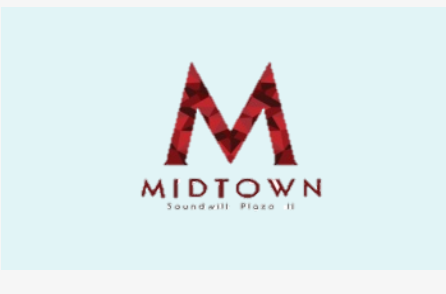




曦
密
PARK
HAVEN
NO.38 HAVEN STREET



金朝陽集團有限公司 *
SOUNDWILL HOLDINGS LIMITED
Stock Code: 878.HK

2020 Interim Results

* For identification purpose only



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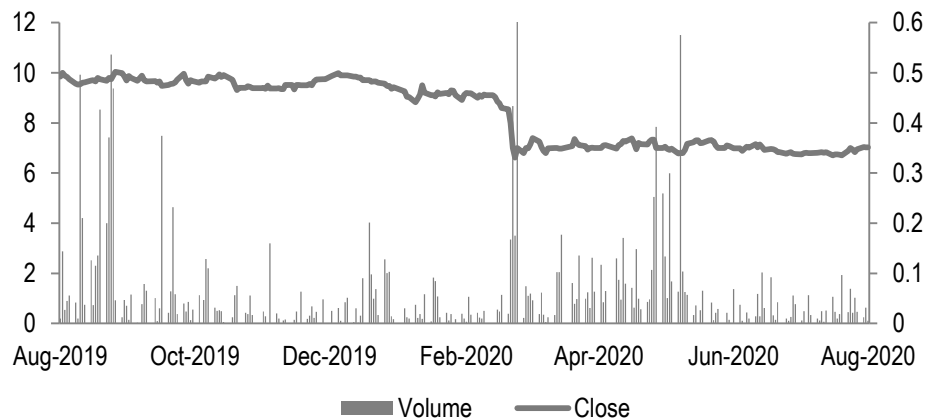
Company Overview



About Soundwill

Stock code	: 878.HK
Listing date	: March 1997
No. of issued shares (as at 26 Aug 2020)	: 283,308,635 shares
Share price (as at 26 Aug 2020)	: HK\$7.02
Market cap (as at 26 Aug 2020)	: HK\$1.98 billion

Stock Price Performance



A niche property play in Hong Kong with proven track record in property redevelopment

- Completed more than 100 redevelopment projects since its inception 30 years ago
- Mainly focused on buildings with high potential redevelopment value in Hong Kong
- Actively participated in urban redevelopment

Property Investment



**Kai Kwong
Commercial
Building**

Commercial



Residential



Industrial



Milestone



Causeway Bay



1954



Soundwill Plaza



2004



Soundwill Plaza II -Midtown



2010



Park Haven

Causeway Bay



2010

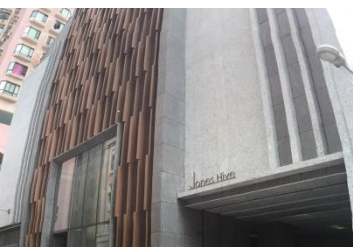


THE SHARP



Kai Kwong Commercial Building

Wan Chai



Jones Hive



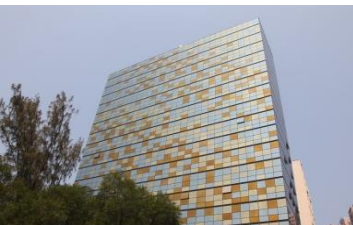
WarrenWoods

Tai Hang



2014

Kwai Chung

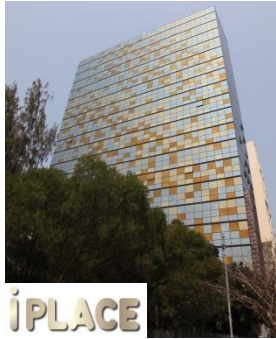


iPLACE

Soundwill's Footprint



Industrial



Residential



Commercial



Property Investment



Property Redevelopment Strategies



1-3 years

- Sale of un-developed land sites after site re-zoning & modifying building plan

Project sold:

