LIU CHONG HING INVESTMENT LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 194)

INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2007

The Directors of Liu Chong Hing Investment Limited (the "Company") announce the unaudited interim results of the Company and its subsidiaries (the "Group") for the six months ended 30 June 2007. The interim financial report is prepared on a basis consistent with the accounting policies adopted in 2006 annual report, except for the accounting policy changes made thereafter in adopting a number of new Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards and Interpretation issued by the Hong Kong Institute of Certified Public Accountants.

CONDENSED CONSOLIDATED INCOME STATEMENT

		Six months ended 30 June	
		2007	2006
		(unaudited)	(unaudited)
	Notes	***HK$'000***	*HK$'000*
Revenue		**148,267**	137,839
Direct costs		**(62,901)**	(103,398)
Gross profit		**85,366**	34,441
Other income		**7,146**	10,060
Fair value gain on investments held for trading		**6,162**	1,655
Fair value gain on investment properties		**—**	2,600
Surplus on revaluation of leasehold land and buildings		**48**	—
Administrative and other expenses		**(48,792)**	(41,678)
Finance costs		**(41,024)**	(31,787)
Share of results of associates		**151,851**	113,970
Profit before tax		**160,757**	89,261
Income tax expense	*4*	**(9,871)**	(3,080)
Profit for the period		**150,886**	86,181
Attributable to:			
Equity holders of the parent		**152,459**	87,181
Minority interests		**(1,573)**	(1,000)
		150,886	86,181
Dividends	*5*	**56,788**	45,430
Basic earnings per share	*6*	**40.3 cents**	23.0 cents

CONDENSED CONSOLIDATED BALANCE SHEET

	30 June 2007 (unaudited) *HK$'000*	31 December 2006 (audited) *HK$'000*
Non-current assets		
Investment properties	**3,214,549**	3,214,549
Property, plant and equipment	**48,555**	50,431
Properties under development	**1,478,560**	1,305,213
Interests in associates	**2,807,783**	2,722,235
Available-for-sale investments	**339,102**	267,603
Prepaid lease payments	**195,683**	33,095
Advances to investee companies	**140,831**	143,802
Loans receivable — due after one year	**58,481**	66,281
	8,283,544	7,803,209
Current assets		
Inventories	**11,119**	9,950
Properties held for sale	**25,210**	64,276
Trade and other receivables	**235,588**	70,097
Investments held for trading	**9,010**	4,368
Prepaid lease payments	**3,504**	894
Loans receivable — due within one year	**13,486**	5,686
Bank accounts with Chong Hing Bank Limited and its subsidiaries	**36,868**	91,281
Fixed bank deposits with more than three months to maturity	**375,509**	371,720
Other bank balances and cash	**408,216**	524,351
Assets classified as held for sale	**4,855**	76,307
	1,123,365	1,218,930
Current liabilities		
Trade and other payables	**134,661**	190,408
Taxation payable	**12,616**	9,450
Borrowings — due within one year	**882,290**	722,932
	1,029,567	922,790
Net current assets	**93,798**	296,140
Total assets less current liabilities	**8,377,342**	8,099,349

CONDENSED CONSOLIDATED BALANCE SHEET *(continued)*

	30 June 2007 (unaudited) *HK$'000*	31 December 2006 (audited) *HK$'000*
Non-current liabilities		
Borrowings — due after one year	**2,150,578**	1,981,881
Deferred taxation	**393,840**	391,561
	2,544,418	2,373,442
Net assets	**5,832,924**	5,725,907
Capital and reserves		
Share capital	**378,583**	378,583
Reserves	**5,424,250**	5,318,589
Equity attributable to equity holders of the parent	**5,802,833**	5,697,172
Minority interests	**30,091**	28,735
Total equity	**5,832,924**	5,725,907

Notes:

1. BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") and with Hong Kong Accounting Standard ("HKAS") 34 "Interim Financial Reporting" issued by the Hong Kong Institute of Certified Public Accountants (the "HKICPA").

2. PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis except for certain properties and financial instruments, which are measured at revalued amounts or fair values, as appropriate.

The accounting policies used in the condensed consolidated financial statements are consistent with those followed in the preparation of the Group's annual financial statements for the year ended 31 December 2006.

In the current interim period, the Group has applied, for the first time, the following new standard, amendment and interpretations ("new HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"), which are effective for the Group's financial year beginning 1 January 2007.

HKAS 1 (Amendment)	Capital Disclosures[1]
HKFRS 7	Financial Instruments: Disclosures[1]
HK(IFRIC) — INT 7	Applying the Restatement Approach under HKAS 29 Financial Reporting in Hyperinflationary Economies[2]
HK(IFRIC) — INT 8	Scope of HKFRS 2[3]
HK(IFRIC) — INT 9	Reassessment of Embedded Derivatives[4]
HK(IFRIC) — INT 10	Interim Financial Reporting and Impairment[5]

[1] Effective for annual periods beginning on or after 1 January 2007
[2] Effective for annual periods beginning on or after 1 March 2006
[3] Effective for annual periods beginning on or after 1 May 2006
[4] Effective for annual periods beginning on or after 1 June 2006
[5] Effective for annual periods beginning on or after 1 November 2006

The adoption of these new HKFRSs has had no material effect on the results or financial position of the Group for the current or prior accounting periods. Accordingly, no prior period adjustment has been recognised.

The Group has not early applied the following new standards or interpretations that have been issued but are not yet effective.

HKAS 23 (Revised)	Borrowing Costs[1]
HKAS 8	Operating Segments[1]
HK(IFRIC) — Int 11	HKFRS 2: Group and Treasury Share Transactions[2]
HK(IFRIC) — Int 12	Service Concession Arrangements[3]

[1] Effective for annual periods beginning on or after 1 January 2009
[2] Effective for annual periods beginning on or after 1 March 2007
[3] Effective for annual periods beginning on or after 1 January 2008

The directors of the Company anticipate that the application of these standards or interpretations will have no material impact on the results and the financial position of the Group.

3. SEGMENT INFORMATION

Business Segments

The Group is currently organised in five operating divisions — property investment, property development, property management, treasury investment and trading and manufacturing. These divisions are the basis on which the Group reports its primary segment information.

Segment information about these businesses is presented below:

Six months ended 30 June 2007

	Property investment *HK$'000*	Property development *HK$'000*	Property management *HK$'000*	Treasury investment *HK$'000*	Trading and manufacturing *HK$'000*	Eliminations *HK$'000*	Consolidated *HK$'000*
REVENUE							
External sales	58,414	55,968	8,372	13,954	11,559	—	148,267
Inter-segment sales	—	—	2,303	282,624	—	(284,927)	—
Total revenue	58,414	55,968	10,675	296,578	11,559	(284,927)	148,267

Inter-segment sales are charged at prevailing market rates.

	Property investment *HK$'000*	Property development *HK$'000*	Property management *HK$'000*	Treasury investment *HK$'000*	Trading and manufacturing *HK$'000*	Eliminations *HK$'000*	Consolidated *HK$'000*
RESULTS							
Segment results	42,391	10,984	(1,220)	(2,384)	159	—	49,930
Finance costs							(41,024)
Share of results of associates	50	—	—	151,801	—	—	151,851
Profit before tax							160,757
Income tax expense							(9,871)
Profit for the period							150,886

Six months ended 30 June 2006

	Property investment *HK$'000*	Property development *HK$'000*	Property management *HK$'000*	Treasury investment *HK$'000*	Trading and manufacturing *HK$'000*	Eliminations *HK$'000*	Consolidated *HK$'000*
REVENUE							
External sales	49,500	55,758	5,919	12,360	14,302	—	137,839
Inter-segment sales	—	—	2,134	394,107	—	(396,241)	—
Total revenue	49,500	55,758	8,053	406,467	14,302	(396,241)	137,839

Inter-segment sales are charged at prevailing market rates.

