>831,531</b>	959,393

## 18 GUARANTEED NOTES

K. Wah International Financial Services Limited, a wholly-owned subsidiary of the Company, issued guaranteed notes of HK\$1 billion at 100% of face value through private placement in 2014. The notes are guaranteed by the Company and carry a coupon rate of 4.25% to 4.73% per annum. The notes with total face value of HK\$450 million were redeemed during the period, leaving a total of HK\$550 million outstanding which will mature by year end. The fair value of these guaranteed notes as at 30 June 2021 was HK\$552 million (31 December 2020: HK\$1,011 million).

## 19 COMMITMENTS

	<b>30 June 2021 HK\$'000</b>	31 December 2020 HK\$'000
Contracted but not provided for commitments in respect of		
Property investment	<b>109,831</b>	93,684
Property development		
– subsidiaries	<b>2,810,487</b>	6,428,611
– joint ventures and associated companies	<b>1,243,960</b>	2,152,296
	<b>4,164,278</b>	8,674,591

## 20 GUARANTEES

The Group has executed the following guarantees in respect of loan facilities granted by banks and financial institutions:

	30 June 2021		31 December 2020	
	Outstanding HK\$'000	Utilised HK\$'000	Outstanding HK\$'000	Utilised HK\$'000
Joint ventures and associated companies	11,962,220	8,011,987	10,110,392	6,614,062
Properties buyers	1,002,967	1,002,967	626,949	626,949
	<b>12,965,187</b>	<b>9,014,954</b>	10,737,341	7,241,011

The Group has provided guarantees in respect of mortgage facilities granted by certain banks relating to the mortgage loans arranged for certain purchasers of the Group's properties in Mainland China. Pursuant to the terms of the guarantees, upon default in mortgage payments by these purchasers, the Group is responsible for repaying the outstanding mortgage principals together with accrued interest and penalty owed by the defaulted purchasers to the banks and the Group is entitled to take over the legal title and possession of the related properties. Such guarantees shall terminate upon issuance of the relevant property ownership certificates.

The Group monitors the net realisable values of the relevant properties which are subject to the fluctuation of the property market. As at 30 June 2021, no provision on the above guarantees was made (31 December 2020: nil).

As at 30 June 2021, the Company has executed guarantees in favour of banks in respect of loan facilities granted to certain subsidiaries, and joint ventures and associated companies, amounting to HK\$30,109 million (31 December 2020: HK\$32,191 million) and HK\$9,945 million (31 December 2020: HK\$9,961 million) respectively. Of these, facilities totaling HK\$19,034 million (31 December 2020: HK\$22,712 million) and HK\$6,732 million (31 December 2020: HK\$6,589 million) respectively have been utilised.

## 21 RELATED PARTY TRANSACTIONS

The following is a summary of significant transactions between the Group and related parties which in the opinion of the Directors were carried out in the normal course of business during the period:

- Key management personnel comprise Executive Directors of the Company and their emoluments amounted to HK\$32,830,000 (2020: HK\$30,792,000).
- Rental income from an investee company amounted to HK\$769,000 (2020: HK\$708,000) based on the terms of rental agreement between the parties.
- Rental expenses to related companies amounted to HK\$6,963,000 (2020: HK\$7,501,000) based on the terms of master lease agreement executed between the parties.

# Other Information

## DIRECTORS' INTERESTS IN SECURITIES AND UNDERLYING SHARES

As of 30 June 2021, the interests and short positions of each director of the Company ("Director") in the ordinary shares of the Company ("Shares"), underlying Shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance ("SFO")) (including interests and short positions, if any, which they were taken or deemed to have under such provisions of the SFO), and the details of any right to subscribe for Shares and of the exercise of such rights, as required to be notified to the Company and The Stock Exchange of Hong Kong Limited ("HK Stock Exchange") pursuant to Divisions 7 and 8 of Part XV of the SFO, or as recorded in the register of the Company required to be kept under section 352 of the SFO, or as otherwise required to be notified to the Company and the HK Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers ("Model Code") as set out in Appendix 10 of the Rules Governing the Listing of Securities ("Listing Rules") on the HK Stock Exchange, were as follows:

