



GUANGZHOU INVESTMENT COMPANY LIMITED

越秀投資有限公司

(Stock Code: 123)



GZI Transport Limited

越秀交通有限公司

(Stock Code: 1052)



GZI Real Estate Investment Trust

越秀房地產投資信託基金

(Stock Code: 405)

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# Corporate Presentation 2009 Interim Results

1 September 2009



# Financial Highlights(1)



(HK\$ mil.)	2009/1H	2008/1H	Change
Revenue	<b>507</b>	494	+2.7%
Operating profit	<b>327</b>	294	+11.3%
Impairment losses on intangible operating rights	<b>-172</b>	0	N/A
Share of profit of associates	<b>143</b>	165	-13.6%
Share of profit of joint ventures	<b>-11</b>	-19	N/A
Profit attributable to equity holders <sup>(1)</sup>	<b>176</b>	330	-46.7%
Basic EPS <sup>(1)</sup> (HK cents)	<b>10.53</b>	19.72	-46.7%
Interim DPS (HK cents)	<b>4</b>	8	-50%
Dividend payout ratio	<b>38%</b>	41%	N/A

(1) Excluding minority interests



## Financial Highlights(2)



(HK\$ mil.)	30 June 2009	31 Dec 2008	Change
Bank balances and cash	<b>2,276</b>	2,379	-4.3%
Bank loans	<b>1,515</b>	1,115	+35.9%
Total liabilities	<b>2,626</b>	2,097	+25.2%
Total assets	<b>12,669</b>	12,150	+4.3%
Shareholder's equity <sup>(1)</sup>	<b>8,437</b>	8,400	+0.5%
NAV per share <sup>(1)</sup> (HK cents)	<b>5.04</b>	5.02	+0.4%
Gearing Ratio <sup>(2)</sup> (%)	<b>15.2%</b>	11.7%	N/A

(1) Excluding minority interests

(2) Total debt to total asset ratio= Total borrowings / Total Capitalization



# Group Structure



## GZI Transport Limited

### Expressway / Bridge

▲ GNSR Expressway / 60%

# Xian Expressway / 100%

▲ Northern Ring Road / 24.3%

▲ Humen Bridge / 27.78%

▲ Shantou Bay Bridge / 30%

▲ GWSR Expressway / 35%

# Cangyu Expressway / 90%

### Highway / Bridge

▲ Guangshen Highway / 80%

▲ Guangshan Highway / 80%

▲ Guangcong Highway Section I / 80% (Note 1)

▲ Guangcong Highway Section II & Provincial Highway 355 / 51%

▲ Guanghua Highway / 55%

▲ Qinglian Highways (Expressway work-in-progress) / 23.63%

# Operation Highlight (1)

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	Average daily toll traffic volume		Average daily toll revenue		Weighted average toll fare per vehicle	
	(vehicle/day)	Change %	(RMB/day)	Change %	(RMB)	Change %
<b>Expressways and Bridges</b>						
GNSR Expressway <sup>(a)</sup>	82,531	5.8	1,499,169	15.9	18.2	9.5
Humen Bridge <sup>(b)</sup>	54,568	-20.9	2,239,080	-24.7	41.0	-4.8
Xian Expressway <sup>(a)</sup>	38,957	7.9	520,529	7.8	13.4	-0.1
Northern Ring Road <sup>(b)</sup>	157,187	-1.9	1,456,094	-8.7	9.3	-6.9
Shantou Bay Bridge <sup>(b)</sup>	12,034	2.0	447,423	3.0	37.2	1.0
GWSR Expressway <sup>(b)</sup>	11,000	23.4	371,899	32.2	33.8	7.1
Cangyu Expressway <sup>(a)(1)</sup>	3,109	N/A	76,713	N/A	24.7	N/A
<b>Expressway work-in-progress</b>						
Qinglian Highways <sup>(b)</sup>	24,693	154.3	458,713	277.8	18.6	48.6

# YE Operation Highlight (2)



	Average daily toll traffic volume		Average daily toll revenue		Weighted average toll fare per vehicle	
	(vehicle/day)	Change %	(RMB/day)	Change %	(RMB)	Change %
<b>Class I Highways and Bridges</b>						
Guangshen Highway <sup>(a)</sup>	10,416	-28.6	69,642	-27.4	6.7	1.7
Guangshan Highway <sup>(a)</sup>	14,729	-21.7	141,516	-19.3	9.6	3.1
Guangcong Highway Section II & Provincial Highway 355 <sup>(a)</sup>	15,351	-8.1	111,354	-9.3	7.3	-1.3
Guanghua Highway <sup>(a)</sup>	6,991	-38.4	58,999	-38.8	8.4	-0.8

