

2004 Interim Results

16 Sep 2004

Profit attributable to shareholders HK\$163.9 million

Earnings per share HK\$0.28

Declared interim dividend of HK3.5 cents per share

HONG KONG, 16th September 2004. Great Eagle Holdings Limited (Stock Code: 041) today announced its results for the 6 months ended 30th June 2004. Group turnover was HK\$1,280.9 million (2003: HK\$1,114.0 million). Profit attributable to shareholders was HK\$163.9 million (2003: HK\$144.7 million). Earnings per share was HK\$0.28 (2003: HK\$0.25).

The Board declared an interim dividend of HK3.5 cents per share (2003: HK3 cents per share).

Dr. K.S. Lo, deputy chairman and managing director of Great Eagle Holdings Limited, comments on the half-year results, "The economy of Hong Kong has improved considerably in the first half of 2004. Our hotels in Hong Kong have recorded solid gains in terms of both occupancy and room rates. Office rents in Hong Kong have also risen strongly from the trough of 2003. For our office properties, the rent rates for leases renewed in the second half of 2004 would still be lower than the existing average rates. However we have seen a resurgence of demand from major office users in recent months, which should lead to higher occupancy rates at our Hong Kong properties. At the same time, new supply in prime commercial districts will be much reduced. There should therefore be considerable room for office rents to increase in the coming year."

Dr. Lo adds, "We are eagerly awaiting the opening of our giant Langham Place project in less than two months' time. We are very pleased with the tremendous response to the pre-leasing of the uniquely designed mall. Up to now we have pre-let over 90% of the floor area with overall rental exceeding our expectations. The 5-star Langham Place Hotel has soft opened in late July and the initial performance has been most encouraging. The pre-leasing of the 59-storey Grade-A office tower is also underway. Langham Place should become a major source of recurring income to our Group in the coming years."

The Great Eagle Group is one of Hong Kong's leading property and hotel companies. Headquartered in Hong Kong, the Group develops, invests in and manages high quality office, retail, residential and hotel properties in Hong Kong, North America and Europe. Its core commercial properties comprise 1.6 million square feet of Grade-A office space in the prime commercial districts of Hong Kong. It is also developing a 1.8 million square feet office, retail and hotel complex in the prime shopping district of Mongkok, Kowloon. The Group's extensive international hotel portfolio currently comprises seven gateway city luxury properties with over 4,000 rooms.

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