



INTERIM DIVIDEND

In view of the satisfactory results achieved, the Directors have declared the payment of an interim dividend of HK0.03 cent per ordinary share for the financial year ending 31st December, 2006 (2005 – nil), absorbing a total amount of approximately HK\$4.9 million (2005 – nil), payable to holders of ordinary shares on the Register of Ordinary Shareholders on 18th October, 2006.

According to the terms of the convertible preference shares of the Company, the holders of the convertible preference shares are not entitled to any right of participation in the profits of the Company.

The Register of Ordinary Shareholders will be closed from Monday, 16th October, 2006 to Wednesday, 18th October, 2006, both days inclusive, during which period no transfers of shares will be effected. In order to qualify for the interim dividend, all transfers of ordinary shares and/or subscriptions of the outstanding 2011 warrants, duly accompanied by the relevant certificates together with, where appropriate, the relevant subscription moneys, must be lodged with the Company's branch registrar in Hong Kong, Tengis Limited, no later than 4:00 p.m. on Friday, 13th October, 2006. The relevant dividend warrants are expected to be despatched on or about 8th November, 2006.

MANAGEMENT DISCUSSION AND ANALYSIS

Operating Highlights

The Group's significant investments principally constitute its shareholding interest in Regal Hotels International Holdings Limited ("Regal"), the listed associate of the Group, which is held through Paliburg Holdings Limited ("Paliburg"), the listed subsidiary company of the Company. The operating results of Paliburg during the period and its business prospects are contained in the sections above headed "Review of Operations" and "Outlook". The significant investments of Regal comprise primarily its ownership and operating interests in the five Regal Hotels in Hong Kong and the investment in the jointly controlled Regalia Bay development. The performance of Regal and its operations during the period under review, their future prospects, the commentary on the local hotel industry and changes in general market conditions and their potential impact on the operating performance of Regal as well as the progress and prospects on the Regalia Bay development are also contained in the sections above headed "Review of Operations" and "Outlook".

Cash Flow and Capital Structure

During the period under review, net cash outflow from operating activities amounted to HK\$11.4 million (2005 - HK\$16.4 million). Net interest payment for the period amounted to HK\$3.8 million (2005 - HK\$26.8 million).

During the period under review, a total of 1.1 million new ordinary shares of the Company were allotted and issued to the holders of the 2011 Warrants of the Company who exercised the subscription rights in an aggregate amount of HK\$0.1 million attaching to the 2011 Warrants at the subscription price of HK\$0.10 per ordinary share. As at the date of this report, a total of 1.1 million new ordinary shares of the Company have been allotted and issued upon exercise of the 2011 Warrants, and the aggregate amount of the 2011 Warrants remaining outstanding was HK\$328.2 million exercisable into 3,282.2 million new ordinary shares of the Company at the prevailing subscription price of HK\$0.10 per ordinary share (subject to adjustments).

During the period under review and up to the date of this report, a total of 50,000,000 new ordinary shares of the Company were allotted and issued by the Company upon conversion of the firm bonds (the "Firm Bonds") in an aggregate principal amount of HK\$5.0 million under the zero coupon guaranteed convertible bonds due 2010 guaranteed by, and convertible into ordinary shares of the Company in an aggregate principal amount of HK\$240.0 million (comprising the issued HK\$80.0 million Firm Bonds and the HK\$160.0 million optional bonds (the "Optional Bonds")) (the "Bonds") issued by Supreme Way Limited, a wholly owned subsidiary of the Company, based on the conversion price of HK\$0.10 per ordinary share. As of the date of this report, there are outstanding Firm Bonds in the aggregate principal amount of HK\$75.0 million in issue, and the two third party optionholders have the rights to subscribe for the Optional Bonds at the conversion price of HK\$0.10 per ordinary share. The remaining Firm Bonds and the Optional Bonds, if fully subscribed and issued, are, subject to the fulfilment of certain conditions, convertible into a total of 2,350,000,000 new ordinary shares of the Company at the initial conversion price of HK\$0.10 per ordinary share (subject to adjustments).

Assets Value

Regal's five hotel properties in Hong Kong are now stated at cost less accumulated depreciation and amortisation on the hotel land and buildings. Consequently, adjustments have been made retrospectively to the interests of the Group held in Regal to reflect the fair value of Regal's hotel properties in 1993 when the Group initially acquired Regal as a subsidiary.

