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DAN FORM HOLDINGS COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)
(Stock Code: 271)

2016 INTERIM RESULTS ANNOUNCEMENT

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 30 June 2016 with comparative figures for the previous corresponding period as follows:

INTERIM CONDENSED CONSOLIDATED INCOME STATEMENT FOR THE SIX MONTHS ENDED 30 JUNE 2016

		Unaudite	ed
		Six months ende	ed 30 June
	Note	2016	2015
		HK\$'000	HK\$'000
Revenue	3	28,070	25,755
Other income		2,499	1,522
Other gains, net	4	15,227	-
Rent and rates		(258)	(265)
Building management fees		(3,058)	(2,897)
Staff costs, including directors' remuneration		(11,616)	(9,210)
Depreciation and amortisation		(2,128)	(2,942)
Repair and maintenance		(361)	(3,143)
Administrative expenses		(6,958)	(4,757)
Operating profit before change in fair value of investment			
properties		21,417	4,063
Change in fair values of investment properties		5,660	41,385
Operating profit	5	27,077	45,448
Share of results of associates		(35,686)	83,591
(Loss)/ profit before income tax		(8,609)	129,039
Income tax expenses	6	(1,937)	(6,600)
(Loss)/ profit for the period		(10,546)	122,439
Dividends	7		
		HK cents	HK cents
(Loss)/ earnings per share			
Basic and diluted	8	(0.85)	9.82

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

FOR THE SIX MONTHS ENDED 30 JUNE 2016

	Unaudited Six months ended 30 June	
	2016 HK\$'000	2015 HK\$'000
(Loss)/ profit for the period	(10,546)	122,439
Other comprehensive (loss)/ income:		
Items that may be reclassified to profit or loss in future periods		
Surplus on revaluation of a building	-	4,439
Changes in fair value of available-for-sale financial assets	(936)	1,035
Currency translation differences	(161)	-
Other comprehensive (loss)/ income for the period, net of tax	(1,097)	5,474
Total comprehensive (loss)/income for the period	(11,643)	127,913

INTERIM CONDENSED CONSOLIDATED BALANCE SHEET

AS AT 30 JUNE 2016

ASSETS Non-current assets Property, plant and equipment Investment properties Land use rights Associates Available-for-sale financial assets	Note 9	Unaudited 30 June 2016 HK\$'000 85,240 1,038,750 24,267 3,158,109 45,526	Audited 31 December 2015 HK\$'000 86,050 1,033,090 24,629 3,193,795 46,283
Current assets Debtors, prepayments, deposits and other receivables Amounts due from associates Income tax recoverable Cash and bank balances	10	8,818 - - 1,104,071	8,138 130,815 628 875,190
Total assets		1,112,889 5,464,781	5,398,618
EQUITY Share capital Reserves Total equity		681,899 4,333,214 5,015,113	681,899 4,537,759 5,219,658
LIABILITIES Non-current liabilities Deferred income tax liabilities		135,535	134,997
Current liabilities Creditors and accruals Amounts due to associates Income tax payable	11	214,706 98,655 772	26,976 16,986 1
Total liabilities		314,133 449,668	43,963
Total equity and liabilities		5,464,781	5,398,618

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE SIX MONTHS ENDED 30 JUNE 2016

	Share capital HK\$'000	Special capital reserve HK\$'000	Other reserves HK\$'000	Retained profits HK\$'000	Total HK\$'000
At 31 December 2014 (Audited)	681,899	633	26,412	4,334,072	5,043,016
Profit for the period	-	-	-	122,439	122,439
Surplus on revaluation of buildings	-	-	4,439	-	4,439
Change in fair value of available-for-sale financial assets	-	-	1,035	-	1,035
Other comprehensive income for the period	-	-	5,474	-	5,474
Total comprehensive income for the period		-	5,474	122,439	127,913
Final dividend paid relating to 2014		<u>-</u>	-	(24,946)	(24,946)
At 30 June 2015 (Unaudited)	681,899	633	31,886	4,431,565	5,145,983

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (CONTINUED)

