COL Capital Limited

(Incorporated in Bermuda with limited liability)

(Stock Code: 383)

FINAL RESULTS ANNOUNCEMENT FOR THE EIGHTEEN MONTHS ENDED 30 JUNE 2011

The board of directors (the "Board") of COL Capital Limited (the "Company") announces the audited consolidated results of the Company and its subsidiaries (collectively referred to as the "Group") for the eighteen months ended 30 June 2011 together with comparative figures for the preceding twelve months ended 31 December 2009, as follows:

CONSOLIDATED INCOME STATEMENT

FOR THE PERIOD FROM 1 JANUARY 2010 TO 30 JUNE 2011

	NOTES	**1.1.2010 to 30.6.2011** **HK$'000**	1.1.2009 to 31.12.2009 *HK$'000*
Revenue (excluding securities trading)	*3*	**214,010**	68,544
Gross proceeds from sale of investments held for trading		**2,020,920**	1,046,458
Total		**2,234,930**	1,115,002
Continuing operations:			
Revenue (excluding securities trading)	*3*	**214,010**	68,544
Other gains and losses	*5*	**206,983**	930,544
Other income	*6*	**30,401**	6,741
Administrative expenses		**(40,853)**	(24,940)
Finance costs		**(122,977)**	(52,603)
Share of profits of associates		**228,215**	3,365
Profit before taxation		**515,779**	931,651
Taxation	*7*	**(483)**	(13,858)

	NOTES	**1.1.2010 to 30.6.2011** *HK$'000*	1.1.2009 to 31.12.2009 *HK$'000*
Profit from continuing operations		**515,296**	917,793
Discontinued operation:			
Profit for the year from discontinued operation	*8*	**–**	123,241
Profit for the period/year	*9*	**515,296**	1,041,034
Profit for the period/year attributable to:			
Owners of the Company			
– Profit for the period/year from continuing operations		**513,134**	1,012,021
– Profit for the period/year from discontinued operation		**–**	13,380
Profit for the period/year attributable to owners of the Company		**513,134**	1,025,401
Non-controlling interests			
– Profit for the period/year from continuing operations		**2,162**	4,061
– Profit for the period/year from discontinued operation		**–**	11,572
Profit for the period/year attributable to non-controlling interests		**2,162**	15,633
		515,296	1,041,034
Earnings per share	*10*		
From continuing and discontinued operations			
– Basic		**HK$0.92**	HK$1.97
– Diluted		**HK$0.92**	HK$1.24
From continuing operations			
– Basic		**HK$0.92**	HK$1.73
– Diluted		**HK$0.92**	HK$1.10

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

FOR THE PERIOD FROM 1 JANUARY 2010 TO 30 JUNE 2011

	1.1.2010 to 30.6.2011	1.1.2009 to 31.12.2009
	HK$'000	*HK$'000*
Profit for the period/year	**515,296**	1,041,034
Net gain on available-for-sale investments:		
Gain on fair value changes	**84,474**	163,485
Reclassification adjustments for the cumulative loss (gain) included in profit or loss upon disposal of available-for-sale investments	**4,018**	(119,344)
Reclassification adjustment upon impairment of available-for-sale investments	**7,173**	–
Share of changes in other comprehensive expense of associates	**(16,132)**	–
	79,533	44,141
Exchange difference arising on translation:		
Exchange gain arising from translation of foreign operation	**6,064**	452
Reclassification adjustment for the cumulative gain included in profit or loss upon disposal of an associate	**–**	(9,406)
Share of changes in other comprehensive income of associates	**161,903**	–
	167,967	(8,954)
Surplus on revaluation of leasehold land and buildings	**1,900**	410
Other comprehensive income for the period/year	**249,400**	35,597
Total comprehensive income for the period/year	**764,696**	1,076,631
Total comprehensive income attributable to:		
Owners of the Company	**762,534**	1,060,998
Non-controlling interests	**2,162**	15,633
	764,696	1,076,631

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AT 30 JUNE 2011

	NOTES	**30.6.2011** *HK$'000*	31.12.2009 *HK$'000* *(restated)*	1.1.2009 *HK$'000* *(restated)*
Non-current assets				
Investment properties		**142,266**	100,375	103,105
Property, plant and equipment		**4,994**	3,437	3,090
Interests in associates		**1,559,656**	5,368	138,501
Available-for-sale investments		**668,264**	385,742	356,835
		2,375,180	494,922	601,531
Current assets				
Loan notes		**56,692**	–	–
Available-for-sale investments		**3,247**	6,522	124,055
Investments held for trading		**1,295,369**	1,525,691	818,971
Debtors, deposits and prepayments	*12*	**229,263**	28,229	36,648
Amount due from an associate		**–**	30,845	–
Loans receivable		**369,843**	389,425	164,875
Taxation recoverable		**4,157**	2,025	4,050
Pledged bank deposits		**12,959**	9,151	1,167
Bank balances and cash		**94,895**	110,612	66,279
		2,066,425	2,102,500	1,216,045
Current liabilities				
Creditors and accrued charges	*13*	**21,899**	20,915	70,011
Customers' deposits and receipts in advance		**68,052**	36,737	34,647
Amount due to an associate		**2,891**	–	–
Other borrowings		**1,470,792**	201,565	854,682
Derivative financial instruments		**20,191**	4,188	9,453
Taxation payable		**80,049**	80,014	68,442
		1,663,874	343,419	1,037,235

	30.6.2011	31.12.2009	1.1.2009
	HK$'000	*HK$'000*	*HK$'000*
		(restated)	*(restated)*
Net current assets	**402,551**	1,759,081	178,810
Total assets less current liabilities	**2,777,731**	2,254,003	780,341
Non-current liabilities			
Convertible bonds	**–**	218,096	–
Net assets	**2,777,731**	2,035,907	780,341
Capital and reserves			
Share capital	**5,563**	5,567	2,756
Reserves	**2,716,835**	1,977,169	777,585
Equity attributable to owners of the Company	**2,722,398**	1,982,736	780,341
Non-controlling interests	**55,333**	53,171	–
Total equity	**2,777,731**	2,035,907	780,341

Notes:

1. CHANGE OF FINANCIAL YEAR END DATE

During the current financial period, the reporting period end date of the Group was changed from 31 December to 30 June because the directors of the Company (the "Directors") resolved to bring the annual reporting period end date of the Group in line with that of the Company's principal listed associate which represents a substantial investment of the Group. Accordingly, the consolidated income statement, consolidated statement of comprehensive income and related notes for the current reporting period cover eighteen months from 1 January 2010 to 30 June 2011. The corresponding comparative amounts shown for the consolidated income statement, consolidated statement of comprehensive income and related notes cover twelve months period from 1 January 2009 to 31 December 2009 and therefore may not be comparable with amounts shown for the current reporting period.

2. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs")/CHANGES IN ACCOUNTING POLICIES

In the current period began on 1 January 2010, the Group has applied the following new and revised standards, amendments and interpretations ("new and revised HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants (the "HKICPA").

HKFRSs (Amendments)	Improvements to HKFRSs issued in 2009
HKFRSs (Amendments)	Amendments to HKFRS 5 as part of improvements to HKFRSs issued in 2008
HKAS 27 (as revised in 2008)	Consolidated and separate financial statements
HKAS 39 (Amendment)	Eligible hedged items
HKFRS 2 (Amendment)	Group cash-settled share-based payment transactions
HKFRS 3 (as revised in 2008)	Business combinations
HK (IFRIC) – INT 17	Distributions of non-cash assets to owners
HK – INT 5	Presentation of financial statements – Classification by borrower of a term loan that contains a repayment on demand clause

Except as described below, the adoption of the new and revised HKFRSs has had no material effect on the consolidated financial statements of the Group for the current and/or prior accounting periods.

New and revised HKFRSs affecting presentation and disclosure only

HKFRS 3 (Revised) Business combinations and HKAS 27 (Revised) Consolidated and separate financial statements

The Group has applied HKFRS 3 (Revised) "Business combinations" prospectively to business combinations for which the acquisition date is on or after 1 January 2010. The requirements in HKAS 27 (Revised) "Consolidated and separate financial statements" in relation to accounting for changes in ownership interests in a subsidiary after control is obtained and for loss of control of a subsidiary have been also applied prospectively by the Group from 1 January 2010. In addition, the Group applied the consequential amendments to the other HKFRSs in the current period. There was no transaction during the current period in which HKFRS 3 (Revised) and HKAS 27 (Revised) are applicable. Thus, application of HKFRS 3 (Revised) and HKAS 27 (Revised) had no effect on the consolidated financial statements of the Group for the current or prior accounting periods. Results of the Group in future periods may be affected by future transactions for which HKFRS 3 (Revised) and HKAS 27 (Revised) are applicable.

Consequential amendments to HKAS 28 Investments in associate

When an acquisition of an associate is achieved in stages, any previously held equity interest in the acquiree is remeasured at its acquisition-date fair value and the resulting gain or loss is recognised in profit or loss. This policy has been applied for the accounting of the acquisition of APAC Resources Limited as an associate.

Consequential amendments to HKAS 7 Statement of cash flows

The application of the consequential amendments to HKAS 7 affected the classification of the cash outflow for the Group's acquisition of additional interest in a subsidiary in the prior period as the amendments are applied retrospectively. The cash consideration paid in the prior period of HK$20,288,000 has been reclassified from cash flows from investing activities to cash flows from financing activities.

Amendments to HKAS 17 Leases

As part of Improvements to HKFRSs issued in 2009, HKAS 17 "Leases" has been amended in relation to the classification of leasehold land. Before the amendments to HKAS 17, the Group was required to classify leasehold land as operating leases and to present leasehold land as prepaid lease payments in the consolidated statement of financial position. The amendments to HKAS 17 have removed such a requirement. The amendments require that the classification of leasehold land should be based on the general principles set out in HKAS 17, that is, whether or not substantially all the risks and rewards incidental to ownership of a leased asset have been transferred to the lessee.

In accordance with the transitional provisions set out in the amendments to HKAS 17, the Group reassessed the classification of unexpired leasehold land as at 1 January 2010 based on information that existed at the inception of the leases. Leasehold land that qualifies for finance lease classification has been reclassified from prepaid lease payment to property, plant and equipment retrospectively. This resulted in prepaid lease payments being reclassified to property, plant and equipment which have then been revalued in accordance with the Group's accounting policy.

The application of the amendments to HKAS 17 has had no impact on the reported profit or loss for the current and prior periods. Details of financial impact on the Group's result in prior year are set out below.

Hong Kong Interpretation 5 Presentation of financial statements – Classification by the borrower of a term loan that contains a repayment on demand clause

Hong Kong Interpretation 5 "Presentation of financial statements – Classification by the borrower of a term loan that contains a repayment on demand clause" ("HK – INT 5") clarifies that term loans that include a clause that gives the lender the unconditional right to call the loans at any time ('repayment on demand clause') should be classified by the borrower as current liabilities. The Group has applied HK – INT 5 in the current period. HK – INT 5 requires retrospective application.

In order to comply with the requirements set out in HK – INT 5, the Group has changed its accounting policy on classification of term loans with a repayment on demand clause. In the past, the classification of such term loans were determined based on the agreed scheduled repayment dates set out in the loan agreements. Under HK – INT 5, term loans with a repayment on demand clause are classified as current liabilities.

As a result, term loans that contain a repayment on demand clause with the aggregate carrying amounts of HK$150,000,000 have been reclassified from non-current liabilities to current liabilities as at 31 December 2009.