### (a) Shares

Name of Directors	Number of Shares (including Underlying Shares)					Approximate % of Issued Share Capital
	Personal Interests	Family Interests	Corporate Interests	Other Interests	Total	
Lui Che-woo	31,005,941	8,317,120 <sup>(1)</sup>	334,612,213 <sup>(2)</sup>	1,656,449,769 <sup>(3)</sup>	2,030,385,043	64.93
Francis Lui Yiu Tung	11,138,035	–	–	1,656,449,769 <sup>(3)</sup>	1,667,587,804	53.33
Paddy Tang Lui Wai Yu	27,957,605	–	210,000 <sup>(4)</sup>	1,656,449,769 <sup>(3)</sup>	1,684,617,374	53.87
Alexander Lui Yiu Wah	20,151,428	–	4,005,183 <sup>(5)</sup>	1,656,449,769 <sup>(3)</sup>	1,680,606,380	53.75
Moses Cheng Mo Chi	849,175	–	–	–	849,175	0.03
William Yip Shue Lam	1,052,726	–	–	–	1,052,726	0.03
Wong Kwai Lam	1,040,000	–	–	–	1,040,000	0.03
Nip Yun Wing	160,000	–	–	–	160,000	0.01

Unless otherwise stated, all personal interests stated above were held by the respective Directors in the capacity of beneficial owners.

Notes:

- (1) Dr. Lui Che-woo is deemed to be interested in 8,317,120 Shares through the interests of his spouse.
- (2) Such Shares are held by companies which are controlled by Dr. Lui Che-woo.
- (3) Such interests in the Shares are indirectly held by a company which is the trustee of a discretionary family trust established by Dr. Lui Che-woo as settlor. Dr. Lui Che-woo, Mr. Francis Lui Yiu Tung, Mrs. Paddy Tang Lui Wai Yu and Mr. Alexander Lui Yiu Wah are deemed to be interested in those Shares by virtue of being the discretionary beneficiaries of the discretionary family trust.
- (4) Such Shares are held by a company controlled by Mrs. Paddy Tang Lui Wai Yu.
- (5) Such Shares are held by a company controlled by Mr. Alexander Lui Yiu Wah.

### (b) Underlying Shares — Share Options

A new share option scheme of the Company ("New Share Option Scheme") was approved and adopted by the shareholders of the Company at its annual general meeting held on 9 June 2021 in replacement of the existing share option scheme adopted on 20 June 2011 ("2011 Share Option Scheme") to the effect that no further options of the Company shall be offered or granted under the 2011 Share Option Scheme, but the options which had already been granted and remain outstanding shall continue to be valid and exercisable in accordance with their terms of issue.

## Other Information

No option was granted under the New Share Option Scheme during the period of six months ended 30 June 2021.

Share options, which are unlisted and physically settled, to subscribe for Shares were beneficially held by certain Directors.

Particulars of the movement of the options held by each of the Directors, the employees and consultants of the Company and its affiliates and other qualifying grantees in aggregate under the 2011 Share Option Scheme during the period of six months ended 30 June 2021 were as follows:

Holders	Date of grant	Number of options			Held at 30 June 2021	Exercise price per Share (HK\$)	Exercise period
		Held at 1 January 2021	Lapsed during the period	Re-categorized during the period <sup>(a)</sup>			
Lui Che-woo	21 Jan 2016	2,800,000	–	–	2,800,000	2.796	21 Jan 2017–20 Jan 2022
	17 Jul 2017	2,900,000	–	–	2,900,000	4.760	17 Jul 2018–16 Jul 2023
	18 Jul 2018	3,000,000	–	–	3,000,000	4.520	18 Jul 2019–17 Jul 2024
	15 Jul 2020	3,100,000	–	–	3,100,000	3.462	15 Jul 2021–14 Jul 2026
Francis Lui Yiu Tung	21 Jan 2016	1,300,000	–	–	1,300,000	2.796	21 Jan 2017–20 Jan 2022
	17 Jul 2017	1,300,000	–	–	1,300,000	4.760	17 Jul 2018–16 Jul 2023
	18 Jul 2018	1,300,000	–	–	1,300,000	4.520	18 Jul 2019–17 Jul 2024
	15 Jul 2020	1,300,000	–	–	1,300,000	3.462	15 Jul 2021–14 Jul 2026
Paddy Tang Lui Wai Yu	21 Jan 2016	1,000,000	–	–	1,000,000	2.796	21 Jan 2017–20 Jan 2022
	17 Jul 2017	2,900,000	–	–	2,900,000	4.760	17 Jul 2018–16 Jul 2023
	18 Jul 2018	3,000,000	–	–	3,000,000	4.520	18 Jul 2019–17 Jul 2024
	15 Jul 2020	3,100,000	–	–	3,100,000	3.462	15 Jul 2021–14 Jul 2026
Alexander Lui Yiu Wah	21 Jan 2016	2,800,000	–	–	2,800,000	2.796	21 Jan 2017–20 Jan 2022
	17 Jul 2017	2,900,000	–	–	2,900,000	4.760	17 Jul 2018–16 Jul 2023
	18 Jul 2018	3,000,000	–	–	3,000,000	4.520	18 Jul 2019–17 Jul 2024
	15 Jul 2020	3,100,000	–	–	3,100,000	3.462	15 Jul 2021–14 Jul 2026
Moses Cheng Mo Chi	21 Jan 2016	160,000	–	–	160,000	2.796	21 Jan 2017–20 Jan 2022
	17 Jul 2017	160,000	–	–	160,000	4.760	17 Jul 2018–16 Jul 2023
	18 Jul 2018	160,000	–	–	160,000	4.520	18 Jul 2019–17 Jul 2024
	15 Jul 2020	160,000	–	–	160,000	3.462	15 Jul 2021–14 Jul 2026
William Yip Shue Lam	17 Jul 2017	160,000	–	–	160,000	4.760	17 Jul 2018–16 Jul 2023
	18 Jul 2018	160,000	–	–	160,000	4.520	18 Jul 2019–17 Jul 2024
	15 Jul 2020	160,000	–	–	160,000	3.462	15 Jul 2021–14 Jul 2026
Wong Kwai Lam	21 Jan 2016	160,000	–	–	160,000	2.796	21 Jan 2017–20 Jan 2022
	17 Jul 2017	160,000	–	–	160,000	4.760	17 Jul 2018–16 Jul 2023
	18 Jul 2018	160,000	–	–	160,000	4.520	18 Jul 2019–17 Jul 2024
	15 Jul 2020	160,000	–	–	160,000	3.462	15 Jul 2021–14 Jul 2026
Nip Yun Wing	15 Jul 2020	160,000	–	–	160,000	3.462	15 Jul 2021–14 Jul 2026
Employees <sup>(b)</sup> (in aggregate)	21 Jan 2016	1,070,000	–	–	1,070,000	2.796	21 Jan 2017–20 Jan 2022
	17 Jul 2017	5,650,000	(80,000)	150,000	5,720,000	4.760	17 Jul 2018–16 Jul 2023
	18 Jul 2018	7,408,000	(130,000)	200,000	7,478,000	4.520	18 Jul 2019–17 Jul 2024
	15 Jul 2020	13,930,000	(50,000)	–	13,880,000	3.462	15 Jul 2021–14 Jul 2026
Consultants (in aggregate)	17 Jul 2017	430,000	–	(150,000)	280,000	4.760	17 Jul 2018–16 Jul 2023
	18 Jul 2018	550,000	–	(200,000)	350,000	4.520	18 Jul 2019–17 Jul 2024

Notes:

- (a) Options were re-categorized from "Consultants" to "Employees" during the period of six months ended 30 June 2021.
- (b) Employees include an associate of Directors and the movements in the options held by the associate of Directors during the period shown above were as follows:

Name	Date of grant	Held at 1 January 2021 and at 30 June 2021	Exercise price per Share (HK\$)	Exercise period
Tang Eugene Justin	17 Jul 2017	120,000	4.760	17 Jul 2018–16 Jul 2023
Yue Chung	18 Jul 2018	130,000	4.520	18 Jul 2019–17 Jul 2024
	15 Jul 2020	300,000	3.462	15 Jul 2021–14 Jul 2026

All the options granted were subject to a one-year vesting period.

No option was granted, exercised or cancelled under the 2011 Share Option Scheme during the period of six months ended 30 June 2021.

All the interests stated above represent long positions.

Dr. Lui Che-woo, Mr. Francis Lui Yiu Tung, Mrs. Paddy Tang Lui Wai Yu and Mr. Alexander Lui Yiu Wah, by virtue of their deemed interests in the Shares as described in Note (3) above and as Directors of the Company, are deemed to be interested in the issued share capital of every subsidiary, joint venture and associated company of the Company held through the Company under the provision of the SFO.

Save as disclosed above, as of 30 June 2021, none of the Directors had any interests or short positions in the Shares, underlying Shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO).

