



# TAI SANG LAND DEVELOPMENT LIMITED

## 大生地產發展有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 89)

### 2008 INTERIM RESULTS

The board of directors of Tai Sang Land Development Limited (the “Company”) is pleased to announce the unaudited condensed consolidated interim financial information of the Company and its subsidiary companies (collectively the “Group”) for the six months ended 30th June 2008 as follows:

#### (1) CONDENSED CONSOLIDATED INTERIM INCOME STATEMENT FOR THE SIX MONTHS ENDED 30TH JUNE 2008 — UNAUDITED

		For the six months ended 30th June	
	Note	2008 HK\$'000	2007 HK\$'000
Revenues	4	93,216	85,787
Cost of sales	5	<u>(21,840)</u>	<u>(18,447)</u>
Gross profit		71,376	67,340
Fair value gains on investment properties		85,668	138,064
Other gains	6	12,590	44,958
Administrative expenses	5	(33,908)	(28,854)
Other operating expenses	5	<u>(9,076)</u>	<u>(9,167)</u>
Operating profit		<u>126,650</u>	<u>212,341</u>
Finance income	7	543	309
Finance costs	7	<u>(7,934)</u>	<u>(6,830)</u>
Finance costs, net		<u>(7,391)</u>	<u>(6,521)</u>
Profit before income tax		119,259	205,820
Income tax credit/(expense)	8	<u>8,831</u>	<u>(54,533)</u>
Profit for the period		<u>128,090</u>	<u>151,287</u>
Attributable to:			
Equity holders of the Company		123,457	149,397
Minority interests		<u>4,633</u>	<u>1,890</u>
		<u>128,090</u>	<u>151,287</u>
Interim dividend	9	<u>23,014</u>	<u>25,890</u>
Interim dividend per share	9	<u>HK8cents</u>	<u>HK9cents</u>
Earnings per share (basic and diluted)	10	<u>HK43cents</u>	<u>HK52cents</u>

**(2) CONDENSED CONSOLIDATED INTERIM BALANCE SHEET  
AS AT 30TH JUNE 2008 — UNAUDITED**

	<i>Note</i>	As at 30th June 2008 <i>HK\$'000</i>	As at 31st December 2007 <i>HK\$'000</i>
Non-current assets			
Property, plant and equipment		93,539	91,723
Investment properties		3,453,187	3,366,975
Leasehold land		91,426	92,590
Available-for-sale financial assets		<u>112,265</u>	<u>99,376</u>
		3,750,417	3,650,664
Current assets			
Investment properties for sale		—	130,000
Properties for sale		101,961	102,133
Debtors and prepayments	11	21,224	21,175
Current income tax recoverable		9	152
Bank balances and cash		<u>30,040</u>	<u>40,707</u>
		153,234	294,167
Current liabilities			
Rental and other deposits		31,766	44,806
Creditors and accruals	12	31,578	43,285
Current income tax liabilities		16,979	12,699
Short term bank loans - secured		216,000	200,000
Bank overdrafts - secured		1,222	—
Current portion of long term bank loans - secured		<u>1,859</u>	<u>87,222</u>
		299,404	388,012
Net current liabilities		<u>(146,170)</u>	<u>(93,845)</u>
Total assets less current liabilities		<u>3,604,247</u>	<u>3,556,819</u>

	<i>Note</i>	<b>As at 30th June 2008</b> <i>HK\$'000</i>	<b>As at 31st December 2007</b> <i>HK\$'000</i>
Non-current liabilities			
Long term bank loans - secured		(137,538)	(132,135)
Deferred income tax liabilities		<u>(419,292)</u>	<u>(433,098)</u>
		<u>(556,830)</u>	<u>(565,233)</u>
Net assets		<u>3,047,417</u>	<u>2,991,586</u>
Equity			
Capital and reserves attributable to the Company's equity holders			
Share capital		287,670	287,670
Reserves		2,636,550	2,546,623
2007 final and special dividend proposed		—	60,411
2008 interim dividend declared		<u>23,014</u>	<u>—</u>
		2,947,234	2,894,704
Minority interests		<u>100,183</u>	<u>96,882</u>
Total equity		<u>3,047,417</u>	<u>2,991,586</u>

*Notes:*

## 1. **Basis of preparation and accounting policies**

The Condensed Consolidated Interim Financial Information has been prepared under the historical cost convention, as modified by the revaluation of investment properties and available-for-sale financial assets at fair value, and in accordance with Hong Kong Accounting Standard 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and Appendix 16 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Except as described below, the accounting policies and methods of computation used in the preparation of the Condensed Consolidated Interim Financial Information are consistent with those used in the annual report for the year ended 31st December 2007.