The effects of the above changes in accounting policies on the financial positions of the Group as at 1 January 2009 and 31 December 2009 is as follows:

	As at 1.1.2009	**Adjustments**	**As at 1.1.2009**	**As at 31.12.2009**	**Adjustments**	**As at 31.12.2009**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
	(originally stated)		*(restated)*	*(originally stated)*		*(restated)*
Property, plant and equipment	3,036	54	3,090	3,385	52	3,437
Prepaid lease payments	54	(54)	–	52	(52)	–
Other borrowings – current	(854,682)	–	(854,682)	(51,565)	(150,000)	(201,565)
Other borrowings – non-current	–	–	–	(150,000)	150,000	–
Total effects on net assets	(851,592)	–	(851,592)	(198,128)	–	(198,128)

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

HKAS 1 (Amendments)	Presentation of items of other comprehensive income[7]
HKAS 12 (Amendments)	Deferred tax: Recovery of underlying assets[6]
HKAS 19 (Revised 2011)	Employee benefits[8]
HKAS 24 (Revised 2009)	Related party disclosures[4]
HKAS 27 (Revised 2011)	Separate financial statements[8]
HKAS 28 (Revised 2011)	Investments in associates and joint ventures[8]
HKAS 32 (Amendments)	Classification of rights issues[1]
HKFRSs (Amendments)	Improvements to HKFRSs 2010[3]
HKFRS 7 (Amendments)	Disclosures – Transfers of financial assets[5]
HKFRS 9	Financial instruments[8]
HKFRS 10	Consolidated financial statements[8]
HKFRS 11	Joint arrangements[8]
HKFRS 12	Disclosure of interests in other entities[8]
HKFRS 13	Fair value measurement[8]
HK (IFRIC) – INT 14 (Amendments)	Prepayments of a minimum funding requirement[4]
HK (IFRIC) – INT 19	Extinguishing financial liabilities with equity instruments[2]

[1] *Effective for annual periods beginning on or after 1 February 2010.*
[2] *Effective for annual periods beginning on or after 1 July 2010.*
[3] *Effective for annual periods beginning on or after 1 July 2010 and 1 January 2011, as appropriate.*
[4] *Effective for annual periods beginning on or after 1 January 2011.*
[5] *Effective for annual periods beginning on or after 1 July 2011.*
[6] *Effective for annual periods beginning on or after 1 January 2012.*
[7] *Effective for annual periods beginning on or after 1 July 2012.*
[8] *Effective for annual periods beginning on or after 1 January 2013.*

HKFRS 9 "Financial instruments" (as issued in November 2009) introduces new requirements for the classification and measurement of financial assets. HKFRS 9 "Financial instruments" (as revised in November 2010) adds requirements for financial liabilities and for derecognition.

Under HKFRS 9, all recognised financial assets that are within the scope of HKAS 39 "Financial instruments: Recognition and measurement" are subsequently measured at either amortised cost or fair value. Specifically, debt investments that are held within a business model whose objective is to collect the contractual cash flows, and that have contractual cash flows that are solely payments of principal and interest on the principal outstanding are generally measured at amortised cost at the end of subsequent accounting periods. All other debt investments and equity investments are measured at their fair values at the end of subsequent accounting periods.

In relation to financial liabilities, the significant change relates to financial liabilities that are designated as at fair value through profit or loss. Specifically, under HKFRS 9, for financial liabilities that are designated as at fair value through profit or loss, the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is presented in other comprehensive income, unless the presentation of the effects of changes in the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss. Changes in fair value attributable to a financial liability's credit risk are not subsequently reclassified to profit or loss. Under HKAS 39, the entire amount of the change in the fair value of the financial liability designated as at fair value through profit or loss was presented in profit or loss.

HKFRS 9 is effective for annual periods beginning on or after 1 January 2013, with earlier application permitted.

The Directors anticipate that HKFRS 9 will be adopted in the Group's consolidated financial statements for the financial year ending 30 June 2014. Based on the Group's financial assets and financial liabilities at 30 June 2011, the application of HKFRS 9 will mainly affect the classification and measurement of the Group's available-for-sale investments.

The amendments to HKAS 12 titled "Deferred tax: Recovery of underlying assets" mainly deal with the measurement of deferred tax for investment properties that are measured using the fair value model in accordance with HKAS 40 "Investment property". Based on the amendments, for the purposes of measuring deferred tax liabilities and deferred tax assets for investment properties measured using the fair value model, the carrying amounts of the investment properties are presumed to be recovered through sale, unless the presumption is rebutted in certain circumstances. If that presumption is not rebutted, the deferred tax reflects the tax consequences of recovering the carrying amount entirely through sale, even if the entity expects to earn rental income from the property before sale.

In the opinion of the Directors, as a basis that the presumption is not rebutted, the application of HKAS 12 (Amendments) will result in a decrease in deferred tax liabilities in relation to the changes in fair value of investment properties.

HKFRS 10 "Consolidated Financial Statements" replaces the parts of HKAS 27 "Consolidated and separate financial statements" that deal with consolidated financial statements. Under HKFRS 10, there is only one basis for consolidation, that is control. In addition, HKFRS 10 includes a new definition of control that contains three elements: (a) power over an investee, (b) exposure, or rights, to variable returns from its involvement with the investee, and (c) ability to use its power over the investee to affect the amount of the investor's returns. Extensive guidance has been added in HKFRS 10 to deal with complex scenarios. Overall, the application of HKFRS 10 requires a lot of judgement. In the opinion of the Directors, they are in the process of assessing the effect of application of HKFRS 10, reasonable estimate has not yet been provided until detailed review has been completed.

The Directors anticipate that the application of the other new and revised standards, amendments or interpretations will have no material impact on the Group's consolidated financial statements.

3. REVENUE

	1.1.2010 to 30.6.2011 *HK$'000*	1.1.2009 to 31.12.2009 *HK$'000*
Continuing operations		
Dividend income from listed investments	**105,889**	32,761
Interest income from loans receivable	**103,983**	32,425
Rental income	**4,138**	3,358
	214,010	68,544

4. SEGMENT INFORMATION

Segment information is presented based on the internal reports about components of the Group that are regularly reviewed by the chief operating decision maker, represented by the Board, for the purpose of allocating resources to segments and assessing their performance.

The Group is organised into three operating and reportable segments as follows:

Securities trading and investments – trading of securities in Hong Kong and overseas markets.

Financial services – provision of financial services.

Property investment – leasing of residential and office properties.

The financial information of the discontinued operation as disclosed in note 8 to this final results announcement was not regularly reviewed by the Board, accordingly such operation has not been included in the segment information.

