



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

2019 Interim Results

* For identification purpose only



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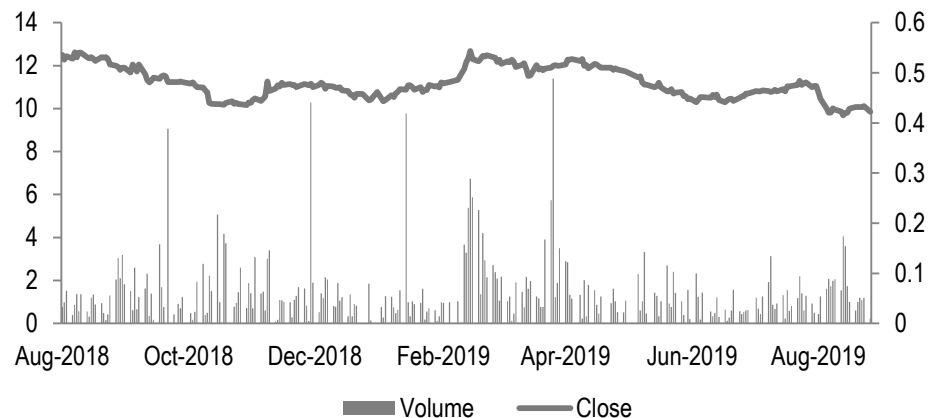
Company Overview



About Soundwill

Stock code	: 878.HK
Listing date	: March 1997
No. of issued shares (as at 26 Aug 2019)	: 283,308,635 shares
Share price (as at 26 Aug 2019)	: HK\$ 9.85
Market cap (as at 26 Aug 2019)	: HK\$2.79 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