	Property investment *HK$'000*	Property development *HK$'000*	Property management *HK$'000*	Treasury investment *HK$'000*	Trading and manufacturing *HK$'000*	Eliminations *HK$'000*	Consolidated *HK$'000*
RESULTS							
Segment results	36,111	(25,957)	(1,304)	(1,698)	(74)	—	7,078
Finance costs							(31,787)
Share of results of associates	49	—	—	113,921	—	—	113,970
Profit before tax							89,261
Income tax expense							(3,080)
Profit for the period							86,181

4. INCOME TAX EXPENSE

	Six months ended 30 June **2007** ***HK$'000***	2006 *HK$'000*
Current tax:		
Hong Kong	**3,156**	2,735
The People's Republic of China (the "PRC") Enterprises Income Tax	**4,493**	—
	7,649	2,735
Overprovision in prior years:		
Hong Kong	**(57)**	—
	7,592	2,735
Deferred tax:		
Current period	**2,279**	345
Income tax expense	**9,871**	3,080

Hong Kong Profits Tax is calculated at 17.5% (2006: 17.5%) of the estimated assessable profits of those subsidiaries that are subject to Hong Kong Profits Tax.

Taxation arising in other jurisdictions is calculated at 33% on the estimated assessable profits of those subsidiaries that are subject to Enterprise Income Tax in the PRC.

5. DIVIDENDS

	Six months ended 30 June	
	2007	2006
	HK$'000	*HK$'000*
Dividends paid or declared in respect of current period:		
Final dividend declared and paid for 2006 — HK$0.15 (2006: declared and paid for 2005 HK$0.12) per share	**56,788**	45,430
Interim dividend declared for 2007 — HK$0.12 (2006: HK$0.10) per share	**45,430**	37,858

On 26 April 2007, a cash dividend of HK$0.15 (2006: HK$0.12) per share was paid to shareholders as the final dividend for 2006.

The Board of Directors has resolved that an interim cash dividend of HK$0.12 (2006: HK$0.10) per share will be paid to the shareholders of the Company whose names appear in the Register of Members on 14 September 2007.

6. BASIC EARNINGS PER SHARE

The calculation of the basic earnings per share attributable to the ordinary equity holders of the parent is based on the following information:

	Six months ended 30 June	
	2007	2006
	HK$'000	*HK$'000*
Earnings for the period attributable to equity holders of the parent	**152,459**	87,181
Number of ordinary shares for the purpose of basic earnings per share	**378,583,440**	378,583,440

INTERIM DIVIDEND

The Board of Directors has resolved to declare an interim cash dividend for 2007 of HK$0.12 (2006: HK$0.10) per share, payable on 20 September 2007 to the shareholders registered on 14 September 2007.

The Register of Members will be closed from 12 September 2007 to 14 September 2007, both days inclusive. In order to qualify for the interim dividend, all share certificates with completed transfer forms either overleaf or separately, must be lodged with the Company's Registrars, Computershare Hong Kong Investor Services Limited, 17th Floor, Hopewell Centre, 183 Queen's Road East, Hong Kong not later than 4:30 p.m. on 11 September 2007.

MANAGEMENT DISCUSSION AND ANALYSIS

BANKING OPERATION

For the first half of the year 2007, the Bank's unaudited net profit is HK$300.7 million, an increase of HK$51.9 million representing a 20.9% increment over the previous year.

INVESTMENT PROPERTIES

The Group's investment properties maintain an occupancy rate of about 88% for the first half of 2007, representing a slight increase over the same period of the previous year. Total rental income has increased by 18% to HK$58.4 million.

Chong Hing Square, located in the heart of Mongkok, Kowloon, provides 183,000 sq.ft. of retail and recreational spaces. It is the district's landmark of food and entertainment. This building has completed extensive renovations and all current vacant space is to be leased out. Rental income for this property has increased by 11% compared to the same period last year.

The 45,000 sq.ft. Chong Yip Shopping Centre, situated in the heart of the Western District, Hong Kong, is a key shopping center of the area. This property is currently fully let.