Segment revenues and results

The following is an analysis of the Group's revenue and results by operating and reportable segment.

For the period from 1 January 2010 to 30 June 2011

	Continuing operations			
	Securities trading and investments *HK$'000*	**Financial services** *HK$'000*	**Property investment** *HK$'000*	**Consolidated** *HK$'000*
Gross proceeds from sale of investments held for trading	**2,020,920**	**–**	**–**	**2,020,920**
Revenue	**105,889**	**103,983**	**4,138**	**214,010**
Segment profit	**113,634**	**97,945**	**44,522**	**256,101**
Share of profits of associates				**228,215**
Other income				**5,113**
Net foreign exchange gain				**438**
Central corporate expenses				**(3,033)**
Effective interest expense on convertible bonds				**(46,882)**
Discount on acquisition of an associate				**75,827**
Profit before taxation				**515,779**

For the year ended 31 December 2009

	Continuing operations			
	Securities trading and investments *HK$'000*	Financial services *HK$'000*	Property investment *HK$'000*	Consolidated *HK$'000*
Gross proceeds from sale of investments held for trading	1,046,458	–	–	1,046,458
Revenue	32,761	32,425	3,358	68,544
Segment profit	890,896	33,216	21,132	945,244
Share of profits of associates				3,365
Gain on disposal of associates				10,756
Other income				5,762
Net foreign exchange gain				3,226
Central corporate expenses				(2,347)
Effective interest expense on convertible bonds				(34,355)
Profit before taxation				931,651

All of the segment revenue reported above is from external customers.

The accounting policies of the operating and reportable segments are the same as the Group's accounting policies. Segment profit represents the profit earned by each segment without allocation of share of profits of associates, gain on disposal of associates, certain other income, certain net foreign exchange gain, central corporate expenses, effective interest expense on convertible bonds and discount on acquisition of an associate. This is the measure reported to the Board for the purpose of resource allocation and performance assessment.

Segment assets and liabilities

The following is an analysis of the Group's assets and liabilities by operating and reportable segment:

At 30 June 2011

	Securities trading and investments *HK$'000*	**Financial services** *HK$'000*	**Property investment** *HK$'000*	**Consolidated** *HK$'000*
Segment assets	**2,241,512**	**392,262**	**146,942**	**2,780,716**
Interests in associates				**1,559,656**
Corporate assets				**101,233**
Consolidated assets				**4,441,605**
Segment liabilities	**1,499,812**	**150,601**	**2,055**	**1,652,468**
Amount due to an associate				**2,891**
Corporate liabilities				**8,515**
Consolidated liabilities				**1,663,874**

At 31 December 2009

	Securities trading and investments *HK$'000*	Financial services *HK$'000*	Property investment *HK$'000*	Consolidated *HK$'000*
Segment assets	1,983,244	405,228	103,298	2,491,770
Interests in associates				5,368
Amount due from an associate				30,845
Corporate assets				69,439
Consolidated assets				2,597,422
Segment liabilities	144,181	186,788	1,885	332,854
Corporate liabilities				228,661
Consolidated liabilities				561,515

For the purposes of monitoring segment performances and allocating resources between segments:

- all assets are allocated to operating and reportable segments other than certain property, plant and equipment, interests in associates, certain deposits and prepayments, taxation recoverable and certain bank balances and cash.

- all liabilities are allocated to operating and reportable segments other than certain creditors and accrued charges, certain customers' deposits and receipts in advance, amount due to an associate, certain taxation payable and convertible bonds.

Other segment information

Continuing operations

For the period from 1 January 2010 to 30 June 2011

	Securities trading and investments *HK$'000*	Financial services *HK$'000*	Property investment *HK$'000*	Unallocated *HK$'000*	Total *HK$'000*
Amounts included in the measure of segment results or segment assets					
Interest income	**(12,144)**	**–**	**–**	**–**	**(12,144)**
Finance cost	**62,430**	**13,652**	**13**	**46,882**	**122,977**
Depreciation of property, plant and equipment	**–**	**–**	**84**	**353**	**437**
Additions to property, plant and equipment	**–**	**–**	**–**	**49**	**49**
Fair value changes on investment properties	**–**	**–**	**(41,891)**	**–**	**(41,891)**
Impairment loss recognised on available-for-sale investments	**7,173**	**–**	**–**	**–**	**7,173**
Net foreign exchange gain	**(14,397)**	**(505)**	**(1)**	**(438)**	**(15,341)**
Change in fair value of derivative financial investments	**11,415**	**–**	**–**	**–**	**11,415**

For the year ended 31 December 2009

	Securities trading and investments *HK$'000*	Financial services *HK$'000*	Property investment *HK$'000*	Unallocated *HK$'000*	Total *HK$'000*
Amounts included in the measure of segment results or segment assets					
Interest income	(979)	–	–	–	(979)
Finance cost	15,624	2,617	7	34,355	52,603
Depreciation of property, plant and equipment	–	–	180	138	318
Additions to property, plant and equipment	–	–	201	–	201
Fair value changes on investment properties	–	–	(18,570)	–	(18,570)
Net foreign exchange gain	–	–	–	(3,226)	(3,226)
Change in fair value of derivative financial investments	(7,386)	–	–	–	(7,386)

Geographical information

The Group's securities trading and investments and financial services are mainly carried out in Hong Kong. Rental income from property investment is derived from Hong Kong and the People's Republic of China (the "PRC").

The Group's revenue from continuing operations based on location of the Group's operations and information about non-current assets based on location of the assets are detailed below:

	Revenue from external customers		**Non-current assets**	
	1.1.2010 to 30.6.2011	1.1.2009 to 31.12.2009	**30.6.2011**	31.12.2009
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
Hong Kong	**210,295**	65,818	**1,437,711**	70,760
The PRC	**3,715**	2,726	**232,008**	38,420
The Philippines	**–**	–	**37,197**	–
	214,010	68,544	**1,706,916**	109,180

Note: Non-current assets excluded financial instruments.

