



新創建集團有限公司
新創建 NWS Holdings Limited

Annual Results 2006



SUSTAINING SOLID
GROWTH

商界展關懷

caring company 2002-06

Awarded by The Hong Kong Council of Social Service
香港社會服務聯會頒發



New World Group Structure

新世界發展有限公司
New World Development Company Limited
(香港股份代號: 0017)
(HK stock code: 0017)

55%

新創建集團
有限公司
NWS Holdings Limited

(香港股份代號: **0659**)

(HK stock code: 0659)

70%

新世界中國地產
有限公司
New World China
Land Limited

(香港股份代號: 0917)
(HK stock code: 0917)

58%

新世界移動
控股有限公司
New World Mobile
Holdings Limited

(香港股份代號: 0862)
(HK stock code: 0862)

NWSH Corporate Structure

Infrastructure 基建

Energy
能源

Roads
道路

Water
水務

Ports
港口

Service & Rental 服務及租務

Facilities Rental
設施租務

Contracting
建築機電

Transport
交通運輸

Others
其他



Financial Highlights

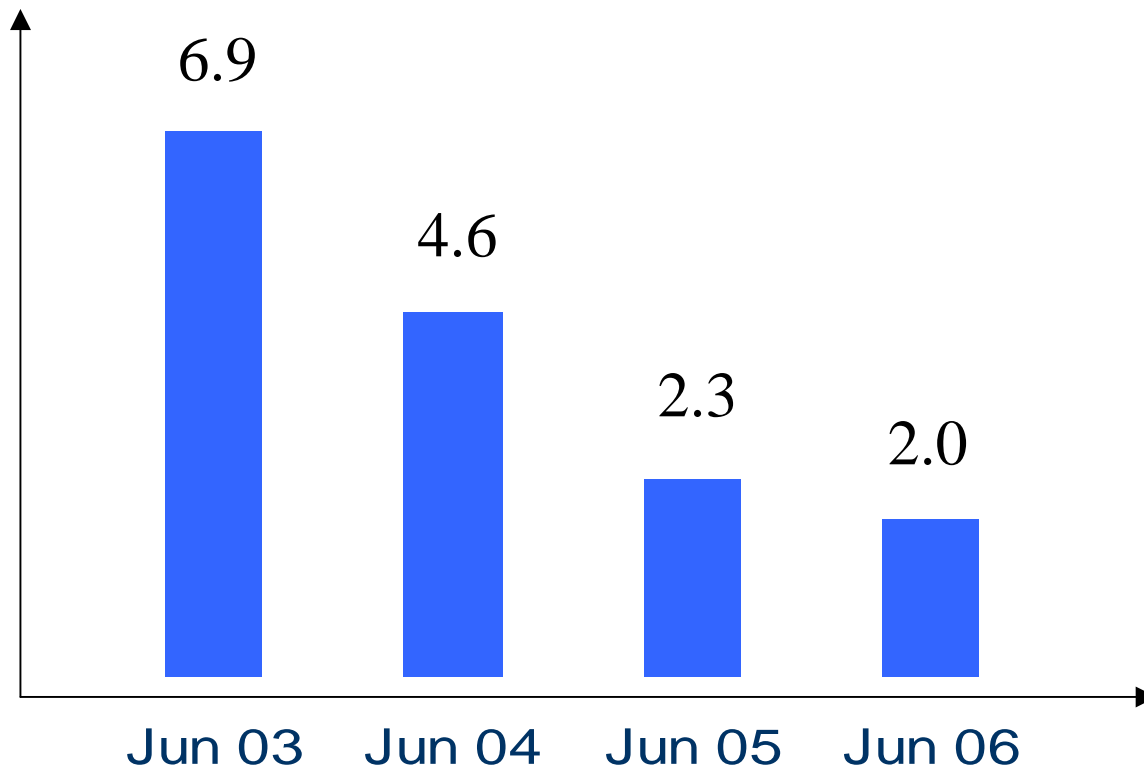
Consolidated Financial Highlights

For the year ended 30 June	2006 (HK\$'m)	2005 (HK\$'m)	Change + / (-)%
Turnover	12,543.9	10,286.1	22
AOP	1,937.6	1,411.9	37
Profit attributable to shareholders	1,656.6	2,886.1	(43)*
Earnings per share	HK\$0.89	HK\$1.60	(44)
Dividend per share	HK\$0.44	HK\$0.80	(45)
Dividend payout ratio	51%	50%	-
Total assets	25,587.6	25,165.5	2
Shareholders' funds	14,466.3	13,024.9	11