Lin Fa Kung St. Project

Mosque St. Project

Tung Lo Wan Road Project

Lun Fat St. Project

Hing Wan St. Project

3-5 years

- Property Development – self-development of residential / commercial / industrial properties for resale



5 years or above

- Property investment & leasing – self-development of commercial properties in prime areas



Soundwill's property expertise: 1. **Active exploration of high potential old properties**
 2. **Purchase premium properties at opportunity times**
 3. **Raise property quality**

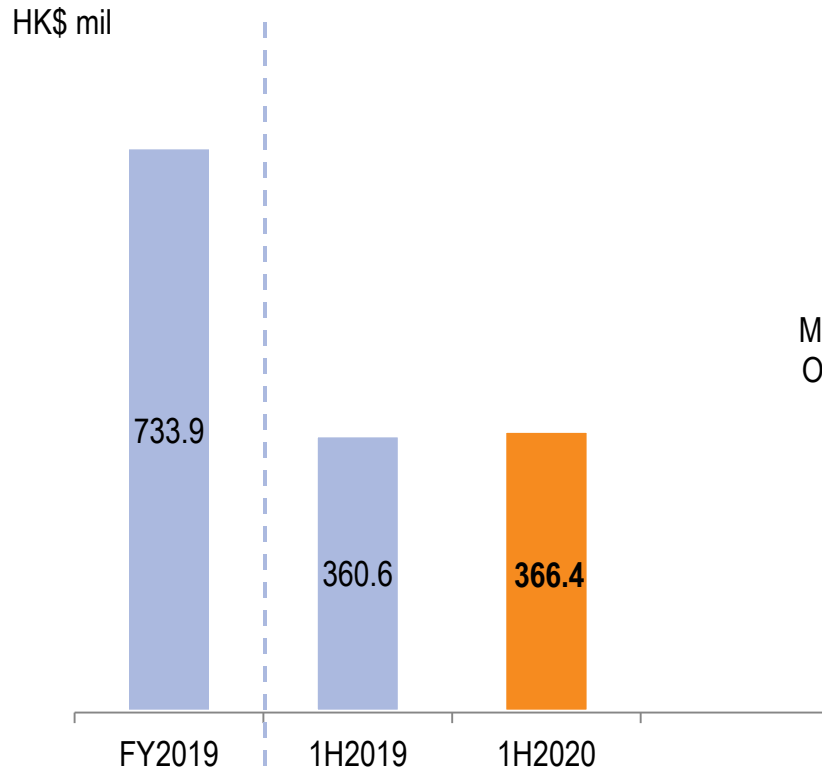
2020 Interim Results



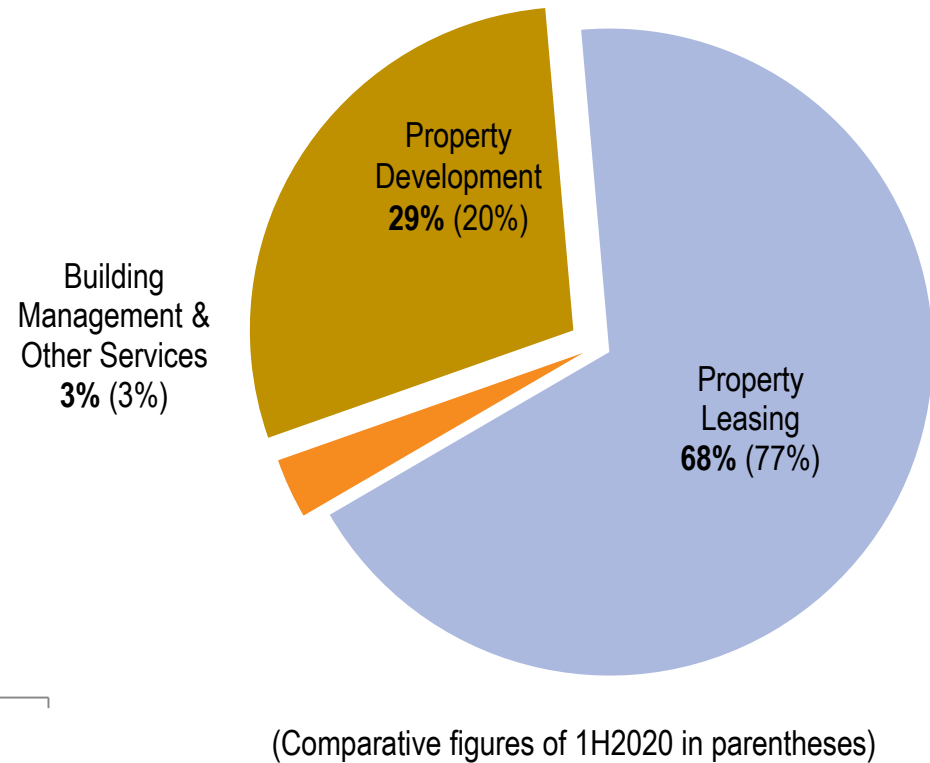
2020 Interim Results Highlights



Revenue



Revenue by business segments



- Increase in revenue from property sales
- Soundwill Plaza and Midtown continued to maintain high occupancy rate

Revenue composition

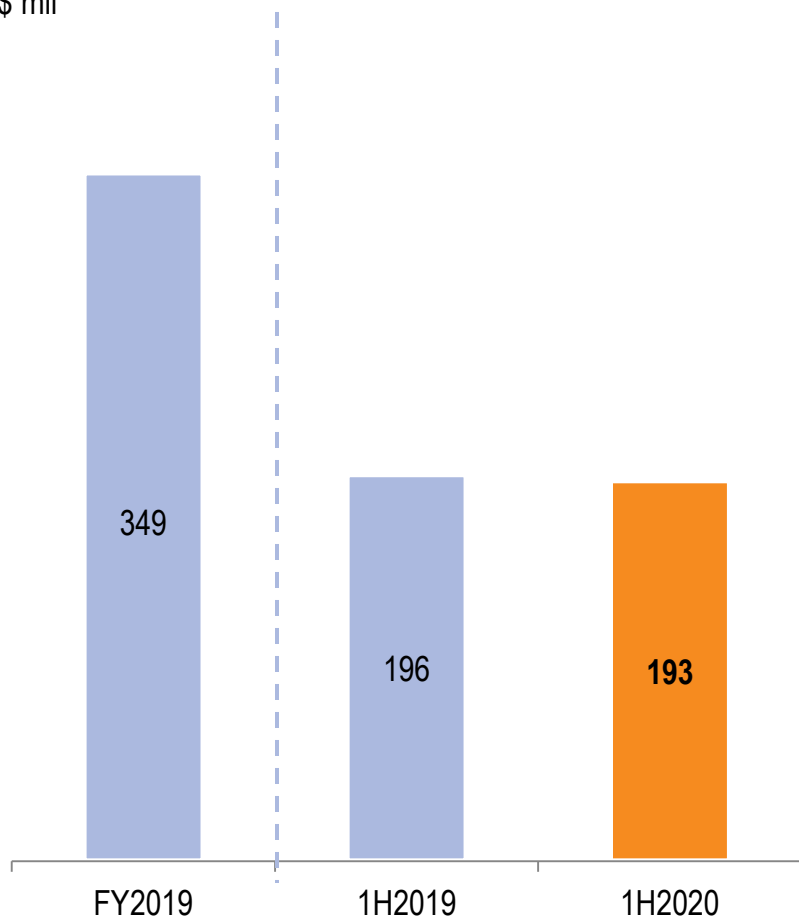
- Property development: Sales of properties under development
- Property leasing: Rental, signage rental income and rental under mini-storage operation
- Building management and other services

