

The Board of Directors (the "Board" or the "Directors") of Shimao International Holdings Limited (the "Company" or "Shimao International") is pleased to announce the unaudited consolidated results of the Company and its subsidiaries (the "Group") for the six months ended 30 June 2006.

## CONDENSED CONSOLIDATED INCOME STATEMENT

FOR THE SIX MONTHS ENDED 30 JUNE 2006

	Notes	Six months ended 30 June	
		2006 (unaudited) HK\$'000	2005 (unaudited) HK\$'000
Revenue		<b>88,140</b>	6,061
Cost of sales		<b>(19,071)</b>	(940)
Gross profit		<b>69,069</b>	5,121
Other income		<b>1,716</b>	639
Increase in fair value of investment properties	9	<b>36,225</b>	2,021
Excess of fair values of net assets acquired over cost of acquisition		—	17,976
Administrative expenses		<b>(26,075)</b>	(20,875)
Finance costs	4	<b>(21,131)</b>	(2,703)
Share of results of an associate		<b>(506)</b>	8,849
Profit before taxation	5	<b>59,298</b>	11,028
Taxation	6	<b>(18,408)</b>	(1,849)
Profit for the period		<b>40,890</b>	9,179
Dividend paid	7	—	41,382
Earnings per share	8		
Basic		<b>HK4.94 cents</b>	HK1.11 cents
Diluted		<b>HK4.60 cents</b>	N/A