

**NWD**

- NWD Diversifies Funding Channels with Additional HK\$16B+ Loan Arrangements and Debt Repayments and US\$400M Bond Issuance
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**K11**

- World's First "100% DORAEMON & FRIENDS" Exhibition Sparks Unprecedented Response as Footfall at K11 MUSEA Surges Nearly 40%, Setting New Single-Day Record for the Year
- First KidZania in Greater China Soft Opens in Summer Holiday; First Phase of Entertainment Facilities at 11 SKIES to Open in Q2 2025

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**NWD Diversifies Funding Channels with Additional HK\$16B+ Loan Arrangements and Debt Repayments and US\$400M Bond Issuance**

In addition to HK\$35B loan arrangements and debt repayments completed from Jan to Jun this year, the Group further completed over HK\$16B in loan arrangements and debt repayments in July and Aug, including early refinancing of certain loans due in 2025. The Group maintains low costs for its offshore bank loans, with an average interest rate of approximately 1.1%-1.2% above the HIBOR. In addition, NWD continued to increase onshore borrowings to lower its overall financing cost, including a 12-year RMB1B loan with an interest rate of 3.1% and a 15-year RMB400M loan with an interest rate of 3.15%. More onshore loans are under discussion.

Furthermore, NWD has successfully issued US\$400M 3.5-year USD-denominated notes with a coupon rate of 8.625%. Being the first HK-listed property developer to price a US\$ bond since June 2022, NWD successfully met all its transaction objectives including diversifying funding channels, actively managing debt maturity profile and re-establishing access to capital markets. The proceeds will be used for general corporate purposes, capital management and refinancing. The issuance was met with strong investor interest, attracting a peak demand of US\$1.5B from more than 100 accounts, representing an oversubscription of 3.75 times. Several prominent real money institutional investors participated along with private banking investors, many of which were involved in NWD's previous US\$ bonds, a reflection of NWD's success in building a loyal investor base over the years.

The Group will continue to optimise its debt portfolio with diversified funding channels, and effectively control its financing costs to maintain a solid financial position.

**Japan's JOYPOLIS SPORTS Debuts its First Overseas Flagship in Kai Tak Sports Park's Mall Area**

NWD's Kai Tak Sports Park is pleased to announce that CA SEGA JOYPOLIS, who is operating Japan's largest indoor amusement park TOKYO JOYPOLIS, will open its first flagship outside Japan, JOYPOLIS SPORTS Indoor Sportainment Park, in Kai Tak Mall. With over 20 years of experience in operating entertainment facilities, JOYPOLIS is renowned as Japan's premier indoor amusement park, thanks to its large-scale and extensive range of sportainment offerings. Now, to further expand its global footprint, its operating company, CA SEGA JOYPOLIS, is making a ground-breaking move by authorising the launch of the first JOYPOLIS SPORTS flagship outside Japan – a new sports-themed park. Located in Hong Kong, this flagship spans five storeys and nearly 30,000 sq ft. Specially designed for Kai Tai Sports Park, it features over 20 attractions that blend cutting-edge technology with innovative entertainment. The exciting development is poised to become Hong Kong's most eagerly awaited new sportainment attraction.

As the future home venue for Hong Kong, with world-class sports facilities and multi-purpose entertainment venues, Kai Tak Sports Park will become a must-visit hotspot for Hong Kong residents and tourists, offering them an unparalleled entertainment experience. Kai Tak Mall is a core facility of the Kai Tak Sports Park, and it is committed to providing one-stop sports and leisure, entertainment, dining, and shopping experiences. It will emerge as Hong Kong's new sportainment homecourt, bringing Hong Kong residents and tourists a unique sportainment-shopping experience.

**Stock Performance**  
 (Stock Code: 17.HK)

Closing Price:  
 (29 Aug 2024)  
 HK\$7.71

52-week Range:  
 HK\$6.91 - \$15.81

Market Cap:  
 HK\$19.40B

Issued Capital:  
 (Share)  
 2,517M

Average Daily  
 Trading Volume :  
 (Share)  
 6.57M

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**we create  
 we are artisans  
 we are csv.**

**NWD Receives ESG Communication Award from Master Insight**

NWD is proud to share that it has been recognised with the prestigious ESG Communication Award by Master Insight Media and The Hang Seng University of Hong Kong. This award is a testament to the Group’s dedication to fostering transparency and openness in conveying its ESG strategies and efforts to its stakeholders.

Moving forward, the Group will continue to implement ESG principles in all aspects of its business, strengthen relationships with its stakeholders and create shared value for shareholders and society.