## SUBSTANTIAL SHAREHOLDERS' INTERESTS

As of 30 June 2021, the interests of every person (not being a Director or chief executive of the Company) in the Shares and underlying Shares of the Company as recorded in the register required to be kept by the Company under section 336 of the SFO or as otherwise notified to the Company and the HK Stock Exchange were as follows:

Name of Shareholders	Capacity	Number of Shares (Long Position)	Approximate % of Issued Share Capital
HSBC International Trustee Limited	Trustee	1,657,315,737 <sup>(1)</sup>	53.00
CWL Assets (PTC) Limited	Trustee	1,656,449,769	52.97
Super Focus Company Limited	Beneficial owner	1,120,247,673	35.83
Star II Limited	Interest of controlled corporation	264,752,460	8.47
Favor Right Investments Limited	Beneficial owner	217,365,444	6.95
Lui Che Woo Foundation Limited	Beneficial owner	206,285,639	6.60
Premium Capital Profits Limited	Beneficial owner	184,229,079	5.89

## Other Information

Note:

- (1) HSBC International Trustee Limited is the trustee of the trust established by Dr. Lui Che-woo as the settlor, was interested in 1,656,449,769 Shares.

There was duplication of interests of 1,656,449,769 Shares among Dr. Lui Che-woo, Mr. Francis Lui Yiu Tung, Mrs. Paddy Tang Lui Wai Yu, Mr. Alexander Lui Yiu Wah, HSBC International Trustee Limited and CWL Assets (PTC) Limited. Of these Shares, 1,120,247,673 Shares were interested by Super Focus Company Limited, 54,084,192 Shares were interested by Best Chance Investments Ltd., 217,365,444 Shares were interested by Favor Right Investments Limited, 184,229,079 Shares were interested between Premium Capital Profits Limited and Star II Limited and 80,523,381 Shares were interested between Mark Liaison Limited and Star II Limited.

Save as disclosed above, as of 30 June 2021, the Company had not been notified by any persons who had interests or short positions in the Shares or underlying Shares of the Company which would fall to be disclosed to the Company under Divisions 2 and 3 of Part XV of the SFO.

### DISCLOSURE UNDER RULE 13.22 OF THE LISTING RULES

As of 30 June 2021, the Group had given financial assistance and guarantees to financial institutions for the benefit of its affiliated companies. In compliance with the requirements of Rule 13.22 of the Listing Rules, the combined balance sheet of the affiliated companies as at the balance sheet date is disclosed as follows:

	Combined Balance Sheet HK\$'000	Group's Attributable Interest HK\$'000
Non-current assets	2,101,515	530,673
Current assets	91,147,455	24,833,506
Current liabilities	(13,818,004)	(4,258,977)
	79,430,966	21,105,202
Share capital	2,634,327	988,626
Reserves	3,093,084	729,238
Amounts due to shareholders	49,004,316	12,726,232
Non-current liabilities	24,699,239	6,661,106
	79,430,966	21,105,202

### PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

Neither the Company nor any of its subsidiaries have purchased, sold or redeemed any of the Company's listed securities during the period of six months ended 30 June 2021.

## AUDIT COMMITTEE

The Audit Committee of the Company met on 17 August 2021 to review the Company's accounting principles and practices and to discuss audit strategy, risk management and internal control and financial reporting matters. The Group's unaudited interim results for the six months ended 30 June 2021 have been reviewed by the Audit Committee of the Company and by the Company's Independent Auditor, PricewaterhouseCoopers, in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Hong Kong Institute of Certified Public Accountants. The report on review of interim financial information by the Auditor has been included in this interim report.

## CODE OF CONDUCT FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code as set out in Appendix 10 of the Listing Rules as the Company's Code of Conduct for Securities Transactions by Directors. Having made specific enquiries with all its Directors, the Company confirms that during the period of six months ended 30 June 2021 all its Directors have complied with the required standards as set out in the Model Code.

## CORPORATE GOVERNANCE

The Board and the management of the Company are committed to the principles of observing good corporate governance consistent with prudent management and enhancement of shareholders' value. The full Board is entrusted with the overall responsibility of developing and ensuring adherence to the Company's Corporate Governance Policy and the Shareholders Communication Policy. The Company is committed to maintaining high standards of corporate governance and enhancing corporate transparency and accountability.

During the period of six months ended 30 June 2021, the Company has complied with the code provisions ("CPs") of the Corporate Governance Code as set out in Appendix 14 to the Listing Rules, apart from the deviations from (i) CP A.2.1, namely, the roles of chairman and managing director have not been separated; and (ii) CP A.4.2, namely, the chairman and the managing director are not subject to retirement by rotation.