5. OTHER GAINS AND LOSSES

	1.1.2010 to 30.6.2011	1.1.2009 to 31.12.2009
	HK$'000	*HK$'000*
Other gains (losses) from continuing operations		
Change in fair value of investments held for trading *(Note a)*	**96,485**	771,208
Change in fair value of derivative financial instruments *(Note b)*	**(11,415)**	7,386
Net (loss) gain on disposal of available-for-sale investments	**(4,018)**	119,344
Gain on disposal of an associate	**–**	10,756
Impairment loss recognised on available-for-sale investments	**(7,173)**	–
Fair value changes on investment properties *(Note c)*	**41,891**	18,570
Reversal of revaluation deficit on leasehold land and buildings	**45**	54
Net foreign exchange gain	**15,341**	3,226
Discount on acquisition of an associate	**75,827**	–
	206,983	930,544

Notes:

(a) Net realised gain of approximately HK$198,049,000 (1 January 2009 to 31 December 2009: HK$247,583,000) on disposal of investments held for trading is included in change in fair value of investments held for trading. Also, included in change in fair value of investments held for trading represented unrealised loss of approximately HK$22,890,000 on APAC Resources Limited before becoming an associate of the Group.

(b) Net realised gain of approximately HK$8,776,000 (1 January 2009 to 31 December 2009: HK$11,574,000) on derivative financial instruments is included in change in fair value of derivative financial instruments.

(c) Net realised gain of approximately HK$4,900,000 on investment property is included in change in fair value of investment properties for the year ended 31 December 2009.

6. OTHER INCOME

	1.1.2010 to 30.6.2011 *HK$'000*	1.1.2009 to 31.12.2009 *HK$'000*
Continuing operations		
Interest income from:		
– Loan notes	**2,937**	–
– Available-for-sale debt instruments	**8,107**	–
– Bank deposits	**564**	577
– Others	**536**	402
	12,144	979
Front end fee for loans receivable	**13,144**	–
Others	**5,113**	5,762
	30,401	6,741

7. TAXATION

	1.1.2010 to 30.6.2011 *HK$'000*	1.1.2009 to 31.12.2009 *HK$'000*
Continuing operations		
Current tax:		
Enterprise Income Tax in the PRC	**(483)**	(261)
Underprovisions in prior years		
– Hong Kong Profits Tax	**–**	(13,597)
	(483)	(13,858)

Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profit for the period and prior year. No tax is payable on the profit for the period and prior year arising in Hong Kong since the assessable profit is wholly absorbed by tax losses brought forward.

Under the Law of the People's Republic of China on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25% from 1 January 2008 onwards.

8. DISCONTINUED OPERATION

On 4 December 2009, the Group entered into a sale agreement to dispose of a subsidiary, Greenfield Chemical Holdings Limited ("Greenfield"), a company listed on The Stock Exchange of Hong Kong Limited, which carried out all of the Group's manufacturing and trading of paints and related products. The disposal was effected in order to generate cash flows for reduction of other borrowings and for working capital of the Group. The disposal was completed on 9 December 2009, on which date control of Greenfield passed to the acquirer.

The profit for the year ended 31 December 2009 from the discontinued operation is analysed as follows:

	1.1.2009 to 31.12.2009 *HK$'000*
Profit of manufacturing and trading of paints and related products for the period	24,952
Gain on disposal of the operation of manufacturing and trading of paints and related products	76,595
Gain on dilution of shareholding of the operation of manufacturing and trading of paints and related products	21,694
	123,241

9. PROFIT FOR THE PERIOD/YEAR

	1.1.2010 to 30.6.2011	1.1.2009 to 31.12.2009
	HK$'000	*HK$'000*
Continuing operations		
Profit for the period/year has been arrived at after charging (crediting):		
Auditor's remuneration	**1,778**	1,109
Depreciation of property, plant and equipment	**437**	318
Staff cost, inclusive of directors' emoluments	**13,671**	7,600
Gross rental income from properties	**(4,138)**	(3,358)
Less: Direct operating expenses that generated rental income	**1,216**	787
Direct operating expenses that did not generate rental income	**637**	415
Net rental income	**(2,285)**	(2,156)

10. EARNINGS PER SHARE

For continuing and discontinued operations

The calculation of basic and diluted earnings per share attributable to the owners of the Company is based on the following data:

Earnings

	1.1.2010 to 30.6.2011	1.1.2009 to 31.12.2009
	HK$'000	*HK$'000*
Earnings for the purpose of basic earnings per share (profit for the period/year attributable to owners of the Company)	**513,134**	1,025,401
Effect of dilutive potential ordinary shares – interest on convertible bonds	**–**	34,355
Earnings for the purpose of diluted earnings per share	**513,134**	1,059,756

	Number of shares	Number of shares
Weighted average number of ordinary shares for the purposes of basic earnings per share	**556,695,202**	521,545,873
Effect of dilutive potential ordinary shares – convertible bonds	**–**	330,301,369
Weighted average number of shares for the purpose of diluted earnings per share	**556,695,202**	851,847,242

The effect of conversion of convertible bonds are excluded in the calculating the diluted earnings per share from the continuing and discontinued operations for the period ended 30 June 2011 because they are antidilutive.

The calculation of diluted earnings per share for the year ended 31 December 2009 does not assume the exercise of warrants because the exercise price of the Company's outstanding warrants was higher than the average market price of shares for the period from 1 January 2009 up to the maturity.

From continuing operations

The calculation of the basic earnings per share from continuing operations attributable to the owners of the Company is based on the following data:

	1.1.2010 to 30.6.2011 ***HK$'000***	1.1.2009 to 31.12.2009 *HK$'000*
Earnings for the year attributable to owners of the Company	**513,134**	1,025,401
Less: Profit for the period from discontinued operation	**–**	(123,241)
Earnings for the purposes of basic earnings per share from continuing operations	**513,134**	902,160
Effect of dilutive potential ordinary shares – interest on convertible bonds	**–**	34,355
Earnings for the purpose of diluted earnings per share from continuing operations	**513,134**	936,515

The denominators used are the same as those detailed above for basic earnings per share.

