

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 簡明綜合財務報表附註

For the period from 1 January 2006 to 30 June 2006 (in HK Dollars)  
自二零零六年一月一日至二零零六年六月三十日止期間(以港元列示)

#### 1. BASIS OF PREPARATION AND ACCOUNTING POLICIES

These condensed consolidated financial statements of the Group have been prepared in accordance with Hong Kong Accounting Standards (“HKASs”) 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants and with the disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities of The Stock Exchange of Hong Kong Limited. These condensed consolidated financial statements are unaudited but have been reviewed by the Company’s Audit Committee.

These condensed consolidated financial statements should be read in conjunction with the nine months ended 31 December 2005 financial statements.

The accounting policies and computation method used in the preparation of these condensed consolidated financial statements are consistent with those adopted in the financial statements for the nine months ended 31 December 2005, except that the Group has changed certain of its accounting policies following its adoption of new/ revised Hong Kong Financial Reporting Standards (“HKFRSs”) and HKASs (collectively referred to as the “New HKFRSs”), which have become effective for accounting periods beginning on or after 1 January 2006. The applicable New HKFRSs adopted in this interim financial report are set out below.

#### 1. 編製基準及會計政策

本集團之簡明綜合財務報表乃遵照由香港會計師公會頒佈之香港會計準則(「會計準則」)第34號「中期財務報告」及香港聯合交易所有限公司證券上市規則附錄16之披露規定而編製。此等簡明綜合財務報表未經審核，惟已由本公司審核委員會審閱。

此簡明綜合財務報表須與二零零五年十二月三十一日止九個月期間之財務報表一併閱讀。

編製此簡明綜合財務報表所採用之會計政策及計算方法與編製截至二零零五年十二月三十一日止九個月期間之財務報表所採用者一致，惟本集團已於採納新頒佈及經修訂之香港財務報告準則(「財務報告準則」)及會計準則(合稱「新香港財務報告準則」)後更改若干會計政策。新香港財務報告準則於二零零六年一月一日或之後開始之會計期間生效。適用於本中期財務報告之新香港財務報告準則如下：

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 簡明綜合財務報表附註

For the period from 1 January 2006 to 30 June 2006 (in HK Dollars)  
自二零零六年一月一日至二零零六年六月三十日止期間(以港元列示)

### 1. BASIS OF PREPARATION AND ACCOUNTING POLICIES (CONTINUED)

HKAS 19 (Amendment)	Actuarial Gains and Losses, Group Plans and Disclosures
HKAS 21 (Amendment)	Net Investment in a Foreign Operation
HKAS 39 (Amendment)	Cash Flow Hedge Accounting of Forecast Intragroup Transactions
HKAS 39 (Amendment)	The Fair Value Option
HKAS 39 and HKFRS 4 (Amendment)	Financial Guarantee Contracts

The adoption of the above HKASs did not result in substantial changes to the Group's balance sheet and income statement.

No early adoption of the following new standard, interpretations or amendment that have been issued but are not yet effective. The adoption of such new standard, interpretations or amendment will have no material impact on the accounts of the Group and will not result in substantial changes to the Group's accounting policies.

HKAS 1 (Amendment)	Presentation of financial statements: Capital disclosures <sup>1</sup>
HKFRS 7	Financial instruments: Disclosures <sup>1</sup>
HK(IFRIC)-INT 7	Applying the restatement approach under HKAS 29 Financial Reporting in Hyperinflationary Economies <sup>2</sup>
HK(IFRIC)-INT 8	Scope of HKFRS 2 <sup>3</sup>
HK(IFRIC)-INT 9	Reassessment of embedded derivatives <sup>4</sup>

- 1 Effective for annual periods beginning on or after 1st January, 2007.
- 2 Effective for annual periods beginning on or after 1st March, 2006.
- 3 Effective for annual periods beginning on or after 1st May, 2006.
- 4 Effective for annual periods beginning on or after 1st June, 2006.

### 1. 編製基準及會計政策(續)

會計準則第19號(修訂)	精算盈虧，集體界定福利計劃和披露
會計準則第21號(修訂)	海外業務的淨投資
會計準則第39號(修訂)	現金流量對沖的會計處理及集團間的預測交易
會計準則第39號(修訂)	公平值期權
會計準則第39號及財務報告準則第4號(修訂)	財務擔保合約