FOR THE SIX MONTHS ENDED 30 JUNE 2016

	Share capital HK\$'000	Other reserves HK\$'000	Retained profits HK\$'000	Total HK\$'000
At 31 December 2015 (Audited)	681,899	32,282	4,505,477	5,219,658
Loss for the period	-	-	(10,546)	(10,546)
Change in fair value of available-for-sale financial assets	-	(936)	-	(936)
Currency translation differences	-	(161)		(161)
Other comprehensive loss for the period	-	(1,097)	-	(1,097)
Total comprehensive loss for the period	-	(1,097)	(10,546)	(11,643)
Final dividend relating to 2015	-	-	(186,364)	(186,364)
Repurchases of shares			(6,538)	(6,538)
At 30 June 2016 (Unaudited)	681,899	31,185	4,302,029	5,015,113

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

1 General information

The Company is a limited liability company incorporated in Hong Kong and is listed 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 investment, property rental and estate management.

The condensed consolidated interim financial information has been approved by the Board of Directors on 23 August 2016.

This condensed consolidated interim financial information is presented in HK dollars, unless otherwise stated.

The condensed consolidated interim financial information has not been audited.

The financial information relating to the year ended 31 December 2015 that is included in the condensed consolidated interim financial information for the six months ended 30 June 2016 as comparative information does not constitute the Company's statutory annual consolidated financial statements for that year but is derived from those financial statements. Further information relating to these statutory financial statements required to be disclosed in accordance with section 436 of the Hong Kong Companies Ordinance (Cap. 622) is as follows:

The Company has delivered the financial statements for the year ended 31 December 2015 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance (Cap. 622).

The Company's auditor has reported on those financial statements. The auditor's report was unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its report; and did not contain a statement under sections 406(2), 407(2) or (3) of the Hong Kong Companies Ordinance (Cap. 622).

2 Basis of preparation

The condensed consolidated interim financial information for the six months ended 30 June 2016 has been prepared in accordance with Hong Kong Accounting Standard ("HKAS") 34 "Interim Financial Reporting" issued by the Hong Kong Institute of Certified Public Accountants and comply with the applicable disclosure provision of the listing rules. The condensed consolidated interim financial information should be read in conjunction with the annual financial statements for the year ended 31 December 2015, which have been prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRSs").

The accounting policies, methods of computation, financial risk management and critical accounting estimates and judgements used in the preparation of the interim financial information are consistent with those used in the annual financial statements for the year ended 31 December 2015, as described in those annual financial statements.

Taxes on income in the interim periods are accrued using the tax rate that would be applicable to expected total annual earnings.

There are no amendments to standards or interpretations that are effective for the first time for this interim period that could be expected to have a material impact on this Group.

2 Basis of preparation (Continued)

The following amendments to standards have been issued, but are not effective for the financial period beginning 1 January 2016 and have not been early adopted:

		Effective for accounting periods
		beginning on or after
HKFRS 10 and HKAS 28 (Amendments)	Sale or Contribution of Assets Between an Investor and Its Associate or Joint Venture	To be determined
HKFRS 15	Revenue from Contracts with Customers	1 January 2018
HKFRS 9	Financial Instruments	1 January 2018
HKFRS 16	Leases	1 January 2019

The Group is in the process of making an assessment of the impact of these revised HKFRSs upon initial application and is not yet in a position to state whether these revised HKFRSs will have any significant impact on the Group's results of operations and financial position.

3 Revenue and segment information

Revenue is shown as follows:

	Unaudited Six months ended 30 June	
	2016	2015
	HK\$'000	HK\$'000
Rental from investment properties	20,705	18,562
Estate management fees	5,865	5,843
Dividend income from unlisted investments	1,500	1,350
	28,070	25,755

The chief operating decision-maker has been identified as the executive director of the Company. The executive director regards the Group's business as a single operating segment, which is property rental and estate management and reviews financial information accordingly. Therefore, no segment analysis of the Group's revenue and contribution to operating profit is presented.

The total of non-current assets other than associates and available-for-sale financial assets located in Hong Kong is HK\$1,117,508,000 (31 December 2015: HK\$1,112,512,000), and the total of non-current assets located in Mainland China is HK\$30,749,000 (31 December 2015: HK\$31,257,000).

4 Other gains, net

	Unaudited Six months ended 30 June	
	2016	2015
	HK\$'000	HK\$'000
Net exchange losses	(1,000)	-
Gain on disposal of property, plant and equipment	80	-
Write-back of provision for doubtful debt (Note)	16,147	-
	15,227	-

Note:

On 30 May 2016, the second cash distribution in respect of the liquidation of a then subsidiary, Beijing Dan Yao Property Company Limited ("Dan Yao") was received. Accordingly, the provision for doubtful debt on Dan Yao was written back to the consolidated income statement, to the extent of the cash received.

