



TAI SANG LAND DEVELOPMENT LIMITED

ANNUAL REPORT 2015

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BOARD OF DIRECTORS AND CORPORATE INFORMATION

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

Board of Directors

Mr. William MA Ching Wai, Chairman

Aged 62. Joined the Company and appointed a Director of the Company in 1974. Appointed Chairman of the Board of Directors in 1984. He is currently the chairman of the board of directors of Kam Chan & Company, Limited and Tai Sang Bank Limited. He is also a member of the Association of Chairmen of the Tung Wah Group of Hospitals, life member of Yan Oi Tong Advisory Board, a member of Hong Kong Chiu Chow Chamber of Commerce, Committee Member of Hong Kong Juvenile Care Centre and a member of Sponsorship and Development Fund Committee of the Open University of Hong Kong. He was the chairman of the 1978/1979 Board of Directors of Tung Wah Group of Hospitals. He was conferred the honour of Chevalier de L'Ordre du Merite Agricole in 2008. He is the brother of Mr. Patrick Ma Ching Hang, Mr. Alfred Ma Ching Kuen, Ms. Amy Ma Ching Sau, Ms. Katy Ma Ching Man, Ms. Ruth Ma Ching Keung and Mr. Philip Ma Ching Yeung.

Mr. Patrick MA Ching Hang, BBS, JP, BSc., Deputy Chairman

Aged 57. Joined the Company and appointed a Director of the Company in 1981. Appointed Deputy Chairman of the Board of Directors in 2005. He received a Bachelor Degree of Science in Economics from Wharton School of Business of the University of Pennsylvania. He is currently a director of Kam Chan & Company, Limited, and a director and the general manager of Tai Sang Bank Limited. He is also a director of Hong Kong Chiu Chow Chamber of Commerce and Federation of Hong Kong Chiu Chow Community Organizations Ltd. He is the chairman of Hospital Governing Committee of Tai Po Hospital, deputy chairman of the Council of the Hong Kong Institute of Education and a member of The Chinese University of Hong Kong – C.W. Chu College Committee of Overseers. He was the chairman of the 2008/2009 Board of Directors of Tung Wah Group of Hospitals. He was conferred the honour of Chevalier de L'Ordre National du Merite in 2010. He is the brother of Mr. William Ma Ching Wai, Mr. Alfred Ma Ching Kuen, Ms. Amy Ma Ching Sau, Ms. Katy Ma Ching Man, Ms. Ruth Ma Ching Keung and Mr. Philip Ma Ching Yeung.

Mr. Alfred MA Ching Kuen, BSc., Managing Director

Aged 63. Joined the Company and appointed a Director of the Company in 1976. Appointed Managing Director of the Company in 1984. He is currently a director of Kam Chan & Company, Limited and Tai Sang Bank Limited. He is the brother of Mr. William Ma Ching Wai, Mr. Patrick Ma Ching Hang, Ms. Amy Ma Ching Sau, Ms. Katy Ma Ching Man, Ms. Ruth Ma Ching Keung and Mr. Philip Ma Ching Yeung.

Ms. Amy MA Ching Sau, BSc., Managing Director

Aged 65. Joined the Company and appointed a Director of the Company in 1974. Appointed Managing Director of the Company in 1991. She is currently a director of Kam Chan & Company, Limited. She is the sister of Mr. William Ma Ching Wai, Mr. Patrick Ma Ching Hang, Mr. Alfred Ma Ching Kuen, Ms. Katy Ma Ching Man, Ms. Ruth Ma Ching Keung and Mr. Philip Ma Ching Yeung.

Mr. Philip MA Ching Yeung, BSc.(Hon), D.Mgt., Director

Aged 52. Joined the Company in 1987 and appointed a Director of the Company in 1997. He received a doctoral degree in management from the Asian College of Knowledge Management in 2010. He is currently a director of Kam Chan & Company, Limited and Tai Sang Bank Limited. He is the School Manager of Tung Wah Group of Hospitals Ma Kam Chan Memorial Primary School. He is also a member of World Fellow of The Duke of Edinburgh's Award, a member of Hong Kong Chiu Chow Chamber of Commerce, a member of Hong Kong United Youth Association, a member of The Entrepreneurs' Organization Hong Kong, a member of The Public Affairs Forum and a director of the Tung Wah Group of Hospitals. He is the brother of Mr. William Ma Ching Wai, Mr. Patrick Ma Ching Hang, Mr. Alfred Ma Ching Kuen, Ms. Amy Ma Ching Sau, Ms. Katy Ma Ching Man and Ms. Ruth Ma Ching Keung.

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT (Continued)

Board of Directors (Continued)

Mr. Edward CHEUNG Wing Yui, BBS, BComm., CPA(Aust.), Solicitor of the Supreme Court of England, Solicitor of the Supreme Court of Hong Kong, Advocate and Solicitor of the Supreme Court of Singapore, Non-executive Director

Aged 66. Appointed a Director of the Company in 1983, re-designated as Non-executive Director since 21st May 2004. He received a Bachelor of Commerce Degree in Accountancy from the University of New South Wales, Australia. He is a member of CPA Australia. He has been a practising solicitor in Hong Kong since 1979 and is a consultant of the law firm Woo, Kwan, Lee & Lo. He has been admitted as a solicitor in the United Kingdom and as an advocate and solicitor in Singapore. Mr Cheung is currently a non-executive director of Tai Sang Bank Limited. He is also an independent non-executive director of a number of companies listed on the Stock Exchange, namely Hop Hing Group Holdings Limited and Agile Property Holdings Limited. He is also a non-executive director of Tianjin Development Holdings Limited and a non-executive director and vice chairman of SmarTone Telecommunications Holdings Limited and SUNeVision Holdings Ltd. In addition, he is currently a director of The Community Chest of Hong Kong, a court member of The Open University of Hong Kong and Honorary Council Member of The Hong Kong Institute of Directors Limited. Mr. Cheung was the deputy chairman of The Open University of Hong Kong until 19th June 2014, a non-executive director of SRE Group Limited until 4th December 2015, a member of the Labour and Welfare Department's Lump Sum Grant Steering Committee until 21st April 2015, a member of the Appeal Board established under the Accreditation of Academic and Vocational Qualifications Ordinance until 31st August 2013. He was a member of the Board of Review (Inland Revenue Ordinance) until 31st December 2010, the deputy chairman of the Hong Kong Institute of Directors Limited until 30th June 2010, a director of Po Leung Kuk and the vice chairman of the Mainland Legal Affairs Committee of the Law Society of Hong Kong. Mr. Cheung was awarded the Bronze Bauhinia Star (BBS) in 2013.

Mr. Kevin CHAU Kwok Fun, BA, Independent Non-executive Director

Aged 55. Appointed an Independent Non-executive Director of the Company in 1996. He graduated with a Bachelor of Arts degree in Economics from the Wesleyan University in Connecticut, USA. He is currently the owner and Principal of KRC Projects Limited, a private investment company. He was the Executive Vice Chairman of Sincere Watch (Hong Kong) Limited ("Sincere Watch") (Stock Code 444) responsible for the overall development of Sincere Watch Group's business, as well as the strategic planning and positioning and management of Sincere Watch Group. Prior to joining Sincere Watch Group, he was a principal officer of an investment company in Hong Kong dealing in real estates and the food and beverage industry in the PRC. He began his career in 1982 with a US bank in New York dealing in fixed income and derivative syndication and had been posted by the bank to their London and Tokyo offices. In 1990, he set up his own real estate investment company in California, USA, investing in real estate projects in Texas and California. Mr. Chau also served as director of the Tung Wah Group of Hospitals (2008).

Mr. TAN Soo Kiu, CPA(Aust.), Independent Non-executive Director

Aged 78. Appointed an Independent Non-executive Director of the Company in 2004. He is currently a retired person. He had been the General Manager of the Company for 11 years from 1991 to 2002 and had held various senior positions with banking institutions in Malaysia and Hong Kong for over 20 years before 1991.

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT (Continued)

Board of Directors (Continued)

Mr. YIU Kei Chung, BA, Independent Non-executive Director

Aged 65. Appointed as an Independent Non-executive Director of the Company in July 2015. He received a Bachelor Degree from the University of Hong Kong in Social Science (Economics & Sociology) and obtained a Diploma in Advanced Training in Industrial Management from Delft University of Technology, the Netherlands. He is an independent non-executive director of Tai Sang Bank Limited. Mr. Yiu had served the Hong Kong Government for over 30 years and had held various positions in different departments. He had been the Deputy Director of Civil Aviation in the Civil Aviation Department, the Commissioner of the Hong Kong Export Credit Insurance Corporation, the Deputy Secretary (Health) of the ex-Health, Welfare and Food Bureau. Before his retirement in March 2013, He was the Executive Director (Corporate Services) of the Mandatory Provident Fund Schemes Authority. He is currently a member of the Hospital Governing Committee of the North District Hospital of the Hospital Authority.

Senior Management

Mr. Ted MOK Tat Hung, Chief Executive

Aged 65. Joined the Company in 1981 and now holds the position of Chief Executive of the Company. He has 48 years of experience in real estate development and management.

Ms. Katy MA Ching Man, BA, Company Secretary

Aged 66. Joined the Company and appointed a Director and also Company Secretary of the Company in 1972, she was a Director of the Company until 21st January 2013. She is now the Company Secretary of the Company. She is currently a director of Kam Chan & Company, Limited. She is the sister of Mr. William Ma Ching Wai, Mr. Patrick Ma Ching Hang, Mr. Alfred Ma Ching Kuen, Ms. Amy Ma Ching Sau, Ms. Ruth Ma Ching Keung and Mr. Philip Ma Ching Yeung.

Ms. Ruth MA Ching Keung, MBA, Director of Montgomery Lands, Incorporated

Aged 65. Joined the Company and appointed a Director of the Company in 1972, she was a Director of the Company until 21st January 2013. She is now the director of Montgomery Lands, Incorporated, a wholly owned subsidiary of the Company that operating in the United States. She is the sister of Mr. William Ma Ching Wai, Mr. Patrick Ma Ching Hang, Mr. Alfred Ma Ching Kuen, Ms. Amy Ma Ching Sau, Ms. Katy Ma Ching Man and Mr. Philip Ma Ching Yeung.

BANKERS:

The Bank of East Asia, Limited
Hang Seng Bank Limited
HSBC Realty Credit Corporation (USA)
The Hongkong and Shanghai Banking Corporation Limited
Tai Sang Bank Limited

SOLICITORS:

Woo, Kwan, Lee & Lo

AUDITORS:

PricewaterhouseCoopers

REGISTERED OFFICE:

11th Floor, Tai Sang Bank Building,
130-132 Des Voeux Road Central, Hong Kong.

REGISTRAR AND TRANSFER OFFICE:

Computershare Hong Kong Investor Services Limited
Hopewell Centre, 17th Floor,
183 Queen's Road East, Hong Kong.

WEBSITE ADDRESS:

www.tsld.com
www.irasia.com/listco/hk/taisangland/index.htm

CHAIRMAN'S STATEMENT

RESULT

I am pleased to report that the Group's consolidated profit for 2015 was HK\$282.7 million, a decrease of 55.3% as compared to HK\$632.1 million for 2014. Earnings per share were HK\$0.92 (2014: HK\$2.16), a drop of 57.4% over last year. The fair value gains on investment properties (net of deferred tax) for 2015 was HK\$218.8 million, a drop of HK\$369.9 million as compared to HK\$588.7 million for 2014.

The Group's underlying profit for 2015, being the consolidated profit excluding the effect of the fair value gains on investment properties (net of deferred tax), was approximately HK\$63.9 million, increased by HK\$20.5 million or 47.2% as compared to the corresponding figure of HK\$43.4 million for 2014. The increase in the underlying profit was mainly attributable to the growth in the rental income from Hong Kong and the USA properties.

The revenues of the Group for 2015 was HK\$278.9 million, increased HK\$27.9 million or 11.1% as compared to HK\$251.0 million for 2014.

As at 31st December 2015, the investment properties of the Group were revalued at HK\$6,381.6 million (31st December 2014: HK\$5,927.9 million). Total equity amounted to HK\$6,572.5 million (31st December 2014: HK\$5,798.7 million).

DIVIDEND

The directors have resolved to recommend a final dividend of HK6 cents (2014: HK5 cents) per ordinary share.

PROSPECTS

The recent years of changing local political environment have affected the economic and business environment of Hong Kong. The slowdown of economic activities globally as well as in China may have further effects on Hong Kong in the near future.

Although interest rate in USA has commenced to rise, it is anticipated that the rate will level out in 2016.

All factors considered, we anticipate the economy of Hong Kong will slow down in coming years.

The Group will, as in the past, maintain a prudent policy to minimize exposure to risks and endeavor to maintain a healthy business growth.

In closing, I wish to thank my fellow directors for their valuable guidance and to all staff members for their dedication and hard work.

William Ma Ching Wai
Chairman

Hong Kong, 18th March 2016

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

In Hong Kong, the gross rental income for the year ended 31st December 2015 was HK\$192.8 million, an increase of 9.7% or HK\$17.0 million as compared to last year. There were significant growths in the rental contribution from Gateway ts by HK\$12.4 million or 13.4% as compared to last year. The rental contributions from the commercial, residential and industrial sectors were increased by 5% to 6% as compared to last year. The Group will endeavor to maintain the level of rental income in the coming year.

The hotel room charge income of Hotel LBP for the year ended 31st December 2015 was HK\$15.4 million, a decrease of 5% or HK\$0.8 million as compared to last year. The occupancy rate for 2015 was stable at about 94% in average. The profit generated from the hotel operations for the year ended 31st December 2015 was HK\$1.4 million, a decrease of 22.2% or HK\$0.4 million as compared to last year due to the increase in operation costs. The occupancy of Hotel LBP will remain steady in the coming year.

To offer support to Hotel LBP, we have started a restaurant, Gees, in the same building of the hotel at the latter half of 2014. The restaurant income from Gees for the year ended 31st December 2015 was HK\$3.1 million, including an amount of HK\$1.5 million received from Hotel LBP for the breakfast charges incurred by the hotel guests. The operating loss incurred by Gees for the year 2015 was HK\$2.6 million.

In the USA, the gross rental income from Montgomery Plaza for the year ended 31st December 2015 was HK\$56.3 million, an increase of 15.6% or HK\$7.6 million as compared to last year. The office spaces occupancy rate of Montgomery Plaza was 95% by the year end of 2015 and the weighted average office rent per square feet per annum was US\$47.6. During 2015, San Francisco's office market was robust with strong demand from the tech industry. The gross rental income will remain stable in the coming year.

HOTEL DEVELOPMENT

The foundation work of the hotel development at No. 43 Heung Yip Road, Wong Chuk Hang has been substantially completed in 2015. By the fourth quarter of 2015, a revised plan to develop the site into a combo of hotel, offices and eating places has been submitted to the Town Planning Board. The development is now pending for the outcome of the revised plan application.

FINANCIAL RESOURCES

During the year, the Group's total bank borrowings and overdraft increased by HK\$227.7 million to HK\$964.0 million (2014: HK\$736.3 million). The total equity increased by HK\$773.8 million to HK\$6,572.5 million (2014: HK\$5,798.7 million) and the long term bank loans outstanding as at 31st December 2015 was HK\$662.0 million (2014: HK\$272.9 million). The debt to equity ratio was 14.7% (2014: 12.7%).

By the end of December 2015, banking facilities in the aggregate principal amount of HK\$1,192 million were arranged to finance and refinance the land premium and construction costs of the hotel development to be erected at No.43 Heung Yip Road, Wong Chuk Hang.

There are sufficient committed banking facilities available for the Group's current funding needs and future business requirements. The Group's financial position remains healthy. There are no exposure to foreign exchange risk as the bank borrowings are in either Hong Kong or US dollars and the repayment of principal and interest will be made by the respective lending currency.

The Group has adopted and maintained the policy of reliance on short-term finances which is more economical because of lower interest rate. In light of the low debt ratio and long term harmonious relationship with our bankers, the Group considers that this policy will continue to be used to lower the operation costs and the current policy will not impose any liquidity risks.

CAPITAL STRUCTURE OF THE GROUP

The capital structure of the Group had not changed materially from the last annual report. The Group borrowings are primarily denominated in Hong Kong and US 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:

	<u>2015</u>	<u>2014</u>
	HK\$'000	HK\$'000
– within one year	142,648	7,084
– in the second year	5,842	137,181
– in the third to fifth years	513,522	6,502
– after the fifth year	–	122,206
	<u>662,012</u>	<u>272,973</u>

The Group's bank borrowings of HK\$964.0 million (2014: HK\$736.3 million) are secured by certain properties with an aggregate carrying amount of HK\$4,722.8 million (2014: HK\$4,365.7 million) and the rental income thereon.

DETAILS OF NUMBER AND REMUNERATION OF EMPLOYEES

As at 31st December 2015, the Group employed a total of 170 full-time employees which included the directors of the Company. In addition to salary payment, other benefits include discretionary bonus, insurance, medical schemes and mandatory provident fund schemes.

REPORT OF THE DIRECTORS

The directors of Tai Sang Land Development Limited (the "Company") submit their report together with the audited consolidated financial statements of the Company and its subsidiaries (collectively the "Group") for the year ended 31st December 2015.

PRINCIPAL ACTIVITIES AND GEOGRAPHICAL ANALYSIS OF OPERATIONS

The principal activities of the Company are investment holding and property investment. The activities of the principal subsidiaries are shown in note 30 to the consolidated financial statements.

An analysis of the Group's performance for the year by operating segments is set out in note 5(d) to the consolidated financial statements.

RESULTS AND APPROPRIATIONS

The results of the Group for the year ended 31st December 2015 are set out in the consolidated statement of profit or loss on page 29 of this annual report.

The directors have declared an interim dividend of HK10 cents (2014: HK8 cents) per ordinary share, totalling HK\$28,766,968 (2014: HK\$23,013,574), which was paid on 24th September 2015.

The directors recommend the payment of a final dividend of HK6 cents (2014: HK5 cents) per ordinary share, totalling HK\$17,260,181 (2014: HK\$14,383,484).

The total dividends for the year ended 31st December 2015 amounted to HK16 cents (2014: HK13 cents) per ordinary share.

DONATIONS

Charitable and other donations made by the Group during the year amounted to HK\$4,942,066 (2014: HK\$1,548,988).

PRINCIPAL PROPERTIES

Details of the Group's significant properties are set out on pages 81 to 82 of this annual report.