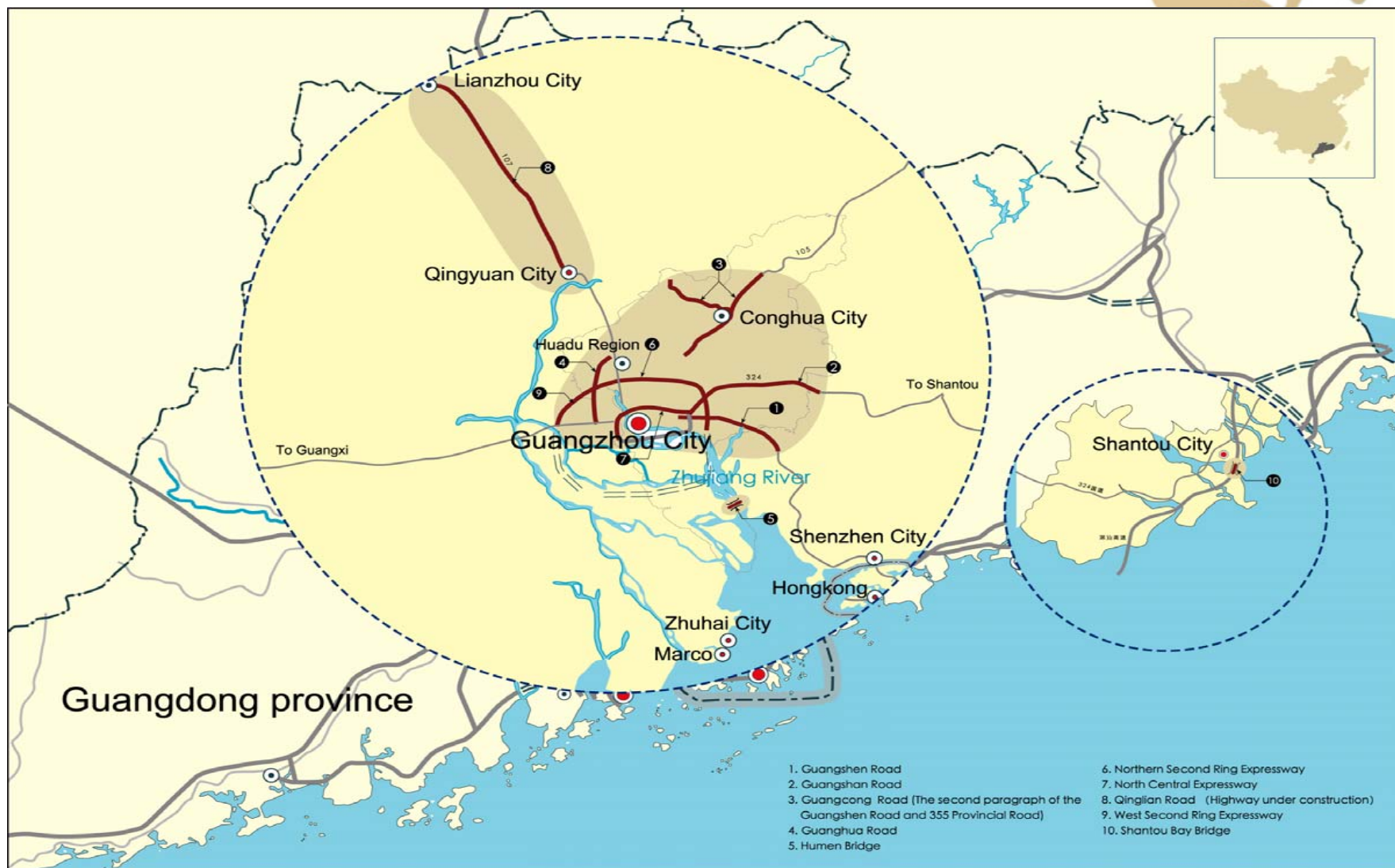
<sup>(a)</sup> Subsidiary (consolidated in the financial statements)

<sup>(b)</sup> Associate/Jointly Controlled Entity (equity accounted for in the financial statements)

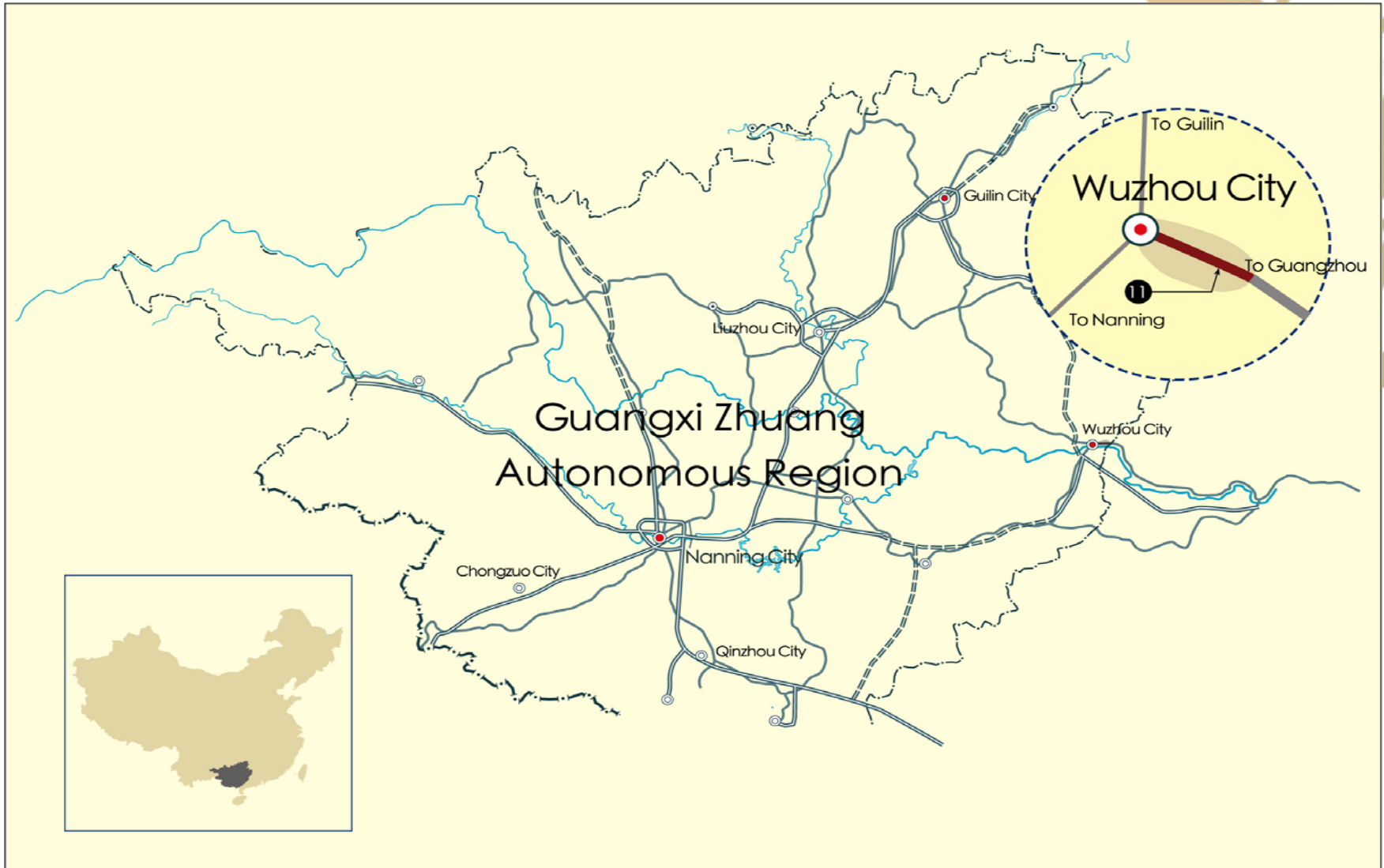
<sup>(1)</sup> Acquisition of Cangyu Expressway was completed in mid January 2009.