*A drop due to exceptional gain of HK\$1.8 billion on port disposal recorded in FY2005

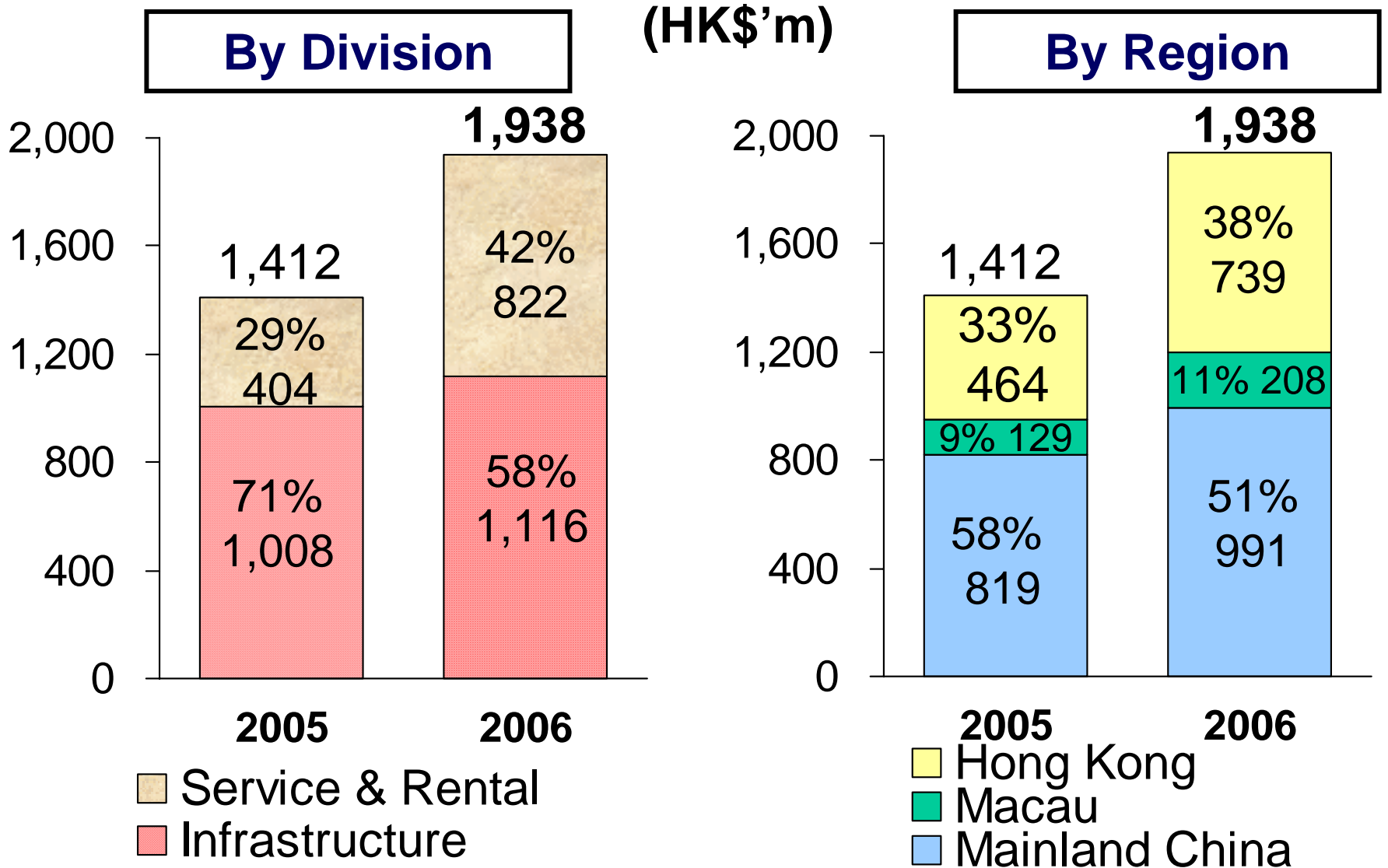
Strong Financial Position

Net Debt
(HK\$ billion)