PURCHASE, SALE AND REDEMPTION OF SHARES

The Company has not redeemed any of its shares during the year. Neither the Company nor any of its subsidiaries has purchased or sold any of the Company's shares during the year.

BORROWINGS

Particulars of the bank loans and overdrafts are shown in notes 14 and 17 to the consolidated financial statements.

DISTRIBUTABLE RESERVES

Distributable reserves of the Company at 31st December 2015, calculated under part 6 of the Companies Ordinance (Cap. 622 of the Laws of Hong Kong), amounted to HK\$541,807,726 (2014: HK\$545,000,670).

FIVE-YEAR FINANCIAL SUMMARY

A summary of the results and of the assets and liabilities of the Group for the last five financial years is set out on page 83 of this annual report.

DIRECTORS

(a) Directors of the Company

The directors of the Company during the year and up to the date of this report were:

Executive directors:

William Ma Ching Wai	<i>(Chairman)</i>
Patrick Ma Ching Hang, BBS, JP	<i>(Deputy Chairman)</i>
Alfred Ma Ching Kuen	<i>(Managing Director)</i>
Amy Ma Ching Sau	<i>(Managing Director)</i>
Philip Ma Ching Yeung	

Non-executive director:

Edward Cheung Wing Yui, BBS

Independent non-executive directors:

Kevin Chau Kwok Fun	
Tan Soo Kiu	
Yiu Kei Chung	<i>(appointed on 2nd July 2015)</i>
William Wong Hing Kwok	<i>(resigned on 21st August 2015)</i>

In accordance with Article 103 of the Company's Articles of Association, Mr. Patrick Ma Ching Hang, Mr. Alfred Ma Ching Kuen and Mr. Edward Cheung Wing Yui retire by rotation and, being eligible, offer themselves for re-election.

In accordance with Article 94 of the Company's Articles of Association, Mr. Yiu Kei Chung as an additional director appointed during the year, shall retire and, being eligible, offer himself for re-election.

Mr. William Wong Hing Kwok resigned on 21st August 2015 as an independent non-executive director of the Company. Mr. Wong has confirmed that he has no disagreement with the Board and nothing relating to the affairs of the Company needed to be brought to the attention of the shareholders of the Company.

(b) Directors of the Company's subsidiaries

During the year and up to the date of this report, Mr. William Ma Ching Wai, Mr. Patrick Ma Ching Hang, Mr. Alfred Ma Ching Kuen, Ms. Amy Ma Ching Sau and Mr. Philip Ma Ching Yeung are also directors of certain subsidiaries of the Company. Other directors of the Company's subsidiaries during the year and up to the date of this report include: Ms. Katy Ma Ching Man and Ms. Ruth Ma Ching Keung.

DIRECTORS' SERVICE CONTRACTS

None of the directors who are proposed for re-election at the forthcoming annual general meeting has a service contract with the Company which is not determinable within one year without payment of compensation, other than statutory compensation.

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

Biographical details of directors and senior management are set out on pages 1 to 3 of this annual report.

DIRECTORS' AND SENIOR MANAGEMENT'S EMOLUMENTS

Details of directors' and senior management's emoluments are set out in note 29 to the consolidated financial statements.

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND/OR SHORT POSITIONS IN SHARES, UNDERLYING SHARES OF THE COMPANY OR ANY SPECIFIED UNDERTAKING OF THE COMPANY'S OR ANY OTHER ASSOCIATED CORPORATION

At 31st December 2015, the interests and short positions of each director and chief executive in the shares or underlying shares of the Company, as recorded in the register maintained by the Company under Section 352 of the Securities and Futures Ordinance ("SFO") or as notified to the Company were as follows:

Number of ordinary shares held

	Capacity		Total	Percentage
	Personal interest	Corporate interests (notes (a) and (b))		
Directors:				
William Ma Ching Wai	4,608,354	160,134,973	164,743,327	57.2682%
Patrick Ma Ching Hang	46,256	8,732,013	8,778,269	3.0515%
Alfred Ma Ching Kuen	9,987	–	9,987	0.0035%
Amy Ma Ching Sau	347,942	–	347,942	0.1210%
Philip Ma Ching Yeung	127,741	–	127,741	0.0444%
Edward Cheung Wing Yui	–	–	–	–
Kevin Chau Kwok Fun	–	–	–	–
Tan Soo Kiu	–	–	–	–
Yiu Kei Chung	–	–	–	–
Chief Executive:				
Ted Mok Tat Hung	–	–	–	–

Notes:

- Kam Chan & Company, Limited ("Kam Chan & Co") and its associates and Holston Investment Limited directly or indirectly owned 138,996,736 and 21,138,237 ordinary shares in the Company respectively. Mr. William Ma Ching Wai is a substantial shareholder of these companies.
- Tai Sang International Limited directly owned 8,732,013 ordinary shares in the Company. Mr. Patrick Ma Ching Hang is a substantial shareholder of this company.
- Mr. Alfred Ma Ching Kuen beneficially held 9,886 shares (or 0.1765%) in the issued share capital of a subsidiary, Tai Sang Cold Storage & Godown Company Limited.
- Mr. Patrick Ma Ching Hang and Ms. Katy Ma Ching Man jointly and beneficially held 47 shares (or 0.94%); Mr. William Ma Ching Wai and Mr. Patrick Ma Ching Hang jointly and beneficially held 1 share (or 0.02%); and Mr. Alfred Ma Ching Kuen beneficially held 23 shares (or 0.46%) in the issued share capital of a subsidiary, Kam Hang Company Limited.
- In addition, certain directors of the Company held non-beneficial interests in subsidiaries in trust to the absolute benefit of the Company, the details of which are available for inspection at the Company's registered office.
- Other than as stated above, no directors or chief executive of the Company had any interest or short position in the shares or underlying shares of the Company or any of its associated corporation.
- At no time during the year was the Company or any of its subsidiaries a party to any arrangements to enable the directors and chief executive of the Company (including their spouse and children under 18 years of age) to acquire the benefits by acquisition of shares, or underlying shares of, the Company or its associated corporations.

SUBSTANTIAL SHAREHOLDERS' INTERESTS AND/OR SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES OF THE COMPANY

At 31st December 2015, the interest and short position of substantial shareholders in the shares or underlying shares of the Company, as recorded in the register maintained by the Company under Section 336 of the SFO or as notified to the Company were as follows:

Number of ordinary shares held

	Capacity		Total	Percentage
	Personal interest	Corporate interests (note)		
Substantial shareholders:				
Kam Chan & Co	112,248,758	26,747,978	138,996,736	48.3182%
Holston Investment Limited	21,138,237	–	21,138,237	7.3481%
Gold Fortune Investment Co. Ltd.	15,488,636	–	15,488,636	5.3842%

All interests stated above represent long positions.

Note:

Gold Fortune Investment Co. Ltd, Suremark Limited (beneficially interested in 5,852,920 shares in the Company) and Montgomery Securities Limited (beneficially interested in 5,406,422 shares in the Company) are wholly owned subsidiaries of Kam Chan & Co. The aggregate shareholding of these three companies are deemed to be the corporate interest of Kam Chan & Co in the ordinary shares in the Company.

DIRECTORS' MATERIAL INTERESTS IN TRANSACTIONS, ARRANGEMENTS AND CONTRACTS THAT ARE SIGNIFICANT IN RELATION TO THE COMPANY'S BUSINESS

Except for the continuing connected transactions as set out in the section headed "Continuing Connected Transactions" below, no other transactions, arrangements and contracts of significance in relation to the Group's business to which the Company or any of its subsidiaries was a party and in which a director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

MANAGEMENT CONTRACTS

No contracts concerning the management and administration of the whole or any substantial part of the business of the Company were entered into or existed during the year.

MAJOR SUPPLIERS AND CUSTOMERS

The percentages of the purchases for the year attributable to the Group's major suppliers are as follows:

– the largest supplier	76.3%
– five largest suppliers	89.6%

During the year, the Group earned less than 30% of its revenue from its five largest customers.

None of the directors, their associates or any shareholders (which to the knowledge of the directors owns more than 5% of the Company's share capital) had an interest in the suppliers or customers noted above.

CONTINUING CONNECTED TRANSACTIONS

- (a) On 7th April 2014, a tenancy agreement was entered into between Tai Sang Bank Limited ("TSB") as landlord and the Company as tenant for the renewal of the leases of the office premises:

Located at 2nd floor, 9th floor, 10th floor, 11th floor and 14th floor of Tai Sang Bank Building

Term: 15th April 2014 to 14th April 2017

Rental: HK\$320,000 per month exclusive of rate and service charges

TSB is an associate of Kam Chan & Co (with Kam Chan & Co indirectly interested in more than 30% of its issued voting share capital) and is therefore a connected person of the Company under Rule 14A of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") (the "Listing Rules"). Accordingly, the above tenancy agreement constitutes a continuing connected transaction of the Company for the purpose of the Listing Rules. As set out in the announcement of the Company dated 7th April 2014, the annual cap for the aggregate amount payable under the tenancy agreement in respect of the office premises for the year ended 31st December 2015 is HK\$4,500,000. The amount paid by the Company to TSB under the tenancy agreement for the year ended 31st December 2015 was HK\$4,368,000.

- (b) On 18th December 2013, the Company entered into a master leasing agreement with Ms. Amy Ma Ching Sau ("Ms. Ma") to set out the principal terms and conditions governing the entering into of tenancy agreements or licence agreements between the members of the Group and Ms. Ma and her associates (has the meaning ascribed to it under the Listing Rules) during the period from 1st January 2014 to 31st December 2016 (both days inclusive).

Ms. Ma is an executive director of the Company and she and her associates are therefore connected persons of the Company under Rule 14A of the Listing Rules. Accordingly, the master lease agreement constitutes continuing connected transactions of the Company for the purpose of the Listing Rules. As set out in the announcement of the Company dated 18th December 2013, the annual caps for the aggregate consideration receivable by the Group from the leasing arrangements contemplated under the master leasing agreement for the year ended 31st December 2015 is HK\$2,300,000. The aggregate amount received by the Group under the master leasing agreement for the year ended 31st December 2015 was HK\$2,125,020.

- (c) On 18th December 2013, the Company entered into a master leasing agreement with Kam Cheung Investment Company Limited ("Kam Cheung"), a 75% owned subsidiary of the Company, to set out the principal terms and conditions governing the leasing arrangements between Kam Cheung and the Company during the period from 1st January 2014 to 31st December 2016 (both days inclusive).

As each of the minority shareholders of Kam Cheung is an associate of the executive directors of the Company, within the meaning of Rule 14A of the Listing Rules, each of them is a connected person of the Company. Accordingly the master leasing agreement constitutes continuing connected transactions of the Company for the purpose of the Listing Rules. As set out in the announcement of the Company dated 18th December 2013, the annual caps for the aggregate consideration payable by the Company to Kam Cheung under the leasing arrangements contemplated under the master leasing agreement for the year ended 31st December 2015 is HK\$3,900,000. The aggregate amount paid by the Company under the master leasing agreement for the year ended 31st December 2015 was HK\$3,607,000.

CONTINUING CONNECTED TRANSACTIONS (Continued)

The independent non-executive directors of the Company have reviewed the above continuing connected transactions and confirmed that these transactions have been entered into:

- (i) on normal commercial terms;
- (ii) in the ordinary and usual course of business of the Group; and
- (iii) in accordance with the relevant agreements governing them and on terms that are fair and reasonable in the interests of the shareholders of the Company as a whole.

The Company's auditor was engaged to report on the Group's continuing connected transactions as set out in paragraphs (a), (b) and (c) above in accordance with Hong Kong Standard on Assurance Engagements 3000 "Assurance Engagements Other Than Audits or Reviews of Historical Financial Information" and with reference to Practice Note 740 "Auditor's Letter on Continuing Connected Transactions under the Hong Kong Listing Rules" issued by the Hong Kong Institute of Certified Public Accountants. The auditor has issued a unmodified report containing the findings and conclusions in respect of the continuing connected transactions disclosed by the Group as set out in paragraphs (a), (b) and (c) above in accordance with paragraph 14A of the Listing Rule. A copy of the auditor's letter has been provided by the Company to the Stock Exchange.

SUFFICIENCY OF PUBLIC FLOAT

Based on the information that is publicly available to and within the knowledge of the directors, it is confirmed that there is sufficient public float of more than 25% of the Company's issued shares as at date of this annual report.

DIRECTORS' INTEREST IN COMPETING BUSINESS

At 31st December 2015, all directors except for non-executive directors are directors and shareholders of Kam Chan & Co, which is also engaged in property investment, and may be in competition with the business carried on by the Group.

The directors are of the view that the Group is capable of carrying on its businesses independently from the property investment business. When making decisions on the property investment business, the relevant directors, in the performance of their duties as directors of the Company, have acted and will continue to act in the best interests of the Group.

CORPORATE GOVERNANCE

The Company has complied with the code provisions of Corporate Governance Code contained in Appendix 14 of the Listing Rules during the year ended 31st December 2015.

CONFIRMATION OF INDEPENDENCE

The Company has received from each of the independent non-executive directors an annual confirmation of independence pursuant to Rule 3.13 of the Listing Rules and considers all the independent non-executive directors to be independent.

BUSINESS REVIEW

The business review of the Group for the year ended 31st December 2015 is set out in the sections headed "Chairman's Statement" and "Management Discussion and Analysis" on page 5 and pages 6 to 7 respectively of this Annual Report except for below.

Environmental policies and performance

The Group has complied with laws and regulations regarding environmental protection and endeavored to implement measures to minimize the operation impact on the environment and natural resources and to mitigate the emissions.

The Group has implemented an internal recycling program for the toner cartridges and papers and installed documents management solutions to reduce the paper copies for record purposes at the offices. Recycling program has also been effected at Gateway ts to collect waste paper, metals and plastics for recycling purposes.

Energy saving practices are encouraged in the main offices, Gateway ts and Hotel LBP to use Hong Kong Electrical and Mechanical Services Department certified electricity consumption appliances to reduce electricity consumption and to replace lighting fixtures with LED lighting or T5 fluorescent tubes.

Compliance with laws and regulations

The Group recognises the importance of compliance with laws and regulations. Compliance procedures are in place to ensure adherence to applicable laws, rules and regulations in particular, those have significant impact on the Group.

The Group has been allocating resources to ensure ongoing compliance with rules and regulations and any changes in the applicable laws, rules and regulations are brought to the attention of relevant employees and relevant operation units from time to time.

Key risk factors

The Group's business, financial condition, results of operation and growth prospects may be affected by risks and uncertainties facing the Group.

A substantial part of the Group's property portfolio is located in Hong Kong, and a substantial part of the Group's revenue is derived in Hong Kong. As a result, the general situation of the economy, property market, legislative and regulation changes, government policies and political conditions in Hong Kong have significant impact on the Group's operating results and financial conditions.

One of the Group's investment properties is located in the United States which contributes around 20% and 24% to the Group's total revenue and underlying profits respectively. As a result, the Group's operations in the United States, may also be exposed to the risks of the property market demands, overall economic conditions and the interest rate changes in the United States.

A small portion of the Group's revenue is derived from its hotel operations in Hong Kong. The hotel's occupancy rate and room rate are subject to a certain degree of fluctuations due to factors including seasonality, social stability, politics, natural hazards, disease and economic conditions.

The Group is also exposed to certain operation risks, such as default on the part of our tenants, hotel guests and contractors and the inadequacies or failures of internal process, people and systems or other external factors may have various levels of negative impacts on the results of operations. Measures have however been taken to minimize impacts in these respects.

BUSINESS REVIEW (Continued)

Relationships with key stakeholders

The Group's success also depends on the support from key stakeholders which comprise employees, tenants, customers, suppliers, contractors and service vendors.

- **Employees**

The Group believes that employees are the valuable assets of an enterprise and regards human resources as its corporate wealth. We provide on-the-job training and development opportunities to enhance our employees' career progression. Through different training, staff's professional knowledge in corporate operations, occupational and management skills are enhanced.

- **Tenants and customers**

The Group has the mission to provide excellent client service to the tenants and hotel guests whilst maintaining long term profitability and business growth.

- **Suppliers, contractors and service vendors**

Sound relationships with key suppliers, contractors and service vendors of the Group are important in supply chain management, properties maintenance and development, meeting business challenges and regulatory requirements, which can derive cost effectiveness and foster long term business benefits. The key service vendors comprise system and equipment vendors, external consultants which provide professional services and other business partners which provide value-added services to the Group.

PERMITTED INDEMNITY PROVISIONS

The Company's Articles of Association provides that every director is entitled to be indemnified out of the assets of the Company against all losses or liabilities which he/she may sustain or incur in or about the execution of the duties of his/her office or otherwise in relation thereto.

The Company has taken out and maintained directors' liability insurance throughout the year, which provides appropriate cover for the directors of the Group.

AUDITOR

The consolidated financial statements for the year have been audited by PricewaterhouseCoopers who retire and being eligible, offer themselves for re-appointment.

On behalf of the Board

William Ma Ching Wai
Chairman

Hong Kong, 18th March 2016

CORPORATE GOVERNANCE REPORT

CORPORATE GOVERNANCE PRACTICES

The Company is committed to maintain a high standard of corporate governance practices and procedures to safeguard the interests of the shareholders and enhance the performance of the Group. The Company endeavors to ensure that its businesses are conducted in accordance with rules and regulations, and applicable codes and standards.

The Company has complied with all the code provisions of the Corporate Governance Code (the "CG Code") as set out in Appendix 14 of the Listing Rules throughout the accounting year ended 31st December 2015.

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 to the Listing Rules (the "Model Code") as the Company's codes of conduct regarding directors' securities transactions.

On specific enquires made, all directors confirmed that they had complied with the Model Code during the year ended 31st December 2015.

BOARD OF DIRECTORS

Composition of the Board

The Board currently comprises five executive directors, one non-executive director and three independent non-executive directors ("INEDs"). The composition of the Board is set out as follows:

Executive directors	William Ma Ching Wai (<i>Chairman</i>) Patrick Ma Ching Hang (<i>Deputy Chairman</i>) Alfred Ma Ching Kuen Amy Ma Ching Sau Philip Ma Ching Yeung
Non- executive director	Edward Cheung Wing Yui
INEDs	Kevin Chau Kwok Fun Tan Soo Kiu Yiu Kei Chung (<i>Appointed with effect from 2nd July 2015</i>) William Wong Hing Kwok (<i>Resigned with effect from 21st August 2015</i>)

On 2nd July 2015, Mr. Yiu Kei Chung has been appointed as an INED of the Company. However, Mr. Yiu Kei Chung will hold office until the next following annual general meeting of the Company after his appointment, at which Mr. Yiu Kei Chung will retire and be eligible for re-election.