In 2008, the following new interpretations of Hong Kong Financial Reporting Standards, which include all Hong Kong Accounting Standards and applicable Interpretations (“Ints”), are effective for the accounting periods beginning on 1st January 2008 but are not relevant for the Group:

HK(IFRIC)-Int 11	HKFRS 2 — Group and Treasury Share Transactions
HK(IFRIC)-Int 12	Service Concession Arrangements
HK(IFRIC)-Int 14	HKAS 19 — The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction

The HKICPA has issued certain new and revised standards, interpretations and amendments which are effective from accounting periods beginning from 1st January 2009. The Group has not early adopted these standards, interpretations and amendments in the Condensed Consolidated Interim Financial Information. The Group had made an assessment of the impact of these standards, interpretations and amendments and it is not expected to have significant financial impact on the Group’s results of operation and financial position except for the changes in disclosures and presentation.

## 2. **Financial risk management**

All aspects of the Group’s financial risk management objectives and policies are consistent with those disclosed in the annual report for the year ended 31st December 2007.

### **3. Critical accounting estimates and judgments**

Estimates and judgments used are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The resulting accounting estimates will, by definition, seldom equal the related actual results.

The estimates and assumptions applied in the preparation of the Condensed Consolidated Interim Financial Information are consistent with those used in the annual report for the year ended 31st December 2007.

### **4. Revenues and segment information**

In accordance with the Group's internal financial reporting, the Group has determined that business segments are presented as the primary reporting format and geographical segments as the secondary reporting format. The operations of the Group is organised into three main business segments, namely property rental, property sales and property related services, and are located in Hong Kong and North America.

There are no sales between the geographical segments.

Unallocated income represented dividend income, gain on disposal of a subsidiary company, gain on disposal of investment properties and gain on disposal of plant and equipment. Unallocated costs represented corporate administrative expenses.

Segment assets consist primarily of property, plant and equipment, properties, leasehold land, debtors and prepayments and operating cash. Unallocated assets include properties for corporate use, available-for-sale financial assets, current income tax recoverable and bank balances and cash which are for the corporate use.

Segment liabilities comprise rental and other deposits, creditors and accruals and borrowings for properties investment. Unallocated liabilities include current and deferred income tax liabilities and corporate borrowings.

An analysis of the Group's revenues and results for the period, assets, liabilities and other segment items by business and geographical segments is as follows:

Primary reporting format - business segments

	<b>For the six months ended 30th June 2008</b>			<b>Total HK\$'000</b>
	<b>Property rental HK\$'000</b>	<b>Property sales HK\$'000</b>	<b>Property related services HK\$'000</b>	
Revenues				
Total revenues	88,697	—	7,473	96,170
Inter-segment revenues	<u>—</u>	<u>—</u>	<u>(2,954)</u>	<u>(2,954)</u>
External revenues	<u>88,697</u>	<u>—</u>	<u>4,519</u>	<u>93,216</u>
Segment results	<u>58,935</u>	<u>(188)</u>	<u>3,553</u>	62,300
Fair value gains on investment properties	85,668	—	—	85,668
Unallocated income				12,590
Unallocated costs				<u>(33,908)</u>
Operating profit				126,650
Finance income				543
Finance costs				<u>(7,934)</u>
Profit before income tax				119,259
Income tax credit				<u>8,831</u>
Profit for the period				<u>128,090</u>
Capital expenditure				
- segment	2,102	118	—	2,220
- unallocated				6,905
Depreciation and amortisation				
- segment	446	188	—	634
- unallocated				<u>4,531</u>
				<u>          </u>
				<b>As at 30th June 2008</b>
Segment assets	3,505,705	102,187	1,149	3,609,041
Unallocated assets				<u>294,610</u>
Total assets				<u>3,903,651</u>
Segment liabilities	411,535	126	1,466	413,127
Unallocated liabilities				<u>443,107</u>
Total liabilities				<u>856,234</u>

