

BUSINESS DEVELOPMENT

業務發展

Consolidated Turnover

綜合營業額

HK\$

4,260 million
百萬港元

Yangkou Port
洋口港

Nantong Port Group
南通港口集團

Minsheng Gas
民生石油

Jiaxing International
Feeder Port
嘉興內河國際碼頭



PYI strives to deliver the Yangtze Strategy to building a critical mass and to forming an integrated network in all reaches of the Yangtze River region, and taps on opportunities from peripheral property developments.

保華貫徹落實長江策略，強化其業務規模，沿長江塑造其物流中轉網絡，抓緊因而衍生的房地產的商機。

Jiangyin Sunan
Container Terminal
江陰蘇南集裝箱碼頭

Yichang Port Group
宜昌港務集團

PYI Property
保華房地產

Paul Y. Engineering
保華建業



Yangkou Port, a natural deep-sea port near the mouth of the Yangtze River in Eastern China, declared soft open with its first general cargo berth in operation in October 2008 and is poised to become a major trans-shipment hub specializing in bulk cargo and a large-scale petrochemical industrial and logistics zone. PYI developed, owned and operated Yangkou Port which comprises of an industrial and logistics park, a 13 km completed Yellow Sea Crossing and a 1.4 sq km completed man-made island with 29 berths.

Embankment works for the final 20 sq km of the total 42 sq km land bank has commenced. Building of LNG facilities on a 0.3 sq km land parcel on the Sun Island acquired by PetroChina is expected to be completed in the first half of 2011. Highways, railway, canal and other connecting infrastructure and utility associated with Yangkou Port are being developed concurrently.

According to the *Jiangsu Coastal Region Development Plan* approved by the State Council in June 2009, and the *Circular Addressing Issues in Supporting Faster Development Pace of Yangkou Port* issued by the Jiangsu Provincial Government, Yangkou Port is highlighted as one of the major development port. In order to crystallize the value of Yangkou Port as part of our Yangtze Strategy, PYI disposed 15% interest in December 2009 and as a result, Yangkou Port became a 60% subsidiary of PYI.

洋口港為江蘇省東面沿海的一個天然深海港口，毗鄰長江口，銳意成為華東地區專注於大宗散貨之主要中轉基地，及作為大型石油化學品工業物流區。保華集團發展、擁有並經營的洋口港於2008年10月初步通航，通用碼頭開始運作。整個項目主要包括臨港工業物流園、已建成的13公里之黃海大橋及面積達1.4平方公里之人工島；島上將建設29座深海泊位。

總共42平方公里的土地儲備中的最後20平方公里之工業用土地之圍墾工程已經動工。中石油在太陽島上0.3平方公里土地上興建的液化天然氣設施將於2011年上半年竣工。與洋口港相關的高速公路、鐵路、水道及其他接駁基建及公用設施正同時建設。

國務院於2009年6月批准之《江蘇沿海地區發展規劃》，及江蘇省政府下發之《關於支持洋口港加快發展有關問題的函》，均指示洋口港為主要發展港口之一。為求實現洋口港在長江策略中之投資價值，保華集團於2009年12月出售洋口港共15%權益，使洋口港成為集團之60%附屬公司。



13 km
公里

YELLOW SEA CROSSING
COMPLETED
黃海大橋竣工





Nantong Port Group 南通港口集團

Nantong Port is a major river port in the Yangtze Delta and an important hub port of the country. It is one of China's category-one national ports opened to foreign trade. It owns a shoreline of 4.2 km and a land mass of 1.5 sq km with 5 major terminals namely Tongzhou Terminal, Jianghai Terminal, Yaogang Terminal, Langshan Terminal and the Container Terminal. They together operate 23 berths, including 2 berths for vessels of 150,000 tonnage, 5 berths for vessels of 70,000 tonnage, 3 berths for vessels of 50,000 tonnage and 3 berths for vessels of 10,000 tonnage.

The main cargoes handled by Nantong Port Group are iron ore, minerals, cement, steel, coal, sulphur, fertilizers, grains and edible oil. It houses the second largest distribution centre for bulk cargo down-stream. It is also the largest sulphur feeder port in the nation and the largest hub port for iron ore trans-shipment along the Yangtze River. Nantong Port provides easy access to the Yangtze Region by road and waterway which is an ideal hub port for cargo trans-shipment.