On 21st August 2015, Mr. William Wong Hing Kwok has resigned as an INED, chairman of Remuneration Committee and member of each of Audit Committee and Nomination Committee of the Company.

Throughout the year and up to the date of this report, the Company has complied with the requirements under Rules 3.10(1) and (2) of the Listing Rules that there are three INEDs and one of the INEDs has the appropriate professional qualifications or accounting or related financial management expertise.

BOARD OF DIRECTORS (Continued)

Composition of the Board (Continued)

Each of the INEDs has provided an annual written confirmation of their independence that they meet the guidelines for assessing independence as set out in Rule 3.13 of the Listing Rules. Their independence has been assessed by the Nomination Committee. The Company considers all the INEDs are independent.

Biographical details of the directors and their relationships, where applicable, are set out on pages 1 to 3 of this annual report.

Role of the Board

The Board has reserved for its decision or consideration matters covering mainly the Group's overall strategy, annual operating budget, annual and interim results, recommendations on directors' appointment or re-appointment, material contracts and transactions as well as other significant policies and financial matters. The Board has delegated the day-to-day businesses of the Company to the management who works under the leadership and supervision of the Chief Executive and the Executive Committee of the Board.

The Executive Committee of the Board, comprises the Chairman, Deputy Chairman, two Managing Directors and one executive director. The Executive Committee meets regularly to review and discuss the performance of the Group, current plans and long term opportunities, and any other issues of immediate concern.

The non-executive directors (a majority of whom are independent) provided the Company with a wide range of expertise and a balance of skills and brought independent judgment on issues of strategic direction, development, performance and risk management through their contribution at board meetings and committee meetings.

Corporate Governance Functions

The Board is responsible for performing the corporate governance duties including:

- (a) to develop and review the Company's policies and practices on corporate governance;
- (b) to review and monitor the training and continuous professional development of directors and senior management;
- (c) to review and monitor the Company's policies and practices on compliance with legal and regulatory requirements;
- (d) to develop, review and monitor the code of conduct and compliance manual (if any) applicable to employees and directors; and
- (e) to review the Company's compliance with Appendix 14 to the Listing Rules (Corporate Governance Code and Corporate Governance Report).

Board Meetings

Board meetings are held at least 4 times a year and involve the active participation, either in person or through other electronic means of communication, of a majority of directors. At least 14 days' notice of the board meetings is given to all directors, and all directors are given an opportunity to include matters for discussion in the agenda. An agenda and accompanying board papers are sent in full to all directors in a timely manner and at least 4 days before the intended date of a full board meeting. They also have unrestricted access to the advice and service of the Company Secretary, who assists the Chairman in preparing the agenda for meetings, is responsible for providing directors with board papers and related materials and ensures that board procedures are followed.

BOARD OF DIRECTORS (Continued)

Board Meetings (Continued)

According to the current Board practice, if a substantial shareholder or a director has a conflict of interest in a matter to be considered by the Board which the Board has determined to be material, the matter will be dealt with by the Board at a duly convened Board meeting.

The articles of association of the Company ("Articles of Association") also stipulate that save for the exceptions as provided therein, a director shall abstain from voting and not be counted in the quorum at meetings for approving any contract or arrangement in which such director or any of his/her associates have a material interest.

Directors' Training

Each newly appointed director is provided with necessary induction and information to ensure that he/she has a proper understanding of the Company's operations and businesses as well as his/her responsibilities under relevant statutes, laws, rules and regulations. The Company Secretary also provides directors with updates on latest development and changes in the Listing Rules and other relevant legal and regulatory requirements from time to time.

All directors are encouraged to participate in continuous professional development to develop and refresh their knowledge and skills. The Company has arranged in-house trainings for directors in the form of seminar and reading materials. A summary of training received by directors during the year according to the records provided by the directors is as follows:

Directors	Corporate Governance/ Updates in Laws, Rules and Regulations		Accounting/Financial/ Management or Other Professional Skills	
	Reading Materials	Attended Seminars/ Briefings	Reading Materials	Attended Seminars/ Briefings
Executive directors				
William Ma Ching Wai (<i>Chairman</i>)	✓	✓	✓	✓
Patrick Ma Ching Hang	✓	✓	✓	✓
Alfred Ma Ching Kuen	✓	✓	✓	✓
Amy Ma Ching Sau	✓	✓	✓	✓
Philip Ma Ching Yeung	✓	✓	✓	✓
Non-executive director				
Edward Cheung Wing Yui	✓	✓	✓	✓
INEDs				
Kevin Chau Kwok Fun	✓	✓	✓	✓
Tan Soo Kiu	✓	✓	✓	✓
Yiu Kei Chung	✓	✓	✓	✓
(<i>Appointed with effect from 2nd July 2015</i>)				
William Wong Hing Kwok (<i>Resigned with effect from 21st August 2015</i>)	–	–	–	–

CHAIRMAN AND CHIEF EXECUTIVE

The positions of the Chairman and Chief Executive are held by separate individuals as to maintain an effective segregation of duties.

Mr. William Ma Ching Wai, the Chairman of the Board, provides leadership to the Board and ensures that the Board works effectively and that all important issues are discussed in a timely manner.

Mr. Ted Mok Tat Hung, the Chief Executive, is responsible for the day-to-day management of the Group's operations and conducts regular meetings with the Executive Committee, at which operational and business decisions are made. Other financial functions and financial performance evaluations are carried out jointly with Managing Directors.

NON-EXECUTIVE DIRECTORS

All non-executive directors have entered into letters of appointment with the Company for a specific term of three years. All non-executive directors are also subject to retirement from office by rotation and re-election at the annual general meeting once every three years in accordance with the Articles of Association.

Serving more than 9 years could be relevant to the determination of a non-executive director's independence. If an independent non-executive director serves more than 9 years, his further appointment will be subject to a separate resolution to be approved by shareholders.

BOARD COMMITTEES

The Board has established various committees, including Audit Committee, Remuneration Committee and Nomination Committee, each of which has its specific written terms of reference. Copies of minutes of all meetings and resolutions of the committees, which are kept by the Company Secretary, are circulated to all Board members. The committees are required to report back to the Board on their decision and recommendations where appropriate. All the Board committees are empowered by the Board under their own terms of reference which have been posted on website of the Company and the Stock Exchange.

Audit Committee

Members:

INEDs

Tan Soo Kiu (*Chairman*)
Kevin Chau Kwok Fun
Yiu Kei Chung
(*Appointed with effect from 21st August 2015*)
William Wong Hing Kwok
(*Resigned with effect from 21st August 2015*)

Non-executive director

Edward Cheung Wing Yui

The Audit Committee was established in March 1999. The terms of reference setting out the Audit Committee's authority, duties and responsibilities are available on both the websites of the Company and the Stock Exchange.

BOARD COMMITTEES (Continued)

Audit Committee (Continued)

The main responsibilities of the Audit Committee are to review and monitor the integrity of the Company's financial statements, annual report and interim report. Other responsibilities include making recommendations to the board on the appointment, reappointment and removal of the external auditor, approval of the external auditor's remuneration and terms of engagements, and to develop and implement policy on engaging an external auditor to supply non-audit services. The Audit Committee is also charged with overseeing the Company's financial reporting system, risk management and internal control systems.

During the year, the Audit Committee held 2 meetings. The work performed by the Audit Committee during the financial year ended 31st December 2015 are summarised below:

- (i) reviewed annual report for the year ended 31st December 2014, and interim report for the six months ended 30th June 2015;
- (ii) proposed the appointment of PricewaterhouseCoopers ("PwC") as Independent Auditor of the Company;
- (iii) reviewed and discussed with the Independent Auditor in respect of the consolidated financial statements for the year ended 31st December 2014 and the interim financial information for the six months ended 30th June 2015; and
- (iv) reviewed and assessed the adequacy and effectiveness of the Group's financial controls and internal controls systems.

Remuneration Committee

Members:

INEDs	Tan Soo Kiu (<i>Chairman</i>) (<i>Appointed as Chairman with effect from 21st August 2015</i>) Yiu Kei Chung (<i>Appointed with effect from 21st August 2015</i>) William Wong Hing Kwok (<i>Chairman</i>) (<i>Resigned with effect from 21st August 2015</i>)
Executive director	Amy Ma Ching Sau

The Remuneration Committee was established in April 2005. The terms of reference of the Remuneration Committee setting out its authority, duties and responsibilities are available on the websites of the Company and the Stock Exchange.

The Remuneration Committee adopted the operation model where it performs an advisory role to the Board, with the Board retaining the final authority to approve the remuneration packages of individual executive directors and senior management.

The Remuneration Committee is responsible for ensuring formal and transparent procedures for developing remuneration policies and overseeing the remuneration packages of the executive directors and senior management. It takes into consideration of factors such as salaries paid by comparable companies, time commitment and responsibilities of directors and senior management.

During the year, the Remuneration Committee held 2 meetings. The Remuneration Committee reviewed the remuneration policy for executive directors and senior management of the Company, and made recommendations on the Group's bonus structure, retirement benefit scheme and other compensation related issues.

BOARD COMMITTEES (Continued)

Nomination Committee

Members:

Executive director	William Ma Ching Wai (<i>Chairman</i>)
INEDs	Kevin Chau Kwok Fun Yiu Kei Chung (<i>Appointed with effect from 21st August 2015</i>) William Wong Hing Kwok (<i>Resigned with effect from 21st August 2015</i>)

The Nomination Committee of the Company was established in March 2012. The terms of reference of the Nomination Committee setting out its authority, duties and responsibilities are available on the websites of the Company and the Stock Exchange.

The Nomination Committee is responsible to review the structure, size and composition of the Board and make recommendations on any proposed changes to the Board to complement the Company's corporate strategy. It shall identify individuals suitably qualified to become board members and select or make recommendations to the Board on the selection of individuals nominated for directorships, and assess the independence of independent non-executive directors in accordance with Rule 3.13 of the Listing Rules.

During the year, the Nomination Committee held 2 meetings. The Nomination Committee recommended candidate as an additional director to the Board, reviewed the structure and composition of the Board, recommended the re-election of the retiring directors and assessed the independence of all the INEDs.

The Nomination Committee is also responsible to review the Board Diversity Policy, when appropriate to ensure the effectiveness of the Board Diversity Policy and will discuss any revisions that may be required to be considered and approved by the Board.

Board Diversity Policy

The Company recognizes the importance and the benefit of having a diverse Board that fits its own business model and specific needs in order to achieve its corporate goals and strategies. A number of factors, including but not limited to age, gender, cultural and educational background, professional experience, skill and knowledge, will be considered in determining the optimum composition of the Board so as to contribute to the achievement of the Company's corporate goals and strategic objectives. The Company also sees diversity at the Board level as an essential element in maintaining a competitive advantage. The Company does not discriminate on the grounds of race, gender, disability, age, religions or any other factor.

The Company aims to ensure that Board appointments will be made on the basis of a range of diversity factors, including those set out above. Selection of candidates to join the Board will be, in part, dependent on the pool of available candidates with the necessary skills, knowledge and experience. The ultimate decision will be based on merit and the contribution the chosen candidate will bring to the Board, having regard for the benefits of diversity on the Board.

ATTENDANCE AT BOARD MEETINGS, BOARD COMMITTEE MEETINGS AND GENERAL MEETINGS

Name of directors	Number of Meetings Attended/ Eligible to attend for the year ended 31st December 2015				
	Board Meeting	Audit Committee Meeting	Remuneration Committee Meeting	Nomination Committee Meeting	Annual General Meeting
Executive directors					
William Ma Ching Wai (<i>Chairman</i>)	4/4	1/2		2/2	1/1
Patrick Ma Ching Hang	4/4				1/1
Alfred Ma Ching Kuen	4/4				1/1
Amy Ma Ching Sau	4/4		2/2		1/1
Philip Ma Ching Yeung	4/4				1/1
Non-executive director					
Edward Cheung Wing Yui	4/4	2/2			1/1
INEDs					
Kevin Chau Kwok Fun	4/4	2/2		2/2	1/1
Tan Soo Kiu	4/4	2/2	2/2		1/1
Yiu Kei Chung (<i>Appointed with effect from 2nd July 2015</i>)	2/4	1/2	1/2	-	-
William Wong Hing Kwok (<i>Resigned with effect from 21st August 2015</i>)	0/4	0/2	0/2	0/2	0/1

ACCOUNTABILITY AND AUDIT

Directors' Responsibilities for the Financial Statements

The Board is responsible for the preparation of the consolidated financial statements that give a true and fair view of the state of affairs of the Company and the Group and of the results and cash flows of the Group for such reporting period. The consolidated financial statements are prepared in accordance with all applicable Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants and the new Hong Kong Companies Ordinance (Cap. 622). Appropriate accounting policies have also been used and applied consistently except for the adoption of the new and revised HKFRSs.

The reporting responsibilities of directors and external auditor are set out in the Independent Auditor's Report on page 26 of this annual report.

Internal Controls and Risk Management

The Board is responsible for the designing, implementing and maintaining internal controls and risk management of the Group and for reviewing its effectiveness through the Audit Committee. Procedures have been designed for safeguarding assets against unauthorised use or disposition, ensure the maintenance of proper accounting records for the provision of reliable financial information for internal use or for publication, and ensure compliance of applicable laws, rules and regulations. The procedures provide reasonable but not absolute assurance against material errors, losses or fraud.

Evaluation of the Group's internal controls systems and risk management is conducted by the Internal Auditor on an on-going basis. Such evaluation covers material internal controls, including financial reporting, operational and compliance controls and risk management functions. Internal Auditor will report to the Audit Committee twice a year on significant findings on internal controls. Copy of minutes of the Audit Committee meeting will also be sent to the Board for information.

ACCOUNTABILITY AND AUDIT (Continued)

Auditors' Remuneration

The fees in respect of audit and audit related services provided to the Company and its subsidiaries by PwC and other auditors were HK\$2,127,500 and HK\$528,746 respectively for the year. Fees for non-audit services, which mainly consist of taxation services, provided by PwC and other auditors were HK\$375,350 and HK\$271,432 respectively.

COMPANY SECRETARY

The Company Secretary is a full time employee of the Company and has day-to-day knowledge of the Company's affairs. The Company Secretary reports to the Chairman and is responsible for advising the Board on governance matters. The biography of the Company Secretary is set out on page 3 of this annual report.

SHAREHOLDERS' RIGHTS

Convening Extraordinary General Meeting ("EGM")

In accordance with Sections 566 to 568 of the Companies Ordinance (Chapter 622 of the Laws of Hong Kong), shareholder(s) of the Company representing at least 5% of the total voting rights of all the shareholders having a right to vote at general meetings of the Company, may require the directors of the Company to convene an EGM. The written requisition must state the general nature of the business to be dealt with at the EGM and must be signed by the shareholder(s) concerned and deposited at the registered office of the Company at 11th Floor, Tai Sang Bank Building, 130-132 Des Voeux Road Central, Hong Kong for the attention of the Company Secretary in hard copy form or sent to the Company in electronic form. The requisition may consist of several documents in like form, each signed by one or more of the shareholders concerned.

If the directors of the Company do not within 21 days after the date on which the written requisition is received by the Company proceed duly to convene an EGM for a day not more than 28 days after the date on which the notice convening the EGM is given, the shareholder(s) concerned, or any of them representing more than one-half of the total voting rights of all of them, may themselves convene an EGM, provided that the EGM so convened shall not be held after the expiration of 3 months from the date of the original requisition.

The EGM convened by shareholders shall be convened in the same manner, as nearly as possible, as that in which general meetings are to be convened by the directors of the Company.

Any reasonable expenses incurred by the shareholder(s) requesting the meeting by reason of the failure of the Directors duly to convene a meeting will be reimbursed to shareholder(s) by the Company.

SHAREHOLDERS' RIGHTS (Continued)

Putting Forward Proposals at Shareholders' Meetings

Shareholders are requested to follow Sections 615 and 616 of the Companies Ordinance (Chapter 622 of the Laws of Hong Kong) for including a resolution at an annual general meeting of the Company ("AGM"). The requirements and procedures are set out below:

- (i) Any number of shareholders representing at least 2.5% of the total voting rights of all shareholders having a right to vote on the resolution at an AGM to which the requisition relates, or at least 50 shareholders having a right to vote on the resolution at an AGM to which the requisition relates, may submit a requisition in writing to put forward a resolution which may properly be moved at an AGM.
- (ii) The Company shall not be bound by the Companies Ordinance to give notice of the proposed resolution or to circulate a statement of not more than 1,000 words with respect to the matter referred to in the proposed resolution to shareholders of the Company entitled to receive notice of an AGM unless a copy of the requisition specifying the resolution of which notice is to be given and signed by the shareholders concerned (or 2 or more copies which between them contain the signatures of all the shareholders concerned) is deposited at the registered office of the Company at 11th Floor, Tai Sang Bank Building, 130-132 Des Voeux Road Central, Hong Kong for the attention of the company secretary in hard copy form or is sent to the Company in electronic form not less than (i) 6 weeks before an AGM to which the requisition relates; or (ii) if later, the time at which notice is given of that AGM.

If a shareholder of the Company intends to propose a person other than a director of the Company for election as a director of the Company at any general meeting, the shareholder concerned shall lodge with the registered office of the Company for the attention of the Company Secretary (i) a written notice of his intention to propose that person for election as a Director; and (ii) a notice in writing by that person of his/her willingness to be elected together with the necessary information within the period commencing no earlier than the day after the dispatch of the notice of the general meeting and ending no later than 7 days prior to the date of such general meeting.

Enquiries to the Board

Enquiries may be put to the Board through the Company Secretarial Department at 11/F., Tai Sang Bank Building, 130-132 Des Voeux Road Central, Hong Kong (email: shareholderenquiry@tsld.com).

INVESTORS RELATION

Constitutional Documents

During the year, in order to bring the Articles of Association in line with the statutory changes, the directors proposed to make amendments to the then Articles of Association as announced on 20th March 2015. The directors proposed to adopt a new set of Articles of Association (the “New Articles of Association”) to replace the then Articles of Association and the adoption of the New Articles of Association has been approved by a special resolution passed at the Company’s annual general meeting held on 18th May 2015.

Other than the adoption of the New Articles of Association, there is no further change in the Company’s constitutional documents.

Communication with Shareholders

The Board and senior management maintain an on-going dialogue with the Company’s shareholders and investors and in particular, use annual general meetings or other general meetings to communicate with them and encourage their participation.