Earnings



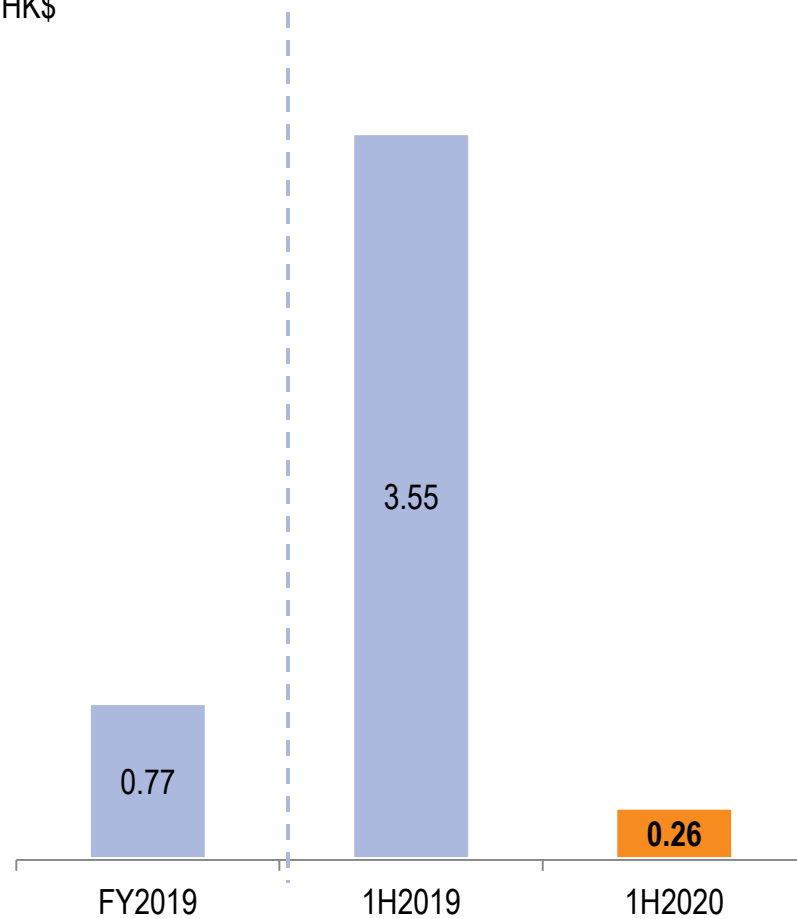
Adjusted Profit*

HK\$ mil



Basic Earnings Per Share

HK\$



* Exclude net gain/(loss) on fair value adjustments on investment properties and gain/(loss) on disposal of subsidiaries

Balance Sheet Highlights



	As at 31 Dec 2019 (HK\$ mil)	As at 30 Jun 2020 (HK\$ mil)	Change
Total assets	23,617	23,417	↓0.85%
Net assets	20,606	20,612	↑0.03%
Cash and bank deposit	557	780	↑40.00%
Total borrowings	1,944	1,885	↓3.03%
Gearing ratio*	9%	9%	-
Net of cash gearing ratio[#]	6.7%	5.4%	↓1.30 p.p.

* Gearing ratio = Total debt / Total equity

[#] Net of cash gearing ratio = (Total borrowings – Cash and bank deposit) / Total equity

Business Overview



Grade-A Investment Portfolio – Commercial



Top class rental property in the prime location of Causeway Bay

Times Square
時代廣場

Russell St 羅素街

Soundwill Plaza
金·朝·陽·中·心

M
MIDTOWN
Soundwill Plaza II

Tang Lung St 登龍街

Canal Road 堅拿道



Soundwill Plaza, Causeway Bay

- Total leasing GFA : 245,105 sq. ft.
- Prime location in one of the world's most expensive districts
- Destination of choice for international brands

Leasing status (as at 31 Dec 2019)

Floor	GFA (sq. ft.)	Occupancy rate
G/F & 1/F	18,269	100%
Upper levels	226,836	94%

SWP Current Tenants (as at 30 Jun 2020)