# Toll Roads Location Map – Guangdong Province



# Toll Roads Location Map – Guangxi Province







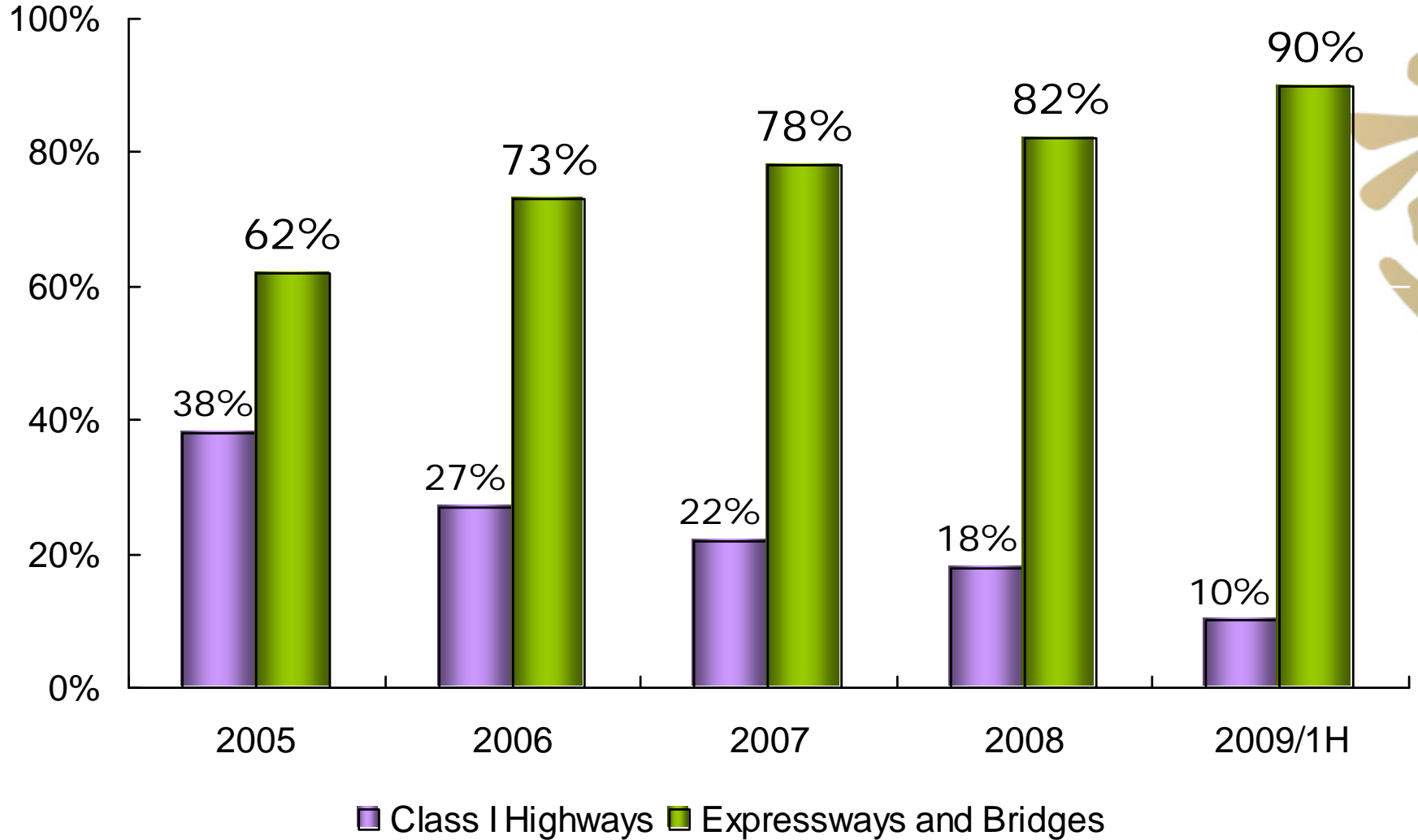
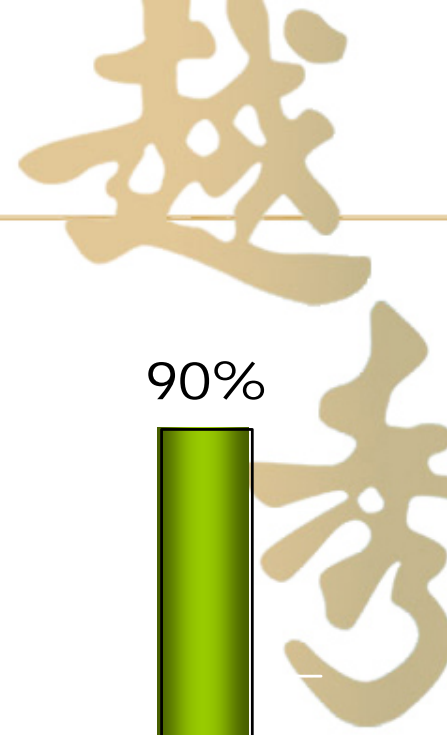
# Toll Roads Location Map – Shaanxi Province