From discontinued operation

For the year ended 31 December 2009, basic earnings per share for the discontinued operation is HK$0.24 per share and diluted earnings per share for the discontinued operation is HK$0.14 per share for the year ended 31 December 2009, based on the profit for the prior year from the discontinued operation of HK$123,241,000 and the denominators detailed above for both basic and diluted earnings per share.

11. DIVIDENDS

	1.1.2010 to 30.6.2011	1.1.2009 to 31.12.2009
	HK$'000	*HK$'000*
Dividends recognised as distribution during the period/year:		
2009 Final dividend paid – HK$0.04 per share	**22,268**	–

The final dividend of HK$0.04 per share for the period from 1 January 2010 to 30 June 2011 (31 December 2009: HK$0.04) has been proposed by the Board and is subject to approval by the shareholders in annual general meeting.

12. DEBTORS, DEPOSITS AND PREPAYMENTS

	30.6.2011	31.12.2009
	HK$'000	*HK$'000*
Debtors from securities trading	**30,276**	4,487
Other debtors, deposits and prepayments	**198,987**	23,742
	229,263	28,229

The settlement terms of debtors from securities trading are 2-3 days after trade date.

There is no allowance for doubtful debts in current period and prior year.

13. CREDITORS AND ACCRUED CHARGES

	30.6.2011	31.12.2009
	HK$'000	*HK$'000*
Creditors from securities trading	**14,251**	12,573
Other creditors and accrued charges	**7,648**	8,342
	21,899	20,915

The settlement terms of creditors from securities trading are 2-3 days after trade date.

CHANGE OF FINANCIAL YEAR END DATE

As announced on 11 February 2011, the Company changed its financial year end date from 31 December to 30 June to align itself with that of its principal listed associate which is the Group's substantial investment. Accordingly, the current financial year cover eighteen months period from 1 January 2010 to 30 June 2011 with comparatives covering twelve months period from 1 January 2009 to 31 December 2009 ("FY2009").

FINANCIAL RESULTS

For the eighteen months period ended 30 June 2011, the Group recorded a total revenue of HK$2,234,930,000 (FY2009: HK$1,115,002,000) and achieved a net profit attributable to shareholders of HK$513,134,000 (FY2009: HK$1,025,401,000). Earnings per share (Basic) of the Group for the eighteen months period ended 30 June 2011 was HK$0.92 (FY2009: HK$1.97).

The Group's net asset value per share as at 30 June 2011 was HK$4.89 (31.12.2009: HK$3.56).

DIVIDENDS

The Directors recommend the payment of a final dividend of HK$0.04 per share (FY2009: HK$0.04 per share), amounting to approximately HK$22,016,268 (FY2009: HK$22,268,000), to shareholders whose names appear on the Register of Members of the Company on 8 December 2011.

Subject to shareholders' approval at the forthcoming annual general meeting of the Company, dividend warrants are expected to be dispatched on or before 5 January 2012.

CLOSURE OF REGISTER OF MEMBERS

The Annual General Meeting of the Company (the "Annual General Meeting") is scheduled to be held on Wednesday, 30 November 2011. For determining the entitlement to attend and vote at the Annual General Meeting, the register of members of the Company will be closed from Monday, 28 November 2011 to Wednesday, 30 November 2011, both days inclusive, during which period no transfer of shares will be effected. In order to be eligible to attend and vote at the Annual General Meeting, all transfers of shares, accompanied by the relevant share certificates, must be lodged with the Company's share registrar in Hong Kong, Tricor Tengis Limited, at 26/F., Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong, for registration not later than 4:30 p.m. on Friday, 25 November 2011.

The proposed final dividend is subject to approval of the shareholders at the Annual General Meeting. The record date for entitlement to the proposed final dividend is 8 December 2011. For determining the entitlement to the proposed final dividend, the register of members of the Company will be closed from Tuesday, 6 December 2011 to Thursday, 8 December 2011, both days inclusive, during which period no transfer of shares will be effected. In order to qualify for the proposed final dividend, all transfers of shares, accompanied by the relevant share certificates, must be lodged with the Company's share registrars in Hong Kong, Tricor Tengis Limited, for registration not later than 4:30 p.m. on Monday, 5 December 2011. The payment of final dividend will be made on or about Thursday, 5 January 2012.

MANAGEMENT DISCUSSION AND ANALYSIS

REVIEW OF OPERATIONS

For the eighteen months period ended 30 June 2011, the disruption to the global supply chain caused by the tsunami in Japan in March 2011, the slowdown of recovery and the political brinkmanship and paralysis seen in the U.S. and the European sovereign debt crisis had renewed fears of further adverse impact on an already fragile global economic recovery. Added to the gloomy situation was the escalation of geo-political tensions in the Arab world and the tightening of monetary policy in the emerging economies to contain high inflation and the collateral damages to their financial systems.

The uncertain outlook continued to weigh on investor confidence causing turbulences in financial markets which eliminated the gains achieved by the Group's investment portfolio in early 2010. Against this backdrop of volatile market environment, the Group's business in trading and investment in financial securities recorded a turnover of HK$2,126,809,000 (FY2009: HK$1,079,219,000) and a decreased profit of HK$113,634,000 (FY2009: HK$890,896,000), mainly due to the mark-to-market losses from change in fair value of investments held for trading of HK$101,564,000 (FY2009: gain of HK$523,625,000) and loss on disposal of available-for-sale investments of HK$4,018,000 (FY2009: gain of HK$119,344,000). As at 30 June 2011, the Group maintained a portfolio of available-for-sale investments of HK$671,511,000 (31.12.2009: HK$392,264,000), loan notes of HK$56,692,000 (31.12.2009: nil) and a trading portfolio of HK$1,295,369,000 (31.12.2009: HK$1,525,691,000).

During the period under review, the Group's money lending business delivered a turnover of mainly interest income of HK$103,983,000 (FY2009: HK$32,425,000) and a profit of HK$97,945,000 (FY2009: HK$33,216,000) under a low interest rate but generally tightened credit environment. As at 30 June 2011, the Group's loan portfolio was maintained at HK$369,843,000 (31.12.2009: HK$389,425,000).