The Board believes that the underlying rationale to deal with such deviations as mentioned under the section headed "COMPLIANCE WITH APPENDIX 14 OF THE LISTING RULES" in the Corporate Governance Report of its 2020 Annual Report still holds. The Board has taken alternative steps to address such deviations. The Board will continue to review and recommend such steps and actions as appropriate in the circumstances of such deviations.

## UPDATE ON DIRECTORS' INFORMATION PURSUANT TO RULE 13.51B(1) OF THE LISTING RULES

Subsequent to the publication of the 2020 Annual Report, the Company was informed of the following change in Director's information:

### **Mr. Wong Kwai Lam** *(Independent Non-executive Director)*

Mr. Wong Kwai Lam has ceased as a member of the Hospital Governing Committee of The Prince of Wales Hospital, Hong Kong on 31 March 2021 and retired as the Chairman of the Chamber of Hong Kong Listed Companies on 29 June 2021.

## CLOSURE OF REGISTERS OF MEMBERS

The registers of members of the Company will be closed from 14 September 2021 to 17 September 2021, both dates inclusive, during which period no transfer of shares will be registered. In order to qualify for the interim dividend, all transfer documents accompanied by the relevant share certificates must be lodged with the Company's Branch Share Registrar and Transfer Office in Hong Kong, Computershare Hong Kong Investor Services Limited, at Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration no later than 4:30 p.m. on 13 September 2021.

By Order of the Board

**K. Wah International Holdings Limited**

**Lee Wai Kwan, Cecilia**

*Company Secretary*

Hong Kong, 24 August 2021

The information, drawings (including design concept drawings) and/or photos of the developments in Hong Kong (inclusive of the developments under construction) as provided in this Interim Report are for the purpose of the Interim Report of K. Wah International Holdings Limited ("KWIH") (please refer to the sales brochures for details of the respective developments) and are not and do not form part of any advertisement purporting to promote the sale of any residential property, and do not constitute and shall not be construed as constituting any offer, representation, warranty, covenant or contractual term whether expressed or implied (whether related to the development, the residential properties in the development, views, surrounding environment and the facilities of the clubhouse or not). No publishing or transfer to any third party is allowed without the prior written consent of KWIH and the respective vendors as stated in the sales brochures of the respective developments (each a "Vendor"). For some of such developments or projects, permission for promotional activities and/or pre-sale consent is/are not yet applied for and/or issued and the time of issue of such permissions and pre-sale consents are not certain. All time schedule of sales launch set out herein are of the tentative sale schemes and are for reference only. KWIH and the respective Vendors do not represent or warrant the time of issue of such permissions and/or consents. KWIH and the respective Vendors shall not be liable for any reliance of these information, drawings and/or photos by any party for his/her decision on purchase of any residential property in the respective developments or otherwise.

All photos, images, drawings or sketches in this Interim Report represent artists' impressions of the respective developments or the part of the respective developments concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. In respect of any design concept drawings of the respective residential developments contained in this Interim Report, they are products of computer renderings. Pipes, conduits, air-conditioners, grilles etc. which might exist on the external walls, flat roofs or roofs, etc. of the respective developments, and the surrounding environment and buildings of the respective developments have been omitted. The respective renderings do not simulate or reflect the actual appearance and the surrounding environment of the respective developments. The respective design concept drawings do not simulate or reflect the view from any part of the respective developments and the present or future condition of the surrounding environment and buildings of the respective developments. The layout, partition, specifications, dimensions, colour, materials, fittings, finishes, appliances, equipment, furniture, household accessories, display, decorations, signs, clubhouse facilities, sculptures, models, artwork, plant, trees, landscape design, lighting features and lightings, etc. shown in the respective design concept drawings might be different from those, if any, to be actually provided in the respective developments and that they might not appear in the part of the developments concerned. The respective Vendors reserve the right to alter, increase and reduce the above items and clubhouse and recreational facilities, which are subject to the agreements for sale and purchase. The respective Vendors reserve the right to alter the building plans and other plans from time to time, which are subject to the final approvals of the relevant Government authorities. The provision of clubhouses and recreational facilities are subject to the terms and conditions of the agreements of sale and purchase and the final approvals of the relevant Government authorities. The opening time and use of different clubhouses and recreational facilities are subject to the relevant laws, land grant conditions, terms of the deed of mutual covenant and the actual conditions of the facilities. The use and operations of some parts of the facilities and/or services may be subject to the consents or permits to be issued by the relevant Government authorities. The respective Vendors reserve the right to amend the use of the facilities and/or services which are shown or not shown or specified in the design concept drawings. Such facilities (including clubhouse and ancillary recreational facilities, etc.) may not be in operation when the respective developments can be occupied. The respective Vendors reserve the rights to alter the clubhouse facilities and the partition, design, layout and use thereof. Fees may be separately charged on the use of the clubhouse(s) and different recreational facilities. The existing, future or tentative buildings and facilities as shown in this Interim Report (if any) are subject to changes from time to time, and may not be completed or ready for operation when the relevant developments can be occupied, and their physical state after completion may be different from those as stated or shown in this Interim Report, and are for reference only.