3-39/F



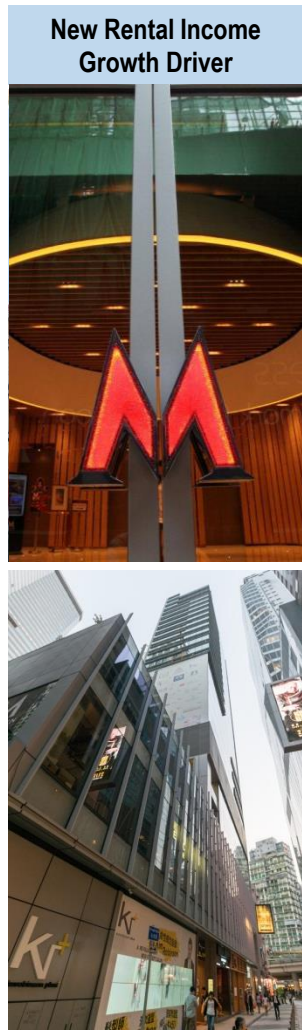
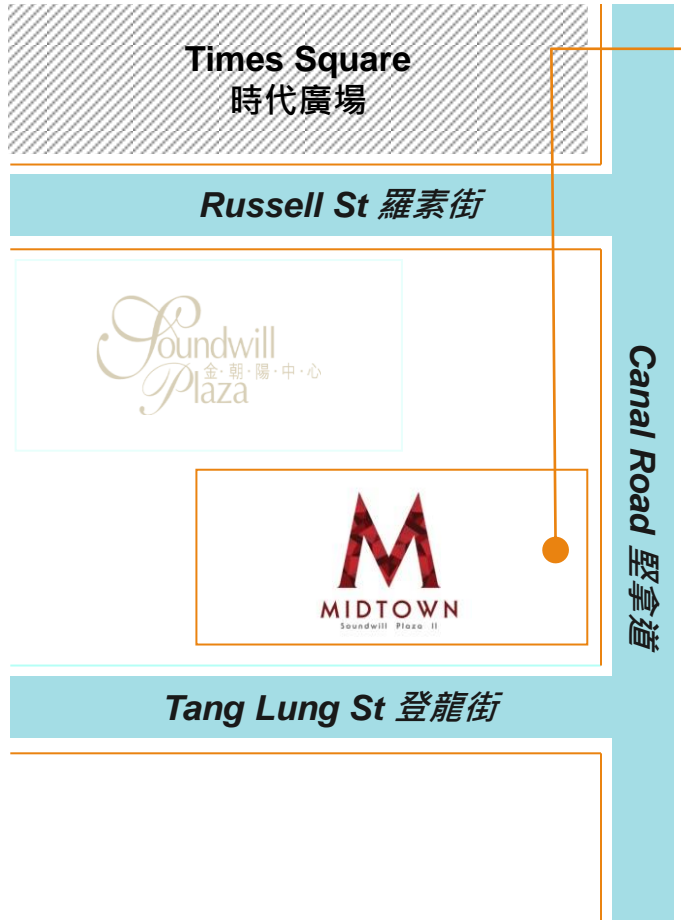
Street level



Grade-A Investment Portfolio – Commercial



Top class rental property in the prime location of Causeway Bay



Soundwill Plaza II - Midtown, Causeway Bay

- Total leasing GFA : 218,000 sq. ft.
- Quality tenants:



Leasing status (as at 30 Jun 2020)

Floor	GFA (sq. ft.)	Occupancy rate
Non-dining	127,775	91%
Dining	90,225	77%
Total	218,000	85%

Grade-A Investment Portfolio – Commercial



Investment property



10 Knutsford Terrace, Tsim Sha Tsui

- Total leasing GFA : approx.114,000 sq. ft.
- New leasing specifications



Floor	GFA (sq. ft.)	Occupancy rate
G/F – 3/F	20,000	100%
4/F – 23/F	94,000	89%
Total	114,000	91%



Kai Kwong Commercial Building, Wan Chai

- Total leasing GFA : approx.33,000 sq. ft.
- New leasing specification

Kai Kwong
Commercial Building

Floor	GFA (sq. ft.)	Occupancy rate
G/F	2,400	100%
2/F – 21/F	30,656	77%
Total	33,056	79%

Grade-A Investment Portfolio – Commercial



Investment property



THE SHARP, Causeway Bay

(G/F retail space retained for investment purpose)

- Total leasing GFA : approx.5,968 sq. ft.
- New leasing specification

—THE—
SHARP
CAUSEWAY BAY

Floor	GFA (sq. ft.)	Occupancy rate
G/F – 2/F Shops 1-3	4,570	100%
G/F Shop A	1,398	100%