	<b>For the six months ended 30th June 2007</b>			<b>Total HK\$'000</b>
	<b>Property rental HK\$'000</b>	<b>Property sales HK\$'000</b>	<b>Property related services HK\$'000</b>	
Revenues				
Total revenues	81,638	—	7,100	88,738
Inter-segment revenues	—	—	(2,951)	(2,951)
External revenues	<u>81,638</u>	<u>—</u>	<u>4,149</u>	<u>85,787</u>
Segment results	<u>54,792</u>	<u>(197)</u>	<u>3,578</u>	58,173
Fair value gains on investment properties	138,064	—	—	138,064
Unallocated income				44,958
Unallocated costs				<u>(28,854)</u>
Operating profit				212,341
Finance income				309
Finance costs				<u>(6,830)</u>
Profit before income tax				205,820
Income tax expense				<u>(54,533)</u>
Profit for the period				<u>151,287</u>
Capital expenditure				
- segment	10,205	181	—	10,386
- unallocated				1,835
Depreciation and amortisation				
- segment	1,343	197	—	1,540
- unallocated				<u>4,355</u>
				<b>As at 31st December 2007</b>
Segment assets	3,542,316	102,596	1,478	3,646,390
Unallocated assets				<u>298,441</u>
Total assets				<u>3,944,831</u>
Segment liabilities	489,439	611	1,878	491,928
Unallocated liabilities				<u>461,317</u>
Total liabilities				<u>953,245</u>

Secondary reporting format - geographical segments

	<b>For the six months ended 30th June</b>			
	<b>Revenues</b>		<b>Segment results</b>	
	<b>2008</b>	<b>2007</b>	<b>2008</b>	<b>2007</b>
	<i>HK\$'000</i>	<i>HK\$'000</i>	<i>HK\$'000</i>	<i>HK\$'000</i>
Hong Kong	71,315	63,966	57,093	49,219
North America	<u>21,901</u>	<u>21,821</u>	<u>5,207</u>	<u>8,954</u>
	<u>93,216</u>	<u>85,787</u>	<u>62,300</u>	<u>58,173</u>
			<b>Segment assets</b>	
			<b>As at</b>	<b>As at</b>
			<b>30th June</b>	<b>31st December</b>
			<b>2008</b>	<b>2007</b>
			<i>HK\$'000</i>	<i>HK\$'000</i>
Hong Kong			3,328,558	3,358,633
North America			<u>575,093</u>	<u>586,198</u>
			<u>3,903,651</u>	<u>3,944,831</u>

5. **Cost and expenses by nature**

	<b>For the six months</b>	
	<b>ended 30th June</b>	
	<b>2008</b>	<b>2007</b>
	<i>HK\$'000</i>	<i>HK\$'000</i>
Cost of sales		
Outgoings in respect of		
- investment properties	15,352	13,100
- properties for sale	2,403	2,238
Others	<u>4,085</u>	<u>3,109</u>
	<u>21,840</u>	<u>18,447</u>
Administrative and other operating expenses		
Amortisation of leasehold land	1,334	2,190
Depreciation	3,831	3,705
Operating lease rental for office premises to		
- a related company	286	571
- a third party	526	—
Staff costs	18,072	17,050
Others	<u>18,935</u>	<u>14,505</u>
	<u>42,984</u>	<u>38,021</u>



6. **Other gains**

	<b>For the six months ended 30th June</b>	
	<b>2008</b>	<b>2007</b>
	<i>HK\$'000</i>	<i>HK\$'000</i>
Dividend income from available-for-sale financial assets		
- listed	610	562
- unlisted	4,676	4,800
Gain on disposal of a subsidiary company	—	39,587
Gain on disposal of investment properties	7,194	—
Gain on disposal of plant and equipment, net	<u>110</u>	<u>9</u>
	<u><u>12,590</u></u>	<u><u>44,958</u></u>