In order to more fairly reflect the Group's net assets position, the Group considers it appropriate also to present to shareholders, as set out below, supplementary information on the Group's statement of net assets on a proforma basis that Regal were to state its five hotel properties in Hong Kong at their open market valuations as at 31st December, 2005.



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Statement of Proforma Net Assets

	30th June, 2006 (Unaudited)	31st December, 2005 (Unaudited)
	HK\$'million	HK\$'million
NON-CURRENT ASSETS		
Interests in associates	2,823.6	2,700.7
Add: Attributable revaluation surplus relating to hotel properties of Regal*	3,440.8	3,469.4
	<u>6,264.4</u>	<u>6,170.1</u>
Other non-current assets	677.4	391.4
TOTAL NON-CURRENT ASSETS	<u>6,941.8</u>	<u>6,561.5</u>
CURRENT ASSETS	503.6	652.0
CURRENT LIABILITIES	(401.7)	(403.8)
NET CURRENT ASSETS	<u>101.9</u>	<u>248.2</u>
TOTAL ASSETS LESS CURRENT LIABILITIES	<u>7,043.7</u>	<u>6,809.7</u>
NON-CURRENT LIABILITIES	(269.9)	(223.0)
PROFORMA NET ASSETS	<u>6,773.8</u>	<u>6,586.7</u>
MINORITY INTERESTS	(3,048.5)	(2,962.0)
PROFORMA NET ASSETS ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT	<u>3,725.3</u>	<u>3,624.7</u>
Proforma net asset value per ordinary share	<u>HK\$0.20</u>	<u>HK\$0.20</u>

* Based on the aggregate open market valuations of Regal's hotel properties in Hong Kong of HK\$14,500 million as at 31st December, 2005 less fair value adjustment already taken into account by the Group in its interests in associates

Borrowings

As at 30th June, 2006, the Group's gross borrowings net of cash and bank balances amounted to HK\$224.8 million (31st December, 2005 – HK\$228.5 million). Gearing ratio based on total assets of HK\$4,004.6 million (31st December, 2005 – HK\$3,744.1 million) was 5.6% (31st December, 2005 – 6.1%). However, based on the proforma total assets of HK\$7,445.4 million as at 30th June, 2006 (31st December, 2005 – HK\$7,213.5 million), as adjusted for the revaluation surplus relating to the hotel properties as aforesaid, the gearing ratio would be 3.0% (31st December, 2005 – 3.2%).

Details of the Group's pledge of assets and contingent liabilities are shown in notes 14 and 15, respectively, to the condensed consolidated financial statements.

Information in relation to the maturity profile of the borrowings of the Group as of 30th June, 2006 has not changed materially from that disclosed in the most recently published annual report of the Company for the year ended 31st December, 2005.

Material Acquisitions or Disposals of Subsidiary Companies or Associates

During the period under review, there were no material acquisitions or disposals of subsidiary companies or associates of the Company.

Save as otherwise disclosed in the sections above headed "Review of Operations" and "Outlook", the Group has no immediate plan for material investments or capital assets.

Funding and Treasury Policy

The Group adopts a prudent funding and treasury policy with regard to its overall business operations. Property development projects are financed partly by internal resources and partly by bank financing. Project financing is normally arranged in local currency to cover a part of the land cost and a major portion or the entire amount of the construction cost, with interest calculated by reference to the interbank offered rates and the loan maturity tied in to the estimated project completion date.

As the Group's borrowings are all denominated in Hong Kong dollar currency, being the same currency in which the Group's major revenues are derived, and with interest primarily determined with reference to interbank offered rates, the use of hedging instruments for currency or interest rates purposes is not considered to be necessary.

Remuneration Policy

The Group, together with the Regal group, employ approximately 1,920 staff in Hong Kong. The Group's management considers the overall level of staffing employed and the remuneration cost incurred in connection with the Group's operations to be compatible with market norm.

Remuneration packages are generally structured by reference to market terms and individual merits. Salaries are normally reviewed on an annual basis based on performance appraisals and other relevant factors. Staff benefit plans maintained by the Group include mandatory provident fund scheme and medical and life insurance.

With a view to providing long term incentives, the Company and Paliburg maintain the share option schemes named as "The Century City International Holdings Limited Share Option Scheme" and "The Paliburg Holdings Limited Share Option Scheme", respectively, under which share options have been granted to selected eligible persons.



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