5 Operating profit

Operating profit	Una Six months en	udited ided 30 June
	2016 HK\$'000	2015 HK\$'000
Operating profit is arrived at after charging:		
Outgoings of investment properties that generated rental income Outgoings of investment properties that did not	3,763	6,040
generated rental income	26	140

6 Income tax expenses

Hong Kong profits tax has been provided at the rate of 16.5% (six months ended 30 June 2015:16.5%) on the estimated assessable profit for the period. Taxation on profits generated in Mainland China has been provided at the relevant rates of taxation prevailing in Mainland China.

	Unaud Six months en	
	2016	2015
	HK\$'000	HK\$'000
Current income tax		
Hong Kong	1,399	646
Deferred income tax	538	5,954
	1,937	6,600

Income tax expense is recognised based on management's estimate of the weighted average annual income tax rate expected for the full financial year. The estimated average annual tax rate used for the year ending 31 December 2016 is 16.5% (six months ended 30 June 2015: 16.5%).

7 Dividends

Unaudited
Six months ended 30 June
2016 2015
HK\$'000 HK\$'000

Interim dividend of HK\$Nil (six months ended 2015: HK\$Nil) per ordinary share

Note:

The Board of Directors do not recommend the payment of interim dividend for the six months ended 30 June 2016 (six months ended 30 June 2015: nil).

A final special dividend of HK\$186,364,000 for the year ended 31 December 2015 has been approved at the annual general meeting of the Company held on 25 May 2016. The final special dividend was paid on 5 July 2016.

8 (Loss)/ earnings per share

The calculation of basic (loss)/ profit per share is based on the Group's loss attributable to equity holders of HK\$10,546,000 (six months ended 30 June 2015: profit of HK\$122,439,000) and the weighted average number of 1,243,802,170 (30 June 2015: 1,247,298,945) shares in issue during the period.

The diluted (loss)/ earnings per share equals the basic (loss)/ earnings per share since there are no dilutive potential shares in issue during both periods.

9 Property, plant and equipment

	2016 HK\$'000	2015 HK\$'000
Net book value at 1 January 2016/2015	86,050	135,717
Surplus on revaluation of a building	-	4,439
Additions	1,105	991
Disposals	(2)	-
Transfer to investment properties	-	(50,500)
Exchange realignment	(22)	(84)
Depreciation	(1,891)	(4,513)
Net book value at 30 June 2016 / 31 December 2015	85,240	86,050

10 Debtors, prepayments, deposits and other receivables

	Unaudited 30 June 2016 HK\$'000	Audited 31 December 2015 HK'000
Trade debtors Other debtors	1,644 5,561	876 4,750
Prepayments and deposits	1,613 8,818	2,512 8,138

Trade debtors represent rental income and estate management fees receivables and are receivable on presentation of invoices. The ageing of these trade debtors of the Group, net of provisions and in accordance with the dates of the invoices, is as follows:

	Unaudited	Audited
	30 June	31 December
	2016	2015
	HK\$'000	HK'000
Within 30 days	1,644	876
•		

11 Creditors and accruals

	Unaudited	Audited
	30 June	31 December
	2016	2015
	HK\$'000	HK\$'000
Trade creditors	338	56
Other creditors	21,377	19,459
Dividend payable (Note 7)	186,364	-
Accrued operating expenses	6,627	7,461
	214,706	26,976

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

	Unaudited 30 June 2016 HK\$'000	Audited 31 December 2015 HK\$'000
Within 30 days	338	56

12 Commitments

(a) Capital commitments

Capital expenditure contracted for at the end of the period but not yet incurred is as follows:

	Unaudited 30 June 2016 HK\$'000	Audited 31 December 2015 HK\$'000
Property, plant and equipment	<u> </u>	680

(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:

	Unaudited 30 June	Audited 31 December
	2016	2015
	HK\$'000	HK\$'000
Within one year	38,527	21,786
Between one to five years	44,811	20,910
	83,338	42,696

13 Related party transactions

		Unaudited Six months ended 30 June		
	2016 HK\$'000	2015 HK\$'000		
Estate management fee income from associates	3,187	3,536		

The Group received estate management fees income from its associated of HK\$3,187,000 (six months ended 30 June 2015: HK\$3,536,000), which was determined at specified percentages of the gross operating revenues of the relevant companies.