Land Bank & Development Timeline



Project location

Development plan



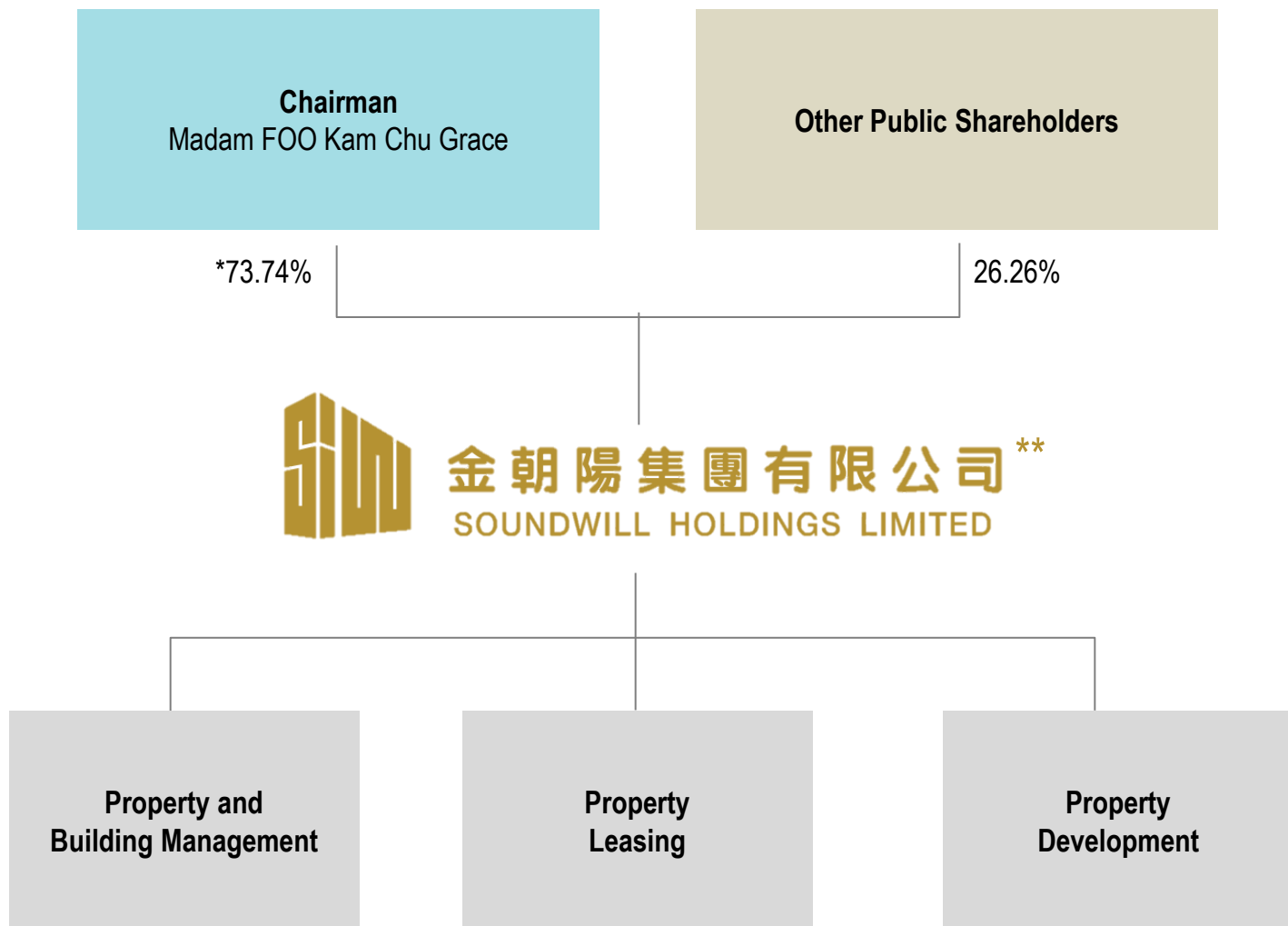
Causeway Bay
Yiu Wa St. and Canal Road East
耀華街及堅拿道東

- Commercial development
- GFA: 44,000 sq. ft.

Appendix



Shareholding / Corporate Structure



No. of issued shares : 283,308,635 shares (as at 26 Aug 2020)

* approximately 73.71% held by a trust, in which the Chairman is a beneficiary

** For identification purpose only