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# Revenue

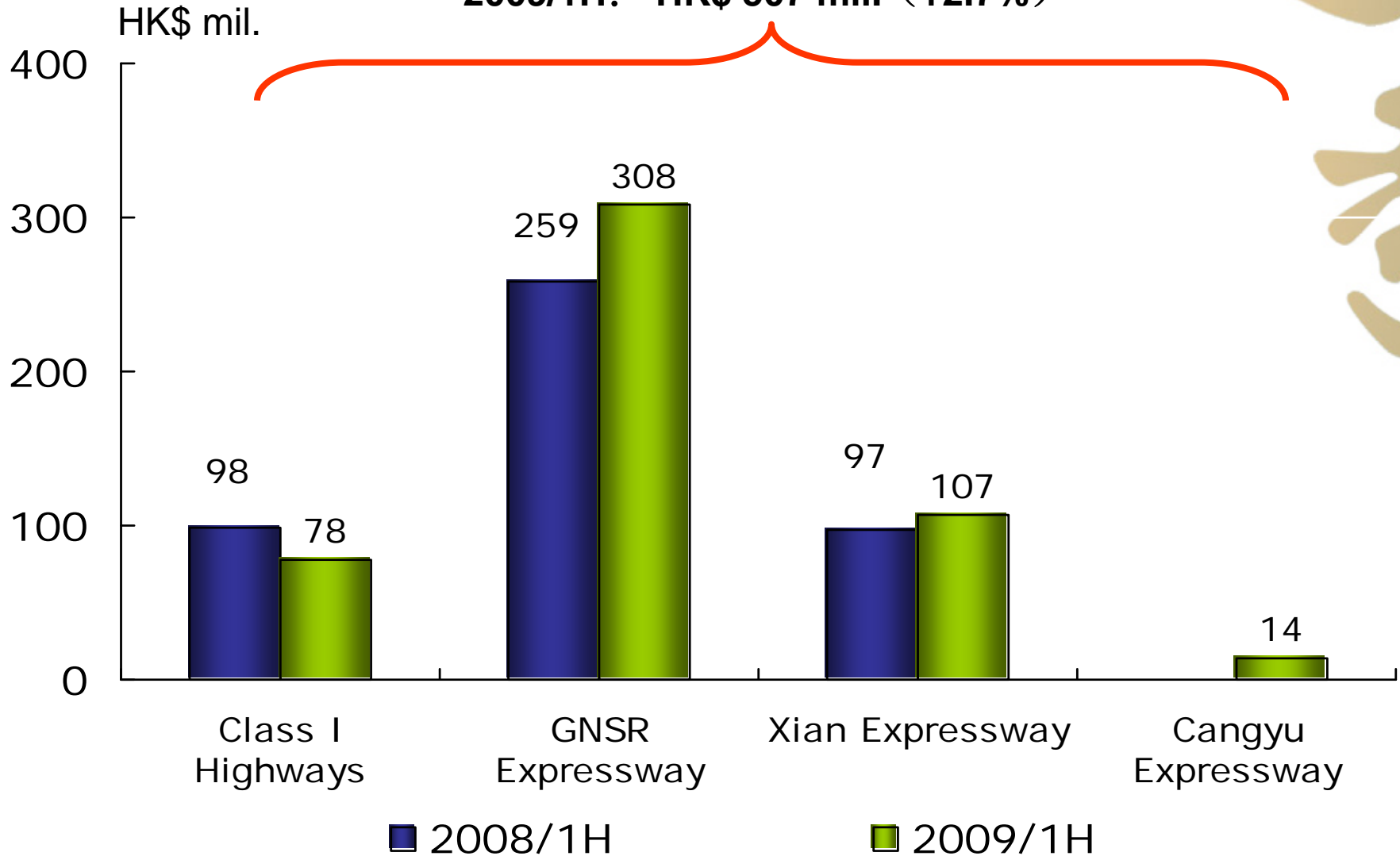




# Revenue - Subsidiaries

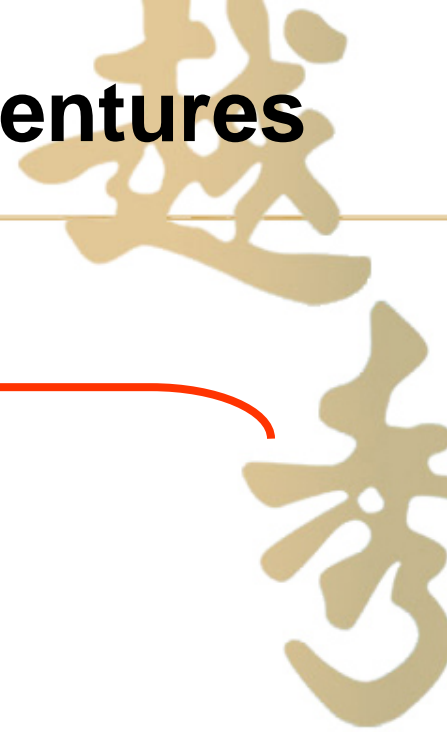
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2009/1H: HK\$ 507 mil. (+2.7%)