The Group's investment properties located in Hong Kong and China received a rental income of HK$4,138,000 (FY2009: HK$3,358,000) and a profit of HK$44,522,000 (FY2009: HK$21,132,000) mainly attributed to the gain from fair value changes on investment properties, from properties revaluation, of HK$41,891,000 (FY2009: HK$18,570,000). As at 30 June 2011, the Group's investment properties portfolio amounted to HK$142,266,000 (31.12.2009: HK$100,375,000).

There was no profit for the period from discontinued operation (FY2009: HK$123,241,000).

PRINCIPAL ASSOCIATED COMPANIES

The share of profits of associates of the Group for the eighteen months period ended 30 June 2011 was HK$228,215,000 (FY2009: HK$3,365,000) following the Group's further acquisitions and subscription of shares in its associates. As at 30 June 2011, the Group's investment in associates was HK$1,559,656,000 (31.12.2009: HK$5,368,000).

There was no gain on disposal of an associate (FY2009: HK$10,756,000).

Mabuhay Holdings Corporation ("MHC") – approximately 34% owned by the Group

MHC is a company incorporated in the Philippines with its common shares listed on the Philippine Stock Exchange and is engaged in investment in securities, properties, and other investments in the Philippines. MHC's major asset is its approximately 40% interest in Interport Resources Corporation ("IRC"), whose common shares are also listed on the Philippine Stock Exchange. IRC is principally engaged in real estate development and is now concentrating its efforts and resources to developing two real estate projects, inclusive of a socialize housing project (under joint venture and in initial phase) and a condominium project (in design phase), in the Binangonan area of Rizal Province close to Metro-Manila in the Philippines.

Extra Earn Holdings Limited ("Extra Earn") – 40% owned by the Group

In June 2010, the Group subscribed for 180,000 new shares of Extra Earn for a cash consideration of US$18,000,000 which resulted in Extra Earn becoming a 40% associate of the Group with a gain of HK$75,827,000 from the discount on acquisition recorded in the period under review. The subscription was part of the allotment and issue of 300,000 new shares of Extra Earn for cash in aggregate of US$30,000,000 for Extra Earn's general investment, acquisition and working capital purposes. Extra Earn is an investment holding company and through its PRC subsidiaries engaged in urban infrastructure development, property development, hospital ownership and operations, and other investments in the PRC. In respect of hospital ownership and operation, it consists of the Nanjing Tongren Hospital（南京同仁醫院）first opened in 2007 with 1,200 beds and the Kunming Tongren Hospital（昆明同仁醫院）first opened in 2010 with 500 beds, both of which are integrated hospitals offering a wide range of comprehensive clinical and healthcare services.

APAC Resources Limited ("APAC") – approximately 27.7% owned by the Group

For the eighteen months period ended 30 June 2011, APAC recorded a revenue of HK$1,147,494,000 (FY2009: HK$301,420,000) and profit attributable to shareholders of HK$1,462,069,000 (FY2009: HK$372,603,000) mainly driven by attributable profits from its listed associates, namely Mount Gibson Iron Limited ("MGX") and Metals X Limited ("MLX") and contributions from its iron trading and securities investment and trading businesses. MGX is an Australian listed iron ore mining company with current production capacity of 7 million tonnes per year from its iron ore mines. MLX is an Australian-based emerging diversified resources group with a primary focus on tin via its 50% interest in the producing Renison mine in Tasmania and nickel via its world scale Wingellina nickel development.

In April 2011, the Company was approached by a purchaser for the possibility of acquiring the underlining shares of APAC at a price with significant premium as compared to the recent market prices of shares of APAC. Given that the shares of APAC had been trading at substantial discount to its net asset value and with no dividend payout for a prolonged period of time, the Group considered the prospective disposal as an exit opportunity with realized gain and good cash flow under the prevailing volatile financial markets. In May 2011, the Group seized the opportunity and entered into a sale and purchase agreement to dispose of the Group's entire interest in the underlining shares of APAC at a total consideration of HK$1,330,657,693 of which HK$1,100,000,000 would be settled in cash and HK$230,657,693.40 by way of promissory note ("Disposal"). The Disposal was duly approved by the shareholders of the Company at the special general meeting held on 9 August 2011. Completion of the Disposal is still subject to the fulfillment of certain conditions pursuant to the sale and purchase agreement. Further details of the Disposal are set out in the announcement and circular of the Company dated 24 May 2011 and 15 July 2011 respectively.

FINANCIAL RESOURCES, BORROWINGS, CAPITAL STRUCTURE AND EXPOSURES TO FLUCTUATIONS IN EXCHANGE RATES

As at 30 June 2011, the Group's non-current assets of HK$2,375,180,000 (31.12.2009: HK$494,922,000) consisted of investment properties of HK$142,266,000 (31.12.2009: HK$100,375,000); property, plant and equipment of HK$4,994,000 (31.12.2009: HK$3,437,000); interests in associates of HK$1,559,656,000 (31.12.2009: HK$5,368,000) and available-for-sale investments of HK$668,264,000 (31.12.2009: HK$385,742,000). These non-current assets are principally financed by shareholders' fund. As at 30 June 2011, the Group had net current assets of HK$402,551,000 (31.12.2009: HK$1,759,081,000) and current ratio of 1.24 times (31.12.2009: 6.12 times), calculated on the basis of the Group's current assets over current liabilities.

During the period under review, as a result of further redemption by the Group, all outstanding principal of the Company's 9% unsecured three-year convertible bonds were fully repaid (31.12.2009: HK$218,096,000).

As at 30 June 2011, the total borrowings of the Group amounted to HK$1,470,792,000 (31.12.2009: HK$419,661,000) including current liabilities of other borrowings of HK$1,470,792,000 (31.12.2009: HK$201,565,000) and no non-current liabilities of convertible bonds (31.12.2009: HK$218,096,000). As at 30 June 2011, the Group's gearing ratio, calculated on the basis of the Group's net borrowings (after pledged bank deposits, and bank balances and cash) over total equity, was 49.1% compared to 14.7% on 31 December 2009.

