



Towards New Frontiers

邁向新領域



Inspiring Growth. In the 35-year history of the Group, we have grown from a construction company into property development and investment, infrastructure, hotel and hospitality, power plant and other businesses. The business development was inspired by the opportunities arising from the Open Door Policy of the PRC. We have many successful track records, including pioneering in the field of investment and construction of toll expressways and power plants in Mainland China.



Since our 30th Anniversary in August 2002, notwithstanding difficult times such as the SARS crisis, business of our Group has achieved tremendous growth and development, including:

On the infrastructure front

- Our toll expressway operation was separately listed under Hopewell Highway Infrastructure Limited (“HHI”) in August 2003 with overwhelming success, raising over HK\$3 billion of equity funding.
- The average total daily revenue of the toll expressways of the joint ventures under HHI is presently over RMB10 million.
- Phase I of the Western Delta Route, a 6-lane, 14.7 km expressway linking Guangzhou to Shunde was completed and in operation since April 2004.
- Phase II of the Western Delta Route, a 6-lane, 46 km expressway linking Shunde to Zhongshan has commenced construction since December 2005 and the preparation for commencement of construction of Phase III, a 6-lane, 38 km expressway linking Zhongshan to Zhuhai was well underway.
- The Hong Kong-Zhuhai-Macau Bridge project proposed by our Group is now under advanced stage of review by the Central Government, Guangdong, Hong Kong and Macau. HHI has strong interest to bid for this project.

On the property investment and development front

- We have entered into agreement to sell our 50% interest in the Nova City development at Nova Taipa, Macau for a price of HK\$4.58 billion.
- Our 95% owned property development project in Huadu, Guangdong near the new Baiyun International Airport, with a site area of 797,000 sq.m.to be developed in phases is progressing well and Phase I of about 477 units was completed and sold.
- Extensive renovation, upgrading and revamping of EMax in our Hongkong International Trade & Exhibition Centre, Panda Place in our Panda Hotel and Hopewell Centre have been completed or substantially completed.
- Construction of the QRE Plaza was completed and leasing is in process.
- Construction of both the No.12 Broadwood Road residential development and the No.214-224 Queen's Road East residential-cum-commercial development has commenced.
- Our Mega Tower Hotel project is under appeal.

Power Plant

- We have successfully disposed of our interest in the Indonesian Tanjung Jati power plant project and resumed interest in the power sector in the Mainland.
- The 2 x 600MW ultra super-critical coal-fired power plant project at Heyuan, Guangdong, a 40/60 joint venture between our subsidiary and the Shenzhen Energy Group, was approved and construction is in good progress.

On the financial side, our Group is in a very strong position. As at 30 June 2007, the Group had net cash balances of HK\$5.8 billion and undrawn banking facilities of HK\$13.8 billion.

With the strong economic growth of the Mainland and the economic recovery of Hong Kong, we firmly believe that with our businesses in operation, our vision, strategic insight, concrete past track record and robust financial position, we have built a strong platform for the continuous sustainable growth and development of the Group and this 35th Anniversary is a landmark occasion of our Group.

We have a vision to build for the communities and we have grown with the communities we serve. Our reputation is founded on a record of reliability and commitment to the people we work amongst. The Group will continue to maximise business opportunities, help to improve regional economies, and bring satisfaction to our shareholders and to the thousand staff members of our Group. Our 35 years of history bears witness to this.

Sir Gordon Ying Sheung WU *GBS, KCMG, FICE*
Chairman

飛騰的發展。 本集團歷經35年，由一間建築公司擴展成為業務包括物業發展及投資、基建、酒店及餐飲業、電廠和其他業務的企業，業務發展隨著國內的開放政策所帶來的商機而增長。本集團享有許多成功往績，包括在國內率先投資及興建收費高速公路和電廠。

自2002年8月(即本集團的30周年紀念日)以來，雖然經歷艱難時期(例如沙土的危機)，本集團的業務仍然獲得迅速增長和發展，包括：

在基建方面

- 於2003年8月，本集團成功將收費高速公路的業務以合和公路基建有限公司(“合和公路基建”)分拆上市，集資額逾30億。
- 合和公路基建旗下合營公司的收費高速公路現時의平均每日路費收入總額逾人民幣1,000萬元。
- 珠江三角洲西岸幹道第一期(連接廣州及順德，全長14.7公里的雙向共六車道高速公路)於2004年4月落成啟用。
- 珠江三角洲西岸幹道第二期(連接順德及中山，全長46公里的雙向共六車道高速公路)於2005年12月開始興建及第三期(連接中山及珠海，全長38公里的雙向共六車道高速公路)亦在籌劃興建事宜。
- 由本集團提出的港珠澳大橋方案，由中央政府、廣東省、香港及澳門各地正進行進一步的審查。合和公路基建極有興趣參與競投此項目。