Western Harbour Centre, a 28-storey grade-A office tower conveniently situated near the entrance of the Western Harbour Tunnel, provides unobstructed sea views and 140,000 sq.ft. of office space. The property is currently 96% let and rental income has increased by 7% compared with the same period last year.

Fairview Court, this luxury low rise apartment complex in prestigious Repulse Bay are fully let with an increase of rental as a result of rise in occupancy.

DEVELOPMENT PROPERTIES

Shanghai, Chong Hing Financial Centre

This grade A office/commercial building is expected to be practically completed in September 2007. Subject to obtaining all building and completion certificates from all government authorities, the building would be delivered to use towards the end of this year.

Up to the date of this report, all commercial areas in the 3 levels commercial podium were fully let and over 1/3 of the office areas had already secured tenancies with numerous multi-national corporations at a satisfactorily rental income.

Foshan Residential Project

In January 2007, the Group had acquired a piece of land at a public government land auction from the Foshan Municipal Bureau of State Land and Resources at a cash consideration of RMB476 million.

That piece of land was located at Luocun West, Nanhai District, Foshan with site area of 256,107 sq.m. Given the plot ratio of 2.3, total developable area was over 700,000 sq.m. The accommodation value was estimated to be RMB808 per sq.m.

According to the development and planning requirements of the property, this composite development project will comprise residential, shops, commercial areas, kindergarten, car parking spaces and public entertainment complex. Up to 30 June 2007, the group had paid RMB142.8 million being the first payment for land premium. The Group owns 90% of the project.

Having completed a comprehensive marketing research studies, the group had engaged a well known architecture firm for preparing the overall development plan for this project.

This massive property project will be developed by phases over the next few years. The management is optimistic to this project given the fast growing real estate market in the area.

LOOKING AHEAD

The Group will continue to look for good investment opportunities in the year ahead, acting with prudence and diversity.

COMPLIANCE WITH THE CODE ON CORPORATE GOVERNANCE PRACTICES

During the period under review, the Company has complied with all the code provisions set out in the Code on Corporate Governance Practices contained in Appendix 14 of the Listing Rules.

COMPLIANCE OF THE MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS OF LISTED ISSUERS

All directors have confirmed that they complied with the required standards set out in the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 to the Listing Rules throughout the review period.

PURCHASE, SALE OR REDEMPTION OF SHARES

During the six months ended 30 June 2007, the Company and its subsidiaries have not purchased, sold or redeemed any of the shares in the Company.

REVIEW OF UNAUDITED INTERIM ACCOUNTS

The unaudited interim accounts for the six months ended 30 June 2007 have been reviewed by our auditors, Deloitte Touche Tohmatsu, and audit committee of the Company.

PUBLICATION OF RESULTS ON THE WEBSITE

This results announcement, containing the relevant information required by the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited, is published on the website of the Stock Exchange (www.hkex.com.hk) and the website of the Company (www.lchi.com.hk). The company's interim report for 2007 will be dispatched to the shareholders of the company and available on the above websites on or about 22 August 2007.

BOARD OF DIRECTORS

As the date of this announcement, the Board of Directors of the Company comprises Executive Directors: Mr. Liu Lit Man (Chairman), Dr. Liu Lit Mo, Mr. Liu Lit Chi, Mr. Liu Kam Fai, Winston and Mr. Lee Wai Hung; Non-executive Directors: Dr. Liu Lit Chung, Mr. Andrew Liu, Mr. Liu Chun Ning, Wilfred and Mr. Liu Kwun Shing, Christopher (alterate director to Dr. Liu Lit Chung); and Independent Non-executvie Directors: Dr. The Hon Lee Tung Hai, Leo, Mr. Ng Ping Kin, Peter, Mr. Cheng Mo Chi, Moses and Mr. Tong Tsin Ka.

By Order of the Board
Dr. Liu Lit Mo
Managing Director

Hong Kong, 9 August 2007