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DAN FORM HOLDINGS COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code : 271)

2010 INTERIM RESULTS

RESULTS

The Board of Directors of Dan Form Holdings Company Limited (the “Company”) announce the unaudited consolidated results of the Company and its subsidiaries (together the “Group”) for the six months ended 30th June 2010 with comparative figures for the previous corresponding period as follows:

CONDENSED CONSOLIDATED INCOME STATEMENT (UNAUDITED)

FOR THE SIX MONTHS ENDED 30TH JUNE 2010

	Note	Six months ended 30th June	
		2010 HK\$'000	2009 HK\$'000
Revenue	(3)	19,532	17,102
Other income		441	637
Other gains/(losses), net	(4)	436	(205)
Rent and rates		(1,597)	(1,480)
Building management fee		(2,484)	(2,375)
Staff costs, including directors' remuneration		(6,874)	(7,237)
Depreciation and amortisation		(1,707)	(341)
Repair and maintenance		(232)	(604)
Administrative expenses		(4,695)	(3,360)
Change in fair value of investment properties		16,135	(14,830)
Operating profit/(loss)	(5)	18,955	(12,693)
Share of profits of associated companies		229,834	83,565
Profit before taxation		248,789	70,872
Taxation (charge)/credit	(6)	(3,023)	3,088
Profit for the period		245,766	73,960
		HK cents	HK cents
Earnings per share			
Basic and diluted	(7)	19.70	6.52

**CONDENSED CONSOLIDATED STATEMENT OF
COMPREHENSIVE INCOME (UNAUDITED)**
FOR THE SIX MONTHS ENDED 30TH JUNE 2010

	Six months ended 30th June	
	2010	2009
	<i>HK\$'000</i>	<i>HK\$'000</i>
Profit for the period	<u>245,766</u>	<u>73,960</u>
Other comprehensive income		
Change in fair value of available-for-sale financial assets	(4,233)	55
Currency translation differences	<u>104</u>	<u>-</u>
Other comprehensive (loss)/income for the period, net of tax	<u>(4,129)</u>	<u>55</u>
Total comprehensive income for the period	<u>241,637</u>	<u>74,015</u>

CONDENSED CONSOLIDATED BALANCE SHEET (UNAUDITED)
AS AT 30TH JUNE 2010

	30th June 2010 Note	31st December 2009 HK\$'000
ASSETS		
Non-current assets		
Property, plant and equipment	(8) 68,502	50,160
Investment properties	562,595	558,156
Leasehold land	3,839	3,869
Associated companies	1,875,734	1,645,900
Available-for-sale financial assets	(9) 25,029	29,262
	<u>2,535,699</u>	<u>2,287,347</u>
Current assets		
Debtors, prepayments and deposits	(10) 13,630	12,687
Amounts due from associated companies	232,745	244,019
Cash and bank balances	170,405	157,862
	<u>416,780</u>	<u>414,568</u>
Total assets	<u>2,952,479</u>	<u>2,701,915</u>
EQUITY		
Share capital	623,649	623,649
Reserves	2,224,695	1,983,058
Total equity	<u>2,848,344</u>	<u>2,606,707</u>
LIABILITIES		
Non-current liabilities		
Deferred taxation liabilities	65,986	63,798
Current liabilities		
Creditors and accruals	(11) 23,321	18,629
Amounts due to associated companies	13,599	12,383
Taxation payable	1,229	398
	<u>38,149</u>	<u>31,410</u>
Total liabilities	<u>104,135</u>	<u>95,208</u>
Total equity and liabilities	<u>2,952,479</u>	<u>2,701,915</u>
Net current assets	<u>378,631</u>	<u>383,158</u>
Total assets less current liabilities	<u>2,914,330</u>	<u>2,670,505</u>

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)
FOR THE SIX MONTHS ENDED 30TH JUNE 2010