**K11**

**World’s First “100% DORAEMON & FRIENDS” Exhibition Sparks Unprecedented Response as Footfall at K11 MUSEA Surges Nearly 40%, Setting New Single-Day Record for the Year**



With the prime summer holiday season in full swing, Victoria Dockside, K11 Art and Cultural District, has been selected once again as the ultimate stage for world-class mega events. This time, it was the quintessential venue for the highly anticipated global debut of the “100% DORAEMON & FRIENDS” exhibition, presented by creative brand AllRightsReserved (ARR) in collaboration with Fujiko Pro. The pioneering cultural-retail landmark K11 MUSEA achieved remarkable success through a series of cultural events, leading to a nearly 40% surge in footfall and setting a new record for the highest single-day footfall of the year. Complemented by K11 MUSEA’s

“Wondrous Summer – 100 Reimagined Childhood Experiences” campaign, the total number of members spending at K11 MUSEA reached new heights, driving food and beverage and retail sales up by nearly 30%, with tourists’ sales increasing by 10%. The outstanding performance highlights the success of K11 Group’s innovative “Cultural Commerce” business model in boosting consumer sentiment.

**First KidZania in Greater China Soft Opens in Summer Holiday; First Phase of Entertainment Facilities at 11 SKIES to Open in Q2 2025**

K11 is pleased to announce that 11 SKIES, Hong Kong’s first one-stop retailtainment and tourism landmark at Hong Kong International Airport, will gradually open its first phase of family entertainment facilities in Q2 2025. As part of the preparations, the first KidZania children’s edutainment park in Greater China, located within 11 SKIES, is undergoing a soft opening from late July to early September this year to further enhance the customer experience.



KidZania boasts 27 locations globally. The three-story KidZania Hong Kong at 11 SKIES collaborates with nearly 30 international and local renowned brands to create close to 70 role-play professions. The soft opening features over 30 role-play experiences and only invited relevant enterprises to participate, aiming to collect their feedback and opinions to improve operational quality and provide the best experience for future customers. It will not be open to the public during the soft opening.

With a total GFA of 3.8M sq ft, 11 SKIES includes three Grade-A office towers operated by K11 ATELIER, which have already commenced operation. The first phase of entertainment facilities will gradually open in Q2 2025, while the retail, dining and professional services will be phased in to align with the overall development timeline of the Hong Kong International Airport’s SKYCITY project, targeted to commence operation from Q4 2025.

**NWCL****NWCL's GBA Projects Gain Traction Among Hong Kong Buyers**

In early July, Guangzhou eased its restrictions on property purchases by non-mainland residents. Now, residents of Hong Kong, Macau, Taiwan, and foreign nationals enjoy almost the same level of convenience as mainland residents when buying property in Guangzhou. This policy shift, coupled with the improved infrastructure that significantly enhanced connectivity within the Pearl River Delta region, such as the Shenzhen-Zhongshan Link, the Hong Kong-Zhuhai-Macau Bridge and the Greater Bay Area Intercity Railway, has further stimulate Hong Kong residents' demand for mainland properties. Anticipating this trend a year ago, NWCL proactively set up property showrooms in Hong Kong and initiated Mainland-Hong Kong shuttle service to attract Hong Kong buyers. NWCL also keeps a close eye on policy changes, adapting its marketing and promotional strategies to capitalise on emerging market opportunities.

Over the past five years, NWCL's Canton First Estate has consistently secured the top spot among the Greater Bay Area's villa projects priced over RMB10M in terms of contracted sales area and sales amount. Currently, over 400 households from Hong Kong, Macau, and overseas live in the development. Recently, the project saw a 300% surge in visitor traffic and a surge in sales. Since its launch in 2023, New Metropolis Mansion has been ranking first among Guangzhou's new residential projects priced within the RMB7M-8M range in terms of units sold (source: CRIC; as of 13 Jun 2024). Lately, the proportion of Hong Kong and Macau buyers at this project has been steadily increasing and approaching 20%. New Canton Mansion, strategically located in the heart of Guangzhou's eastern CBD and at the intersection of multiple metro lines, is NWCL's first landmark complex project in this area. Leveraging its prime location and an international, diverse lifestyle, it has attracted numerous buyers from Hong Kong and Macau. Capitalising on the favorable policies, New World Stars promptly launched a "Hong Kong Homebuyer Event", offering discounts of up to 9%. On the event's launch day, over 50 groups of potential buyers from Hong Kong visited the project.

**New World Ningbo Dominates the City's Commercial Real Estate Market**

The recent expectation of interest rate cuts by the US Federal Reserve have spurred a global manufacturing recovery. Ningbo, home to over 100 national "champion" manufacturing enterprises – the first city in China to achieve this feat, is experiencing an economic boom. This positive economic climate, coupled with shifting global dynamics, has fueled demand in the commercial real estate sector. New World Ningbo has capitalised on this trend, achieving outstanding results and securing a leading position on Ningbo's list of top-selling office buildings in 1H2024. It also carried this momentum into July, recording approximately RMB30M in sales for the month, further strengthening its market position and reputation.