During the period under review, the Group's assets, liabilities and transactions were mainly denominated in Hong Kong Dollar, Australian Dollar, Taiwan Dollar, Renminbi and Malaysian Ringgit. Because of the short term nature, the Group did not actively hedge risks arising from its Australian Dollar, Renminbi and Malaysian Ringgit denominated assets and transactions. The exchange rate of the Taiwan Dollar was relatively stable during the period. The Group was not materially affected by its exposure to these currencies.

CHARGE ON GROUP ASSETS

As at 30 June 2011, the Group's investments held for trading of HK$1,198,601,000 (31.12.2009: HK$962,510,000), available-for-sale investments of HK$528,120,000 (31.12.2009: HK$240,227,000) and pledged bank deposits of HK$12,959,000 (31.12.2009: HK$9,151,000) were pledged to banks and securities brokerage houses to secure short term credit facilities granted to the Group.

EMPLOYEES

The Group had 16 employees as at 30 June 2011 (31 December 2009: 16). The Group ensures that its employees are remunerated in line with market conditions and individual performance and the remuneration policies are reviewed on a regular basis.

PROSPECTS

Concerns over a prolonged slowdown in the U.S. economic recovery and sustainability of its fiscal position and political brinkmanship, the European sovereign risk evolving into a system-wide crisis and the possible adverse effects on the emerging markets will continue to influence market sentiments in the second half of 2011. The Group will remain cautious in its investment approach and strategy. However, with the value of assets dropping drastically across the board and companies becoming pessimistic about their future, the Group believes that there will be attractive investment opportunities available. The Group will continue to seek and identify such opportunities in China, Hong Kong and the Asia Pacific region to improve its financial performance and enhance value for shareholders.

PURCHASE, SALE AND REDEMPTION OF LISTED SECURITIES

During the eighteen months period ended 30 June 2011, the Company repurchased a total of 412,000 ordinary shares in the capital of the Company on the Stock Exchange in the range from HK$1.42 to HK$1.50 per ordinary share for a total consideration of HK$604,600. The said shares were subsequently cancelled.

Out of 412,000 repurchased ordinary shares, 284,000 repurchased ordinary shares were cancelled during the period, and the remaining 128,000 repurchased ordinary shares were cancelled subsequent to the period end date. The issued share capital of the Company was accordingly reduced by the par value of the repurchased ordinary shares so cancelled. The above repurchases were effected by the Directors pursuant to the mandate from shareholders, with a view to benefit Shareholders as a whole in enhancing the net assets value and/or earnings per share of the Company.

Save as disclosed above, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities during the period.

COMPLIANCE WITH CODE ON CORPORATE GOVERNANCE PRACTICES

During the eighteen months period ended 30 June 2011, the Company has applied the principles of, and complied with, the applicable code provisions of the Code on Corporate Governance Practices ("Code on CGP") as set out in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"), except for certain deviations which are summarised below:

Code provision B.1.1

The code provision B.1.1 states that a majority of the members of the remuneration committee should be independent non-executive directors.

For the period from 1 January 2010 to 30 January 2011, the Remuneration Committee of the Company comprised of two executive directors, namely Dato' Wong Peng Chong and Mr. Kong Muk Yin and three independent non-executive directors, namely Mr. Lo Wai On, Mr. Lau Siu Ki and Mr. Zhang Jian. Due to the resignation of Mr. Lo Wai On as an independent non-executive director and a member of Remuneration Committee of the Company on 31 January 2011, there were only four members in the Remuneration Committee i.e. two executive directors and two independent non-executive directors and the Company technically deviated from the requirement as set out in the Code on CGP requiring a majority of the Remuneration Committee members being independent non-executive directors.

Following the appointment of Mr. Ma Wah Yan as an independent non-executive director and a member of Remuneration Committee of the Company on 8 March 2011, the aforesaid requirement has been complied with.

Non-compliance of rules 3.10 (1) and 3.21 of the Listing Rules

For the period from 1 January 2010 to 30 January 2011, the independent non-executive directors and the Audit Committee members of the Company were Mr. Lo Wai On, Mr. Lau Siu Ki and Mr. Zhang Jian. As Mr. Lo Wai On resigned as an independent non-executive director and the chairman of Audit Committee on 31 January 2011, the Company had not been able to comply with the requirements of rule 3.10 (1) (minimum of three independent non-executive directors) and rule 3.21 (minimum of three audit committee members with majority of independent non-executive directors) of the Listing Rules (the said "Rules").

Following the appointment of Mr. Ma Wah Yan as an independent non-executive director and a member of Audit Committee of the Company on 8 March 2011, the said Rules have been complied with.

COMPLIANCE WITH MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

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 the Company's code of conduct regarding Director's securities transactions. Having made specific enquiry with all Directors, they have confirmed their compliance with the required standard as set out in the Model Code throughout the eighteen months period ended 30 June 2011.

AUDIT COMMITTEE REVIEW

The Audit Committee has reviewed with the management of the Company the accounting principles and practices adopted by the Group and the financial statements for the eighteen months period ended 30 June 2011.

SCOPE OF WORK OF DELOITTE TOUCHE TOHMATSU

The figures in respect of the Group's consolidated statement of financial position, consolidated income statements, consolidated statement of comprehensive income and the related notes thereto for the eighteen months period ended 30 June 2011 as set out in this announcement have been agreed by the Group's auditor, Deloitte Touche Tohmatsu, to the amounts set out in the Group's audited consolidated financial statements for the period. The work performed by Deloitte Touche Tohmatsu in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by Deloitte Touche Tohmatsu on this announcement.

By Order of the Board
COL Capital Limited
Chong Sok Un
Chairman

Hong Kong, 22 September 2011

As at the date of this announcement, the Board comprises Ms. Chong Sok Un (Chairman), Dato' Wong Peng Chong and Mr. Kong Muk Yin as Executive Directors; and Mr. Lau Siu Ki, Mr. Ma Wah Yan and Mr. Zhang Jian as Independent Non-Executive Directors.