In 2009, Nantong Port had reached over 100 million tonnes annual throughput for the fourth consecutive year. Annual cargo throughput of Nantong Port Group recorded 55 million tonnes in 2009, representing 2% year-on-year growth.

南通港為長江三角洲主要河港及國家其中一個重要樞紐港，並為國家一類開放對外貿易的口岸。南通港擁有長江岸線4.2公里，佔地1.5平方公里，共有五個主要碼頭，包括通州港、江海港、姚港港、狼山港及集裝箱碼頭。該五個碼頭合共經營23座生產泊位，其中包括2座15萬噸級泊位、5座7萬噸級泊位、3座5萬噸級泊位及3座1萬噸級泊位。

南通港口集團處理之主要乾散貨種有鐵礦石、礦石、水泥熟料、鋼材、煤炭、硫磺、化肥、穀物及糧油。南通港為長江下游第二大之大宗散貨分銷中心，亦是國內最大之硫磺集散港及長江沿岸作中轉之最大鐵礦石樞紐港。南通港憑藉水陸兩路接連長江流域的優勢，成為理想之貨物中轉集散樞紐港。

2009年為南通港連續第4年突破億噸年吞吐量。南通港口集團於2009年之全年散貨吞吐量達5,500萬噸，較去年增加2%。



ANNUAL CARGO
THROUGHPUT
全年散貨吞吐量

55 million
tonnes
百萬噸



Based in Wuhan, Minsheng Gas owns and operates the largest liquefied petroleum gas (LPG) river terminal and storage tank farm in mid-stream Yangtze. Minsheng Gas is poised to boost its leading position in the infrastructure and logistics facilities for LPG, oil and liquid bulk chemicals market in Central China.

Minsheng Gas is a leading player in the Wuhan LPG market for automotive consumption, as well as wholesale and distribution of LPG products. Minsheng Gas established a Vehicle Conversion Research and Development Center to support the application of its research and development on the construction of LPG fueling stations, conversion of motor vehicles to LPG and vehicles gas fueling. In 2009, the retail "Good Luck" brand was launched to provision high-quality industrial, commercial and domestic LPG products serving Wuhan and peripheral cities.

總部設於武漢之民生石油，擁有及經營長江中游地區最大型之液化氣碼頭和儲罐設施。民生石油致力在華中與液化氣、石油及大宗液體化工相關之基建及物流市場建立領導地位。

民生石油在武漢之車用液化氣市場，以及當地批發及零售液化氣市場均舉足輕重。民生石油已成立車輛改裝研發中心，將研發成果應用於加氣站建設、汽車改裝及汽車加氣。2009年，民生石油創立零售品牌「好福氣」，為武漢及周邊城市提供高品質的工業、商業及家用液化氣產品。



IN 於
2009

LAUNCHED RETAIL
"GOOD LUCK" BRAND
創立「好福氣」品牌



Jiaying International Feeder Port 嘉興內河國際碼頭

Located at Nanhu district of Jiaying city, Jiaying Feeder Port multi-functional zone is one of the major feeder ports in China planned by Ministry of Transport and a focal infrastructure project in Zhejiang province.

The feeder port owns a shoreline of 570 m and a land mass of 326,000 sq m. Its annual throughput capacity could reach 2.5 million tonnes upon completion of the 10 berths. Custom office is situated in port area for efficient consignment, clearance and declaration at one stop. The port also features a range of logistics supporting services such as examination, steam sterilization facilities, storage and information services etc.

The port declared soft open in mid 2010. Riding on the prime location, Jiaying International Feeder Port is poised to become a major feeder port that supports the Shanghai International Shipping Centre, providing comprehensive supporting and logistics services.