於物業投資及發展方面

- 本集團已簽訂有關合約，以現金45.8億港元的代價出售位於澳門氹仔的濠庭都會／濠景花園項目的50%權益。
- 本集團於廣州新白雲國際機場附近的佔95%權益的花都物業發展項目，佔地797,000平方米，按分期發展，進展理想。第一期約477個單位經已落成及售罄。

- 位於國際展貿中心之EMax、悅來酒店之悅來坊，以及合和中心的大型裝修、改善及翻新工程經已完成或大部份完成。
- QRE Plaza項目的工程已完成，正進行租賃。
- 位於樂活道12號的住宅項目及皇后大道東214-224號的住宅／商業發展項目已開始興建。
- Mega Tower 酒店項目正進行上訴。

電廠

- 本集團成功出售印尼電廠項目及重新於中國大陸投資電廠項目。
- 本集團的附屬公司佔40%權益與深圳能源集團佔60%權益之合資經營的，位於廣東省河源市之燃煤2x600MW超超臨界電廠項目已獲批核，而工程進度相當理想。

於財務方面，本集團的資金充裕。於2007年6月30日，本集團的現金淨額約為58億港元及尚未提用的銀行貸款138億港元。

隨著內地的強勁經濟增長及香港的經濟復甦，我們深信憑著我們的業務、理念、遠見、實績及穩健的財務狀況，我們已奠定了本集團繼續成長及發展的穩定基礎，而35周年為本集團的一個里程碑。

我們有為社會建設及與社會共長的理念。我們的信譽建基於值得信賴及向工作夥伴作出承擔的紀錄。本集團將繼續儘力爭取商機，協助改善地區經濟及為本集團各股東及逾千的員工帶來滿足感。我們35年的歷史正是見證。

胡應湘爵士 GBS, KCMG, FICE
主席

Encouraging Success. Hopewell Holdings continues to define itself by its portfolio of diverse strategic projects. Our properties form part of the landscape for better living and working environment. Our expressways and power plants act as runways for the economic take-off of Guangdong province. Hopewell Holdings has always strived hard to implement our innovative plans into real projects. By continuing to apply our best practice philosophy across the broad spectrum of businesses we operate, we believe our reputation and our achievements will continue.



奮力實踐。 合和實業將繼續以多元化及策略發展項目作為自己的定位。我們的物業提供了優質的居住和工作環境；我們的高速公路和發電廠為廣東的經濟鋪設了騰飛的跑道。合和實業一直奮力實踐，把富創意及前瞻的理念變為現實，將務實的營運哲學，應用於集團多元化的業務，以延續合和實業超卓的信譽和成就。

Mr Eddie Ping Chang HO 何炳章先生

Vice Chairman and Managing Director 副主席及董事總經理

Delivering Results. The Group today is market-oriented with a holistic approach to business. We understand market needs and tailor our services appropriately. Our projects are about efficient planning and design, quality construction, and professional facility management. We are solution-focused, environmentally responsible and committed to a culture of corporate responsibility and strong corporate governance. Management and staff alike share a common goal – to deliver results that exceed expectations. I am excited by the prospects that lie ahead.



實現佳績。 今時今日，合和實業全面以市場為本，理解及切合市場所需。我們的項目既著重高效率的計劃和設計，亦同等重視優質的建造和專業的設施管理。我們以解決方案為旨，承擔起保護環境的責任，堅守企業責任和良好的管理文化。我們的管理層和職員都帶著同一信念——「超越大眾期望」。本人對公司未來的發展前景充滿信心。

Mr Thomas Jefferson WU 胡文新先生

Co-Managing Director 聯席董事總經理

Shaping Landscapes

塑造新貌

Hopewell is committed to develop high quality properties in Hong Kong and the Pearl River Delta which provide ideal homes and business locations for residents and companies alike.

合和致力為香港及珠江三角洲發展優質物業，為區內居民及企業提供舒適的居住環境及理想的商業據點。



◀ QRE Plaza in Wan Chai
位於灣仔的 QRE Plaza

Hopewell Centre in Wan Chai
位於灣仔的合和中心 ▶



▲ Hopewell New Town in Huadu, Guangzhou
位於廣州花都的合和新城

◀ 12 Broadwood Road residential project in Happy Valley (under construction)
位於跑馬地樂活道12號的住宅項目(興建中)

Nova City in Macau (right)
位於澳門的濠庭都會(右) ▶

Service apartment project at 214-224 Queen's Road East, Wan Chai (under construction) (left)
位於灣仔皇后大道東214-224號服務式住宅項目(興建中)(左) ▶



Linking Communities

聯繫社區

The Group's expressways connect with major cities, airports, ports and other expressways in the Pearl River Delta and are the major transport arteries of the region. We have resumed interest in the power sector in the Mainland and invested in the 2X600 MW ultra super-critical coal-fired power plant at Heyuan, Guangdong jointly with the former partner of Shajiao 'B' Power Station.