7. **Finance income and costs**

	<b>For the six months ended 30th June</b>	
	<b>2008</b>	<b>2007</b>
	<i>HK\$'000</i>	<i>HK\$'000</i>
Finance income		
Interest income from banks	(543)	(309)
Finance costs		
Interest expenses on bank loans and overdrafts wholly repayable within five years	7,934	8,072
Less: amount capitalised in properties under development	<u>—</u>	<u>(1,242)</u>
	<u><u>7,934</u></u>	<u><u>6,830</u></u>
Finance costs, net	<u><u>7,391</u></u>	<u><u>6,521</u></u>

## 8. Income tax credit/(expense)

In 2008, the Hong Kong government enacted a change in profits tax rate from 17.5% to 16.5% for fiscal year of 2008/2009. Hong Kong profits tax has been provided at the rate of 16.5% (2007: 17.5%) on the estimated assessable profit for the period. No overseas taxation has been provided as there is no estimated taxable profit of the overseas subsidiary companies for the period (2007: HK\$Nil).

The amount of income tax credited/(charged) to the condensed consolidated interim income statement represents:

	<b>For the six months ended 30th June</b>	
	<b>2008</b>	<b>2007</b>
	<i>HK\$'000</i>	<i>HK\$'000</i>
Current income tax		
- current year provision	(4,975)	(2,777)
Deferred income tax		
- origination and reversal of temporary differences	<u>13,806</u>	<u>(51,756)</u>
	<u>8,831</u>	<u>(54,533)</u>

## 9. Interim dividend

	<b>For the six months ended 30th June</b>	
	<b>2008</b>	<b>2007</b>
	<i>HK\$'000</i>	<i>HK\$'000</i>
Interim, declared, of HK8 cents (2007: HK9 cents) per ordinary share	<u>23,014</u>	<u>25,890</u>

At a meeting held on 10th September 2008, the directors declared an interim dividend of HK8 cents per ordinary share for the year ending 31st December 2008. This declared dividend is not reflected as a dividend payable in this Condensed Consolidated Interim Financial Information, but will be reflected as an appropriation of retained profits for the year ending 31st December 2008.

## 10. Earnings per share

The calculation of earnings per share is based on profit attributable to equity shareholders of HK\$123,457,000 (2007: HK\$149,397,000) and on 287,669,676 (2007: 287,669,676) ordinary shares in issue during the period.

As there are no dilutive potential ordinary shares as at 30th June 2008 and 2007, the diluted earnings per share is equal to the basic earnings per share.

## 11. Debtors and prepayments

Included in debtors and prepayments are trade debtors and their ageing analysis is as follows:

	<b>As at 30th June 2008 HK\$'000</b>	<b>As at 31st December 2007 HK\$'000</b>
Current	292	321
31-60 days	38	136
61-90 days	23	23
Over 90 days	<u>23</u>	<u>—</u>
	<u>376</u>	<u>480</u>

The trade debtors represent rental and management fee receivables. Sales are made on open account terms and the Group normally does not grant credit period to trade debtors.

## 12. Creditors and accruals

Included in creditors and accruals are trade creditors and their ageing analysis is as follows:

	<b>As at 30th June 2008 HK\$'000</b>	<b>As at 31st December 2007 HK\$'000</b>
Current	1,047	2,279
31-60 days	3	227
61-90 days	252	86
Over 90 days	<u>882</u>	<u>808</u>
	<u>2,184</u>	<u>3,400</u>

## (3) INTERIM DIVIDEND AND RECORD DATE

The Board of Directors has resolved to declare an interim dividend of HK8 cents (2007: HK9 cents) per share, payable on 14th October 2008 to shareholders whose names standing on the register of members at the close of business on 30th September 2008 (the “Record Date”). In order to qualify for the interim dividend, all transfers of shares accompanied by the relevant share certificates must be lodged with the Company’s Registrars, Computershare Hong Kong Investor Services Limited at 17th Floor, Hopewell Centre, 183 Queen’s Road East, Hong Kong for registration not later than 4:00 p.m. on Tuesday, 30th September 2008.

#### **(4) MANAGEMENT DISCUSSION AND ANALYSIS**

##### **a) Business Review and Prospects**

The consolidated profit of the Company for the first half of 2008 was HK\$128.1 million, a decrease of 15.3% as compared to the same period last year. It included HK\$85.7 million fair value gains on investment properties and a write back of HK\$12.1 million for deferred income tax on investment properties. Excluding these items, the underlying profit was approximately HK\$30.3 million and the corresponding figure for the first half of 2007 was approximately HK\$56.4 million. The drop in underlying profit for the current period reflected a substantial reduction in disposal gains.