The Chairman of the Board will attend the annual general meeting and he will invite the chairmen of the audit committee, remuneration committee and nomination committee to attend. In their absence, the Chairman of the Board will invite another member of the committee or failing this his duly appointed delegate, to attend. These persons will be available to answer questions at the annual general meeting.

The senior management will ensure the external auditor attend the annual general meeting to answer questions about the conduct of the audit, the preparation and content of the auditors’ report, the accounting policies and auditor independence.

On behalf of the Board

William Ma Ching Wai
Chairman

Hong Kong, 18th March 2016

INDEPENDENT AUDITOR'S REPORT

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF TAI SANG LAND DEVELOPMENT LIMITED (incorporated in Hong Kong with limited liability)

We have audited the consolidated financial statements of Tai Sang Land Development Limited (the "Company") and its subsidiaries set out on pages 27 to 80, which comprise the consolidated statement of financial position as at 31st December 2015, and the consolidated statement of profit or loss, the consolidated statement of comprehensive income, the consolidated statement of cash flows and the consolidated statement of changes in equity for the year then ended, and a summary of significant accounting policies and other explanatory information.

Directors' Responsibility for the Consolidated Financial Statements

The directors of the Company are responsible for the preparation of consolidated financial statements that give a true and fair view in accordance with Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants, and the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit and to report our opinion solely to you, as a body, in accordance with section 405 of the Hong Kong Companies Ordinance and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

We conducted our audit in accordance with Hong Kong Standards on Auditing issued by the Hong Kong Institute of Certified Public Accountants. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of consolidated financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements give a true and fair view of the financial position of the Company and its subsidiaries as at 31st December 2015, and of their financial performance and cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards and have been properly prepared in compliance with the Hong Kong Companies Ordinance.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 31ST DECEMBER 2015

	Note	2015	2014
		HK\$	HK\$
Non-current assets			
Property, plant and equipment	6	1,319,480,559	757,441,914
Investment properties	7	6,381,584,000	5,927,857,800
Available-for-sale financial assets	8	53,099,953	56,488,824
Prepayments		13,894,365	6,479,729
		7,768,058,877	6,748,268,267
Current assets			
Properties for sale	9	101,712,707	100,788,507
Inventory		23,694	39,243
Debtors and prepayments	10	21,293,746	22,112,573
Current income tax recoverable		289,000	568,401
Cash and cash equivalents	11	57,501,592	40,637,428
		180,820,739	164,146,152
Total Assets		7,948,879,616	6,912,414,419
Equity and liabilities			
Equity attributable to owners of the Company			
Share capital	12	417,321,278	417,321,278
Reserves	13	5,960,915,117	5,200,462,306
		6,378,236,395	5,617,783,584
Non-controlling interests		194,289,501	180,905,344
Total equity		6,572,525,896	5,798,688,928
Non-current liabilities			
Long term bank loans – secured	14	519,364,209	265,889,000
Deferred income tax liabilities	15	275,501,393	243,221,098
		794,865,602	509,110,098

	Note	2015 HK\$	2014 HK\$
Current liabilities			
Rental and other deposits		62,609,334	59,584,890
Creditors and accruals	16	47,192,972	46,939,563
Current income tax liabilities		27,038,114	27,679,734
Short term bank loans – secured	17	302,000,000	462,800,000
Bank overdrafts – secured	17	–	527,552
Current portion of long term bank loans – secured	14	142,647,698	7,083,654
		<u>581,488,118</u>	<u>604,615,393</u>
Total equity and liabilities		<u>7,948,879,616</u>	<u>6,912,414,419</u>

The financial statements on pages 27 to 80 were approved by the board of directors on 18th March 2016 and were signed on its behalf

William Ma Ching Wai
Director

Alfred Ma Ching Kuen
Director

The notes on pages 33 to 80 are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS FOR THE YEAR ENDED 31ST DECEMBER 2015

	Note	2015	2014
		HK\$	HK\$
Revenues	5(a)	278,891,362	251,007,209
Cost of sales	18	(82,633,600)	(78,683,398)
Gross profit		196,257,762	172,323,811
Fair value gains on investment properties	7	240,598,001	644,698,812
Other income, net	19	8,114,315	1,585,806
Administrative expenses	18	(104,464,678)	(94,208,553)
Other operating expenses	18	(9,652,659)	(11,801,268)
Operating profit		330,852,741	712,598,608
Finance income	21	27,671	43,495
Finance costs	21	(12,552,604)	(12,894,064)
Finance costs, net		(12,524,933)	(12,850,569)
Profit before income tax		318,327,808	699,748,039
Income tax expense	22	(35,578,386)	(67,653,067)
Profit for the year		282,749,422	632,094,972
Attributable to:			
Owners of the Company	13	263,268,373	620,250,411
Non-controlling interests		19,481,049	11,844,561
		282,749,422	632,094,972
Earnings per share (basic and diluted)	23	HK\$0.92	HK\$2.16

The notes on pages 33 to 80 are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31ST DECEMBER 2015

	Note	2015	2014
		HK\$	HK\$
Profit for the year		282,749,422	632,094,972
Other comprehensive income			
<u>Items that may be reclassified subsequently to profit or loss</u>			
Net fair value (loss)/gain on available-for-sale financial assets	8	(3,171,353)	4,467,302
Recycle to profit or loss upon disposal of available-for-sale financial assets		(7,995,750)	–
Exchange translation differences	13	–	3,292
		(11,167,103)	4,470,594
<u>Items that will not be reclassified subsequently to profit or loss</u>			
Revaluation surplus upon transfer from property, plant and equipment	6, 13	549,850,101	–
Other comprehensive income for the year		538,682,998	4,470,594
Total comprehensive income for the year		821,432,420	636,565,566
Total comprehensive income attributable to:			
Owners of the Company	13	803,603,263	623,390,030
Non-controlling interests		17,829,157	13,175,536
		821,432,420	636,565,566

The notes on pages 33 to 80 are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31ST DECEMBER 2015

	Note	2015 HK\$	2014 HK\$
Operating activities			
Net cash generated from operations	25	92,854,112	94,357,049
Hong Kong profits tax paid		(3,955,261)	(3,739,260)
Hong Kong profits tax refunded		308,642	470,747
Overseas taxation paid		(13,689)	(13,260)
Net cash from operating activities		89,193,804	91,075,276
Investing activities			
Additions of property, plant and equipment and prepayments		(82,335,488)	(62,192,074)
Additions of investment properties and prepayments		(155,595,858)	(127,951,607)
Additions of available-for-sale financial assets		–	(366,778)
Proceeds on disposal of property, plant and equipment		1,538,584	2,319,081
Interest received		27,671	43,495
Dividends received		1,418,719	2,093,677
Net cash used in investing activities		(234,946,372)	(186,054,206)
Financing activities			
Interest paid		(21,392,744)	(16,382,894)
Drawn down of bank loan		580,900,000	162,000,000
Repayments of bank loans		(348,767,520)	(29,400,000)
Dividends paid to shareholders		(43,150,452)	(34,520,361)
Dividends paid to non-controlling shareholders of subsidiaries		(4,445,000)	(2,275,800)
Net cash from financing activities		163,144,284	79,420,945
Net increase/(decrease) in cash and cash equivalents		17,391,716	(15,557,985)
Exchange translation differences		–	3,292
Cash and cash equivalents at 1st January		40,109,876	55,664,569
Cash and cash equivalents at 31st December		57,501,592	40,109,876
Analysis of the balances of cash and cash equivalents			
Bank balances and cash and restricted bank deposits		57,501,592	40,637,428
Bank overdrafts		–	(527,552)
		57,501,592	40,109,876

The notes on pages 33 to 80 are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST DECEMBER 2015

Attributable to owners of the Company

	Share capital	Share premium	Property revaluation reserve	Investment revaluation reserve	Exchange reserve	Retained profits	Total reserves	Non-controlling interests	Total
	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
At 1st January 2015	417,321,278	-	-	24,952,134	7,249,154	5,168,261,018	5,200,462,306	180,905,344	5,798,688,928
Comprehensive income									
Profit for the year	-	-	-	-	-	263,268,373	263,268,373	19,481,049	282,749,422
Other comprehensive income									
Net fair value loss on available-for-sales financial assets	-	-	-	(2,389,693)	-	-	(2,389,693)	(781,660)	(3,171,353)
Recycle to profit or loss upon disposal of available-for-sale financial assets	-	-	-	(7,125,518)	-	-	(7,125,518)	(870,232)	(7,995,750)
Revaluation surplus upon transfer from property, plant and equipment	-	-	549,850,101	-	-	-	549,850,101	-	549,850,101
Total comprehensive income for the year	-	-	549,850,101	(9,515,211)	-	263,268,373	803,603,263	17,829,157	821,432,420
Transaction with owners									
- dividends paid	-	-	-	-	-	(43,150,452)	(43,150,452)	(4,445,000)	(47,595,452)
At 31st December 2015	417,321,278	-	549,850,101	15,436,923	7,249,154	5,388,378,939	5,960,915,117	194,289,501	6,572,525,896
At 1st January 2014	287,669,676	129,651,602	-	21,815,807	7,245,862	4,582,530,968	4,741,244,239	170,005,608	5,198,919,523
Comprehensive income									
Profit for the year	-	-	-	-	-	620,250,411	620,250,411	11,844,561	632,094,972
Other comprehensive income									
Net fair value gain on available-for-sales financial assets	-	-	-	3,136,327	-	-	3,136,327	1,330,975	4,467,302
Exchange difference	-	-	-	-	3,292	-	3,292	-	3,292
Total comprehensive income for the year	-	-	-	3,136,327	3,292	620,250,411	623,390,030	13,175,536	636,565,566
Transition to no-par value regime on 3rd March 2014	129,651,602	(129,651,602)	-	-	-	-	(129,651,602)	-	-
Transaction with owner									
- dividends paid	-	-	-	-	-	(34,520,361)	(34,520,361)	(2,275,800)	(36,796,161)
At 31st December 2014	417,321,278	-	-	24,952,134	7,249,154	5,168,261,018	5,200,462,306	180,905,344	5,798,688,928

The notes on pages 33 to 80 are an integral part of these consolidated financial statements.

NOTES TO THE FINANCIAL STATEMENTS

1 GENERAL INFORMATION

Tai Sang Land Development Limited (the “Company”) and its subsidiaries (collectively the “Group”) are principally engaged in property investment, property rental, property development, estate management and agency, hotel operation and restaurant operation.

The Company is a limited liability company incorporated in Hong Kong. The Company’s shares are listed on The Stock Exchange of Hong Kong Limited.

These consolidated financial statements are presented in Hong Kong dollar (HK\$), unless otherwise stated. These consolidated financial statements have been approved for issue by the board of directors on 18th March 2016.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies adopted in the preparation of the consolidated financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

(a) Basis of preparation

The consolidated financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards (“HKFRSs”). The consolidated financial statements have been prepared under the historical cost convention, as modified by the revaluation of investment properties and available-for-sale financial assets at fair value.

The Group had net current liabilities of HK\$400,667,379 as at 31st December 2015. The current liabilities mainly included short term bank loans of HK\$302,000,000 and current portion of long term loans of HK\$142,647,698. Based on the Group’s history of refinancing, its available banking facilities and its assets backing, the directors consider that the Group will be able to obtain sufficient financial resources so as to enable it to operate and meet its liabilities as and when they fall due. The directors believe that the Group will continue as a going concern and consequently prepared the consolidated financial statements on a going concern basis.

The preparation of consolidated financial statements in conformity with HKFRSs requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Group’s accounting policies. There are areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements, are disclosed in note 4.

Adoption of new HKFRSs

In 2015, the Group adopted the following amendments to HKFRSs, which are mandatory for accounting periods beginning on or after 1st January 2015. The adoption of these amendments to standards does not have any significant impact to the results and financial position of the Group.

HKAS 19 (Amendment) HKFRSs (Amendment) HKFRSs (Amendment)	Defined Benefit Plans: Employee Contributions Annual Improvements 2010-2012 Annual Improvements 2011-2013
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2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(a) Basis of preparation (Continued)

New Hong Kong Companies Ordinance (Cap.622)

In addition, the requirements of Part 9 “Accounts and Audit” of the new Hong Kong Companies Ordinance (Cap. 622) come into operation during the financial year, as a result, there are changes to presentation and disclosures of certain information in the consolidated financial statements.

New standards, amendments and improvements to existing standards that are not yet effective for the year ended 31st December 2015 and have not been early adopted by the Group

The following are new standards and amendments to existing standards that have been published and are relevant and mandatory for the Group’s accounting periods beginning on or after 1st January 2016, but have not been early adopted by the Group.

		Effective for annual periods beginning on or after
HKAS 1 (Amendment)	Disclosure Initiative	1st January 2016
HKAS 16 and HKAS 38 (Amendment)	Clarification of Acceptable Methods of Depreciation and Amortisation	1st January 2016
HKAS 27 (Amendment)	Equity Method in Separate Financial Statements	1st January 2016
HKFRS 9	Financial Instruments	1st January 2018
HKFRS 10, HKFRS 12 and HKAS 28 (Amendment)	Investment Entities: Applying the Consolidation Exception	1st January 2016
HKFRS 14	Regulatory Deferral Accounts	1st January 2016
HKFRS 15	Revenue from Contracts with Customers	1st January 2018
HKFRSs (Amendment)	Annual Improvements 2012-2014	1st January 2016

The Group will adopt the above new standards and amendments to existing standards as and when they become effective. The Group has already commenced the assessment of the impact to the Group and is not yet in a position to state whether these would have a significant impact on its results of operations and financial position.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(b) Consolidation

The consolidated financial statements include the financial statements of the Company and its subsidiaries made up to 31st December 2015.

A subsidiary is an entity (including a structured entity) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

Business combination

The Group applies the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred to the former owner of the acquiree and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. The Group recognises any non-controlling interest in the acquiree on an acquisition-by-acquisition basis, either at fair value or at the non-controlling interest's proportionate share of the recognised amounts of the acquiree's identifiable net assets.

Acquisition related costs are expensed as incurred. The excess of the consideration transferred and the fair value of non-controlling interest over the net assets acquired and liabilities assumed is recorded as goodwill. If this consideration is lower than the fair value of the net assets of the subsidiary acquired, the difference is recognised in the statement of profit or loss.

In the Company's statement of financial position, investments in subsidiaries are accounted for at cost less impairment. Cost is adjusted to reflect changes in consideration arising from contingent consideration amendments. The results of subsidiaries are accounted for by the Company on the basis of dividends received and receivable.

(c) Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the executive directors of the Company that makes strategic decisions.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(d) Foreign currency translation

(i) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The consolidated financial statements are presented in Hong Kong dollar (HK\$), which is the Company's functional and Group's presentation currency.

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the statement of profit or loss.

(iii) Group companies

The results and financial positions of all the group entities that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- assets and liabilities for each statement of financial position presented are translated at the closing rate at the date of that statement of financial position;
- income and expenses for each statement of profit or loss are translated at average exchange rates; and
- all resulting exchange differences are recognised in other comprehensive income.

On consolidation, exchange differences arising from the translation of the net investment in foreign entities are taken to other comprehensive income. When a foreign operation is sold, such exchange differences are recognised in the consolidated statement of profit or loss as part of the gain or loss on sale.

On the disposal of a foreign operation (that is, a disposal of the Group's entire interest in a foreign operation, or a disposal involving loss of control over a subsidiary that includes a foreign operation), all of the exchange differences accumulated in equity in respect of that operation attributable to the equity holding of the Company are reclassified to the consolidated statement of profit or loss.

Goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing rate.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(e) Property, plant and equipment

(i) Leasehold land classified under finance lease and freehold land

Leasehold land classified as finance lease are stated at cost less accumulated depreciation and impairment losses. Freehold land is stated at cost less accumulated impairment losses. No depreciation is provided for freehold land.

Depreciation of leasehold land classified as finance lease commences depreciation from the time when the land interest becomes available for its intended use. The depreciation is calculated using the straight-line basis over the remaining period of the leases or their estimated useful life of 20 years.

(ii) Buildings

Buildings are stated at cost less accumulated depreciation and impairment losses.

Depreciation of buildings is provided to write off the cost less impairment losses and residual value on a straight-line basis over 15 to 40 years.

(iii) Property under development

Property under development are interest in land and building on which construction work has not been completed. Property under development is carried at cost which includes land cost, development and construction expenditure and other direct costs attributable to the development less any impairment losses.

(iv) Plant and equipment

Plant and equipment, comprising plant and machinery, furniture and equipment and motor vehicles, are stated at cost less accumulated depreciation and impairment losses.

Depreciation of plant and equipment is calculated using straight-line method to allocate cost to their residual values over their estimated useful lives of 3 to 10 years.

(v) Leasehold improvement

Leasehold improvement is stated at cost less accumulated depreciation and impairment losses.

Depreciation of leasehold improvement is calculated using straight-line method to allocate cost to their residual value over the shorter of the lease term or estimated useful lives of 5 years.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(e) Property, plant and equipment (Continued)

(vi) Subsequent costs, residual value, useful lives and disposal

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognised. All other repairs and maintenance are charged in the statement of profit or loss during the financial period in which they are incurred.

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the statement of profit or loss.

(f) Investment properties

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the group companies, is classified as investment property. Investment property also includes property that is being constructed or developed for future use as investment property.

Investment property comprises freehold land, leasehold land and buildings. Land held under operating leases is classified and accounted for as investment property when the rest of the definition of investment property is met. The operating lease is accounted for as if it was a finance lease.

Investment property is measured initially at its cost, including related transaction costs. After initial recognition, investment property is carried at fair value. Fair value is based on valuations carried out by external valuers. Changes in fair value are recognised in the statement of profit or loss. The fair value of an investment property reflects, among other things, rental income from current leases and assumptions about rental income from future leases in the light of current market conditions.

Property that is being constructed or developed as investment property is carried at fair value. Where fair value is not reliably determinable, such investment property under construction is measured at cost until either its fair value becomes reliably determinable or construction is completed (whichever is earlier).

Subsequent expenditure is included to the asset's carrying amount only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed in the statement of profit or loss during the financial period in which they are incurred.

If an investment property becomes owner-occupied, it is reclassified as property, plant and equipment, and its fair value at the date of reclassification becomes its cost for accounting purposes.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Impairment of non-financial assets and investments in subsidiaries

Assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash generating units). Assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

Impairment testing of the investments in subsidiaries is required upon receiving dividends from these investments if the dividend exceeds the total comprehensive income of the subsidiary in the period the dividend is declared or if the carrying amount of the investment in the separate financial statements exceeds the carrying amount in the consolidated financial statements of the investee's net assets including goodwill.