本集團的高速公路連接珠江三角洲內的主要城市、機場、港口及其他高速公路，為區內主要交通幹道。集團再次於中國大陸與前沙角“B”發電廠合作夥伴共同投資廣東河源2X600 MW超超臨界燃煤發電廠。



Guangzhou-Shenzhen Superhighway
廣深高速公路

Construction of Phase II of the Western Delta Route linking Shunde-Zhongshan (Under construction)
連接順德-中山的珠江三角洲西岸幹道第II期 (興建中)

◀ Toll expressways and power plants in Mainland China are our key investment projects.
收費高速公路和電廠是我們在國內的主要投資項目

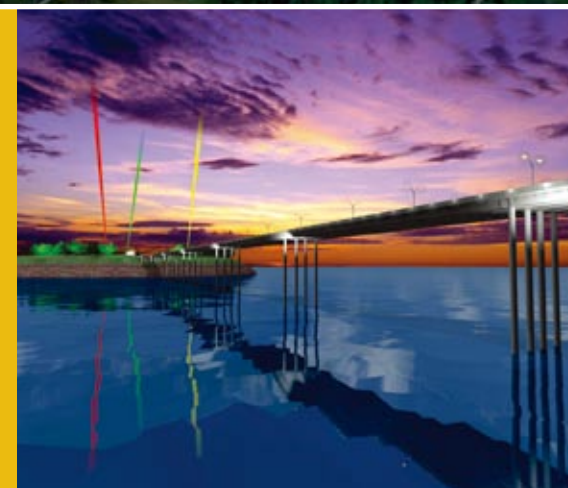


Heyuan Power Station (Under construction)
河源發電廠 (興建中)

Hong Kong-Zuhai-Macau Bridge Project (proposed by Hopewell)
港珠澳大橋項目 (由合和提出)

◀ Phase I of the Western Delta Route linking Guangzhou-Shunde
連接廣州-順德的珠江三角洲西岸幹道第I期