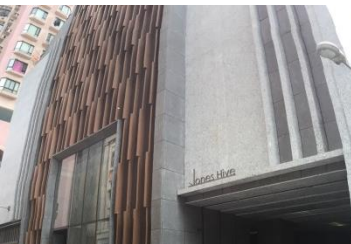
THE SHARP



Kai Kwong Commercial Building



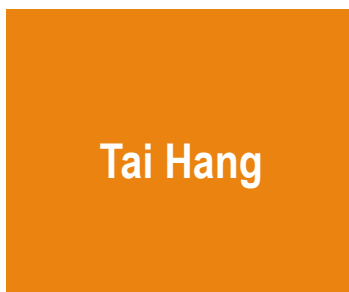
Wan Chai



Jones Hive



WarrenWoods



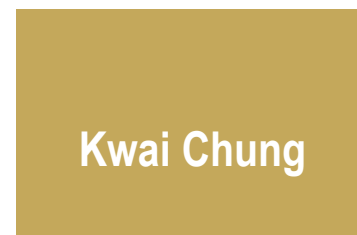
Tai Hang



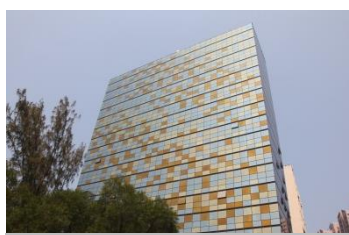
2014



iCITY



Kwai Chung



iPLACE

Soundwill's Footprint



Industrial



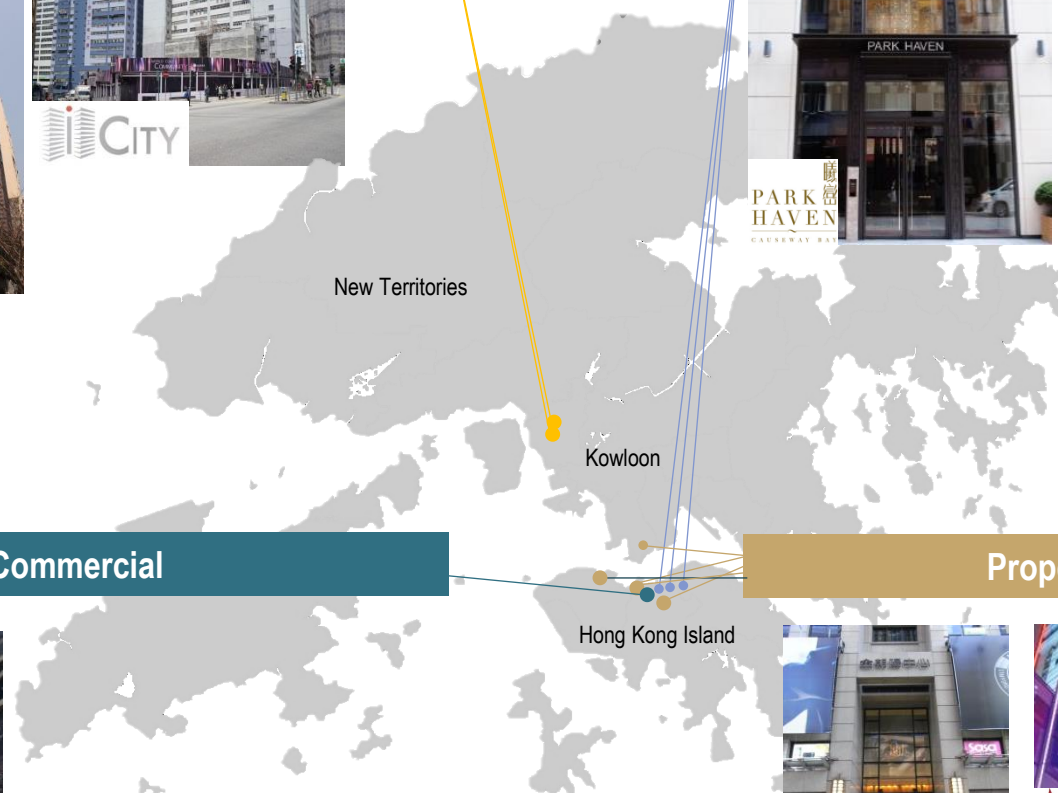