- Gearing ratio: 13% (30 June 2005: 17%)
- Cash on hand: HK\$2.5 billion (2005: HK\$3.6 billion)

AOP Mix (for the year ended 30 June)



AOP by Segment

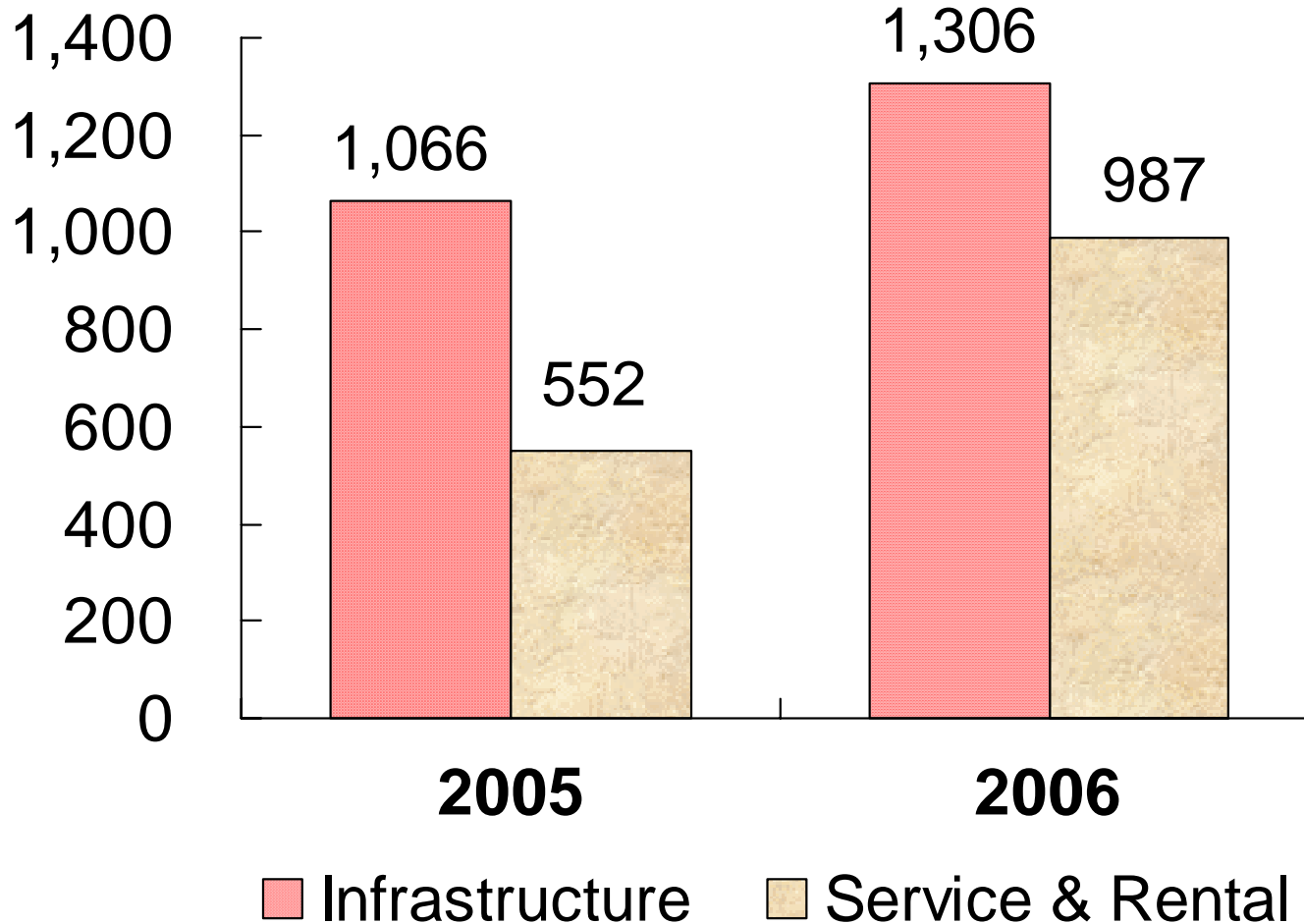
For the year ended 30 June	2006 (HK\$'m)	2005 (HK\$'m)	Change % Fav./((Unfav.)
Infrastructure			
Energy	487.8	489.9	-
Roads	469.1	372.3	26
Water	87.4	80.6	8
Ports	71.7	64.8	11
	1,116.0	1,007.6	11
Service & Rental			
Facilities Rental	390.7	384.0	2
Contracting	163.0	(252.7)	165
Transport	85.6	64.4	33
Others	182.3	208.6	(13)
	821.6	404.3	103
TOTAL	1,937.6	1,411.9	37