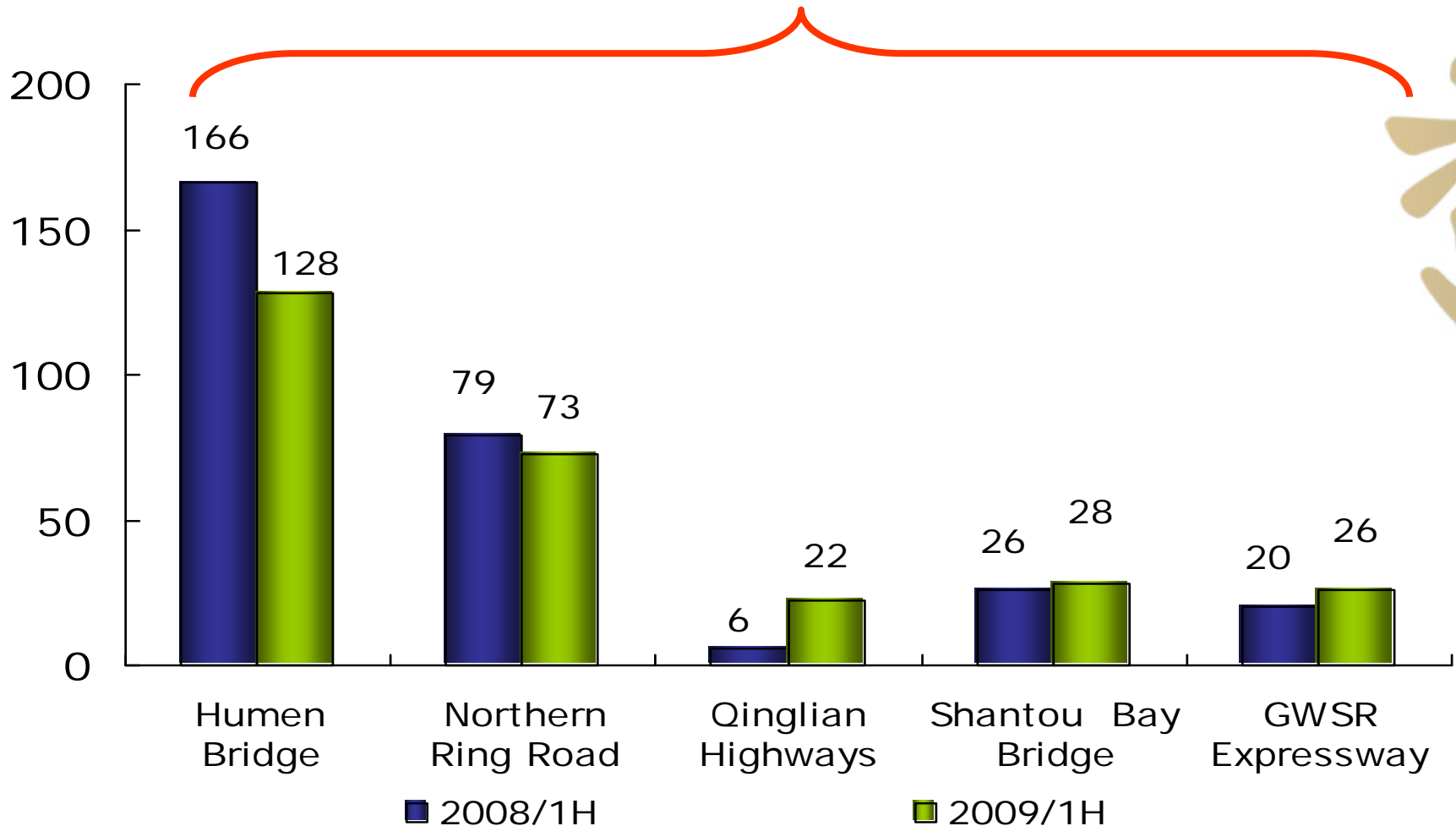


# Revenue- Associates/Joint Ventures



HK\$ mil.

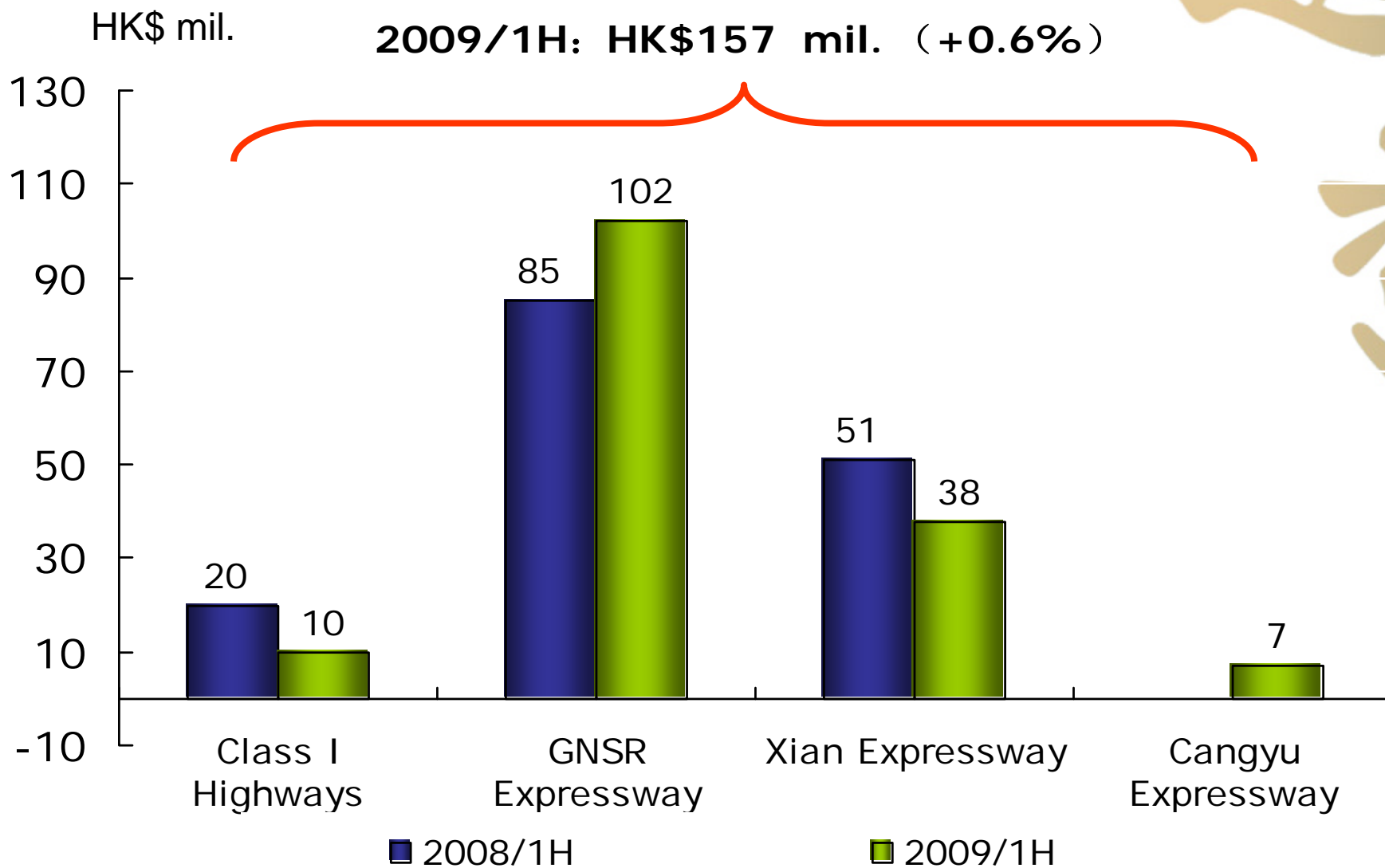
2009/1H: HK\$277 mil.\* (-6.3%)