Residential



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**

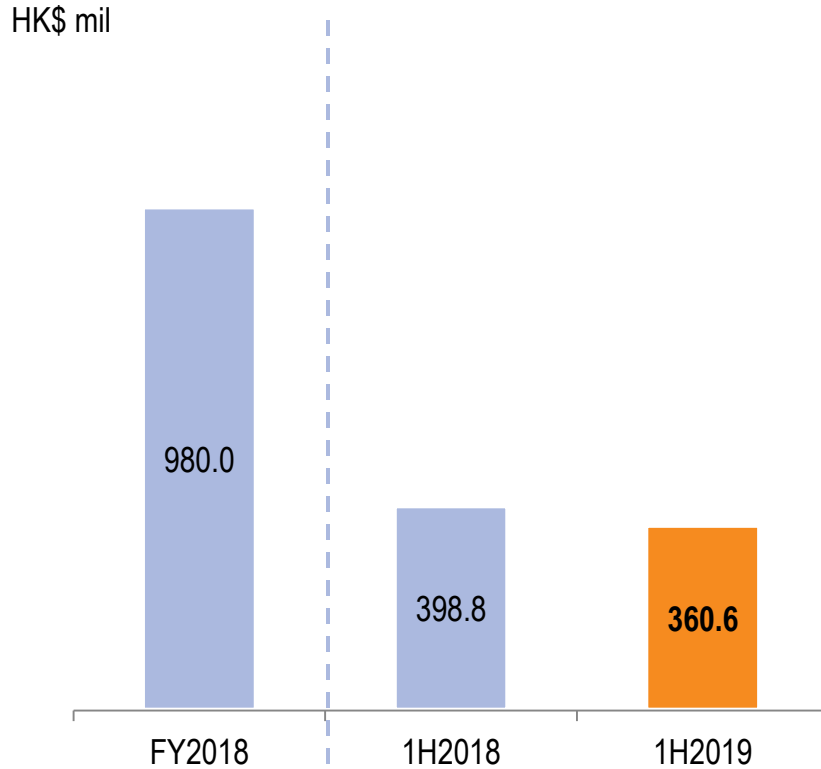
2019 Interim Results



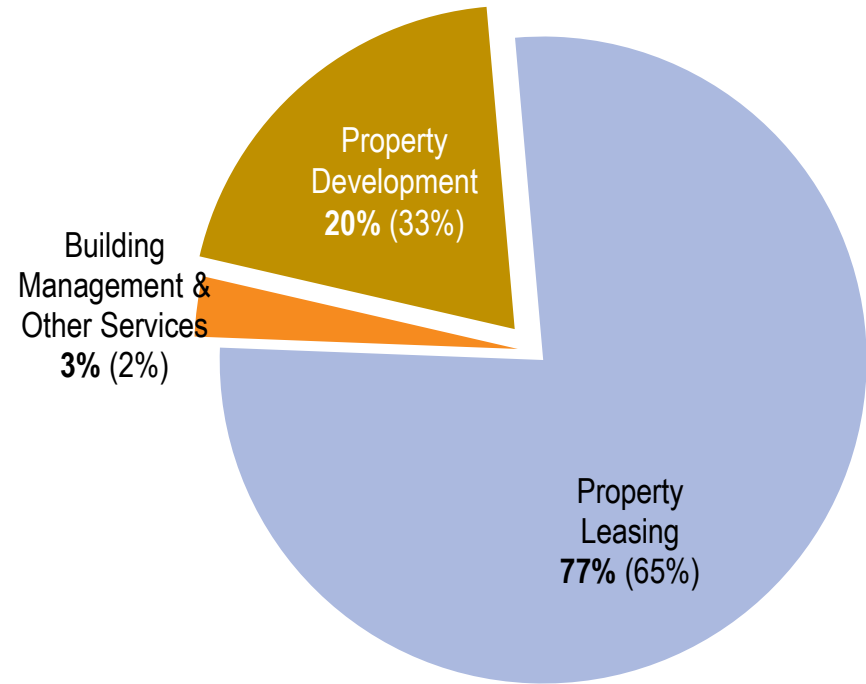
2019 Interim Results Highlights



Revenue



Revenue by business segments



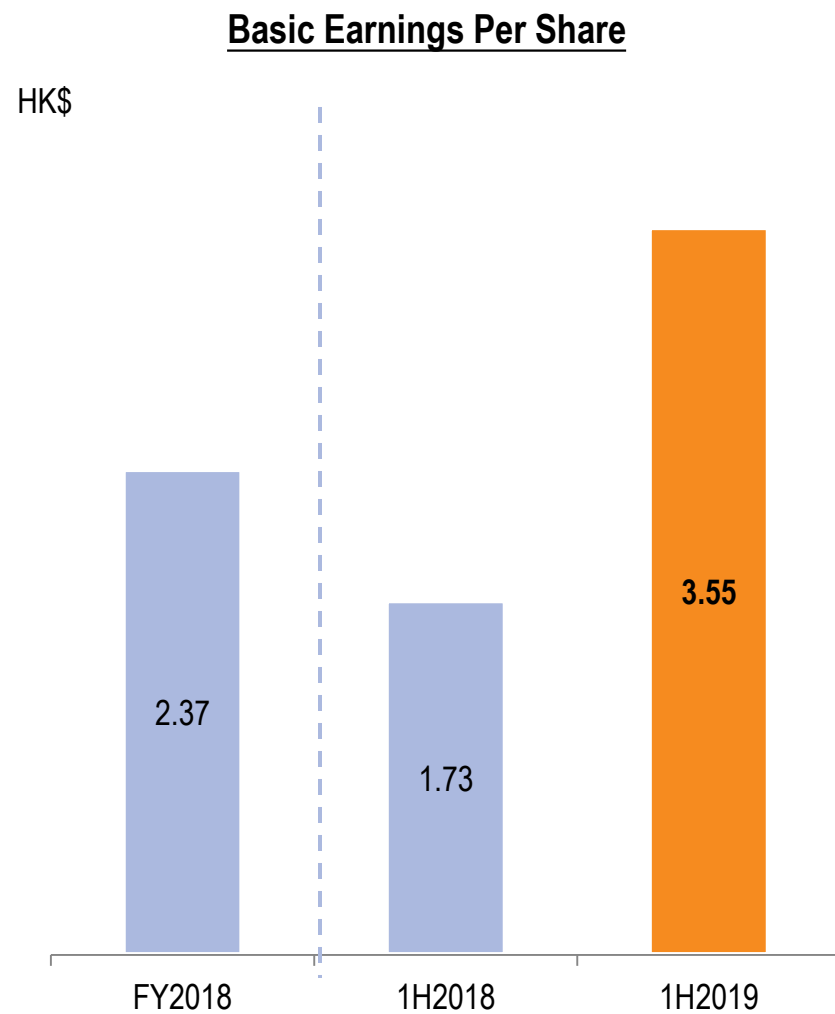
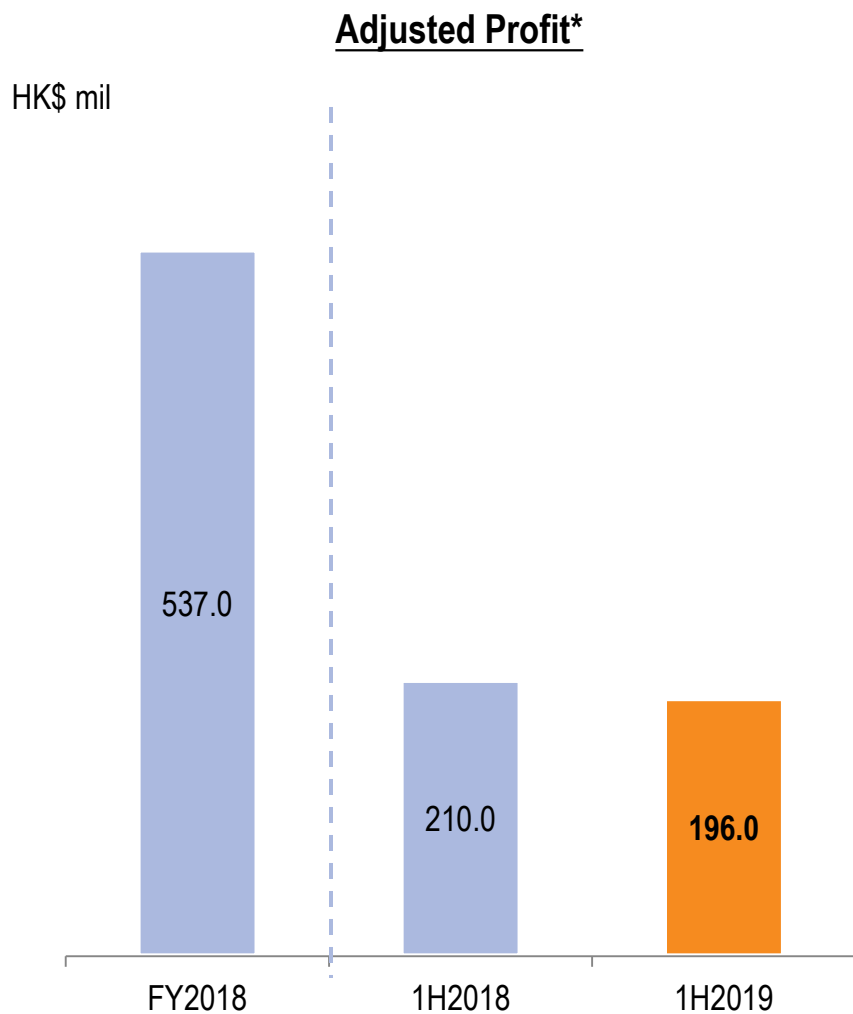
(Comparative figures of 1H2018 in parentheses)