In Hong Kong, the gross rental income rose by 11.7% or HK\$7 million to HK\$66.8 million as compared to the same period last year. There was a significant rise of 13.5% or HK\$3.9 million in gross rental income attributable to godown and warehouse sector, reflecting continuing strong demand for the warehouse space. During the first half of 2008, there were gains on disposal of investment properties of HK\$7.2 million. The sales and purchases agreements of the investment properties, Houses M8 and M9 of Floral Villas, Tso Wo Hang, Sai Kung were entered into in the second half of 2007, but the sales were completed in January 2008. Nevertheless, when comparing to the gain on disposal of a subsidiary company which held a property at Kwai Chung during the first half of 2007 of HK\$39.6 million, there was a substantial reduction in the disposal gain. The rise in improvement and repair expenditures of HK\$3.3 million and the staff cost of HK\$1 million caused a further reduction in the contribution from Hong Kong operation for the first half of 2008.

The Group has applied the proceeds from the disposal of the investment properties in repaying the bank loan and addition of investment in a venture capital fund. A major portion of the bank borrowings of HK\$200 million relating to the hotel development at Wong Chuk Hang will not be repaid in the coming years. The interest expenses will therefore maintain at similar level in the second half of 2008.

In the USA, the rental income from Montgomery Plaza remained steady at HK\$21.9 million as compared to the same period last year. The office spaces occupancy rate of Montgomery Plaza maintained at 100% at mid-year 2008 and the average office rent per square feet per annum maintained at US\$36.5. The operating expenses increased by HK\$3.8 million attributed to the increase in property maintenance expenses and the taxes on property. The interest expenses remained steady. The contribution from the US operation therefore reduced by

HK\$3.7 million as compared to the same period last year. The rental income of Montgomery Plaza for the second half of 2008 will maintain at current level. However, subsequent to the renewal of loan facilities there at floating interest rate, the interest expenses for the second half of 2008 will drop slightly.

**b) The Group's liquidity and financial resources**

During the relevant period, the Group's total bank borrowings decreased by HK\$62.8 million to HK\$356.6 million. The total equity increased by HK\$55.8 million to HK\$3,047.4 million (at 31st December 2007: HK\$2,991.6 million) and long term bank loans outstanding as at 30th June 2008 amounted HK\$139.4 million (at 31st December 2007: HK\$219.4 million). The debt to equity ratio was 11.7% (at 31st December 2007: 14.0%). The banking facilities available are sufficient for the Group's working capital. The Group's financial flexibility remains healthy.

**c) Capital structure of the Group**

The capital structure of the Group has not changed materially from the last annual report. The Group's borrowings are primarily denominated in Hong Kong and United States dollars. The Group therefore has no significant exposure to foreign exchange fluctuation.

The maturity of the Group's long term bank loans is as follows:

	<b>As at 30th June 2008 <i>HK\$'000</i></b>	<b>As at 31st December 2007 <i>HK\$'000</i></b>
- within one year	1,859	87,222
- in the second year	1,859	2,835
- in the third to fifth years inclusive	<u>135,679</u>	<u>129,300</u>
	<u>139,397</u>	<u>219,357</u>

The Group's total bank borrowings of HK\$356.6 million (at 31st December 2007: HK\$419.4 million) are secured by certain properties with an aggregate carrying amount of HK\$1,946.7 million (at 31st December 2007: HK\$1,407.9 million).

d) **Significant investment held and their performance and future prospects**

The Group holds 12% equity interest in The Yangtze Ventures Limited and The Yangtze Ventures II Limited (collectively “Yangtze”). The fair value of the Group’s equity interest in Yangtze as at 30th June 2008 was HK\$54 million as compared to the fair value of HK\$58 million as at 31st December 2007. The drop in valuation of Yangtze partly reflected a drop in valuation of its portfolio of listed investment in CIG Yangtze Ports PLC and Walcom Group, which however alleviated by the rise in share price of Gushan Environmental Energy (“Gushan”).