AOP - Contribution by Segment

For the year ended 30 June	2006 (HK\$m)	% of total AOP
Energy	487.8	25
Roads	469.1	24
Facilities Rental	390.7	20
Contracting	163.0	9
Water	87.4	5
Transport	85.6	4
Ports	71.7	4
Others	182.3	9
TOTAL	1,937.6	100

EBITDA (for the year ended 30 June)

HK\$m





INFRASTRUCTURE

Infrastructure



 <p>Energy</p>	<p>3 power plants in Mainland China and Macau</p>
 <p>Roads</p>	<p>18 road and bridge projects in Guangdong, Guangxi, Shanxi, Tianjin and Wuhan; and one tunnel project in Hong Kong</p>
 <p>Water</p>	<p>19 water treatment projects in Mainland China and Macau, one incineration plant in Mainland China and one landfill project in Hong Kong</p>
 <p>Ports</p>	<p>7 projects in Xiamen, Tianjin, Dalian and Shenzhen</p>

As at 30 June 2006

AOP - Infrastructure

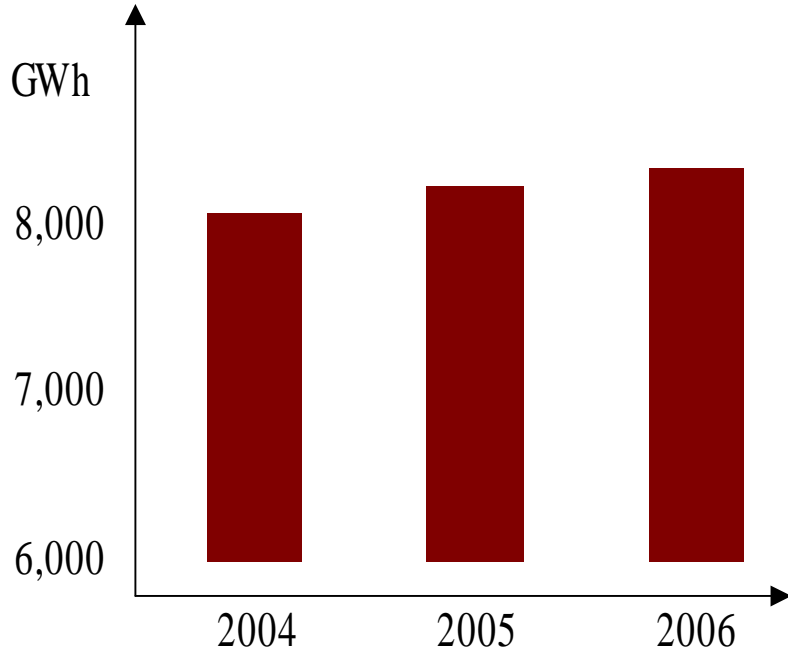
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Energy