(h) Financial assets

The Group classifies its financial assets in the following two categories: loans and receivables and available-for-sale financial assets. The classification depends on the purpose for which the investments were acquired. Management determines the classification of its investments at initial recognition.

(i) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They arise when the Group provides money, goods or services directly to a debtor with no intention of trading the receivable. They are included in non-current assets when the maturities are greater than 12 months after the reporting period.

(ii) Available-for-sale financial assets

Available-for-sale financial assets are non-derivatives that are either designated in this category or not classified in any of the other categories. They are included in non-current assets unless the investments mature or management intends to dispose them within 12 months from the end of reporting period.

Available-for-sale financial assets are subsequently carried at fair value. Unrealised gains and losses arising from changes in the fair value of available-for-sale financial assets are recognised in other comprehensive income. When securities classified as available-for-sale financial assets are sold or impaired, the accumulated fair value adjustments are included in the statement of profit or loss as gains or losses from investments.

The fair values of quoted investments are based on current bid prices. If the market for a financial asset is not active (and for unlisted securities), the Group establishes fair value by using valuation techniques which refer to observable market data and are commonly used by market participants.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(i) Impairment of financial assets

(i) Assets carried at amortised cost

The Group assesses at the end of each reporting period whether there is objective evidence that a financial asset or group of financial assets is impaired. A financial asset or a group of financial assets is impaired and impairment losses are incurred only if there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset (a "loss event") and that loss event (or events) has an impact on the estimated future cash flows of the financial asset or group of financial assets that can be reliably estimated.

Evidence of impairment may include indications that the debtors or a group of debtors is experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganisation, and where observable data indicate that there is a measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

For loans and receivables category, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the financial asset's original effective interest rate. The carrying amount of the asset is reduced and the amount of the loss is recognised in the statement of profit or loss. If a loan has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract. As a practical expedient, the Group may measure impairment on the basis of an instrument's fair value using an observable market price.

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised (such as an improvement in the debtor's credit rating), the reversal of the previously recognised impairment loss is recognised in the statement of profit or loss.

(ii) Available-for-sale financial assets

The Group assesses at the end of each reporting period whether there is objective evidence that a financial asset or a group of financial assets is impaired.

For debt securities, if any such evidence exists the cumulative loss - measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognised in the statement of profit or loss - is removed from equity and recognised in statement of profit or loss. If, in a subsequent period, the fair value of a debt instrument classified as available for sale increases and the increase can be objectively related to an event occurring after the impairment loss was recognised in statement of profit or loss, the impairment loss is reversed through the statement of profit or loss.

For equity investments, a significant or prolonged decline in the fair value of the security below its cost is also evidence that the assets are impaired. If any such evidence exists the cumulative loss - measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognised in statement of profit or loss - is removed from equity and recognised in statement of profit or loss. Impairment losses recognised in the statement of profit or loss on equity instruments are not reversed through the statement of profit or loss.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(j) Properties for sale

Properties for sale are stated at the lower of cost and net realisable value. Cost comprises development expenditure and other associated expenditures, including interest capitalised. Net realisable value is determined on the basis of anticipated sales proceeds less estimated selling expenses.

(k) Inventories

Inventories are stated at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less applicable variable selling expenses.

(l) Trade and other receivables

Trade and other receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. If collection of trade and other receivables is expected in one year or less (or in the normal operating cycle of the business if longer), they are classified as current assets. If not, they are presented as non-current assets.

(m) Cash and cash equivalents

In the consolidated statement of cash flows, cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less and bank overdrafts.

(n) Trade and other payables

Trade and other payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method. Trade and other payables are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities.

(o) Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as finance costs.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Current and deferred income tax

The tax expense for the year comprises current and deferred income tax. Tax is recognised in the statement of profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

(i) Current income tax

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of reporting period in the countries where the Company and its subsidiaries operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

(ii) Deferred income tax

Inside basis differences

Deferred income tax is recognised, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, the deferred income tax is not accounted for if it arises from initial recognition of an asset or a liability in a transaction (other than a business combination) that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Outside basis differences

Deferred income tax is provided on temporary differences arising on investments in subsidiaries, except where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

(iii) Offsetting

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes assets and liabilities relate to income taxes levied by the same taxation authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(q) Contingent liabilities and contingent assets

A contingent liability is a possible obligation that arises from past events and whose existence will only be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group. It can also be a present obligation arising from past events that is not recognised because it is not probable that outflow of economic resources will be required or the amount of obligation cannot be measured reliably.

A contingent liability is not recognised but is disclosed in the notes to the financial statements. When a change in the probability of an outflow occurs so that outflow is probable, it will then be recognised as a provision.

A contingent asset is a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain events not wholly within the control of the Group.

Contingent assets are not recognised but are disclosed in the notes to the financial statements when an inflow of economic benefits is probable. When inflow is virtually certain, an asset is recognised.

(r) Revenue and income recognition

The Group recognises income on the following bases:

(i) Rental income

Rental income is recognised on a straight-line basis over the terms of the lease agreements.

(ii) Agency commission and management fees

Agency commission and management fees are recognised when services are rendered.

(iii) Dividend income

Dividend income is recognised when the right to receive payment is established.

(iv) Income on sale of investments

Income on sale of investments is recognised when the title to the investments is passed to the purchaser.

(v) Income on sale of properties

Income on sale of properties is recognised on the transfer of risks and rewards of ownership.

(vi) Income from hotel operations

Income from hotel operations is recognised when services are rendered.

(vii) Sales of food and beverages

Sales of food and beverages are recognised at the point of sale to customers.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(r) Revenue and income recognition (Continued)

(viii) Interest income

Interest income is recognised on a time proportion basis using the effective interest method.

(s) Retirement benefit obligations

The Group's contributions to the defined contribution retirement schemes are available to all employees in Hong Kong and the United States of America ("US"). The assets of the schemes are held separately from those of the Group in independently administered funds.

The US subsidiaries, which participate in the US government benefit schemes, are required to contribute to the schemes for the retirement benefits of eligible employees. The government authorities are responsible for the entire benefit obligations payable to the retired employees. The only obligation of the Group with respect to the schemes is to pay the ongoing contributions required by the schemes.

The Group's contributions to the aforesaid defined contribution retirement schemes are calculated either based on certain percentages of the applicable payroll costs or fixed sums that are determined with reference to salary scale as stipulated under the requirements of the respective territories and are charged to the statement of profit or loss as incurred.

Employee entitlements to long service payments are recognised when they accrue to employees. A provision is made for the estimated liability for long service payments as a result of services rendered by employees up to the end of reporting period. The provision for long service payments is included as liabilities in the financial statements.

(t) Borrowings and borrowing costs

Borrowings are recognised initially at fair value, net of transaction costs incurred. Transaction costs are incremental costs that are directly attributable to the issue of a financial liability, including fees and commissions paid to agents, advisers, brokers and dealers, levies by regulatory agencies and securities exchanges, and transfer taxes and duties. Borrowings are subsequently carried at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the statement of profit or loss over the period of the borrowings using the effective interest method.

General and specific borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. All other borrowing costs are recognised in the statement of profit or loss in the period in which they are incurred.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the reporting period.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(u) Financial guarantee contracts

Financial guarantee contracts are contracts that require the issuer (i.e. the guarantor) to make specified payments to reimburse the beneficiary of the guarantee (the "holder") for a loss the holder incurred because a specified debtor failed to make payment when due in accordance with the terms of a debt instrument.

Financial guarantee contracts are initially recognised at their fair value, and subsequently measured at the higher of (i) the amount initially recognised less accumulated amortisation; and (ii) the amount required to be settled by the guarantor in respect of the financial guarantee contracts at the end of reporting period.

Financial guarantee liabilities are derecognised from the statement of financial position when, and only when, the obligation specified in the contract is discharged or cancelled or expired.

(v) Operating leases

Leases where substantially all the risks and rewards of ownership are remained with the lessors are classified as operating leases.

(i) Leases – where the Group is the lessor

Where the Group leases out assets under operating leases, the assets are included in the statement of financial position according to their nature. Revenue arising from operating leases is recognised in accordance with the Group's revenue recognition policies, as set out in note 2(r)(i) above.

(ii) Leases – where the Group is lessee

Payments made under operating leases (net of any incentives received from the lessor) are charged to the statement of profit or loss on a straight-line basis over the lease periods.

(w) Dividend distribution

Dividend distribution to the Company's shareholders is recognised as a liability in the Group's and the Company's financial statements in the period in which the dividends are approved by the Company's shareholders or board of directors, where appropriate.

3 FINANCIAL RISK MANAGEMENT

(a) Financial risk factors

The Group's activities expose it to a variety of financial risks, including foreign exchange risk, credit risk, liquidity risk, interest rate risk and price risk.

(i) Foreign exchange risk

The Group operates in the US and Hong Kong and is primarily exposed to foreign exchange risk arising from US dollar ("US\$"). The foreign exchange risk exposure is considered to be minimal to the Group because Hong Kong dollar is pegged to US dollar.

(ii) Credit risk

Credit risk arises from the carrying amount of cash and cash equivalents and debtors. The maximum exposure to credit risk at the reporting date is limited because the Group regularly performs risk control assessment on the credit quality of the debtors. Furthermore, the Group only places cash deposits into licensed banks with no history of defaults. The Group has no significant concentrations of credit risk with any counterparty.

In respect of the credit risk arises from the guarantees to banks for credit facilities granted to the subsidiaries, taking into account the financial position of the subsidiaries and the other collaterals pledged to the banks, the risk is considered insignificant.

(iii) Liquidity risk

The Group adopts a prudent liquidity risk management and maintains sufficient cash on hand and the availability of funding through an adequate amount of committed credit facilities.

At 31st December 2015, the Group's net current liabilities amounted to HK\$400,667,379 (2014: HK\$440,469,241). Based on the Group's history of refinancing, the directors consider that the Group will be able to refinance its existing short term bank loans and obtain sufficient financial resources so as to satisfy its working capital requirements, provision for payments of liabilities as and when they fall due and its future capital commitments. Management also reviewed the compliance of loan covenants as at 31st December 2015 and no non-compliance of covenants was noted. The directors has been closely monitored the expected liquidity requirements to ensure the maintenance of sufficient reserves of cash and adequate committed lines of funding.

3 FINANCIAL RISK MANAGEMENT (Continued)

(a) Financial risk factors (Continued)

(iii) Liquidity risk (Continued)

The table below analyses the Group's financial liabilities into relevant maturity groupings based on the remaining period at the end of reporting period to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows. Except for bank borrowings, balances due within 12 months equal their carrying balances, as the impact of discounting is not significant.

	Within one year	In the second year	In the third to fifth years	After the fifth year
	HK\$	HK\$	HK\$	HK\$
2015				
Rental and other deposits	62,609,334	-	-	-
Creditors and accruals	47,192,972	-	-	-
Short term bank loans	309,610,400	-	-	-
Long term bank loans	158,991,775	18,666,087	536,377,030	-
	<u>578,404,481</u>	<u>18,666,087</u>	<u>536,377,030</u>	<u>-</u>
2014				
	Within one year	In the second year	In the third to fifth years	After the fifth year
	HK\$	HK\$	HK\$	HK\$
Rental and other deposits	59,584,890	-	-	-
Creditors and accruals	46,939,563	-	-	-
Bank overdrafts	527,552	-	-	-
Short term bank loans	475,219,200	-	-	-
Long term bank loans	11,607,266	144,667,364	13,509,085	123,956,270
	<u>593,878,471</u>	<u>144,667,364</u>	<u>13,509,085</u>	<u>123,956,270</u>

(iv) Interest rate risk

The Group is primarily exposed to interest rate risk arising from bank borrowings. The Group's policy is to maintain all its bank borrowings in floating rate instruments except when management's objectives are to limit the impact of interest rate changes on earnings and cash flows and to lower overall borrowings. The Group will attempt to refinance by fixed rate borrowings at a lower rate if and when available.

At 31st December 2015, if interest rates on bank borrowings had been 10 basis points higher/lower with all other variables held constant, profit after income tax for the year would have been decreased/increased by HK\$827,000 (2014: HK\$636,000) before taking account of interest capitalisation, mainly as a result of higher/lower interest expense on floating rate borrowings.

3 FINANCIAL RISK MANAGEMENT (Continued)

(a) Financial risk factors (Continued)

(v) Price risk

The Group is exposed to equity securities price risk for the Group's available-for-sale financial assets. The performance of the Group's investments is closely monitored, together with an assessment of their relevance to the Group's long term strategic plans.

At 31st December 2015, if the fair price of equity securities had been 10% higher with all other variables held constant, the investment revaluation reserve would have been increased by HK\$5,310,000 (2014: HK\$5,549,000). If the fair price of equity securities had been 10% lower with all other variables held constant, the profit after income tax for the year and investment revaluation reserve would have been decreased by HK\$800,000 and HK\$4,510,000 (2014: HK\$1,100,000 and HK\$4,449,000) respectively.

(b) Capital risk management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, issue new shares or sell assets to reduce debt.

The Group monitors capital on the basis of the debt (total borrowings) to equity (total equity) ratio. The debt to equity ratio is 14.7% (2014: 12.7%) as at 31st December 2015.

(c) Fair value estimation

Financial instruments that are measured in the statement of financial position at fair value required disclosure of fair value measurements by level of the following fair value measurement hierarchy:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

3 FINANCIAL RISK MANAGEMENT (Continued)

(c) Fair value estimation (Continued)

The following table presents the Group's financial assets that are measured at fair value at 31st December 2015 and 2014.

	Level 1	Level 2	Level 3
	HK\$	HK\$	HK\$
2015			
Available-for-sale financial assets	<u>42,099,953</u>	<u>–</u>	<u>11,000,000</u>
2014			
Available-for-sale financial assets	<u>44,488,824</u>	<u>–</u>	<u>12,000,000</u>

Movement on the available-for-sale financial assets at level 3 is as follows:

	2015	2014
	HK\$	HK\$
At 1st January	12,000,000	12,000,000
Net fair value loss	<u>(1,000,000)</u>	<u>–</u>
At 31st December	<u>11,000,000</u>	<u>12,000,000</u>

(d) Offsetting financial assets and financial liabilities

There are no financial assets and financial liabilities subject to offsetting, enforceable master netting arrangements and similar agreements for both years ended 31st December 2015 and 2014.

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGMENT

Estimates and judgment used in preparing the financial statements 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.

(a) Critical accounting estimates and assumptions

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities with the next financial year are discussed below:

(i) Investment properties

The fair values of investment properties are determined by independent valuers on an open market basis with reference to comparable market transactions. In making the judgment, the Group considers information from a variety of sources including:

- current prices in an active market for properties of different nature, condition or location (or subject to different lease or other contracts), adjusted to reflect those differences;
- recent prices of similar properties in less active markets, with adjustments to reflect any changes in economic conditions since the date of the transactions that occurred at those prices; and
- discounted cash flow projections based on reliable estimates of future cash flows, derived from the terms of any existing lease and other contracts, and (where possible) from external evidence such as current market rents for similar properties in the same location and condition, and using discount rates that reflect current market assessments of the uncertainty in the amount and timing of the cash flows.

If information on current or recent prices of investment properties is not available, the fair values of investment properties are determined using discounted cash flow valuation techniques. The Group uses assumptions that are mainly based on market conditions existing at each end of reporting period.

The principal assumptions underlying management's estimation of fair value are those related to: the receipt of contractual rentals, expected future market rentals, maintenance requirements and appropriate discount rates. These valuations are regularly compared to actual market yield data, actual transactions by the Group and those reported by the market. The valuations are reviewed semi-annually by external valuers.

Should the capitalisation rates or market rates differ by 10%, the fair value gain would be reduced or increased by HK\$587,217,000 or HK\$717,709,000 (2014: HK\$547,460,000 or HK\$669,118,000) respectively and the deferred income tax charge thereon would be reduced or increased by HK\$29,171,000 or HK\$35,654,000 (2014: HK\$27,492,000 or HK\$33,601,000) respectively.

4 **CRITICAL ACCOUNTING ESTIMATES AND JUDGMENT (Continued)**

(a) Critical accounting estimates and assumptions (Continued)

(ii) Fair value of available-for-sale financial assets

The fair value of investments which are not traded in an active market is determined by using valuation techniques (including discounted cash flow model or price/earnings multiple model). The Group uses its judgment to select a variety of methods and make assumptions of fair value and discounted rate that are mainly based on market conditions existing at each end of reporting period.

(iii) Useful lives and residual values of property, plant and equipment

Management determines the estimated useful lives and residual values for the Group's property, plant and equipment. The Group will revise the depreciation charge where useful lives and residual values are different from previous estimates, or will write off or write down technically obsolete or non-strategic assets that have been abandoned or sold.

Should the useful lives of the property, plant and equipment be different by 10% from management's estimates, the depreciation expense would be reduced or increased by HK\$1,292,000 or HK\$1,694,000 (2014: HK\$1,124,000 or HK\$1,273,000) respectively in the current year.

Should the residual values of the property, plant and equipment be different by 10% from management's estimates, the depreciation expense would be reduced or increased by HK\$1,242,000 (2014: HK\$97,000) respectively in the current year.

(b) Critical judgment in applying the Group's accounting policies

(i) Impairment of available-for-sale investments

The Group follows guidance of HKAS 39 to determine when an available-for-sale equity investment is impaired. This determination requires significant judgment. In making this judgment, the Group evaluates, among other factors, the duration and extent to which the fair value of an investment is less than its cost; and the financial health of and short-term business outlook for the investee, including factors such as industry and sector performance, changes in technology and operational and financing cash flow.

(ii) Income tax

The Group is subject to taxes in Hong Kong and the US. Significant judgment is required in determining the provision for the taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognises liabilities for potential tax audit issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the current tax and deferred tax provisions in the period in which such determination is made.

5 REVENUES AND SEGMENT INFORMATION

(a) Revenues recognised during the year are as follows:

	2015	2014
	HK\$	HK\$
Revenues		
Property rental		
– investment properties	221,870,595	199,808,164
– properties for sale	27,198,967	24,710,510
Property related services	12,831,789	9,477,621
Hotel operations	15,360,711	16,163,202
Restaurant operations	1,629,300	847,712
	<u>278,891,362</u>	<u>251,007,209</u>

Property rental and property related services revenue above included amounts of HK\$2,125,020 (2014: HK\$2,054,417) and HK\$374,641 (2014: HK\$474,139) from related companies and persons respectively based on prices and terms as agreed by parties involved.