嘉興內河港多用途港區位於嘉興市南湖區，是國家交通部規劃的全國主要內河港口之一及浙江省重點工程。

港區總佔地32.6萬平方米，泊位岸線總長570米。隨著10個泊位全面建成，其總吞吐能力將達到每年250萬噸。港區內設有口岸管理機關，貨物可以就地通關和報檢，大大提高時間和經濟效益。碼頭並提供貨物檢查、蒸熏場所、倉儲設備、信息平台等等的全面性口岸及物流支援服務，擔當綜合性物流基地的角色。

碼頭已於2010年年中初步通航。嘉興內河國際碼頭善用優勢，銳意成為集合口岸功能和物流服務的集散港，服務上海國際航運中心。

IN 於

2010

DECLARED SOFT OPEN

初步通航



Jiangyin Sunan Container Terminal operates the container terminal in Jiangyin Port which is the only container terminal in Jiangyin. The terminal occupies a land area of 0.49 sq km and a shoreline of 589 m long with 3 berths of 50,000 tonnes maximum capacity as well as a secondary shoreline of 1,090 m long with 8 berths for barges of 5,000 tonnes capacity each. The annual container throughput of the terminal reached 500,000 TEUs in both 2008 and 2009.

Jiangyin Sunan is principally engaged in containers loading and unloading, storage, maintenance, washing and leasing of containers etc.

In June 2009, PYI acquired 25% interest in Jiangyin Sunan from Shanghai International Port Group at a consideration of RMB27.65 million (HK\$31.4 million). In July 2010, PYI increased the capital base of Jiangyin Sunan from US\$12.5 million (RMB100.7 million) to RMB400 million by contributing RMB134.8 million (HK\$154.6 million) for an increase of equity interest from 25% to 40%.

江陰蘇南集裝箱碼頭營運之集裝箱碼頭，乃江陰唯一的集裝箱碼頭。該碼頭佔地0.49平方公里，擁有全長589米岸線，共有3個泊位，最大靠泊能力達5萬噸；另擁有1,090米長的副岸線，及8個各備5,000噸靠泊能力的泊位。該集裝箱碼頭於2008年及2009年的吞吐量達50萬標準箱。

江陰蘇南的業務範圍包括集裝箱裝卸、儲存，及集裝箱修理、清洗及租賃等。

保華集團於2009年6月向上港集團收購江陰蘇南25%股權，作價人民幣2,765萬元（3,140萬港元）。於2010年7月，保華集團注資人民幣1.348億元（1.546億港元）以增加江陰蘇南之資本，所持股本權益由25%增至40%。江陰蘇南的註冊資本亦由1,250萬美元（人民幣1.007億元）增加至人民幣4億元。



EQUITY INTEREST
OWNED BY PYI
INCREASED TO
保華持有之股本權益增至

40%



Yichang Port is situated on the Yangtze River near the Three Gorges Dam in Hubei Province. Yichang Port Group is principally engaged in transport logistics and property investments, providing transportation, cargo loading and discharging, storage, shipping agent, cargo agent, port logistics and port equipment rental services in Yichang Port.

In this fiscal year, the annual cargo throughput of Yichang Port reached 7.3 million tonnes, representing a 4% year-on-year growth. Its annual container throughput also increased by 33% to 53,000 TEUs.

Expansion of Yichang Port is underway to seize the growing demand for logistics and transportation services along the middle and upper reaches of the Yangtze. The Yunchi Port Terminal will consist of six berths with total annual throughput capacity of 400,000 TEUs and 1.8 million tonnes of bulk cargo. The 200-acres Linjiangping Logistics Park will comprise of six service zones. The first phase of construction works of the coal blending center at Zhicheng Port has completed. Annual gross capacity is expected to reach 10 million tonnes upon completion.

In November 2009, PYI completed the acquisition of 51% equity interest of Yichang Port Group by the injection of new capital of RMB114 million (HK\$130 million).

宜昌港位於長江流域，鄰近湖北省三峽大壩。宜昌港務集團主要在宜昌港從事運輸物流及房地產投資，提供運輸、貨物裝卸、倉儲服務、港口船舶代理、貨物代理、港口物流及港口設備租賃服務。

宜昌港於年內之全年散貨吞吐量達730萬噸，較去年增加4%。集裝箱之年吞吐量增長33%至53,000標準箱。

隨著長江中上游地區對物流運輸服務的需求不斷增加，宜昌港正把握機遇積極擴充。其中雲池港區將設6個泊位，總吞吐能力達到每年40萬標準箱及180萬噸散貨。佔地200畝的臨江坪物流園，將分為六個功能區。枝城港的煤炭配送中心已經完成第一期工程。落成後，其通過能力將達每年1,000萬噸。

2009年11月，保華集團完成向宜昌港務集團增資合共人民幣1.14億元（1.3億港元），並取得其51%股權。

ANNUAL CARGO THROUGHPUT

全年散貨吞吐量

7.3 million tonnes
百萬噸



Headquartered in Hong Kong, Paul Y. Engineering is dedicated to providing full-fledged engineering and property services with operations in Hong Kong, Macau, the Mainland and Middle East. For more than six decades, Paul Y. Engineering has played a significant role in shaping Hong Kong's skyline with its world-class infrastructure, including major commercial and residential buildings, public housing, institutional facilities, highways, railways, tunnels, port works, water and sewage treatment facilities etc.