- Decrease in revenue from property sales in Hong Kong
- 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



* 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 2018 (HK\$ mil)	As at 30 Jun 2019 (HK\$ mil)	Change
Total assets	23,124	25,041	↑8%
Net assets	20,456	21,399	↑5%
Cash and bank deposit	761	1,164	↑53%
Total borrowings	1,563	2,507	↑60%
Gearing ratio*	8%	12%	↑4 p.p.

* Gearing ratio = Total debt / 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 聖拿道



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 30 Jun 2019)

Floor	GFA (sq. ft.)	Occupancy rate
G/F & 1/F	18,269	100%
Upper levels	226,836	95.58%

SWP Current Tenants (as at 30 Jun 2019)



3-39/F

 年輕管理中心	 星展財務			
 — 亞洲 MediCentre+ —	 激光脫毛及祛斑中心	 嬰兒美容中心	 李居明文曆象館	
	 長安企業有限公司		 夢想成真	
 全球 No.1 激光永久脫毛科技			 無限極(香港)有限公司 李國記健康產品集團成員	
	 激光永久脫毛專家	 Josephine Bust & Slimming	 MEDICAL LASER SKIN CARE CENTRE 醫學激光皮膚護理中心	 PUBLIC FINANCE LIMITED
	 www.sun-sing.com.hk	 愛威白 全球瓷貼面專家		 鑽石按摩專門店

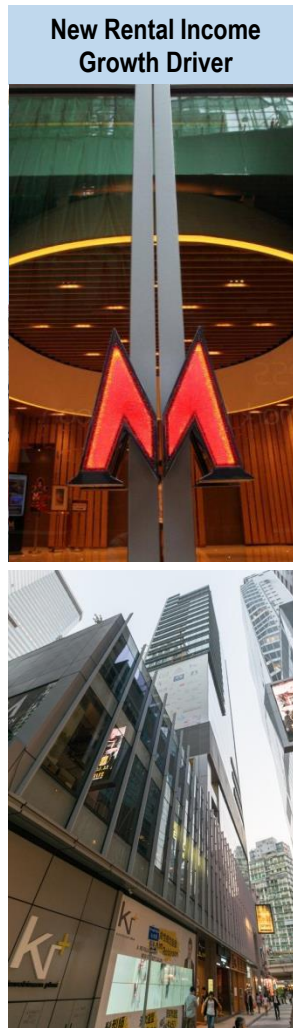
Street level



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 2019)

Floor	GFA (sq. ft.)	Occupancy rate
Non-dining	107,940	94.67%
Dining	110,060	100%
Total	218,000	97.36%

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	96.63%
Total	114,000	97.23%



Kai Kwong Commercial Building, Wan Chai

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



Floor	GFA (sq. ft.)	Occupancy rate
G/F – 3/F	9,600	75%
4/F – 21/F	23,580	93.03%
Total	33,000	86.78%

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.



「iCITY」
Ta Chuen Ping Street
打磚坪街

- Industrial complex
- GFA: 190,000 sq. ft.

Appendix



Shareholding / Corporate Structure



No. of issued shares : 283,308,635 shares (as at 26 Aug 2019)

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