Gushan successfully listed in December 2007. Yangtze has disposed of approximately 14% of its shareholding in Gushan upon its initial public offer. Yangtze has subsequently declared and paid the Group a dividend of HK\$4.7 million during the first half of 2008. The accumulated dividend received from Yangtze up to 30th June 2008 was HK\$45.5 million together with the fair value of Yangtze of HK\$54 million yield a return of 4.1 times over the cost of investment.

During the first half of 2008, the Group made an investment in a new venture fund, The Yangtze China Investment Limited (“YCIL”), of HK\$23.4 million, acquiring 11.8% of the cornerstone shares of YCIL. The management team of YCIL was the same as Yangtze, but YCIL has already successfully listed on the Alternative Investment Market in London. The existing investment portfolio of YCIL includes the following investments:

- i. Convertible loan notes of an aggregate amount of US\$5 million representing a stake of approximately 20% of the equity share capital of IGO on a fully diluted basis. Shanghai IGO is a TV home shopping business that designs and produces pre-recorded TV home shopping programmes for boardcast on TV stations in Shaoxing and Hangzhou.
- ii. Convertible loan note of US\$3 million representing a stake of 30% of the equity share capital of Arigata Holdings Inc., the 100% holding company of Onbest, on a fully diluted basis. Shanghai Onbest is principally engaged in the design, manufacture and sale of fiscal/tax processing solutions installed in IC chips, which are then imbedded in the motherboards of tax-controlled cash registers.

iii. Convertible loan note of US\$1.3 million representing a stake of 12.5% of the equity share capital of Creative Picture on a fully diluted basis. Hunan Creative Picture is engaged in developing glasses-free 3D visualization facilities, adjusting and manufacturing 3D flat-screen displays.

e) **Details of number and remuneration of employees**

Including the directors of the Group as at 30th June 2008, the Group employed a total of 148 full-time employees. In addition to salary payment, other benefits include discretionary bonus, insurance, medical schemes and mandatory provident fund schemes.

**(5) PURCHASE, SALE OR REDEMPTION OF SHARES**

The Company has not redeemed any of its shares during the period. Neither the Company nor any of its subsidiary companies has purchased or sold any of the Company's issued shares during the period.

**(6) CORPORATE GOVERNANCE**

The Company has complied with all the code provisions set out in the Code on Corporate Governance Practices (the "CG Code") contained in Appendix 14 of the Rules Governing the Listing of Securities (the "Listing Rules") on The Stock Exchange of Hong Kong Limited throughout the accounting period covered by the interim report.

The Company has adopted codes of conduct regarding securities transactions by Directors (as defined in the CG Code) on terms no less exacting than the required standard set out in the Model Codes for Securities Transactions by Directors of Listed Issuers (the "Model Codes") contained in Appendix 10 of the Listing Rules.

On specific enquires made, all Directors have confirmed that, in respect of the accounting period covered by the interim report, they have complied with the required standard set out in the Model Code and the Company's code of conduct regarding Directors' securities transactions.

## **(7) INDEPENDENT REVIEW**

The interim results have been reviewed by the Group's Audit Committee. The interim results for the six months ended 30th June 2008 are unaudited, but have also been reviewed by PricewaterhouseCoopers, the Company's auditor, in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Hong Kong Institute of Certified Public Accountants. A Report on Review of Interim Financial Information is included in the interim report to be sent to shareholders.

By Order of the Board  
**William Ma Ching Wai**  
*Chairman*

Hong Kong, 10th September 2008

### **Registrar and Transfer office**

Computershare Hong Kong Investor Services Limited

17th Floor, Hopewell Centre, 183 Queen's Road East, Hong Kong

*As at the date of this announcement, the Board comprised of eleven directors, of which Mr. Ma Ching Wai, William, Mr. Ma Ching Hang, Patrick, Mr. Ma Ching Kuen, Alfred, Ms. Ma Ching Sau, Amy, Ms. Ma Ching Man, Katy, Ms. Ma Ching Keung, Ruth and Mr. Ma Ching Yeung, Philip are executive directors, Mr. Cheung Wing Yui, Edward is a non-executive director, and Mr. Chau Kwok Fun, Kevin, Mr. Tan Soo Kiu and Mr. William Wong Hing Kwok are independent non-executive directors.*