	Share capital HK\$'000	Other reserves HK\$'000	Retained profits HK\$'000	Total HK\$'000
At 31st December 2009	<u>623,649</u>	<u>644,818</u>	<u>1,338,240</u>	<u>2,606,707</u>
Profit for the period	-	-	245,766	245,766
Change in fair value of available-for-sale financial assets	-	(4,233)	-	(4,233)
Currency translation differences	-	104	-	104
Other comprehensive loss for the period	-	(4,129)	-	(4,129)
Total comprehensive income for the period	-	(4,129)	245,766	241,637
At 30th June 2010	<u>623,649</u>	<u>640,689</u>	<u>1,584,006</u>	<u>2,848,344</u>
At 31st December 2008	<u>567,803</u>	<u>695,162</u>	<u>902,580</u>	<u>2,165,545</u>
Repurchase of ordinary shares	<u>(849)</u>	<u>265</u>	<u>-</u>	<u>(584)</u>
Profit for the period	-	-	73,960	73,960
Change in fair value of available-for-sale financial assets	-	55	-	55
Other comprehensive income for the period	-	55	-	55
Total comprehensive income for the period	-	55	73,960	74,015
At 30th June 2009	<u>566,954</u>	<u>695,482</u>	<u>976,540</u>	<u>2,238,976</u>

NOTES TO THE INTERIM FINANCIAL INFORMATION

(1) GENERAL INFORMATION

The Company is a limited liability company incorporated in Hong Kong and has its primary listing on the Main Board of The Stock Exchange of Hong Kong Limited. The address of its registered office is 33/F., Tower A, Billion Centre, 1 Wang Kwong Road, Kowloon Bay, Hong Kong.

The principal activities of the Group are property rental and estate management.

The interim financial information has been approved by the Board of Directors on 26th August 2010.

(2) BASIS OF PREPARATION

The interim financial information has been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRS”). They have been prepared under the historical cost convention, as modified by the revaluation of investment property and available-for-sale financial assets, which are carried at fair value and in accordance with HKAS 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants.

The accounting policies and methods of computation used in the preparation of the interim financial information are consistent with those used in the annual financial statements for the year ended 31st December 2009 except as disclosed below.

The adoption of new / revised HKFRS

In 2010, the Group adopted the following revised accounting standards and amendments of HKFRS, which are relevant to the Group’s operations.

HKAS 7 Amendment	Statement of Cash Flows
HKAS 36 Amendment	Impairment of Assets
HKAS 27 (Revised)	Consolidated and Separate Financial Statements
HKFRS 3 (Revised)	Business Combinations
HKFRS 8 Amendment	Operating Segments

Annual improvements to HKFRS published in May 2009

HKAS 1 Amendment	Presentation of Financial Statements
HKAS 7 Amendment	Statement of Cash Flows
HKAS 18 Amendment	Revenue
HKAS 36 Amendment	Impairment of Assets
HKFRS 8 Amendment	Operating Segments

The Group has assessed the impact of the adoption of these revised standards and amendments and considered that there was no significant impact on the Group’s results and financial position nor any substantial changes in the Group’s accounting policies and presentation of the financial statements.

(2) **BASIS OF PREPARATION** (*continued*)

Standards and amendments to existing standards that are relevant but not yet effective

<u>New or revised standards</u>		Effective for accounting periods beginning on or after
HKAS 24 (Revised)	Related Party Disclosure	1st January 2011
HKFRS 9	Financial instruments	1st January 2013

Annual improvement to HKFRS published in May 2010

HKFRS 3 (Revised)	Business combinations	1st July 2010
HKAS 1	Presentation of Financial Statements	1st January 2011
HKAS 27	Consolidated and Separate Financial Statements	1st January 2011
HKAS 34	Interim Financial Reporting	1st January 2011
HKFRS 7	Financial Instruments : Disclosure	1st January 2011

The Group has not early adopted the above new or revised standards and is not yet in a position to state whether substantial changes to the Group's accounting policies and presentation of financial statements will result.

(3) REVENUE AND SEGMENT INFORMATION

Revenue, which is also the Group's turnover, is shown as follows:

	Six months ended 30th June	
	2010	2009
	<i>HK\$'000</i>	<i>HK\$'000</i>
Rental from investment properties	13,856	11,058
Estate management fees	4,776	4,994
Dividend from unlisted investments	900	1,050
	<u>19,532</u>	<u>17,102</u>

The chief operating decision-maker has been identified as the Board of Directors of the Company. The Board of Directors reviews the Group's internal reporting in order to assess performance of the Group's property and estate management business. The Board of Directors assesses the performance of the single operating segment based on a measure of profit after tax.

No segment analysis of the Group's revenue and contribution to operating profit is presented as the Group's financial information already provide the management information on the assessment of the performance of the Group.