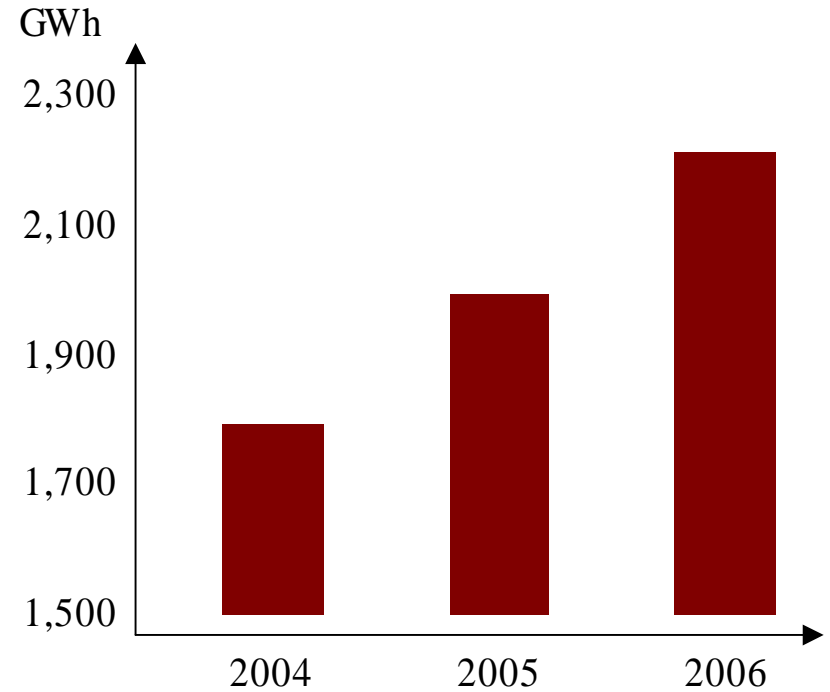
- Steady AOP
- Zhujiang Power Phase I and II (珠江電廠第一及第二期) combined sales volume increased by 1%
- Macau Power (澳門電力) recorded 11% increase in sales volume
- Strong GDP growth in Guangdong Province and Macau boosts demand for electricity

Electricity Sales Growth

Zhujiang Power Station - Phases I & II
(珠江電廠第一及第二期)



Macau Power
(澳門電力)



Roads

- AOP up 26%: Pearl River Delta projects performed remarkably
- Guangzhou City Northern Ring Road (廣州市北環高速公路) :
Traffic volume increased by 13% to 143,134 vehicles/day
- Shenzhen-Huizhou Roadway and Expressway (Huizhou Section) (深圳惠州公路及高速公路 - 惠州段) combined traffic flow increased by 14% to 30,625 vehicles/day
- Gain on disposal of interests
 - Roadway No. 1906 (Qingcheng Section)
(1906 線公路(清城段)) HK\$65.7m
 - Hui-Ao Roadway (惠澳公路) HK\$68.7m

珠江三角洲高速公路網

Pearl River Delta Expressways Network



Water

- AOP increased by 8%
- Macau Water Plant (澳門水廠) sales volume up 6%
- Chongqing Water Plant (重慶水廠) sales volume up 14%
- Shanghai SCIP Waste Incineration Plant (上海化學工業區廢料焚化處理廠) commenced operation in August 2006
- Formed a strategic partnership with Chongqing Water Group and secured a waste water project

Ports

- AOP up 11%
- Xiamen New World Xiangyu Terminals (廈門象嶼新創建碼頭): throughput increased by 16% to 736,000 TEUs
- Tianjin Orient Container Terminals (天津東方海陸集裝箱碼頭) throughput grew by 5% to 1.15 million TEUs
- Tianjin Five Continents International Container Terminal (天津五洲國際集裝箱碼頭) handled 831,000 TEUs during the 7-month period of operation in FY 2006
- Wenzhou Zhuangyuan Ao New World International Terminals (溫州狀元澳新創建國際碼頭) will commence operation in 2008



SERVICE & RENTAL

AOP – Service & Rental

For the year ended 30 June	2006 (HK\$'m)	2005 (HK\$'m)	Change % Fav./((Unfav.)
Facilities Rental	390.7	384.0	2
Contracting	163.0	(252.7)	165
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TOTAL	821.6	404.3	103