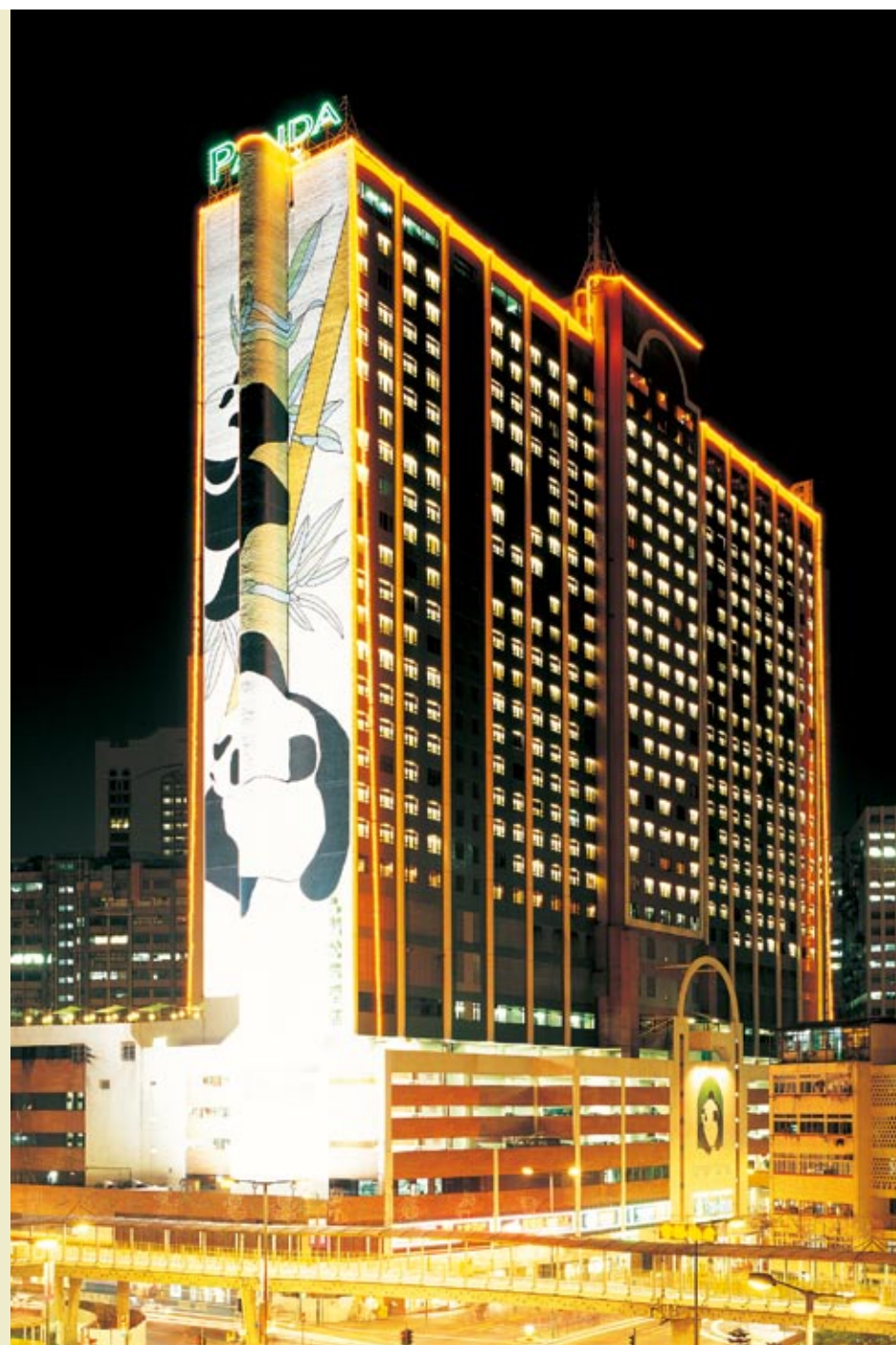
Guangzhou ESW Ring Road
廣州東南西環高速公路



Welcoming Guests 喜迎賓客

Hopewell's hotels, restaurants, exhibition and entertainment facilities are professionally managed and provide warm hospitality.

合和的酒店、餐廳、展覽及娛樂設施均在專業管理下，為賓客提供賓至如歸的服務。



◀ R66 Revolving Restaurant at Hopewell Centre, Wan Chai
位於灣仔合和中心的R66旋轉餐廳



◀ Coffee shop at Panda Hotel in Tsuen Wan
位於荃灣悅來酒店的咖啡廳

▲ Panda Hotel in Tsuen Wan
位於荃灣的悅來酒店



◀ EMax in Kowloon Bay
位於九龍灣的EMax

▲ Lobby of Panda Hotel
悅來酒店大堂

Mega Tower Hotel in Wan Chai
(under planning)
位於灣仔的 Mega Tower Hotel
(計劃中) ▶



The Milestones

里程碑

Property Projects 地產項目

1972

Hopewell Holdings Limited became one of the major property groups to be listed, attracting huge subscription from the public. 合和實業有限公司上市，成為首批在香港上市的本港主要地產集團之一，公眾踴躍認購新股。

1974/1976

Rosemary/Evelyn Towers, Hopewell's first large-scale property project, was completed. 首個大型屋苑雲景台落成。



1978

Construction work began on Hopewell Centre, which was completed in 1980 and became the Group's flagship project. 合和開始興建合和中心，1980年落成，成為合和的旗艦項目。



1980

Allway Gardens, Telford Gardens and Healthy Gardens, with a total gross floor area of over 5.8 million square feet, were completed. 荃威花園、德福花園及健威花園落成，總建築面積逾580萬平方呎。



1987/1988

Villa Lotto / Villa Rocha, with a total gross floor area of 487,609 / 328,948 square feet were completed respectively. 樂陶苑及樂翠台項目落成，總建築面積分別為487,609 / 328,948平方呎。



1991

Wu Chung House, with a total gross floor area of 847,609 square feet, was completed. 胡忠大廈落成，總建築面積達847,609平方呎。

1996

Nova Taipa Gardens (Phase 1) in Macau, one of the largest residential properties in Macau, with a total gross floor area of 3,121,592 square feet, was completed. 澳門濠庭花園第一期落成，為澳門最大規模的住宅項目之一，總建築面積達3,121,592平方呎。

2005

Panda Place was renovated and reopened. 悅來坊完成翻新工程及開幕。



2006

The Group completed the acquisition of the entire 12 Broadwood Road site. 集團已於二零零六年七月完成收購整個樂活道12號地盤。

Nova City 1 in Macau was completed. 澳門濠庭都會1期落成。

Hopewell New Town (Phase 1A) in Huadu, Guangzhou was completed. 廣州花都合和新城(第1A期)落成。