(4) OTHER GAINS/(LOSSES), NET

	Six months ended 30th June	
	2010	2009
	<i>HK\$'000</i>	<i>HK\$'000</i>
Net exchange gains/(losses)	148	(344)
Gain on sale of an investment property	288	-
Others	-	139
	<u>436</u>	<u>(205)</u>

(5) OPERATING PROFIT/(LOSS)

	Six months ended 30th June	
	2010	2009
	<i>HK\$'000</i>	<i>HK\$'000</i>
Operating profit/(loss) is arrived at after charging:		
Outgoings of investment properties	3,175	3,373
Provision for bad debt	207	732
	<u>3,382</u>	<u>4,105</u>

(6) TAXATION

	Six months ended 30th June	
	2010	2009
	HK\$'000	HK\$'000
Current		
Hong Kong	835	(88)
Mainland China	16	-
	<u>851</u>	<u>(88)</u>
Deferred	2,172	(3,000)
	<u>3,023</u>	<u>(3,088)</u>

Hong Kong profits tax has been provided at the rate of 16.5% (2009: 16.5%) on the estimated assessable profit for the period. Taxation on profits generated in Mainland China has been provided at the rate of taxation prevailing in Mainland China.

(7) EARNINGS PER SHARE

The calculation of basic earnings per share is based on the profit attributable to equity holders of HK\$245,766,000 (2009: HK\$73,960,000) and 1,247,298,945 (2009: 1,133,908,132) shares in issue during the period. The diluted earnings per share equals the basic earnings per share since there are no dilutive potential shares in issue during both periods.

(8) PROPERTY, PLANT AND EQUIPMENT

	2010	2009
	HK\$'000	HK\$'000
Net book value at 1st January	50,160	3,598
Currency translation differences	8	-
Transfer from investment properties	6,300	-
Additions	13,711	39
Depreciation	(1,677)	(310)
Net book value at 30th June	<u>68,502</u>	<u>3,327</u>

(9) AVAILABLE-FOR-SALE FINANCIAL ASSETS

	30th June 2010 HK\$'000	31st December 2009 HK\$'000
Unlisted equity securities		
- at fair value	15,424	21,052
- at cost (Note)	1,138	-
Club debentures	8,467	8,210
	25,029	29,262

Note

At 30th June 2010, the Directors are of the opinion that the fair value of certain available-for-sale financial assets which were stated at fair value in prior years cannot be reliably measured since there are no recent market transactions between knowledgeable, willing parties on an arm's length basis and future cash flows available from the available-for-sale financial assets cannot be determined reliably. Accordingly, the available-for-sale financial assets are stated at cost as at 30th June 2010. Related investment revaluation reserve of HK\$5,463,000 was written back to the consolidated statement of comprehensive income for the period ended 30th June 2010.

(10) DEBTORS, PREPAYMENTS AND DEPOSITS

	30th June 2010 HK\$'000	31st December 2009 HK\$'000
Trade debtors	5,296	4,296
Other debtors	6,482	6,094
Prepayments and deposits	1,852	2,297
	13,630	12,687

Trade debtors represent rental income and estate management fees due from tenants which become due upon presentation of invoices. The ageing analysis of these trade debtors of the Group, net of provisions and in accordance with the dates of the invoices, is as follows:

	30th June 2010 HK\$'000	31st December 2009 HK\$'000
Within 30 days	3,209	2,573
31 to 60 days	1,000	414
61 to 90 days	156	261
Over 90 days	931	1,048
	5,296	4,296

(11) CREDITORS AND ACCRUALS

	30th June 2010 HK\$'000	31st December 2009 HK\$'000
Trade creditors	17	26
Other creditors	20,637	15,708
Accrued operating expenses	2,667	2,895
	<u>23,321</u>	<u>18,629</u>

The ageing analysis of the trade creditors of the Group is as follows:

	30th June 2010 HK\$'000	31st December 2009 HK\$'000
Within 30 days	<u>17</u>	<u>26</u>

(12) COMMITMENTS

(a) Operating lease commitments

The future aggregate minimum lease rental payments under non-cancellable operating leases in respect of land and buildings are payable in the following periods:

	30th June 2010 HK\$'000	31st December 2009 HK\$'000
Within one year	986	2,096
Between one to five years	4	-
	<u>990</u>	<u>2,096</u>

(12) **COMMITMENTS** *(continued)*

(b) **Operating lease rental receivable**

The future minimum lease rental receipts under non-cancellable operating leases in respect of investment properties are receivable in the following periods:

	30th June 2010 <i>HK\$'000</i>	31st December 2009 <i>HK\$'000</i>
Within one year	21,498	17,529
Between one to five years	24,830	24,206
Over five years	672	773
	<u>47,000</u>	<u>42,508</u>

