

2010 FINAL RESULTS ANNOUNCEMENT

FINANCIAL AND BUSINESS HIGHLIGHTS

	Year 2010	Year 2009	
	HK\$'M	HK\$'M	% Change
Operating profit	459.7	378.0	+21.6 %
Profit for the year	1,287.1	316.0	+307.3 %
Basic earnings per ordinary share	HK\$0.52	HK\$0.13	+300.0 %
Net asset value per ordinary share	HK\$1.78	HK\$1.43	+24.5 %
Proposed final dividend	HK1.6 cents	HK0.8 cent	+100.0 %

- **Achieved net profit of HK\$1,287.1 million, as compared to the comparative profit of HK\$316.0 million attained in 2009.**
- **Final dividend and total dividends per ordinary share increased by 100% and 81.8%, respectively, for 2010.**
- **Presently exploring a number of investment opportunities including certain proposals on finance related businesses.**
- **With the solid foundation built over the years, the Group is in command of substantial funding resources to enable it to implement various business expansion and diversification plans.**
- **The Group has a strong business network and, with its extensive experience, is well-positioned to capture and capitalise on investment opportunities that will potentially become available from time to time.**

Press Release
For Immediate Release

24th March, 2011

Century City Announces 2010 Final Results

Century City International Holdings Limited (stock code: 355) announced today its final results for the year ended 31st December, 2010.

FINANCIAL RESULTS

For the year ended 31st December, 2010, the Group achieved a consolidated profit attributable to shareholders of HK\$1,287.1 million, as compared to the comparative profit of HK\$316.0 million attained in 2009.

The significant improvement in the profit achieved was mainly attributable to the increased share of profit from Regal Group, the listed associate of the Group, principally derived from the accounting profit recognised by Regal Group on the consolidation of Regal Real Estate Investment Trust as its subsidiary. Nevertheless, before accounting for the net contribution from Regal Group and other associates and the finance costs, the operating profit achieved by the Group for 2010 amounted to HK\$459.7 million, including fair value gains on the changes in the fair values of the financial assets, as compared with the corresponding amount of HK\$378.0 million attained last year.

DIVIDENDS

The Directors have resolved to recommend the payment of a final dividend of HK1.6 cents per ordinary share for the year ended 31st December, 2010, representing an increase of 100% over the final dividend of HK\$0.8 cent per ordinary share paid for the last financial year.

Together with the interim dividend of HK0.4 cent (2009 – HK0.3 cent) per ordinary share paid in October 2010, total dividends per ordinary share for the year ended 31st December, 2010 will amount to HK2.0 cents, representing an increase of 81.8% over the final dividend of HK\$1.1 cents per ordinary share paid for the last financial year.

BUSINESS OVERVIEW

The rights issue implemented in early November 2010 was well received and 7.1 times oversubscribed by the shareholders and raised net proceeds of approximately HK\$112.1 million, which were applied by the Group for the exercise of the Paliburg warrants.

Prior to the expiry date, substantially all of the 2011 warrants of the Company had been exercised by the holders, resulting in the issue of a total of 641.7 million shares of the Company, of which

2011 warrants with relevant subscription proceeds in the sum of approximately HK\$215.8 million were exercised after the 2010 year end.

PALIBURG GROUP, REGAL GROUP AND REGAL REIT

For the year ended 31st December, 2010, Paliburg achieved a consolidated profit attributable to shareholders of HK\$2,150.5 million, as compared to the comparative profit of HK\$430.6 million attained in 2009.

For the year ended 31st December, 2010, Regal achieved a consolidated profit attributable to shareholders of HK\$6,928.8 million, which is significantly above the comparative amount of HK\$448.0 million attained for the preceding financial year.

For the year ended 31st December, 2010, Regal REIT achieved a consolidated net profit before distribution to unitholders of HK\$997.1 million, which was an increase of 46.1% over the comparative amount of HK\$682.3 million recorded for the year 2009.

For 2010 final results and further information on Paliburg Group, Regal Group and Regal REIT, please refer to their respective press releases and full set of final results announcements.

OUTLOOK

With the solid foundation built over the years, the Century City Group is in command of substantial funding resources to enable it to implement various business expansion and diversification plans. “The Group has a strong business network and, with its extensive experience, is well-positioned to capture and capitalise on investment opportunities that will potentially become available from time to time, despite that they will continue to be pursued cautiously.” said Mr Y. S. Lo, Chairman and Chief Executive Officer of the Group.

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

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