(b) Operating lease arrangement

The Group leases out investment properties and properties for sale under lease terms generally in the range of one to ten years.

At 31st December 2015, the future aggregate minimum lease receivables under non-cancellable operating leases are as follows:

	2015	2014
	HK\$	HK\$
Not later than one year	193,201,000	213,273,000
Later than one year but not later than five years	154,387,000	205,481,000
Later than five years	3,326,000	6,960,000
	<u>350,914,000</u>	<u>425,714,000</u>

(c) The chief operating decision-maker has been identified as the executive directors of the Company. The board of directors reviews the Group's internal reporting in order to assess performance and allocate resources. Management has determined the operating segments based on these reports. The board of directors considers the business from a geographic perspective and has identified the operating segments of the Group in Hong Kong and North America.

The board of directors assesses the performance of the operating segments based on their underlying profit, which is measured by profit after income tax excluding fair value changes on investment properties and deferred income tax on fair value changes on investment properties, and their segment assets and segment liabilities which is measured in a manner consistent with that in the financial statements.

There are no sales between the operating segments.

5 REVENUES AND SEGMENT INFORMATION (Continued)

(d) Operating segments

	Hong Kong	North America	Total
	HK\$	HK\$	HK\$
For the year ended 31st December 2015			
Segment revenues			
Property rental	192,818,723	56,250,839	249,069,562
Property related services	12,831,789	–	12,831,789
Hotel operations	15,360,711	–	15,360,711
Restaurant operations	1,629,300	–	1,629,300
Total segment revenues	<u>222,640,523</u>	<u>56,250,839</u>	<u>278,891,362</u>
Segment results – underlying profit			
– Property rental and related services	49,483,792	15,596,569	65,080,361
– Hotel operations	1,408,356	–	1,408,356
– Restaurant operations	(2,578,196)	–	(2,578,196)
Fair value gains on investment properties	198,061,317	42,536,684	240,598,001
Deferred income tax, net	–	(21,759,100)	(21,759,100)
Profit for the year	<u>246,375,269</u>	<u>36,374,153</u>	<u>282,749,422</u>
Included in segment results:			
Finance income	6,946	20,725	27,671
Finance costs	(9,780,323)	(2,772,281)	(12,552,604)
Income tax expense (note)	(13,805,597)	(13,689)	(13,819,286)
Depreciation	(13,368,154)	(1,616,254)	(14,984,408)
Capital expenditure	<u>242,365,761</u>	<u>589,516</u>	<u>242,955,277</u>
At 31st December 2015			
Property, plant and equipment	1,305,504,114	13,976,445	1,319,480,559
Investment properties	5,632,550,000	749,034,000	6,381,584,000
Non-current prepayments	4,669,557	9,224,808	13,894,365
Non-current assets (excluding available-for-sale financial assets)	6,942,723,671	772,235,253	7,714,958,924
Non-current available-for-sale financial assets	53,099,953	–	53,099,953
Current assets	147,271,286	33,549,453	180,820,739
Segment assets	<u>7,143,094,910</u>	<u>805,784,706</u>	<u>7,948,879,616</u>
Current liabilities	568,009,952	13,478,166	581,488,118
Non-current liabilities	483,331,532	311,534,070	794,865,602
Segment liabilities	<u>1,051,341,484</u>	<u>325,012,236</u>	<u>1,376,353,720</u>

5 REVENUES AND SEGMENT INFORMATION (Continued)

(d) Operating segments (Continued)

	Hong Kong	North America	Total
	HK\$	HK\$	HK\$
For the year ended 31st December 2014			
Segment revenues			
Property rental	175,852,633	48,666,041	224,518,674
Property related services	9,477,621	–	9,477,621
Hotel operations	16,163,202	–	16,163,202
Restaurant operations	847,712	–	847,712
Total segment revenues	<u>202,341,168</u>	<u>48,666,041</u>	<u>251,007,209</u>
Segment results – underlying profit			
– Property rental and related services	34,222,260	9,844,732	44,066,992
– Hotel operations	1,814,356	–	1,814,356
– Restaurant operations	(2,480,375)	–	(2,480,375)
Fair value gains on investment properties	533,775,222	110,923,590	644,698,812
Deferred income tax, net	–	(56,004,813)	(56,004,813)
Profit for the year	<u>567,331,463</u>	<u>64,763,509</u>	<u>632,094,972</u>
Included in segment results:			
Finance income	6,343	37,152	43,495
Finance costs	(9,963,323)	(2,930,741)	(12,894,064)
Income tax expense (note)	(11,634,994)	(13,260)	(11,648,254)
Depreciation	(16,099,111)	(1,215,174)	(17,314,285)
Capital expenditure	<u>175,709,262</u>	<u>12,011,446</u>	<u>187,720,708</u>
At 31st December 2014			
Property, plant and equipment	741,849,242	15,592,672	757,441,914
Investment properties	5,221,950,000	705,907,800	5,927,857,800
Non-current prepayments	6,479,729	–	6,479,729
Non-current assets (excluding available-for-sale financial assets)	5,970,278,971	721,500,472	6,691,779,443
Non-current available-for-sale financial assets	56,488,824	–	56,488,824
Current assets	138,019,155	26,126,997	164,146,152
Segment assets	<u>6,164,786,950</u>	<u>747,627,469</u>	<u>6,912,414,419</u>
Current liabilities	592,570,578	12,044,815	604,615,393
Non-current liabilities	217,925,746	291,184,352	509,110,098
Segment liabilities	<u>810,496,324</u>	<u>303,229,167</u>	<u>1,113,725,491</u>

Note: The amount excludes deferred income tax on fair value changes on investment properties.

6 PROPERTY, PLANT AND EQUIPMENT

	Land and buildings	Plant and equipment	Property under development	Total
	HK\$	HK\$	HK\$	HK\$
Cost				
At 1st January 2015	342,866,213	70,166,593	484,435,973	897,468,779
Additions	11,836,067	11,763,827	74,544,769	98,144,663
Transfer from investment properties	616,000,000	–	–	616,000,000
Transfer to investment properties	(767,908,451)	(1,735,838)	–	(769,644,289)
Revaluation surplus upon transfer to investment property	549,850,101	–	–	549,850,101
Disposals and write-off	–	(10,350,111)	–	(10,350,111)
At 31st December 2015	752,643,930	69,844,471	558,980,742	1,381,469,143
Accumulated depreciation				
At 1st January 2015	96,316,378	43,710,487	–	140,026,865
Depreciation charge	8,885,849	6,098,559	–	14,984,408
Transfer to investment properties	(85,236,779)	(89,925)	–	(85,326,704)
Disposals and write-off	–	(7,695,985)	–	(7,695,985)
At 31st December 2015	19,965,448	42,023,136	–	61,988,584
Net book value				
At 31st December 2015	732,678,482	27,821,335	558,980,742	1,319,480,559
Cost				
At 1st January 2014	241,885,429	92,384,957	436,615,348	770,885,734
Additions	6,877,251	16,087,351	47,820,625	70,785,227
Transfer from investment properties	92,900,000	–	–	92,900,000
Transfer from properties for sale	1,203,533	–	–	1,203,533
Transfer to investment properties	–	(9,461,272)	–	(9,461,272)
Disposals and write-off	–	(28,844,443)	–	(28,844,443)
At 31st December 2014	342,866,213	70,166,593	484,435,973	897,468,779
Accumulated depreciation				
At 1st January 2014	88,229,239	65,452,698	–	153,681,937
Depreciation charge	8,087,139	9,227,146	–	17,314,285
Transfer to investment properties	–	(5,009,365)	–	(5,009,365)
Disposals and write-off	–	(25,959,992)	–	(25,959,992)
At 31st December 2014	96,316,378	43,710,487	–	140,026,865
Net book value				
At 31st December 2014	246,549,835	26,456,106	484,435,973	757,441,914

6 PROPERTY, PLANT AND EQUIPMENT (Continued)

Notes:

- (a) The Group's freehold land and building located in the US with net book value of HK\$9,740,250 (2014: HK\$10,413,000) together with an investment property located in the US (note 7(a)) have been pledged to a financial institution to secure a credit facility of the Group in the US totalling HK\$148,200,000 (2014: HK\$147,558,531) of which HK\$131,307,543 (2014: HK\$131,958,531) was utilised as at 31st December 2015.
- (b) The Group's property under development located in Hong Kong with net book value of HK\$558,980,742 (2014: HK\$484,435,973) has been pledged to a financial institution to secure a credit facility of the Group in Hong Kong of HK\$400,000,000 (2014: HK\$200,000,000) of which HK\$227,023,333 (2014: HK\$200,000,000) was utilised as at 31st December 2015.
- (c) The Group's property under development included additions of HK\$9,877,371 (2014: HK\$5,754,033) (note 21) being interest expenses with an effective interest rate per annum at the end of reporting period of 2.68% (2014: 2.88%) capitalised for the development project.

7 INVESTMENT PROPERTIES

	2015	2014
	HK\$	HK\$
At 1st January	5,927,857,800	5,254,671,600
Additions	144,810,614	116,935,481
Transfer from property, plant and equipment	684,317,585	4,451,907
Transfer to property, plant and equipment	(616,000,000)	(92,900,000)
Fair value gains	240,598,001	644,698,812
	<u>6,381,584,000</u>	<u>5,927,857,800</u>

All the investment properties of the Group measured at fair value are categorised as Level 3 in the fair value hierarchy. The Group's policy is to recognise transfers into and transfers out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer. There were no transfers (2014: Nil) between Levels 1, 2 and 3 during the year.

7 INVESTMENT PROPERTIES (Continued)

Fair value measurement using significant unobservable inputs

	Hong Kong			North America	Total
	Industrial properties	Commercial properties	Residential properties	Commercial property	
	HK\$	HK\$	HK\$	HK\$	
At 1st January 2015	2,837,600,000	778,500,000	1,605,850,000	705,907,800	5,927,857,800
Additions	130,006,179	129,300	14,085,619	589,516	144,810,614
Transfer from property, plant and equipment	-	-	684,317,585	-	684,317,585
Transfer to property, plant and equipment	-	-	(616,000,000)	-	(616,000,000)
Fair value gain	139,093,821	34,870,700	24,096,796	42,536,684	240,598,001
At 31st December 2015	<u>3,106,700,000</u>	<u>813,500,000</u>	<u>1,712,350,000</u>	<u>749,034,000</u>	<u>6,381,584,000</u>
At 1st January 2014	2,393,900,000	675,100,000	1,598,550,000	587,121,600	5,254,671,600
Additions	87,626,985	-	21,445,885	7,862,611	116,935,481
Transfer from property, plant and equipment	257,849	-	4,194,058	-	4,451,907
Transfer to property, plant and equipment	-	-	(92,900,000)	-	(92,900,000)
Fair value gain	355,815,166	103,400,000	74,560,057	110,923,589	644,698,812
At 31st December 2014	<u>2,837,600,000</u>	<u>778,500,000</u>	<u>1,605,850,000</u>	<u>705,907,800</u>	<u>5,927,857,800</u>

Valuation processes

The Group measures its investment properties at fair value. The investment properties of the Group in Hong Kong were revalued by A A Property Services Limited and the Group's overseas investment property was revalued by Mr. David K Bohegian, Member of The Appraisal Institute, of Martorana Bohegian & Company. They are independent qualified valuers not related to the Group, who hold recognised relevant professional qualifications and have recent experience in the locations and segments of the investment properties valued, at 31st December 2015. For all investment properties, their current use equates to the highest and best use.

The Group assigns a team to review the valuations performed by the independent valuers for financial reporting purposes. This team reports directly to the senior management and the audit committee. Discussions of valuation processes and results are held between the management and valuers at least once every six months, in line with the Group's interim and annual reporting dates.

At each financial year end, the assigned team:

- Verifies all major inputs to the independent valuation reports;
- Assess property valuations movements when compared to the prior year valuation reports; and
- Holds discussions with the independent valuers.

7 INVESTMENT PROPERTIES (Continued)

Valuation techniques

Fair values of a residential property and a commercial property in Hong Kong are generally derived using the direct comparison method. This valuation method is based on comparing the property to be valued directly with other comparable properties, which have recently transacted. However, given the heterogeneous nature of real estate properties, appropriate adjustments are usually required to allow for any qualitative differences that may affect the price likely to be achieved by the property under consideration.

Fair values of industrial properties, commercial properties and other residential properties in Hong Kong and a commercial property in North America are generally derived using the income capitalisation method. This valuation method is based on the capitalisation of the net income and reversionary income potential by adopting appropriate capitalisation rates, which are derived from analysis of sale transactions and valuers' interpretation of prevailing investor requirements or expectations. The prevailing market rents adopted in the valuation have reference to recent lettings, within the subject properties and other comparable properties.

There were no changes to the valuation techniques during the year.

Significant unobservable inputs used to determine fair value

The valuation determined using the direct comparison method by A A Property Services Limited, sales price of comparable properties in close proximity and adjusted for differences in key attributes such as property size and location. The most significant unobservable input into this valuation method is the price adjustment per square foot.

Capitalisation rates are estimated by A A Property Services Limited and Mr. David K Bohegian based on the risk profile of the properties being valued in Hong Kong and North America respectively. The higher the rates, the lower the fair value. At 31st December 2015, capitalisation rates of ranged from 2.5% to 4.0% (2014: 2.5% to 4.0%) and 4.0% (2014: 4.0%) are used in the income capitalisation method for properties in Hong Kong and North America respectively.

Notes:

- (a) The Group's investment property located in the US with a net book value of HK\$749,034,000 (2014: HK\$705,907,800) together with the freehold land and building located in the US have been pledged to a financial institution to secure a credit facility of the Group in the US (note 6(a)).

Certain of the Group's investment properties located in Hong Kong with an aggregate net book value of HK\$3,405,000,000 (2014: HK\$3,165,000,000) have been pledged to financial institutions to secure credit facilities of the Group in Hong Kong totalling HK\$678,000,000 (2014: HK\$456,000,000) of which HK\$605,681,031 (2014: HK\$404,341,675) were utilised as at 31st December 2015.

- (b) The interests in investment properties at their net book values are analysed as follows:

	2015	2014
	HK\$	HK\$
In Hong Kong, held on:		
Leases of over 50 years	828,350,000	720,850,000
Leases of between 10 and 50 years	4,804,200,000	4,501,100,000
Outside Hong Kong, held on:		
Freehold	749,034,000	705,907,800
	<u>6,381,584,000</u>	<u>5,927,857,800</u>

- (c) Addition during the year included an amount of HK\$803,323 (2014: HK\$Nil) (note 21) being interest expenses with an effective interest rate per annum at the end of reporting period of 2.53% (2014: Nil) capitalised for the improvement works of the investment property.

8 AVAILABLE-FOR-SALE FINANCIAL ASSETS

	2015	2014
	HK\$	HK\$
At 1st January	56,488,824	51,597,244
Additions	11,857,482	424,278
Disposals	(12,075,000)	–
Net fair value (loss)/gain	(3,171,353)	4,467,302
At 31st December	<u>53,099,953</u>	<u>56,488,824</u>

Available-for-sale financial assets include the following:

Listed equity securities in Hong Kong (note (a))	42,056,546	44,432,313
Listed equity securities in overseas (note (b))	43,407	56,511
Unlisted equity securities (note (c))	11,000,000	12,000,000
	<u>53,099,953</u>	<u>56,488,824</u>

Notes:

- (a) Listed equity securities in Hong Kong, which were denominated in Hong Kong dollar, mainly represented securities listed in the Main Board of The Stock Exchange of Hong Kong Limited, which included conglomerates that are also engaged in property development and utility businesses.
- (b) Listed equity securities in overseas as at 31st December 2015 were denominated in US dollar, represented a publicly traded container port business trust, an equity investment listed in the Singapore Exchange.
- (c) Unlisted securities were denominated in Hong Kong dollar, represented approximately 12% equity interests each in The Yangtze Ventures Limited, The Yangtze Ventures II Limited, and Yangtze China Investment Limited. The underlying investments of these entities comprise companies engaged in Chinese medical products and environmental friendly product in China, and a provider of expansion capital to China-based enterprises.

9 PROPERTIES FOR SALE

The Group's interests in properties for sale at their net book values are analysed as follows:

	2015	2014
	HK\$	HK\$
Leasehold land	12,063,340	12,051,376
Development expenditures	89,649,367	88,737,131
	<u>101,712,707</u>	<u>100,788,507</u>
In Hong Kong, held on:		
Leases of over 50 years	27,953,101	27,028,901
Leases of between 10 and 50 years	73,759,606	73,759,606
	<u>101,712,707</u>	<u>100,788,507</u>

10 DEBTORS AND PREPAYMENTS

	2015	2014
	HK\$	HK\$
Trade debtors (note (a))	379,146	631,066
Prepayments, deposits and other debtors (note (b))	20,914,600	21,481,507
	<u>21,293,746</u>	<u>22,112,573</u>

Notes:

- (a) The trade debtors represent rental and management fee receivables. The Group normally does not grant credit period to rental receivables, and grants 30 days credit period to management fee receivables.

At 31st December 2015, the ageing analysis of the trade debtors were as follows:

	2015	2014
	HK\$	HK\$
Current	376,315	546,293
31-60 days	–	33,400
61-90 days	–	25,000
Over 90 days	2,831	26,373
	<u>379,146</u>	<u>631,066</u>

At 31st December 2015, trade debtors of HK\$33,796 (2014: HK\$99,968) were fully performing. Trade debtors of HK\$345,350 (2014: HK\$531,098) were past due but not impaired and its due date analysis was as follows:

	2015	2014
	HK\$	HK\$
Up to 30 days	342,519	446,325
31-60 days	–	33,400
61-90 days	–	25,000
Over 90 days	2,831	26,373
	<u>345,350</u>	<u>531,098</u>

At 31st December 2015 and 2014, no impairment provision was made on the trade debtors.

- (b) The prepayments, deposits and other debtors represent utilities deposits, and other prepayments, deposits and receivables.
- (c) The carrying amounts of debtors and prepayments approximated their fair values as at 31st December 2015 and 2014.
- (d) Included in the debtors and prepayments are the following amounts denominated in a currency other than the functional currency of the Company:

	2015	2014
	HK\$	HK\$
US dollar	<u>18,851,670</u>	<u>11,423,326</u>

11 CASH AND CASH EQUIVALENTS

	2015	2014
	HK\$	HK\$
Bank balances and cash	56,501,592	39,637,428
Restricted bank deposits (note)	1,000,000	1,000,000
	<u>57,501,592</u>	<u>40,637,428</u>

Note:

Restricted bank deposit of the Company is pledged to secure an overdraft credit facility of HK\$998,000 (2014: HK\$998,000) provided to the Company by a financial institution, which is a related company of the Company.