Paul Y. Engineering has considerably improved its order book and maintained stability in the amount of new contracts secured. It has been awarded a number of advance work contracts related to the Ten Major Infrastructure Projects. Totally HK\$4,481 million new contracts are secured during the year, representing a year-on-year growth of 8%. As at year end, the total value of contracts on hand amounted to HK\$10,093 million.

保華建業以香港為基地，提供全方位的工程及物業相關服務，業務遍及香港、澳門、內地及中東地區。六十多年來，保華建業在建構香港地標，以及打造世界級規模的基建工程項目發展上一直處於領導地位，其中包括主要商業及住宅樓宇、公共房屋、學府設施、高速公路、鐵路、隧道、港口工程、水利及排污設施等。

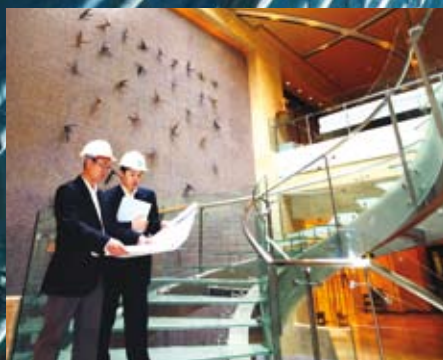
保華建業訂單紀錄獲明顯改善，取得之新工程合約總額亦維持平穩，並取得多個與十大基建項目有關之前期工程合約。保華建業集團於年內獲得總值44.81億港元之新工程合約，按年增長8%。於年結時，保華建業手頭工程合約總值100.93億港元。

NEW CONTRACTS
SECURED

取得之新合約價值

HK\$

4,481 million
百萬港元



Port pushes forward the development of communities in surrounding area, and generates opportunities in land and property developments. PYI captures the first-mover advantage from the strategic investments in various ports, and maximizes these opportunities to extract returns from peripheral property developments.

Xiao Yangkou is located about 35 km west of Yangkou Port and is planned to be developed as residential and resort area in support of the Yangkou industrial zone.

Wanhua Zijin Garden, a residential property development near Yangkou Port with a gross floor area of 65,000 sq m is completed. Accumulative area of about 38,000 sq m has been sold or pre-sold, representing about 64% of its total saleable area.

Nantong International Trade Center is a commercial and office development in the heart of Nantong City with a gross floor area of 80,000 sq m. This complex is scheduled to be completed by mid 2011. Around 35% of its saleable area which is about 22,000 sq m has been pre-sold.

Pioneer Technology Building is an office building with gross floor area of some 20,000 sq m situated in Hangzhou. The building is held as an investment property to derive rental income. Its occupancy reached about 96% by the end of this fiscal year.

港口開發刺激社區外圍地區之發展，並帶來土地及房地產開發商機。保華集團藉著在多個港口的策略性投資，抓緊先行者優勢，從周邊的房地產開發中取得成果。

位於洋口港以西約35公里之小洋口，擬將建設成住宅及渡假區，作為洋口港工業區的後花園。

萬華紫金花苑為鄰近洋口港之住宅物業，總建築面積達65,000平方米，現已完成。其累積出售或預售面積約38,000平方米，佔全部可出售面積約64%。

南通國貿中心位於南通市中心，是一座商業及辦公室綜合大樓，總建築面積約80,000平方米。整個項目預期將於2011年年中前竣工。其累積預售面積約22,000平方米，佔全部可出售面積約35%。

先鋒科技大廈乃位於杭州之辦公室大樓，總建築面積約20,000平方米，持作投資物業作租金收入用途。該大樓於本年結時之出租率約達96%。



ACCUMULATIVE SOLD AREA OF
WANHUA ZIJIN GARDEN
萬華紫金花苑累積出售面積

38,000 sq m
平方米