On 18 February, 2016, the Company entered into a transaction with SRT (S&P) Architects Limited ("SRT") in which the Independent Non-Executive Director Mr. Edward Shen has owned more than 30% equity interest, whereby SRT has provided designing service to the subsidiaries of the Company at a fee HK\$100,000.

INTERIM DIVIDEND

The Directors of the Company have resolved not to declare interim dividend for the six months ended 30 June 2016 (2015: HK\$ Nil).

MANAGEMENT DISCUSSION AND ANALYSIS

Review of Operations

The Group recorded a revenue of HK\$28,070,000 for the six months ended 30 June 2016, which represented an increase of approximately HK\$2,315,000 or 9% as compared with the same period in 2015. This was mainly attributable to an increase of rental income from investment properties.

The loss attributable to equity holders for the six months ended 30 June 2016 was HK\$10,546,000 whereas profit of HK\$122,439,000 was made for the same period in 2015. The loss of HK\$10,546,000 was mainly resulting from the substantial decrease in fair value gain of investment properties held by the Group and share of results of associates from profits to loss mainly resulting from change in fair value gain of investment properties in associates to fair value loss.

Hong Kong Business

Property

For the six months ended 30 June 2016, the Group's commercial properties situated at Harbour Crystal Centre recorded an average occupancy level of approximately 99% and the performance of these rental properties rental income was satisfactory.

As from 2015 onwards, the Group and its associate have started launching the sales of residential properties at the Redhill Peninsula. As at the date of this report, excluding the completion of sales of 55 apartments and 80 car parking spaces for the year ended 31 December, 2015, 47 apartments, 58 car parking spaces and 2 houses, were sold out at a consideration of approximately HK\$1,530,335,000, which approximately HK\$510,112,000 (before profits tax and expenses) was attributable to the Group. During the six months period ended 30 June 2016, sales of 32 apartments and 41 car parking spaces were completed at a consideration of HK\$930,048,000, which approximately HK\$310,016,000 (before profits tax and expenses) was attributable to the Group. If the sales of the remaining 15 apartments, 17 car parking spaces and 2 houses are completed, it is expected that approximately HK\$200,096,000 (before profits tax and expenses) will be attributable to the Group, and the Group will be entitled to receive net proceeds of approximately HK\$142,068,000 after payments of profits tax and expenses.

The Group's industrial properties situated at Ap Lei Chau, Hong Kong, the Harbour Industrial Centre and the Oceanic Industrial Centre held by the associate (33.3% owned) recorded an average occupancy level of approximately 89% and the rental income was satisfactory.

Beijing Business

The Wangfujing Projects

Dan Yao Building (85% owned)

On 28 December, 2015, the second cash distribution proposal in respect of the liquidation of Beijing Dan Yao Property Co., Ltd ("Dan Yao") submitted by the liquidator was approved by the seventh creditor's meeting of Dan Yao Building. Based on the proposal, on 5 May, 2016, the Group received repayment of RMB 13,563,000 (approximately HK\$16,146,000).

The liquidator of Dan Yao Building is negotiating with the Beijing Municipal Bureau of Land and Resources so as to settle the problem related to the right of use the land of the resettlement units.

The Xidan Project (29.4% owned)

During the first half of the year 2016, Beijing Jing Yuan Property Development Co., Ltd ("Jing Yuan") submitted the application for the liquidation of Jian Yuan to the State-owned Assets Supervision and Administration Commission in Xicheng District, Beijing in accordance with the opinions of three shareholders and the Board. As at the date of this report, there is still no concrete progress being made, but we will continue to proceed.

In the second half of the year 2016, Jing Yuan would strive to get approval from the State-owned Assets Supervision and Administration Commission in Xicheng District, Beijing for the liquidation of Jian Yuan as soon as possible.

GROUP ASSETS AND CHARGES

The total assets of the Group have increased from HK\$5,398,618,000 as at 31 December 2015 to HK\$5,464,781,000 as at 30 June 2016. The net assets of the Group have decreased from HK\$5,219,658,000, as at 31 December 2015 to HK\$5,015,113,000 as at 30 June 2016. At 30 June 2016, no investment properties of the Group in Hong Kong (31 December 2015: HK\$940,940,000) were pledged as security for banking facilities. The Group has no bank loan, but will undergo a discussion with the bank for the arrangement of banking facilities and the bank has agreed to provide banking facilities if necessary.