(c) **Capital Commitments**

Capital expenditure contracted for at the balance sheet date but not yet incurred is as follows:

	30th June 2010 <i>HK\$'000</i>	31st December 2009 <i>HK\$'000</i>
Property, plant and equipment	<u>-</u>	<u>13,059</u>

(13) **RELATED PARTY TRANSACTIONS**

	Six months ended 30th June	
	2010 <i>HK\$'000</i>	2009 <i>HK\$'000</i>
Estate management fee income from associated companies	<u>2,709</u>	<u>2,916</u>

The Group provided estate management services to Zeta Estates Limited and Kin Tong Land Investment Company Limited, associated companies of the Group, during the period. Estate management fees were charged at agreed percentages of rental income during the period.

INTERIM DIVIDEND

The Directors of the Company have resolved not to declare any interim dividend for the six months ended 30th June 2010 (2009: nil).

MANAGEMENT DISCUSSION AND ANALYSIS

Review of Operations

The Group recorded a revenue of HK\$19,532,000 for the six months ended 30th June 2010, which represented an increase of approximately HK\$2,430,000 or 14% as compared with the same period in 2009. This was mainly attributable to increase in rental income.

The profit attributable to equity holders for the six months ended 30th June 2010 was HK\$245,766,000 whereas HK\$73,960,000 was made for the same period in 2009. The increase in profit was mainly due to fair value gain of investment properties held by the Group and increase in fair value gain of investment properties held by associated companies.

Hong Kong Business

Property

For the six months ended 30th June 2010, the average occupancy rates of the Group's residential properties situated at Red Hill Peninsula and South Horizons were approximately 71% and 88% respectively, while the average occupancy rate of commercial properties situated at Harbour Crystal Centre was approximately 98%. During the period, the Group's net rental income from property leasing was higher than that for the same period in last year as a result of the increase in occupancy levels of the properties situated at Harbour Crystal Centre.

Beijing Business

The Wangfujing Projects

Dan Yao Building (85% owned)

According to the agreement between the receivers of Beijing Dan Yao Property Company Limited ("Dan Yao") and a purchaser in respect of transferring the assets of Dan Yao which was duly signed in August 2009 and up to January 2010, Dan Yao has received the amount of RMB110,000,000 (approximately HK\$125,000,000). According to the requirement of the above agreement, the purchaser should pay the remaining balance of RMB180,000,000 (approximately HK\$206,897,000) when the relevant procedures of the transfer of ownership were completed. The receiver of Dan Yao has made an application of the transfer of ownership to the relevant departments of the government and the relevant procedures are still in process.

Beijing Business *(continued)*

The Wangfujing Projects *(continued)*

The Xidan Project (29.4% owned)

On 19th June 2006, Beijing Jing Yuan Property Development Company Limited (“Jing Yuan”) has signed an agreement with the transferee, Beijing Yonganxingye Property Development Co. Ltd. (“Yonganxingye”) to sell the Land Lot No. 10 at a total consideration of RMB110,000,000 (approximately HK\$116,993,000). Up to 31st December 2009, Jing Yuan has received the sum of RMB105,000,000 (approximately HK\$111,279,000) from Yonganxingye.

On 30th December 2009, the three parties - Jing Yuan, Yonganxingye and its related party, Beijing Yeontaiyu Trading Company Limited (“Yeontaiyu”) have signed the supplementary agreement 2, which stated that the entire rights and responsibilities of Yonganxingye in the above agreement will be transferred to Yeontaiyu, and Yeontaiyu will comply with the terms and conditions of the agreement.

For the six months ended 30th June 2009, Jing Yuan has signed the supplementary agreement 3 with the transferee, Yeontaiyu on 19th April 2010 in respect of the sale of the project at Lot No. 10. The total consideration of the project was changed from RMB110,000,000 (approximately HK\$116,993,000), of which Jing Yuan has received the sum of RMB105,000,000 (approximately HK\$111,279,000), to RMB116,000,000 (approximately HK\$129,493,000). On 20th April 2010, Yeontaiyu has paid the remaining balance of RMB11,000,000 (approximately HK\$12,500,000) to Jing Yuan for the transfer of the land title. Up to this moment, the entire transfer money in respect of the transfer of the land title was received.

It is expected that in the second half of 2010, Jing Yuan has to submit to the relevant Government Departments the relevant Application Forms to apply for the transfer the land title of Land Lot No. 10 to the transferee within four months according to the terms of the agreement, as the transfer money of the project Land Lot No. 10 was received. Jing Yuan will also assist to handle the relevant procedures of the transfer of land title.

