



達力集團有限公司

**DYNAMIC HOLDINGS LIMITED**

*(Incorporated in Bermuda with limited liability)*

For Immediate Release

24 October 2006

**Dynamic Holdings Limited  
Announced Annual Results for Year 2006  
Turnover of HK\$171,469,000 represents an Increase of 35%  
Profit of HK\$130,160,000 attributable to shareholders  
shows a Rise of 41%**

(24 October 2006, Hong Kong) Dynamic Holdings Limited (“Dynamic Group” or the “Group”, Stock Code: 0029) announced today the annual results of the Company for the year ended 30 June 2006 (“Year 2006”). The turnover of the Group for Year 2006 amounted to HK\$171,469,000, representing an increase of approximately 35% over 2005. Profit attributable to shareholders was HK\$130,160,000 and earnings per share were HK\$0.594, representing a rise of approximately 41% over 2005.

The board of directors recommended the payment of a final dividend of HK\$0.03 per share for Year 2006.

During the year under review, the construction of Phase III of Chaoyang Garden was completed. Commercial apartments known as “Inspiring Space” generated the sales revenue of HK\$139,187,000 to the Group during the year. The booking of sales directly drove the uprising of the turnover. Leasing of space at the shopping mall known as “Uptown” had commenced in the first quarter of 2006. So far, about 76% of leasable floor area had been let to retailers including some well known international brands.

For Hong Kong market, the Group disposed of its investment property known as Dynamic Cargo Centre in Hong Kong during the year for a total cash consideration of HK\$632,000,000 and realized a capital gain of HK\$128,096,000. The disposal paved the way for the strategic move to re-align the Group’s investment in favour of higher-yield RMB based assets.

Besides Beijing, the capital of the PRC, as a step of strategic investment move, the Group developed its business at the CBD in Shanghai – Lujiazui, Pudong. The Group acquired from the connected parties 182 prime office units with a total gross area of 30,188 square metres in West Tower of Eton Place for a sum of HK\$728,000,000. The acquisition is subject to the vendor’s gross rental guarantee yield of 8% per annum for three years from date of delivery.

To maximize Dynamic Holdings’ economic value, the Group gradually restructured its own business. The Group started to phase out the port operations of Tung Kok Tau in Shekou for redevelopment of the site to facilitate the plan of the city authorities.

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香港銅鑼灣希慎道八號裕景商業中心十七樓

17/F. Eton Tower, 8 Hysan Avenue, Causeway Bay, Hong Kong.

Tel: (852) 2881-5221 Fax: (852) 2881-5224 E-mail: info@dynamic-hk.com

<http://www.dynamic-hk.com>



Looking ahead to the future development, Dynamic Group stated, "The strong growth of the mainland economy continues to raise disposable income. Sustained investor confidence and inflow of capital drives the high demands for retail space and commercial apartments. We believe Phase III of Chaoyang Garden will become a new hive of activities in the district. Meanwhile, demand for prime office premises in Shanghai remains robust. The newly developed Eton Place will be one of the prime investment of the Group, contributing a stable and steady source of rental income to the Group. Last but not the least, the impending completion of the Western Corridor link between Hong Kong and Shenzhen will transform Tung Kok Tau in a new focal residential / commercial district, which will bring more opportunity for economic development of the area. Dynamic Group will continue to leverage on its own advantages and improve its operations, aiming at securing and maintaining a steady growth, and maximizing shareholders' value."

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Dynamic Holdings Limited

The Group is mainly developing and investing in the property market in Mainland China. Since the 90s, the Group has been running property projects in Mainland China, which now have projects in Beijing, Shanghai and Shenzhen.

For details of the Group, please kindly visit <http://www.dynamic-hk.com>

This press release is published by Wonderful Sky Public Relations & Financial Consultant Co., Ltd. on behalf of Dynamic Holdings Limited.

For further information, please contact:

Wonderful Sky Public Relations & Financial Consultant Co., Ltd.

Polly Tong / Vincent Chow

Tel: (852) 2851 1038

Fax: (852) 2815 1352

E-mail: [pollytong@wspr.com.hk](mailto:pollytong@wspr.com.hk) / [vincentchow@wspr.com.hk](mailto:vincentchow@wspr.com.hk)