GROUP FINANCIAL POSITION, LIQUIDITY AND FINANCIAL RESOURCES

The total liabilities of the Group have increased from HK\$178,960,000 as at 31 December 2015 to HK\$449,668,000 as at 30 June 2016. Liabilities increase of \$270,708,000 was mainly because of the final special dividend of HK\$186,364,000 to be payable on 5 July 2016. The Group had cash and bank balances of HK\$1,104,071,000 as at 30 June 2016 (31 December 2015: HK\$875,190,000). The ratio of total liabilities to total assets was approximately 8% (2015: 3%). As at 30 June 2016, the Group had no bank loans (2015: Nil) and the total equity was HK\$5,015,113,000 (31 December 2015: HK\$5,219,658,000).

As at 30 June 2016, the current assets of the Group, amounting to HK\$1,112,889,000 (31 December 2015: HK\$1,014,771,000), which exceeded its current liabilities by HK\$798,756,000 (31 December 2015: HK\$970,808,000).

For the six months ended 30 June 2016, the Group had no significant exposure to fluctuations in exchange rates and related hedges and there were no contingent liabilities.

EMPLOYEES

As at 30 June 2016, the Group, excluding associates, had 49 (31 December 2015: 67) employees of which 43 (31 December 2015: 44) 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

The global economic structure is deeply changing and in contradiction, and the new and innovative product developments are upsurging. The Group will gather the experience by combining the trinity of new products, knowledge and mobile-friendly and will prudently and actively optimize the internal and external resources to develop the real estate investment and a platform of virtual reality.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S SHARES

Subsequent to the six months ended 30 June 2016, the Company repurchased a total of 4,874,000 of its shares in the market at an aggregated consideration of approximately HK\$6,419,560 (excluding expenses) and approximately HK\$6,538,000 (including expenses) and all the repurchased shares were cancelled, and the details of the repurchases are as follows:

	Total			Aggregate
	number of			consideration
	the ordinary			paid
	share are	Price paid per share		(excluding
Date of the repurchases	repurchased	Highest	Lowest	expenses)
		HK\$	HK\$	HK\$
5 February 2016	276,000	1.18	1.15	321,950
11 February 2016	339,000	1.19	1.18	402,660
12 February 2016	265,000	1.21	1.20	320,270
15 February 2016	146,000	1.23	1.22	179,470
16 February 2016	183,000	1.25	1.24	228,460
17 February 2016	160,000	1.27	1.27	203,200
18 February 2016	265,000	1.29	1.27	340,520
19 February 2016	81,000	1.31	1.31	106,110
22 February 2016	174,000	1.34	1.34	233,160
23 February 2016	817,000	1.36	1.36	1,111,120
24 February 2016	600,000	1.38	1.36	825,340
25 February 2016	662,000	1.41	1.40	933,200
26 February 2016	906,000	1.43	1.40	1,286,100
Total:	4,874,000			6,491,560

The repurchases were made for the benefit of the shareholders as a whole with a view to enhancing the earning per share of the Company.

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 30 June 2016.

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 30 June 2016, 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 30 June 2016, except for the following deviations:

Code Provision A.2.1

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

The Group currently 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.

Code Provision A.6.7

This Code stipulates that where independent non-executive directors and other non-executive directors should also attend general meetings.

One of the independent non-executive Directors of the Company Mr. Xiang Bing was unable to attend the annual general meeting of the Company held on 25 May 2016 as he was in overseas due to having a business trip.

By Order of the Board

DAN FORM HOLDINGS COMPANY LIMITED

Chen Si Ying, Cynthia

Company Secretary

Hong Kong, 23 August 2016

As at the date of this announcement, the Board comprised Mr. Dai Xiaoming as Executive Director, Mr. Kenneth Hiu King Kon as a Non-Executive Director, and Mr. Jesse Nai Chau Leung, Dr. Xiang Bing and Mr. Edward Shen as Independent Non-Executive Directors.

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 2016 containing all the information required by the Listing Rules will be dispatched to shareholders and made available on the above websites on or around 14 September 2016.