

2009 INTERIM ANNOUNCEMENT

FINANCIAL HIGHLIGHTS	Six months ended	Six months ended
	30th June, 2009	30th June, 2008
	(Unaudited)	(Unaudited)
	HK\$'M	HK\$'M
Revenue	115.1	133.3
Operating profit	130.9	77.1
Profit for the period	123.3	210.3
Basic earnings per ordinary share	HK5.34 cents	HK9.44 cents
Interim dividend	HK0.3 cent	HK0.5 cent
	As at	As at
	30th June, 2009	31st December, 2008
	(Unaudited)	(Unaudited)
Adjusted net asset value		
per ordinary share	HK\$1.66	HK\$1.62

Press Release

8th September, 2009

For Immediate Release

Century City Announces 2009 Interim Results

Century City International Holdings Limited (stock code: 355) announced today the interim results for the period ended 30th June, 2009.

FINANCIAL RESULTS

For the six months ended 30th June, 2009, the Group achieved an unaudited consolidated profit attributable to shareholders of HK\$123.3 million, which was relatively lower than the profit of HK\$210.3 million recorded in the last corresponding period, due primarily to the decrease in the profit contribution from Regal Hotels International Holdings Limited.

For the purpose of reference and ease of comparison, supplementary information on the Group's net assets position, compiled on an adjusted basis to reflect more fairly the share of net assets as attributable to the interests held by Regal in Regal Real Estate Investment Trust, is provided in the interim results announcement released today. **The adjusted net asset value per ordinary share is HK\$1.66.**

DIVIDEND

The Directors have declared the payment of an interim dividend of HK0.3 cent per ordinary share for the financial year ending 31st December, 2009 (2008 – HK0.5 cent).

REVIEW OF OPERATIONS

Although the timing of a general revival in the global economies is still uncertain, the stock market as well as the property market in Hong Kong has rebounded substantially, which is largely attributable to the immensely increased market liquidity and the low interest rate environment. Benefiting from this market rebound, the investment portfolio held by the Group has generated satisfactory returns during the period under review.

Presently, the Group owns beneficially approximately 57.7% of Paliburg Holdings Limited. Paliburg owns an effective controlling shareholding interest of approximately 47.2% in Regal which, in turn, owns approximately 74.0% of the issued units of Regal REIT.

The PALIBURG GROUP, THE REGAL GROUP AND REGAL REIT

For the six months ended 30th June, 2009, Paliburg achieved an unaudited consolidated profit attributable to shareholders of HK\$162.3 million.

For the six months ended 30th June, 2009, Regal achieved an unaudited consolidated profit attributable to shareholders of HK\$147.2 million.

For the six months ended 30th June, 2009, Regal REIT attained an unaudited consolidated profit of HK\$187.5 million and total distributable income amounted to HK\$280.5 million.

For 2009 interim results and further information on Paliburg, Regal and Regal REIT, please refer to their respective press releases and full set of interim results announcements.

OUTLOOK

The Group is strongly committed to the planned diversification of its business and asset base and is at all times closely monitoring available opportunities with a view to achieving this objective. However, given the uncertainty on the overall recovery of the global economies, the diversification plans will continue to be conducted cautiously.

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For further information, please refer to the full set of Century City's interim results announcement released today.

For media enquiries, please contact:

Group Director of Communications – Ms. Lily Chan

Tel: 2837-1963 Fax: 2890-5073

Email: lily.chan@RegalHotels.com

Assistant Communications Manager – Ms. Angela Cheu

Tel: 2837-1650 / 9785-3569 Fax: 2890-5073

Email: angela.cheu@RegalHotel.com

Assistant Communications Manager – Ms. Maggie Fan

Tel: 2837-1661 / 9257-8775 Fax: 2890-5073

Email: maggie.fan@RegalHotel.com