ASSETS AND CHARGES

The total assets of the Group have increased from HK\$2,701,915,000 as at 31st December 2009 to HK\$2,952,479,000 as at 30th June 2010. Net assets of the Group have also increased from HK\$2,606,707,000, as at 31st December 2009 to HK\$2,848,344,000 as at 30th June 2010. At 30th June 2010, investment properties and property, plant and equipment with net book value of HK\$530,478,000 (31st December 2009: HK\$523,600,000) have been pledged as securities for the banking facilities of the Group, the facilities were not utilized during the period ended 30th June 2010. The Group had no bank borrowings as at 30th June 2010.

FINANCIAL POSITION, LIQUIDITY AND FINANCIAL RESOURCES

The total liabilities of the Group have increased from HK\$95,208,000 as at 31st December 2009 to HK\$104,135,000 as at 30th June 2010. The Group had cash and bank balances of HK\$170,405,000 as at 30th June 2010 (2009: HK\$157,862,000). The ratio of total liabilities to total assets was approximately 4% (2009: 4%). As at 30th June 2010, the Group had no bank loans and bank overdrafts (2009: nil) and the total equity was HK\$2,848,344,000 (2009: HK\$2,606,707,000). As at 30th June 2010, the current assets of the Group amounted to HK\$416,780,000 (2009: HK\$414,568,000), which exceeded its current liabilities by HK\$378,631,000 (2009: HK\$383,158,000).

For the six months ended 30th June 2010, the Group had no exposure to fluctuations in exchange rates and related hedges and there were no contingent liabilities.

EMPLOYEES

As at 30th June 2010, the Group, excluding associated companies, had 51 employees of which 42 were employed in Hong Kong.

In addition to basic salaries, employees in Hong Kong are provided with medical insurance and some of them are included under a defined contribution provident fund scheme and mandatory provident fund scheme. Employees in the Mainland China are provided with medical insurance, elderly insurance, loss of job insurance, injury insurance and provident fund for housing. Some of them are also provided with birth insurance.

PROSPECTS

Although the Hong Kong property market is better than before and the Group gets benefit therefrom, the global and Hong Kong economies have many uncertainties. The Group will take a wait and see approach strategy and is cautious in managing its finance, and will also strike the balance between opportunities and risks to find new investments for the Group's business development.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S SHARES

The Company has not redeemed any of its shares during the six months ended 30th June 2010. Neither the Company nor any of its subsidiaries has purchased or sold any of the Company's shares during the six months ended 30th June 2010.

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix 10 of the Listing Rules as its own code of conduct regarding the directors' securities transactions. The Company has made specific enquiry of all Directors whether they have complied with the Model Code and all Directors confirmed that they have complied with the Model Code for the six-months ended 30th June 2010.

Written guidelines on no less exacting terms than the Model Code relating to securities transactions for employees have been sent to the relevant employees of the Group.

AUDIT COMMITTEE REVIEW

For the six months ended 30th June 2010, the interim results for the reporting period are unaudited. The interim results of the Group have been reviewed by the Audit Committee.

COMPLIANCE WITH CODE ON CORPORATE GOVERNANCE PRACTICES

The Company is committed to maintaining a high standard of corporate governance within a sensible framework. The Company has complied with all the code provisions as set out in Appendix 14 of the Code on Corporate Governance Practices of the Listing Rules throughout the accounting period for the six months ended 30th June 2010, except for the following deviations:

Code Provision A.2.1

This Code stipulates that the roles of chairman and chief executive officer should be separate and should not be performed by the same individual.

Due to the current situation, the Group has no separation of the role of the chairman and chief executive. The Board considers that this structure will not impair the balance and authority between the Board and the management of the Group.

By Order of the Board
Fung Man Yuen
Company Secretary

Hong Kong, 26th August 2010

As at the date hereof, the board of directors of the Company comprises of five Directors, of which two are Executive Directors, namely Mr. Dai Xiaoming and Mr. Kenneth Hiu King Kon; and three are Independent Non-Executive Directors, namely Mr. Jesse Nai Chau Leung, Mr. Xiang Bing and Mr. Edward Shen.

This interim results announcement is published on the website of the Company (<http://www.danform.com.hk>) and the designated issuer website of the Stock Exchange (<http://www.hkex.com.hk>). The Interim Report 2010 containing all the information required by the Listing Rules will be dispatched to shareholders and made available on the above websites on or around 14th September 2010.