\* Attributable to the company

# YE Net Profit- Subsidiaries

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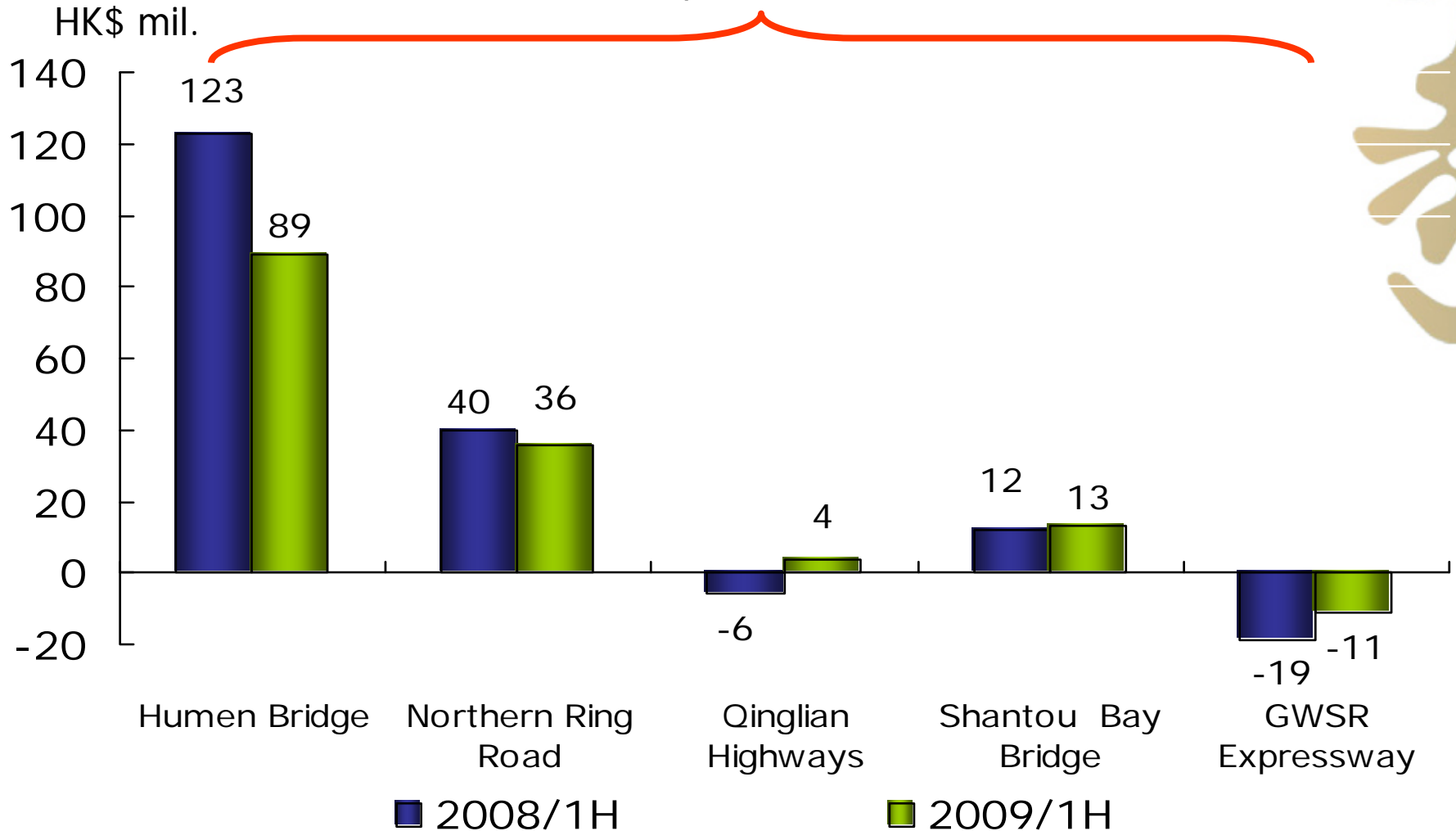
\*Excluding the impairment of class I highways