Facilities Rental

Both HKCEC and ATL achieved solid results with strong recurring cash flow

- HKCEC Atrium extension:
 - Construction started in August 2006 and expected to complete by early 2009
 - Exhibition space increases by 30% to 83,400 sq m

- Formed a JV to manage Zhengzhou International Convention and Exhibition Centre (鄭州國際會展中心) for 15 years
 - GFA 227,600 sq m (construction area)

- ATL recorded stable profit with 96% occupancy rate

Contracting

- Achieved profit: HK\$163 million
(FY2005 loss HK\$252.7 million)
- Contract-on-hand: HK\$29 billion as at 31 August 2006
 - Included HK\$11 billion contracts from Macau with higher margin

Latest Mega-sized Contracts Secured in Macau

Projects	Target Completion
- MGM Grand Paradise (美高梅酒店)	July 2007
- Grand Lisboa Hotel and Casino (新葡京賭場酒店)	Dec 2007
- A commercial / residential development	Jan 2009
- Arc de Triomphe (凱旋門發展項目)	Jan 2009
Total Contract Sum : HK\$11 billion	

Transport

- AOP increase due to impairment provision made in FY2005 and none in FY2006
- Operating environment remains tough
- Surge of fuel cost hindered profitability
- Local bus business AOP dropped by 12%
- Local ferry business recorded operating loss of HK\$3.5 million despite fare rise
- Steady growth from Mainland China operations including a new investment in bus service between Guangzhou City and Panyu (番禺)

Others

- Stable cash and profit contribution from other businesses
 - Duty Free Sales
 - Financial Services
 - Property Management
 - Cleaning & Guarding

- Won the 5-year duty free concession at Lok Ma Chau Spur Line from 2007

Hunghom Peninsula Property Project

- 50/50 JV with Sun Hung Kai Properties
- Residential GFA 1.55 million sq ft
- Renovate residential units
- Clubhouse is being built
- Sales launch in 2007

China Rail Container Terminals Project

- JV agreement concluded in September 2006. NWSH shareholding 22%
- Total Investment RMB12 billion with 35% registered capital of RMB4.2 billion, remaining 65% to be financed by bank loans
- 18 pivotal rail container terminals in 18 major cities to be built in phases by 2010
- Current annual rail containerized cargo is about 3 million TEUs or 3% of total rail freight
- Ministry of Railways expects volume increases to 10 million TEUs in 2010 or 6% of total rail freight

Corporate Strategies & Objectives

- Continue to pursue 3 corporate objectives
 - Seek long-term growth in core businesses
 - Maintain a stable dividend policy and enhance shareholder value
 - Maintain optimal capital structure
- Actively look for infrastructure business opportunities
 - Logistics and energy related projects
- Uphold corporate governance and service excellence
 - To form Corporate Governance Steering Committee
- Promote corporate social responsibility
 - To establish NWS Holdings Charities Foundation

Achievements

NWS Holdings Limited	<ul style="list-style-type: none"> • IR Magazine Hong Kong and Taiwan Awards 2005 • Asia Pacific PR Awards 2005 • The 7th China Golden Awards for Excellence in Public Relations • International ARC Awards
Hong Kong Convention and Exhibition Centre	<ul style="list-style-type: none"> • 16th TTG Travel Awards – Best Convention & Exhibition Centre
Urban Property Management Limited	<ul style="list-style-type: none"> • Best Brand Enterprise Award and Corporate Development Excellence
Sino French Water Development Company Limited	<ul style="list-style-type: none"> • Top Ten Most Influential Enterprises in Mainland China's Water Supply Industry 2005
Hip Hing Construction Company Limited	<ul style="list-style-type: none"> • 2005 HKCA Construction Safety Innovation Award
Sky Connection Limited	<ul style="list-style-type: none"> • Raven Fox Awards – Best Liquor Travel Retailer & Best Tobacco Travel Retailer in Asia Pacific 2006

Responsible Corporate Citizen





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