Included in the bank balances and cash are the following amounts denominated in a currency other than the functional currency of the Company:

	2015	2014
	HK\$	HK\$
US dollar	<u>23,922,592</u>	<u>14,703,671</u>

12 SHARE CAPITAL

Ordinary shares, issued and fully paid:

	Number of shares	Share capital HK\$
At 1st January 2015 and 31st December 2015	<u>287,669,676</u>	<u>417,321,278</u>
At 1st January 2014	287,669,676	287,669,676
Transition to no-par value regime on 3rd March 2014 (note)	–	129,651,602
At 31st December 2014	<u>287,669,676</u>	<u>417,321,278</u>

Note:

In accordance with the transitional provisions set out in section 37 of Schedule 11 to Hong Kong Companies Ordinance (Cap. 622), on 3rd March 2014, any amount standing to the credit of the share premium account has become part of the Company's share capital.

13 RESERVES

	Share premium	Property revaluation reserve	Investment revaluation reserve	Exchange reserve	Retained profits	Total
	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
At 1st January 2015	-	-	24,952,134	7,249,154	5,168,261,018	5,200,462,306
Net fair value loss on available-for-sale financial assets	-	-	(2,389,693)	-	-	(2,389,693)
Recycle to profit or loss upon disposal of available-for-sale financial assets	-	-	(7,125,518)	-	-	(7,125,518)
Revaluation surplus upon transfer from property, plant and equipment	-	549,850,101	-	-	-	549,850,101
Profit attributable to owners of the Company	-	-	-	-	263,268,373	263,268,373
Total comprehensive income	-	549,850,101	(9,515,211)	-	263,268,373	803,603,263
Dividends paid						
2014 final dividend (note 24)	-	-	-	-	(14,383,484)	(14,383,484)
2015 interim dividend (note 24)	-	-	-	-	(28,766,968)	(28,766,968)
At 31st December 2015	<u>-</u>	<u>549,850,101</u>	<u>15,436,923</u>	<u>7,249,154</u>	<u>5,388,378,939</u>	<u>5,960,915,117</u>
Representing:						
Reserves	-	549,850,101	15,436,923	7,249,154	5,371,118,758	5,943,654,936
2015 final dividend proposed (note 24)	-	-	-	-	17,260,181	17,260,181
	<u>-</u>	<u>549,850,101</u>	<u>15,436,923</u>	<u>7,249,154</u>	<u>5,388,378,939</u>	<u>5,960,915,117</u>

13 RESERVES (Continued)

	Share premium	Property revaluation reserve	Investment revaluation reserve	Exchange reserve	Retained profits	Total
	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
At 1st January 2014	129,651,602	-	21,815,807	7,245,862	4,582,530,968	4,741,244,239
Net fair value gain on available-for-sale financial assets	-	-	3,136,327	-	-	3,136,327
Exchange translation differences	-	-	-	3,292	-	3,292
Profit attributable to owners of the Company	-	-	-	-	620,250,411	620,250,411
Total comprehensive income	-	-	3,136,327	3,292	620,250,411	623,390,030
Transition to no-par value regime on 3rd March 2014 (note 12)	(129,651,602)	-	-	-	-	(129,651,602)
Dividends paid						
2013 final dividend	-	-	-	-	(11,506,787)	(11,506,787)
2014 interim dividend (note 24)	-	-	-	-	(23,013,574)	(23,013,574)
At 31st December 2014	<u>-</u>	<u>-</u>	<u>24,952,134</u>	<u>7,249,154</u>	<u>5,168,261,018</u>	<u>5,200,462,306</u>
Representing:						
Reserves	-	-	24,952,134	7,249,154	5,153,877,534	5,186,078,822
2014 final dividend proposed (note 24)	-	-	-	-	14,383,484	14,383,484
	<u>-</u>	<u>-</u>	<u>24,952,134</u>	<u>7,249,154</u>	<u>5,168,261,018</u>	<u>5,200,462,306</u>

14 LONG TERM BANK LOANS – SECURED

	2015	2014
	HK\$	HK\$
Bank loans		
– wholly repayable within five years	662,011,907	141,014,123
– wholly repayable after five years	-	131,958,531
	<u>662,011,907</u>	<u>272,972,654</u>
Amounts due within one year included under current liabilities	<u>(142,647,698)</u>	<u>(7,083,654)</u>
	<u>519,364,209</u>	<u>265,889,000</u>

14 LONG TERM BANK LOANS – SECURED (Continued)

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

	2015	2014
	HK\$	HK\$
– within one year	142,647,698	7,083,654
– in the second year	5,842,048	137,181,431
– in the third to fifth year	513,522,161	6,501,924
– after the fifth year	–	122,205,645
	<u>662,011,907</u>	<u>272,972,654</u>

The effective interest rates per annum at the end of reporting period were as follows:

	2015	2014
HK dollar bank loans	2.38%-2.68%	2.31%
US dollar bank loan	1.89%	1.81%

The exposure to the long term bank loans to interest rate changes and the contractual repricing dates are as follows:

	2015	2014
	HK\$	HK\$
1 month or less	131,307,543	131,958,531
1 to 3 months	530,704,364	141,014,123
	<u>662,011,907</u>	<u>272,972,654</u>

The carrying amounts of the long term bank loans approximated their fair values as at 31st December 2015 and 2014. The fair values are based on cash flows discounted using a rate based on the borrowing rate in the range of 1.89% to 2.68% (2014: 1.81% to 2.31%) per annum.

The carrying amounts of the long term bank loans are denominated in the following currencies:

	2015	2014
	HK\$	HK\$
HK dollar	530,704,364	141,014,123
US dollar	131,307,543	131,958,531
	<u>662,011,907</u>	<u>272,972,654</u>

The long term bank loans are secured by the freehold land and building in the US (note 6(a)), investment properties in the US and Hong Kong (note 7(a)) and the rental income thereon.

15 DEFERRED INCOME TAX LIABILITIES

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes relate to the same fiscal authority.

	2015	2014
	HK\$	HK\$
Deferred income tax liabilities		
– to be settled after more than 12 months	275,501,393	243,221,098

The movements on the net deferred tax liabilities are as follows:

	2015	2014
	HK\$	HK\$
At 1st January	243,221,098	179,628,736
Deferred income tax charged to consolidated statement of profit or loss (note 22)	32,280,295	63,592,362
At 31st December	275,501,393	243,221,098

At 31st December 2015, the Company's subsidiaries in Hong Kong had unrecognised tax losses of HK\$19,823,000 (2014: HK\$16,683,000) to carry forward against future taxable income. Such tax losses have no expiry date. The Company's subsidiary in the US had an unrecognised tax losses of HK\$Nil (2014: HK\$16,894,722) to carry forward against future taxable income.

The movements in deferred income tax assets/(liabilities) (prior to offsetting of balances within the same taxation jurisdiction) during the year are as follows:

	Tax losses	
	2015	2014
	HK\$	HK\$
At 1st January	104,903,896	109,368,972
Charged to consolidated statement of profit or loss	(643,473)	(4,465,076)
At 31st December	104,260,423	104,903,896

	Revaluation of properties		Accelerated tax depreciation	
	2015	2014	2015	2014
	HK\$	HK\$	HK\$	HK\$
At 1st January	(169,983,618)	(118,581,617)	(178,141,376)	(170,416,091)
Charged to consolidated statement of profit or loss	(18,192,385)	(51,402,001)	(13,444,437)	(7,725,285)
At 31st December	(188,176,003)	(169,983,618)	(191,585,813)	(178,141,376)

16 CREDITORS AND ACCRUALS

	2015	2014
	HK\$	HK\$
Trade creditors	18,397,980	9,481,447
Other creditors	10,635,002	11,156,313
Accruals	18,159,990	26,301,803
	<u>47,192,972</u>	<u>46,939,563</u>

At 31st December 2015, the ageing analysis of the trade creditors was as follows:

	2015	2014
	HK\$	HK\$
Current	18,387,854	8,943,381
31-60 days	1,776	525,627
61-90 days	–	2,511
Over 90 days	8,350	9,928
	<u>18,397,980</u>	<u>9,481,447</u>

The carrying amounts of creditors and accruals approximated their fair values as at 31st December 2015 and 2014.

Included in the trade creditors, other creditors and accruals are the following amounts denominated in a currency other than the functional currency of the Company:

	2015	2014
	HK\$	HK\$
US dollar	<u>3,373,375</u>	<u>3,188,523</u>

17 SHORT TERM BANK LOANS AND BANK OVERDRAFTS – SECURED

The effective interest rates per annum at the end of reporting period were as follows:

	2015	2014
	HK\$	HK\$
Short term bank loans	2.32%-2.52%	2.34%-2.88%
Bank overdrafts	<u>5.00%</u>	<u>5.00%</u>

17 SHORT TERM BANK LOANS AND BANK OVERDRAFTS – SECURED (Continued)

The exposure to the short term bank loans to interest rate changes and the contractual repricing dates are as follows:

	2015	2014
	HK\$	HK\$
1 month or less	10,000,000	35,000,000
1 to 3 months	292,000,000	427,800,000
	<u>302,000,000</u>	<u>462,800,000</u>

The carrying amounts of the short term bank loans and bank overdrafts approximated their fair values as at 31st December 2015 and 2014.

The short term bank loans and bank overdrafts are secured by certain investment properties (note 7(a)) and property under development (note 6(b)) in Hong Kong and the rental income thereon. All the short term bank loans and bank overdrafts are denominated in Hong Kong dollar.

18 COST AND EXPENSES

	2015	2014
	HK\$	HK\$
Auditors' remuneration		
– audit services	2,656,246	2,460,056
– non-audit services	646,782	520,762
Bad debts written off	1,678	–
Depreciation	14,984,408	17,314,285
Outgoings in respect of		
– investment properties	44,245,892	43,311,612
– properties for sale	7,407,072	7,834,175
– property related services	11,593,139	10,103,682
– property, plant and equipment	2,699,995	1,211,806
– hotel operations	10,398,468	9,178,641
– restaurant operations	4,057,066	3,102,413
Operating lease rental for office premises to a related company (note)	4,368,000	3,507,871
Employee benefit expense (note 20)	79,566,649	72,458,234
Others	14,125,542	13,689,682
	<u>196,750,937</u>	<u>184,693,219</u>

Note: The transaction was based on prices and terms as agreed by parties involved.

19 OTHER INCOME, NET

	2015	2014
	HK\$	HK\$
Dividend income from listed available-for-sale financial assets	1,418,719	2,151,176
Loss on disposal of property, plant and equipment, net	(1,082,636)	(565,370)
Gain on disposal of available-for-sale financial assets	7,778,232	–
	<u>8,114,315</u>	<u>1,585,806</u>

20 EMPLOYEE BENEFIT EXPENSE (INCLUDING DIRECTORS' EMOLUMENTS)

	2015	2014
	HK\$	HK\$
Salaries	50,252,911	48,316,174
Housing and other allowances, benefits in kind	15,383,956	14,434,422
Bonuses	12,289,876	8,053,418
Retirement benefit costs	1,639,906	1,654,220
	<u>79,566,649</u>	<u>72,458,234</u>

(a) Pensions - defined contribution plans

There was no forfeited contribution as at 31st December 2015 (2014: Nil). No forfeited contribution was utilised during the year (2014: Nil).

(b) Five highest paid individuals

The five individuals whose emoluments were the highest in the Group for the year include three (2014: three) directors whose emoluments are reflected in note 29(a). The emoluments payable to the remaining two (2014: two) individuals during the year are as follows:

	2015	2014
	HK\$	HK\$
Salaries	6,342,600	5,994,720
Housing and other allowances, benefits in kind	781,000	878,783
Bonuses	4,157,100	999,120
Retirement benefit costs	36,000	33,500
	<u>11,316,700</u>	<u>7,906,123</u>

20 EMPLOYEE BENEFIT EXPENSE (INCLUDING DIRECTORS' EMOLUMENTS) (Continued)

(b) Five highest paid individuals (Continued)

The emoluments fell with the following bands:

Emolument bands (in HK\$)	Number of individuals	
	2015	2014
HK\$1,000,001 – HK\$2,000,000	1	1
HK\$5,000,001 – HK\$6,000,000	–	1
HK\$9,000,001 – HK\$10,000,000	1	–
	<u>2</u>	<u>2</u>

During the year, no emolument was paid by the Group to the directors or the five highest paid individuals as an inducement to join or upon joining the Group, or as compensation for loss of office. No directors waived or agreed to waive any emoluments during the year.

(c) Key management remuneration

Remuneration for key management, including amounts paid to the Company's executive directors and chief executive, as disclosed in note 29(a), and three (2014: three), senior management and other members, is as follows:

	2015	2014
	HK\$	HK\$
Fees	94,800	89,500
Salaries	19,334,104	18,198,140
Housing and other allowances, benefits in kind	14,513,956	13,564,422
Bonuses	7,631,100	4,179,040
Retirement benefit costs	208,444	201,712
	<u>41,782,404</u>	<u>36,232,814</u>

21 FINANCE INCOME AND COSTS

	2015	2014
	HK\$	HK\$
Finance income		
Interest income from banks	27,671	43,495
Finance costs		
Interest expenses		
– bank loans and overdrafts wholly repayable within five years	(23,233,298)	(15,717,356)
– bank loan wholly repayable after five years	–	(2,930,741)
	(23,233,298)	(18,648,097)
Less: Amount capitalised in property under development and investment property (note 6(c) and note 7(c))	10,680,694	5,754,033
	(12,552,604)	(12,894,064)
Finance costs, net	(12,524,933)	(12,850,569)

22 INCOME TAX EXPENSE

Hong Kong profits tax has been provided at the rate of 16.5% (2014: 16.5%) on the estimated assessable profits for the year. Except for the minimum United States state tax which has been paid during the year, no overseas taxation (2014: HK\$Nil) has been provided as there is no estimated taxable profit for the overseas subsidiaries for the year.

The amount of income tax charged to the consolidated statement of profit or loss represents:

	2015	2014
	HK\$	HK\$
Current income tax		
– Hong Kong profits tax	(3,541,755)	(4,227,770)
– overseas taxation	(13,689)	(13,260)
– over provision in prior years	257,353	180,325
	(3,298,091)	(4,060,705)
Deferred income tax (note 15)	(32,280,295)	(63,592,362)
	(35,578,386)	(67,653,067)

22 INCOME TAX EXPENSE (Continued)

The tax on the Group's profit before income tax differs from the theoretical amount that would arise using the taxation rate of Hong Kong where the Company operates and the difference is set out as follows:

	2015	2014
	HK\$	HK\$
Profit before income tax	318,327,808	699,748,039
Calculated at a taxation rate of 16.5% (2014: 16.5%)	(52,524,088)	(115,458,426)
Income not subject to tax	33,539,728	88,263,915
Expenses not deductible for tax purposes	(1,207,302)	(910,268)
Effect of different taxation rates in other countries	(15,315,905)	(35,263,537)
Over provision in prior years	257,353	180,325
Others	(328,172)	(4,465,076)
Income tax expense	(35,578,386)	(67,653,067)

There was no income tax relating to components of other comprehensive income for the year ended 31st December 2015 and 2014.

23 EARNINGS PER SHARE

The calculation of basic earnings per share is based on profit attributable to owners of the Company of HK\$263,268,373 (2014: HK\$620,250,411) and on 287,669,676 (2014: 287,669,676) ordinary shares in issue during the year.

As there are no dilutive potential ordinary shares as at 31st December 2015 and 2014, the diluted earnings per share is equal to the basic earnings per share.

24 DIVIDENDS

The dividends paid in 2015 and 2014 were HK\$28,766,968 (HK10 cents per share) and HK\$23,013,574 (HK8 cents per share) respectively. At a meeting held on 18th March 2016, the directors proposed a final dividend of HK6 cents per ordinary share. This proposed dividend is not reflected as a dividend payable in the consolidated financial statements, but will be reflected as an appropriation of retained profits for the year ending 31st December 2016 upon the approval by the Company's shareholders.

	2015	2014
	HK\$	HK\$
Interim, paid, of HK10 cents (2014: HK8 cents) per ordinary share	28,766,968	23,013,574
Final, proposed, of HK6 cents (2014: HK5 cents) per ordinary share	17,260,181	14,383,484
	46,027,149	37,397,058

25 NOTE TO CONSOLIDATED STATEMENT OF CASH FLOWS

Reconciliation of profit before income tax to net cash generated from operations

	2015	2014
	HK\$	HK\$
Profit before income tax	318,327,808	699,748,039
Finance income	(27,671)	(43,495)
Finance costs	12,552,604	12,894,064
Depreciation	14,984,408	17,314,285
Bad debts written off	1,678	–
Fair value gains on investment properties	(240,598,001)	(644,698,812)
Loss on disposal of property, plant and equipment, net	1,082,636	565,370
Gain on disposal of available-for-sale financial assets	(7,778,232)	–
Dividend income from listed available-for-sale financial assets	(1,418,719)	(2,151,177)
Operating profit before working capital changes	97,126,511	83,628,274
Increase in properties for sale	(924,200)	(661,100)
Decrease/(increase) in inventory	15,549	(39,243)
Increase in debtors and prepayments	(5,001,078)	(2,524,462)
Increase in rental and other deposits	3,024,444	8,736,103
(Decrease)/increase in creditors and accruals	(1,387,114)	5,217,477
Net cash generated from operations	92,854,112	94,357,049

26 FINANCIAL GUARANTEES

At 31st December 2015, the Company had provided guarantees to bankers for credit facilities granted to subsidiaries of which HK\$839,900,000 (2014: HK\$607,527,552) were utilised as at 31st December 2015.