# Net Profit- Associates/Joint Ventures



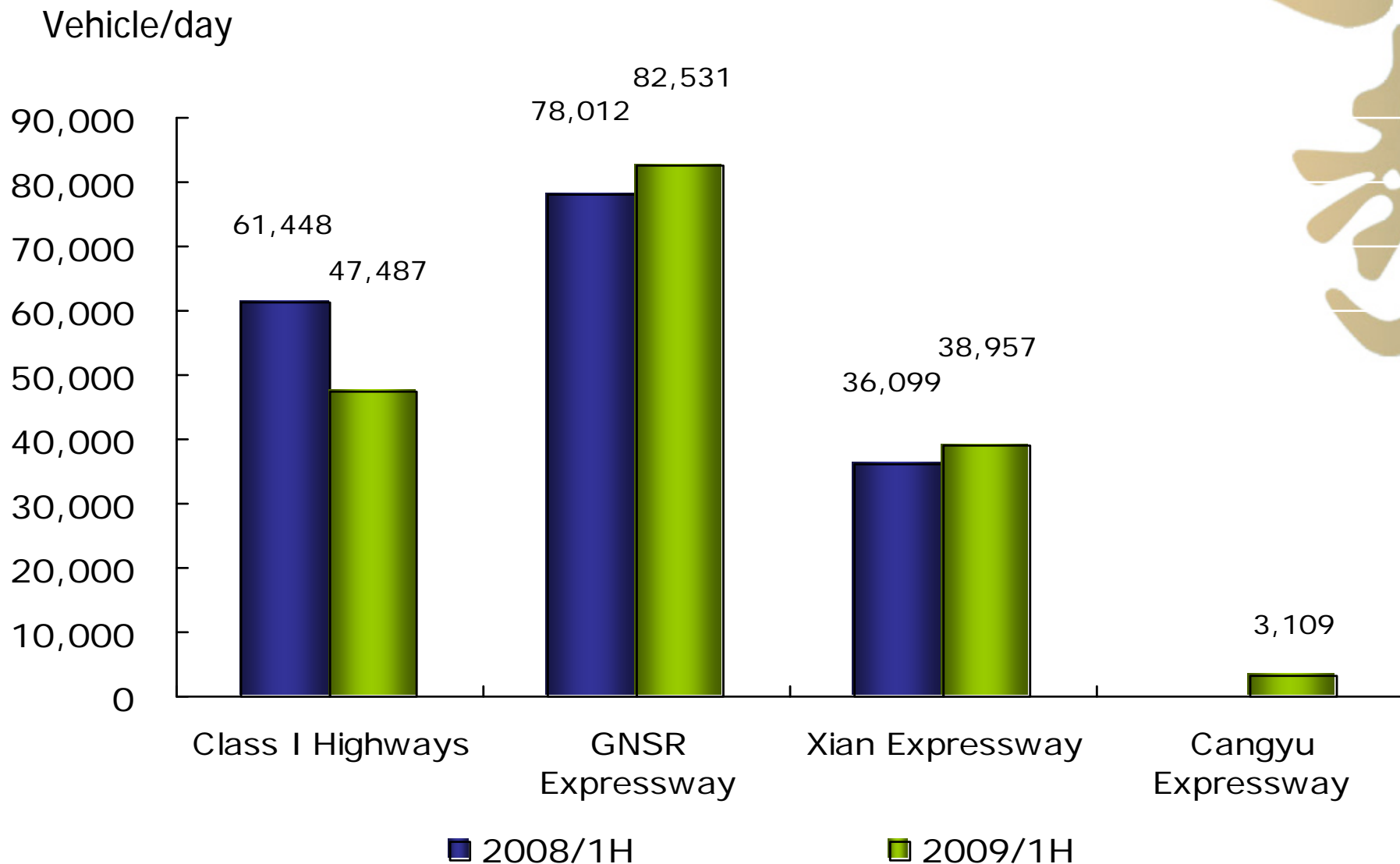
2009/1H: HK\$131 mil.\* (-12.7%)