2007

QRE Plaza is to be completed in the 2nd half. QRE Plaza將於下半年落成。



EMax, Hopewell's large-scale entertainment destination, is to be completed in the 2nd half – a brand new element to enhance the HITEC complex. 合和的大型娛樂焦點EMax將於下半年落成，為國際展貿中心注入新氣象。

Nova City 2 in Macau was completed. 澳門濠庭都會2期落成。

Infrastructure Projects 公路及基建項目

1985

Shenzhen Railway Station Customs and Frontier Inspection Building in Lowu was completed. 位於羅湖的深圳火車站聯檢大樓落成。

1987

Shajiao 'B' Power Station, with a capacity of 2X350MW, was completed. 沙角B發電廠竣工，裝機容量為2x35萬瓩。



1991

Huanggang Crossing Border Control Complex was completed. 皇崗口岸邊檢綜合檢查站落成。

Navotas I Power Station in the Philippines was completed. 建成菲律賓Navotas I 發電廠。

1993

Consolidated Electric Power Asia Limited (CEPA) was spun off and listed separately. 亞洲電力發展有限公司成功分拆上市。



1994

The full alignment of the Guangzhou-Shenzhen Superhighway went into trial operation. 廣深高速公路全線試行通車。



1995

Trial operation of the full alignment of the Shunde Roads. 順德公路全線建成試行通車。

Construction work on Sual Power Station in the Philippines started. 開始興建菲律賓Sual發電廠項目。

1996

Construction work on Tanjung Jati B Power Station in Indonesia began. 開始興建印尼Tanjung Jati B發電廠項目。



Shajiao 'C' Power Station, with a capacity of 3X660MW, was completed. 沙角C發電廠竣工，裝機容量為3x66萬瓩。

Pagbilao Power Station, 735MW in the Philippines, was completed and began operation. 菲律賓Pagbilao發電廠竣工投產，裝機容量為73萬5千瓩。

1997

Humen Bridge opened for traffic. 虎門大橋通車。

Disposal of interests in CEPA. 出售亞洲電力發展有限公司權益。

1999

The operating period of the Shajiao 'B' Power Station expired and it was transferred to Shenzhen Government free of cost or compensation. 沙角B發電廠合作期滿無償移交深圳市。

2000

Trial operation of the full alignment of Guangzhou East-South-West Ring Road was inaugurated. 廣州東南西環高速公路全線試行通車。

Shunde 105 Road was completed. 順德105國道全線全工。



2001

Construction work began on the Western Delta Route Phase I – A 14.7km closed system asphalt-paved dual three lane expressway linking Guangzhou to Shunde. 珠江三角洲西岸幹道第一期——全長14.7公里由廣州市至順德封閉式瀝青路面之雙向三道高速公路動工。

2003

Hopewell Highway Infrastructure Limited was listed in August 2003. 合和公路基建有限公司於2003年8月上市。



2004

Western Delta Route Phase I was opened to traffic on 30th April. 珠江三角洲西岸幹道第一期於四月三十日通車。



2007

Commencement of construction of Heyuan Power Plant in February. 河源電廠於2月動工。

Hospitality Projects 酒店及餐飲項目

1981

China Hotel, a 5-star hotel in Guangzhou, was Hopewell's first hotel project in the mainland, and it was built using the Build-Operate-Transfer (BOT) concept. 在廣州興建中國大酒店，這是合和在國內首個以(建設、營運、移交)(BOT)概念建成的五星級酒店項目。



1984

China Hotel was opened and is one of the most successful hotels in China. 中國大酒店落成啟用，為中國最成功的酒店項目之一。

1992

Panda Hotel was opened in Kowloon. 九龍悅來酒店開幕。



1995

Hongkong International Trade and Exhibition Centre was opened. 國際展貿中心開幕。





Our Happy Memories

歲月回顧



Printed on environmentally friendly paper manufactured from elemental chlorine-free pulp
 Printed on chemistry free plate system and soy ink
 採用基本無氯漂染紙張製成之環保紙印刷
 使用免化學沖洗版材及大豆油墨印刷

Design: The Design Associates www.tda.com.hk



Hopewell Holdings Limited
合和實業有限公司

64/F Hopewell Centre, 183 Queen's Road East
Wan Chai, Hong Kong

香港灣仔皇后大道東 183 號合和中心 64 樓

Tel 電話 : (852) 2528 4975

Fax 傳真 : (852) 2865 6276

(852) 2861 2068

(852) 2529 8602

Website 網址 : www.hopewellholdings.com

E-mail 電子郵件 : ir@hopewellholdings.com