本中期報告中關於香港的發展項目(包括在建中的發展項目)的資訊、繪圖(包括設計概念圖)及/或相片乃嘉華國際集團有限公司(「嘉華國際」)為其中期報告而提供的(各該等發展項目的詳情請參閱各該等發展項目的售樓說明書),其本意並非促銷任何住宅物業的廣告或組成廣告的部分,也不構成亦不得詮釋作構成任何不論明示或隱含之要約、陳述、保證、承諾或合約條款(不論與發展項目、發展項目內的住宅物業、景觀、周邊地區環境及會所的設施是否有關)。未得嘉華國際及該等發展項目的售樓書中所列明的賣方(「賣方」)的書面同意不可向第三方發布或轉發。部分的該等發展或該等發展項目未申請及/或未獲批出推廣許可書及/或預售樓花同意書,而該等許可書及/或同意書的發出時間尚未能確定。所載的所有銷售時間表只是銷售計劃的意向,僅供參考。嘉華國際及各相關賣方對該等許可書及/或同意書的發出時間不作陳述或保證。嘉華國際及各相關賣方對任何人士依賴本資訊、繪圖及/或相片而作出購買各該等發展項目中的任何住宅物業或其他的決定不承擔任何責任。

本中期報告中所有相片、圖像、繪圖及素描純屬畫家對各該等發展項目或各該等發展項目相關部分之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。本中期報告所載的各該等住宅物業發展項目設計概念圖乃電腦模擬效果。各該等發展項目外牆、平台、天台等上可能存在之喉管、管線、冷氣機、格柵等及各該等發展項目周邊地區環境及建築物並無顯示。各電腦模擬效果並非模擬亦不反映各該等發展項目內任何部分之實際外觀或各該等發展項目周邊地區環境。各設計概念圖非模擬亦不反映各該等發展項目內任何部分的景觀及現在及將來的周邊地區環境及建築物等的狀況。各設計概念圖所示之佈局、間隔、規格、尺寸、顏色、用料、裝置、裝修物料、設備、器材、家具、家居用品、擺設、裝飾、招牌、會所設施、塑像、模型、美術作品、植物、樹木、園林設計、燈飾及照明裝置等可能會與各該等發展項目所實際提供者(如有)不同,亦不一定在各該等發展項目的相關部分出現,各相關賣方保留權利改動及增減任何上述項件及會所及康樂設施,一切以買賣合約為準。各相關賣方保留權利改動建築圖則及其他圖則。建築圖則及其他圖則以有關政府部門最後批准者為準。各會所及康樂設施之提供以買賣合約條款及條件及有關政府部門最後批准者為準。不同會所及康樂設施之開放時間及使用受相關法律、批地文件及公契條款及現場環境狀況限制。部分設施及/或服務的使用或操作可能受制於政府有關部門發出之同意書或許可證。各相關賣方保留修改設計概念圖所顯示的及一切未顯示或列舉的設施及/或服務的用途之權利。各該等設施(包括會所、附屬康樂設施等)於各該等發展項目入伙時未必能即時使用。各相關賣方保留權利更改會所設施及其間隔、設計、佈局及用途。會所及不同康樂設施可能需要另行收費。本中期報告所顯示之現有、未來或擬建建築物及設施等(如有)可能不時更改,於有關發展項目入伙時亦可能尚未落成或啟用,其完成後之狀況與本中期報告所述或所顯示者可能不同,僅供參考。

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

29/F, K. Wah Centre, 191 Java Road, North Point, Hong Kong  
香港北角渣華道191號嘉華國際中心29樓  
Tel電話:(852) 2880 0178 Fax傳真:(852) 2880 5610

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