27 COMMITMENTS

(a) Capital commitments

At 31st December 2015, the Group had capital commitments as follows:

	<u>2015</u>	<u>2014</u>
	HK\$	HK\$
Contracted but not provided for		
– investment properties	213,399,000	93,036,000
– property, plant and equipment	1,022,000	1,410,000
– property under development	28,673,000	90,413,000
	<u>243,094,000</u>	<u>184,859,000</u>

(b) Commitments under operating leases

At 31st December 2015, the future aggregate minimum lease payments under non-cancellable operating leases are as follows:

	<u>2015</u>	<u>2014</u>
	HK\$	HK\$
Land and buildings		
Not later than one year	3,840,000	3,840,000
Later than one year but not later than five years	800,000	4,640,000
	<u>4,640,000</u>	<u>8,480,000</u>

28 STATEMENT OF FINANCIAL POSITION AND RESERVE MOVEMENT OF THE COMPANY

Statement of financial position of the Company as at 31st December 2015

	2015	2014
	HK\$	HK\$
Non-current assets		
Property, plant and equipment	994,071	1,199,672
Investment properties	660,000,000	635,000,000
Subsidiaries	496,218,290	497,810,815
Available-for-sale financial asset	196,282	223,280
	<u>1,157,408,643</u>	<u>1,134,233,767</u>
Current assets		
Debtors and prepayments	2,139,069	1,913,662
Amounts due from subsidiaries	537,686,788	501,596,781
Cash and cash equivalents	12,754,455	4,101,046
	<u>552,580,312</u>	<u>507,611,489</u>
Total assets	<u>1,709,988,955</u>	<u>1,641,845,256</u>
Equity and liabilities		
Equity attributable to owners of the Company		
Share capital	417,321,278	417,321,278
Reserves (note (a))	1,180,821,931	1,159,067,875
Total equity	<u>1,598,143,209</u>	<u>1,576,389,153</u>
Current liabilities		
Rental and other deposits	4,932,500	5,300,146
Creditors and accruals	6,425,400	6,389,727
Amounts due to subsidiaries	100,487,846	53,766,230
	<u>111,845,746</u>	<u>65,456,103</u>
Total equity and liabilities	<u>1,709,988,955</u>	<u>1,641,845,256</u>

The statement of financial position of the Company was approved by the board of directors on 18th March 2016 and were signed on its behalf

William Ma Ching Wai
Director

Alfred Ma Ching Kuen
Director

28 STATEMENT OF FINANCIAL POSITION AND RESERVE MOVEMENT OF THE COMPANY (Continued)

Note (a): Reserve movement of the Company

	Share premium	Investment revaluation reserve	Retained profits	Total
	HK\$	HK\$	HK\$	HK\$
At 1st January 2015	–	210,631	1,158,857,244	1,159,067,875
Fair value loss on available- for-sale financial asset	–	(26,998)	–	(26,998)
Profit for the year	–	–	64,931,506	64,931,506
Total comprehensive income	–	(26,998)	64,931,506	64,904,508
Dividends paid				
2014 final dividend (note 24)	–	–	(14,383,484)	(14,383,484)
2015 interim dividend (note 24)	–	–	(28,766,968)	(28,766,968)
At 31st December 2015	–	183,633	1,180,638,298	1,180,821,931
Representing:				
Reserves	–	183,633	1,163,378,117	1,163,561,750
2015 final dividend proposed (note 24)	–	–	17,260,181	17,260,181
	–	183,633	1,180,638,298	1,180,821,931
At 1st January 2014	129,651,602	186,954	1,051,844,887	1,181,683,443
Fair value gain on available- for-sale financial asset	–	23,677	–	23,677
Profit for the year	–	–	141,532,718	141,532,718
Total comprehensive income	–	23,677	141,532,718	141,556,395
Transition to no-par value regime on 3rd March 2014 (note 12)	(129,651,602)	–	–	(129,651,602)
Dividends paid				
2013 final dividend	–	–	(11,506,787)	(11,506,787)
2014 interim dividend (note 24)	–	–	(23,013,574)	(23,013,574)
At 31st December 2014	–	210,631	1,158,857,244	1,159,067,875
Representing:				
Reserves	–	210,631	1,144,473,760	1,144,684,391
2014 final dividend proposed (note 24)	–	–	14,383,484	14,383,484
	–	210,631	1,158,857,244	1,159,067,875

29 BENEFITS AND INTERESTS OF DIRECTORS

(a) Directors' and chief executive's emoluments

The remuneration of every director and the chief executive is set out below:

For the year ended 31st December 2015:

Emoluments paid or receivable in respect of a person's services
as a director, whether of the Company or its subsidiaries undertaking

	Fees	Salaries	Discretionary bonuses	Housing and other allowances, benefit in kind	Employer's contribution to a retirement benefit scheme	Total
	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
Name of director						
William Ma Ching Wai	22,800	4,984,560	2,076,900	11,176,956	18,000	18,279,216
Patrick Ma Ching Hang	18,000	1,020,060	283,760	-	18,000	1,339,820
Alfred Ma Ching Kuen	18,000	855,360	142,560	-	18,000	1,033,920
Amy Ma Ching Sau	18,000	1,819,560	403,260	600,000	18,000	2,858,820
Philip Ma Ching Yeung	18,000	1,702,560	283,760	1,956,000	18,000	3,978,320
Edward Cheung Wing Yui	152,000	-	-	-	-	152,000
Kevin Chau Kwok Fun	152,000	-	-	-	-	152,000
Tan Soo Kiu	152,000	-	-	-	-	152,000
Yiu Kei Chung (note (i))	152,000	-	-	-	-	152,000
	<u>702,800</u>	<u>10,382,100</u>	<u>3,190,240</u>	<u>13,732,956</u>	<u>90,000</u>	<u>28,098,096</u>
Name of chief executive						
Ted Mok Tak Hung	<u>-</u>	<u>4,640,040</u>	<u>3,873,340</u>	<u>781,000</u>	<u>18,000</u>	<u>9,312,380</u>

29 BENEFITS AND INTERESTS OF DIRECTORS (Continued)

(a) Directors' and chief executive's emoluments (Continued)

For the year ended 31st December 2014:

Emoluments paid or receivable in respect of a person's services
as a director, whether of the Company or its subsidiaries undertaking

Name of director	Fees	Salaries	Discretionary bonuses	Housing and other allowances, benefit in kind	Employer's contribution to a retirement benefit scheme	Total
	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
William Ma Ching Wai	21,500	4,762,560	1,849,400	10,349,639	16,750	16,999,849
Patrick Ma Ching Hang	17,000	938,940	270,240	-	16,750	1,242,930
Alfred Ma Ching Kuen	17,000	814,560	135,760	-	16,750	984,070
Amy Ma Ching Sau	17,000	1,749,240	384,040	380,000	16,750	2,547,030
Philip Ma Ching Yeung	17,000	1,621,440	270,240	1,956,000	16,750	3,881,430
Edward Cheung Wing Yui	143,500	-	-	-	-	143,500
Kevin Chau Kwok Fun	143,500	-	-	-	-	143,500
Tan Soo Kiu	143,500	-	-	-	-	143,500
William Wong Hing Kwok (note (ii))	143,500	-	-	-	-	143,500
	<u>663,500</u>	<u>9,886,740</u>	<u>2,909,680</u>	<u>12,685,639</u>	<u>83,750</u>	<u>26,229,309</u>
Name of chief executive						
Ted Mok Tak Hung	-	4,372,280	728,880	878,783	16,750	5,997,693

Notes:

- (i) Mr. Yiu Kei Chung was appointed as an independent non-executive director with effect from 2nd July 2015.
- (ii) Mr. William Wong Hing Kwok resigned with effect from 21st August 2015.

29 BENEFITS AND INTERESTS OF DIRECTORS (Continued)

(b) Directors' retirement benefits

No retirement benefits are paid to or receivable by the directors during the year ended 31st December 2015 by a defined benefit pension plan operated by the group in respect of their services as directors of the Company and its subsidiaries or other services in connections with the management of the affairs of the Company or its subsidiaries undertaking (2014: Nil).

(c) Directors' termination benefits

None of the directors received or will receive any termination benefits during the financial year (2014: Nil).

(d) Consideration provided to third parties for making available directors' services

During the financial year ended 31st December 2015, the Company does not pay consideration to any third parties for making available directors' services (2014: Nil).

(e) Information about loans, quasi-loans and other dealings in favour of directors, controlled bodies corporate by and connected entities with such directors

As at 31st December 2015, there are no loans, quasi-loans and other dealing arrangements in favour of directors, controlled bodies corporate by and connected entities with such directors (2014: Nil).

(f) Directors' material interests in transactions, arrangements or contracts

Except for the following transactions, no other contracts of significance in relation to the Group's business to which the Company or any of its subsidiaries was a party and in which a director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

On 7th April 2014, a tenancy agreement was entered into between Tai Sang Bank Limited ("TSB") as landlord and the Company as tenant for the renewal of the leases of the office premises. TSB is an associate of Kam Chan & Company, Limited, a company of which, Mr. William Ma Ching Wai is a substantial shareholder, is indirectly interested in more than 30% of its issued voting share capital of TSB. The amount paid by the Company to TSB under the tenancy agreement for the year ended 31st December 2015 was HK\$4,368,000 (2014: HK\$3,507,871).

On 18th December 2013, the Company entered into a master leasing agreement with Ms. Amy Ma Ching Sau ("Ms. Ma") to set out the principal terms and conditions governing the entering into of tenancy agreements or licence agreements between the members of the Group and Ms. Ma and her associates (has the meaning ascribed to it under the Listing Rules) during the period from 1st January 2014 to 31st December 2016 (both days inclusive). The aggregate amount received by the Group under the master leasing agreement for the year ended 31st December 2015 was HK\$2,125,020 (2014: HK\$2,054,417).

The above transactions are also set out in the section headed "Continuing Connected Transactions" on pages 12 and 13 of this annual report.

30 PRINCIPAL SUBSIDIARIES

At 31st December 2015, the Company had the following principal subsidiaries which, in the opinion of the directors, materially affect the results and/or assets of the Group. Montgomery Lands, Incorporated, Central Financial Management Company Inc., MLI Business Management, Inc. and Central Financial Management of Montana LLC are incorporated and operate in the United States of America. All other subsidiaries are incorporated and operate in Hong Kong.

Name	Percentage of issued capital held				Issued ordinary share capital	Principal activities
	By the Company		By subsidiary company			
	2015	2014	2015	2014		
Ballington Limited	100	100	-	-	1,000 shares	e, g
Cambella Limited	100	100	-	-	1,000 shares	a, b
Capital Gold Investment Limited	-	-	100	100	1 share	g
Central Financial Management Company Inc.	-	-	100	100	10,000 shares of US\$1 each	d
Central Financial Management of Montana LLC	-	-	100	100	N/A	j
Chi Ho Investment Company Limited	100	100	-	-	100 shares	a, g
Chi Ning Investment Company Limited	100	100	-	-	421,290 shares	e
China Gateway Emporium Limited	100	100	-	-	2 shares	l
East Gold Investment Limited	-	-	100	100	1 share	g
Etrema Company Limited	100	100	-	-	1,000 shares	a
Glory Gold investment Limited	-	-	100	100	1 share	g
Gold Earth Investment Limited	-	-	100	100	1 share	g
Gold Express Investment Limited	-	-	100	100	1 share	g
Golden Ocean Corporation Limited	100	100	-	-	531,510 shares	a, g
Kam Cheung Investment Company Limited	75	75	-	-	1,200,000 shares	a
Kam Chung Industrial Company Limited	100	100	-	-	1,149,430 shares	g
Kam Hang Company Limited	95	95	-	-	5,000 shares	a
Kam Yiu Company Limited	100	100	-	-	73,000 shares	b
La Bizplace Limited	100	100	-	-	2 shares	h
MLI Business Management, Inc.	-	-	100	100	1,000 shares of US\$1 each	i
Montgomery Enterprises Limited	100	100	-	-	1,190,840 shares	a, e, g, k
Montgomery Lands, Incorporated	-	-	100	100	20,000 shares of US\$1 each	a, e
Ocean Gold Investment Limited	-	-	100	100	1 share	g
On Ah Enterprises Limited	65	65	-	-	100,000 shares	a
Pentacontinental Land Investment Company Limited	53.6	53.6	-	-	2,000,000 shares	a, e
Satvision Limited	100	100	-	-	1,000 shares	a, g
Silver Focus Investment Limited	-	-	100	100	1,000 shares	e, g
Silver Grand Investment Limited	-	-	100	100	1,000 shares	g
Tai Fung Investment Company Limited	65	65	-	-	1,400,000 shares	a
Tai Land Finance Company Limited	100	100	-	-	100,000 shares	c
Tai Sang Cold Storage & Godown Company Limited	58	58	-	-	5,600,000 shares	e
Tai Sang Estate Agency Limited	100	100	-	-	100,000 shares	d, e

30 PRINCIPAL SUBSIDIARIES (Continued)

Name	Percentage of issued capital held				Issued ordinary share capital	Principal activities
	By the Company		By subsidiary company			
	2015	2014	2015	2014		
TSE (Floral Villas) Limited	-	-	100	100	100 shares	d
TSE (Kam Yuen Mansion) Limited	-	-	100	100	1,000 shares	d
TSL Construction and Engineering Limited	100	100	-	-	2 shares	g
Welldicker Industrial Limited	100	100	-	-	2 shares	e
Xin Kuok Investments Limited	100	100	-	-	2 shares	f

Principal activities:

a = property rental

b = property development

c = finance

d = estate management and agency

e = investment holding

f = motor vehicle rental

g = property sale

h = property sub-letting

i = management service

j = motor vehicle holding

k = hotel operation

l = restaurant operation

SCHEDULE OF THE GROUP'S SIGNIFICANT PROPERTIES AT 31ST DECEMBER 2015

A PROPERTIES FOR INVESTMENT

Description	Lot Number	Type [#]	Appro. G.F.A. (M ²)	Group's interest	Lease term
Hong Kong					
Gateway ts, 8 Cheung Fai Road, Tsing Yi Island	T.Y.T.L. 56	G	118,025	100.0%	Medium term
Heung Wah Industrial Building (portion), 12 Wong Chuk Hang Road, Aberdeen	A.I.L. 340	I	6,947	95.0%	Long term
Chin Fat Factory Building (portion), 3 Tsat Po Street, San Po Kong	K.I.L. 4438 & 4439	I	996	65.0%	Medium term
House of Corona (portion), 50 Hung To Road, Kwun Tong	K.T.I.L. 284	I	699	65.0%	Medium term
Kam Yuen Mansion (portion), 3 Old Peak Road	I.L. 646 Sec. A & Sec. B	R	2,034	75.0%	Long term
Sea and Sky Court (portion), 92 Stanley Main Street, Stanley	S.I.L. 8	R	319	100.0%	Long term
Mercantile House, 186 & 190 Nathan Road, Tsim Sha Tsui	K.I.L.9735 & 2/70 shares of 8631	R & C	1,078	100.0%	Medium term
Continental Mansion (portion), 294-304 King's Road, North Point	R.P. of I.L. 7185	R & C	1,078	53.6%	Long term
Shing Wah Building (portion), 31 Shing Fong Street, Kwai Chung	K.C.T.L. 232	C	309	100.0%	Medium term
Kin Wah Mansion (portion), 176-178 Tung Lo Wan Road	I.L. 3578, 3579 & 3581	C	590	100.0%	Long term
Viking Court (portion), 165-166 Connaught Road West, Western District	M.L. 342 & 343	C	585	100.0%	Long term
Kam Wah Building (portion), 21 Shek Yam Road, Kwai Chung	K.C.T.L. 171	C	262	95.0%	Medium term
Floral Villas (portion), Tso Wo Hang, Sai Kung	D.D. 252 Lot 314	R & C	4,623	100.0%	Medium term
No.20 & No.22 Severn Road, The Peak	R.B.L. 1137	R	3,810	100.0%	Medium term
Overseas					
Montgomery Plaza, 456 Montgomery Street, San Francisco, the United States of America	-	C	15,638 ^A	100.0%	Freehold

B PROPERTIES FOR SALE

Description	Lot Number	Type #	Appro. G.F.A. (M ²)	Group's interest
Hong Kong Floral Villas (portion), Tso Wo Hang, Sai Kung	D.D.252 Lot 314	R	3,838	100.0%
Sheung Wan Tai Sang Commercial Building (Hollywood Centre) (portion), 77-91 Queen's Road West, Sheung Wan	I.L. 3752 to 3758	C	3,915	100.0%
Kam Wah Building (portion), 21 Shek Yam Road, Kwai Chung	K.C.T.L. 171	C	1,724	100.0%

C PROPERTIES FOR HOTEL OPERATION

Description	Lot Number	Type #	Appro. G.F.A. (M ²)	Group's interest
Hong Kong Sheung Wan Tai Sang Commercial Building (Hollywood Centre) (portion), 77-91 Queen's Road West, Sheung Wan	I.L. 3752 to 3758	H	1,739	100.0%

D PROPERTIES FOR RESTAURANT OPERATION

Description	Lot Number	Type #	Appro. G.F.A. (M ²)	Group's interest
Hong Kong Sheung Wan Tai Sang Commercial Building (Hollywood Centre) (portion), 77-91 Queen's Road West, Sheung Wan	I.L. 3752 to 3758	F	206	100.0%

E PROPERTIES UNDER DEVELOPMENT

Description	Lot Number	Type #	Appro. G.F.A. (M ²)	Group's interest	Expected completion
Hong Kong 43 Heung Yip Road, Aberdeen	A.I.L. 353	H	1,208	100.0%	2018

F OTHER PROPERTIES**Properties for own operations**

Description	Lot Number	Type #	Appro. G.F.A. (M ²)	Group's interest	Lease term
Hong Kong No.1 Barker Road	R.B.L. 810	Q	1,352	100.0%	Medium term
Kam Yuen Mansion (portion), 3 Old Peak Road	I.L. 646 Sec. A & Sec. B	Q	910	75.0%	Long term

Type

G	:	Godown
I	:	Industrial
R	:	Residential
C	:	Commercial
H	:	Hotel
F	:	Restaurant
Q	:	Quarters for directors/senior management/staff
^	:	Net rentable area
G.F.A.	:	Gross floor area

FIVE-YEAR FINANCIAL SUMMARY

	2011	2012	2013	2014	2015
RESULTS					
(HK\$ thousand)					
Profit attributable to:					
– Owners of the Company	584,285	580,181	414,961	620,250	263,268
– Non-controlling interests	16,513	20,555	12,002	11,845	19,481
	<u>600,798</u>	<u>600,736</u>	<u>426,963</u>	<u>632,095</u>	<u>282,749</u>
Earnings per share	<u>HK\$2.03</u>	<u>HK\$2.02</u>	<u>HK\$1.44</u>	<u>HK\$2.16</u>	<u>HK\$0.92</u>
ASSETS AND LIABILITIES					
(HK\$ thousand)					
Total assets	4,942,134	5,600,525	6,112,599	6,912,414	7,948,880
Total liabilities	(669,541)	(775,448)	(913,679)	(1,113,725)	(1,376,354)
Total equity	<u>4,272,593</u>	<u>4,825,077</u>	<u>5,198,920</u>	<u>5,798,689</u>	<u>6,572,526</u>