\*Attributable to the company



# Average Daily Toll Traffic Volumes-Subsidiaries

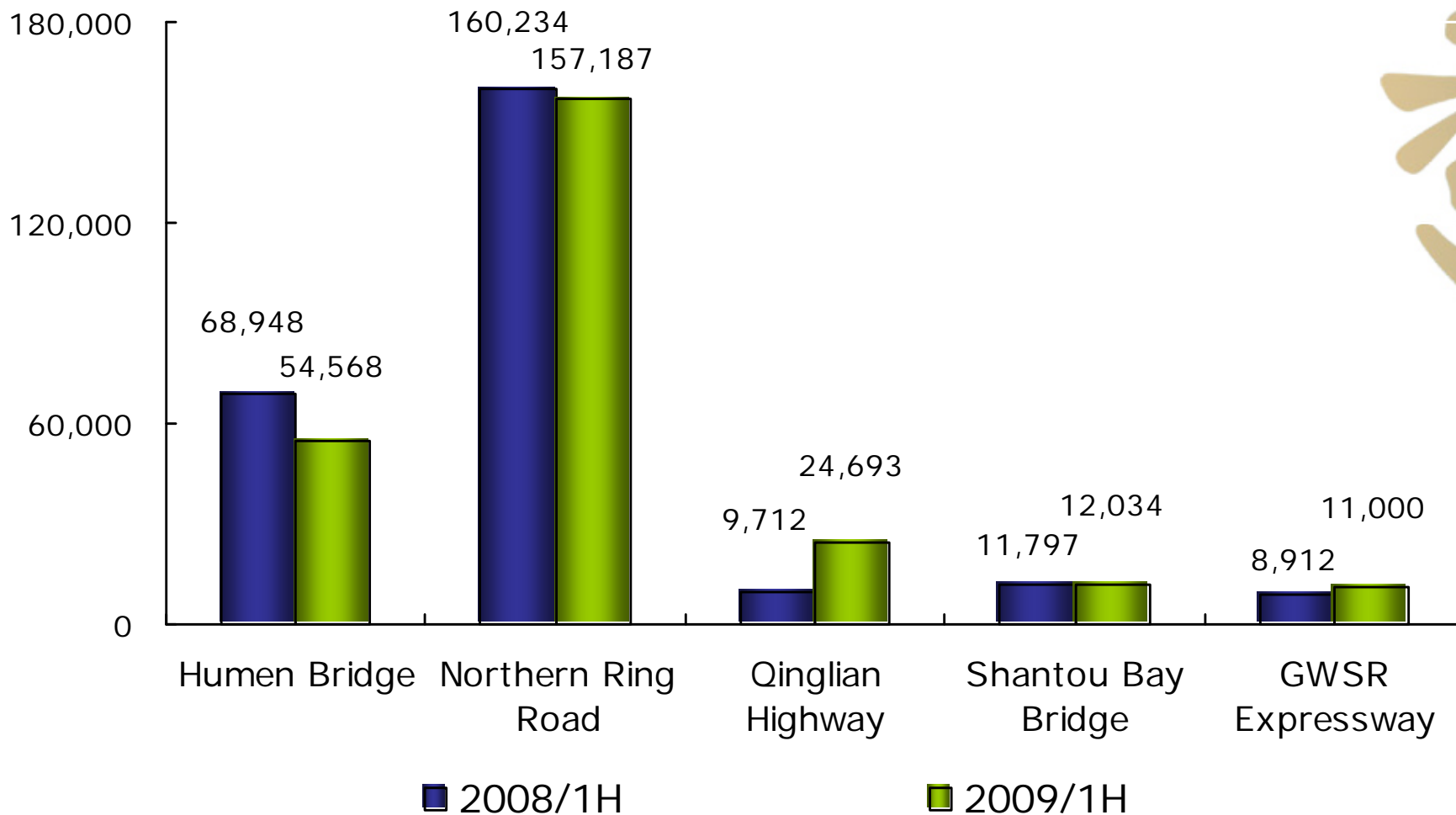




# Average Daily Toll Traffic Volumes- Associates / Joint Ventures



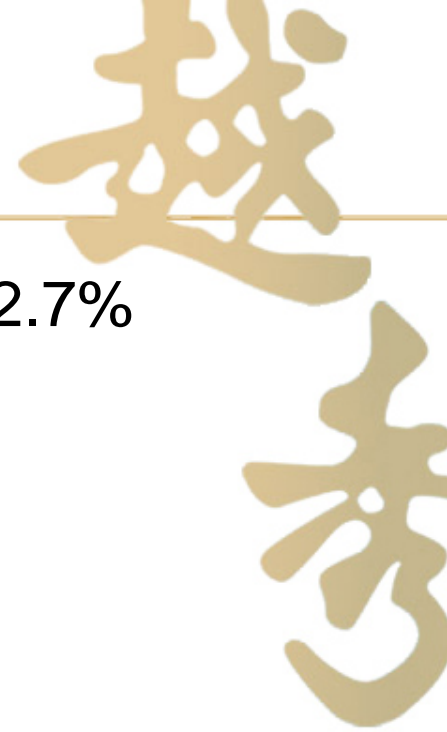
Vehicle/day







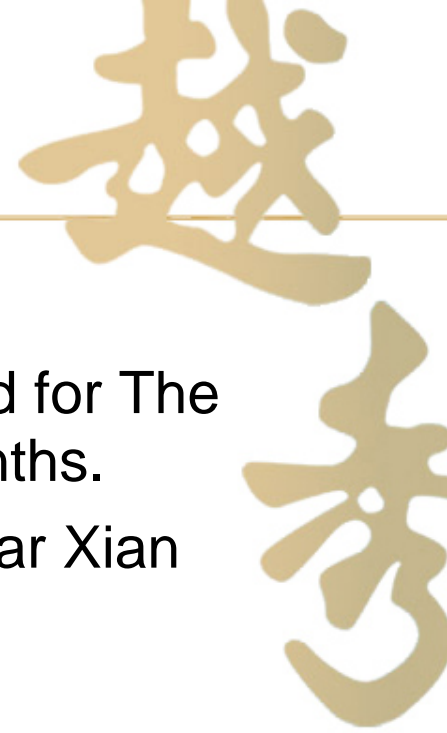
# Operation Highlights



- **Operating revenue grew moderately by 2.7%**
  - Daily toll traffic volumes :
    - GNSR Expressway (+5.8%)
    - Xian Expressway (+7.9%)
    - Shantou Bay Bridge (+2.0%)
    - GWSR Expressway (+23.4%)
    - Qinglian Highway (+154.3%)
    - Cangyu Expressway (newly acquired)
- **Impact of the global financial crisis**
  - The impairment of certain class I highways for HK\$172 mil.
  - Average daily toll traffic volumes of Humen Bridge representing a decrease of about twenty percent.



# Business Outlook



- **Challenge**

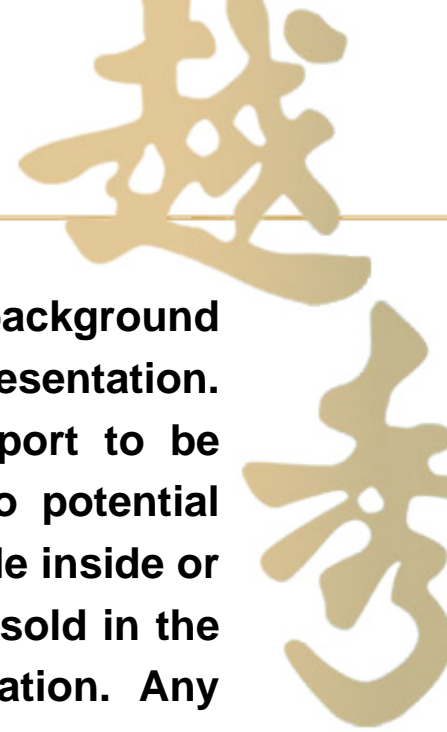
- A major overhaul at the Northern Ring Road for The Asian Games will take approximately 5 months.
- Diversion effect of the trunk expressway near Xian Expressway.

- **Opportunity**

- China Policy of stimulating economic growth is beginning to work.
- Investment area: Pearl River Delta, Pan-Bohai region, Central and Western regions.
- Focus: expressways
- Exploring other related infrastructure projects.



# Disclaimer



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