採納以上之會計準則並未導致本集團的資產負債表及收益表出現重大轉變。

下列已發出但仍未生效的新準則，詮釋或修訂並無提早採納。採納此等新準則，詮釋或修訂對本集團的賬目不會有重大影響，亦不會令本集團的會計政策出現重大變動。

香港會計準則第1號(修訂本)	財務報表呈列方式：股本披露 <sup>1</sup>
香港財務報告準則第7號	金融工具：披露 <sup>1</sup>
香港(國際財務報告詮釋委員會)－詮釋第7號	根據香港會計準則第29號惡性通貨膨脹經濟體中之財務報告採用重列法 <sup>2</sup>
香港(國際財務報告詮釋委員會)－詮釋第8號	香港財務報告準則第2號之範圍 <sup>3</sup>
香港(國際財務報告詮釋委員會)－詮釋第9號	重新評估內含衍生工具 <sup>4</sup>

- 1 於二零零七年一月一日或之後開始之年度期間生效。
- 2 於二零零六年三月一日或之後開始之年度期間生效。
- 3 於二零零六年五月一日或之後開始之年度期間生效。
- 4 於二零零六年六月一日或之後開始之年度期間生效。

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 簡明綜合財務報表附註

For the period from 1 January 2006 to 30 June 2006 (in HK Dollars)  
自二零零六年一月一日至二零零六年六月三十日止期間(以港元列示)

#### 2. TURNOVER AND SEGMENTAL INFORMATION

The Group is principally engaged in property investment and hotel operation.

The Group's revenue and operating results analysed by principal activities and geographical locations are as follows:

#### 2. 營業額及分類資料

本集團主要從事物業投資及酒店業務。

本集團按主要業務及地區劃分之收入及經營業績分析如下：

##### (a) Business Segments

##### (a) 業務分類

	Property investment 物業投資		Hotel operations 酒店業務		Unallocated 未分配		Consolidated 綜合		
	Period from 1 January 2006 to 30 June 2006 (Unaudited)	Period from 1 April 2005 to 30 September 2005 (Unaudited) (As restated)	Period from 1 January 2006 to 30 June 2006 (Unaudited)	Period from 1 April 2005 to 30 September 2005 (Unaudited) (As restated)	Period from 1 January 2006 to 30 June 2006 (Unaudited)	Period from 1 April 2005 to 30 September 2005 (Unaudited) (As restated)	Period from 1 January 2006 to 30 June 2006 (Unaudited)	Period from 1 April 2005 to 30 September 2005 (Unaudited) (As restated)	
Revenue from external customers	外來 客戶之收益	495,000	488,500	4,873,697	8,017,092	-	-	5,368,697	8,505,592
Other revenue from external customers	外來客戶之 其他收益	-	-	6,130,482	1,259,337	520,149	2,434,709	6,650,631	3,694,046
Total	總額	495,000	488,500	11,004,179	9,276,429	520,149	2,434,709	12,019,328	12,199,638
Segment results	分類業績	467,608	441,456	3,871,542	18,765,382	(1,760,729)	(1,015,120)	2,578,421	18,191,718
Finance costs	融資成本	-	-	(1,324,648)	(1,294,824)	-	-	(1,324,648)	(1,294,824)
Share of results of associates	應佔聯營 公司業績	(14,093)	(265,717)	-	-	-	-	(14,093)	(265,717)
Profit before taxation	除稅前 溢利							1,239,680	16,631,177
Taxation	稅項	-	-	60,073	(3,413,218)	-	-	60,073	(3,413,218)
Profit attributable to the shareholders	股東應佔 溢利							1,299,753	13,217,959

No inter-segment sales and transfers were transacted during the period.

於期內並無進行任何分類間之銷售及轉讓。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 簡明綜合財務報表附註

For the period from 1 January 2006 to 30 June 2006 (in HK Dollars)  
自二零零六年一月一日至二零零六年六月三十日止期間(以港元列示)

### 2. TURNOVER AND SEGMENTAL INFORMATION (CONTINUED)

#### (b) Geographical Segments

The following table presents revenue and profit/(loss) for the Group's geographical segments :

### 2. 營業額及分類資料(續)

#### (b) 地區分類

下表呈列本集團按地區分類之收益及溢利/(虧損)之資料：

	Hong Kong 香港		PRC 中國		Total 總額	
	Period from 1 January 2006 to 30 June 2006 (Unaudited)	Period from 1 April 2005 to 30 September 2005 (Unaudited) (As restated)	Period from 1 January 2006 to 30 June 2006 (Unaudited)	Period from 1 April 2005 to 30 September 2005 (Unaudited) (As restated)	Period from 1 January 2006 to 30 June 2006 (Unaudited)	Period from 1 April 2005 to 30 September 2005 (Unaudited) (As restated)
	自二零零六年 一月一日至 二零零六年 六月三十日 止期間 (未經審核)	自二零零五年 四月一日至 二零零五年 九月三十日 止期間 (未經審核) (重列)	自二零零六年 一月一日至 二零零六年 六月三十日 止期間 (未經審核)	自二零零五年 四月一日至 二零零五年 九月三十日 止期間 (未經審核) (重列)	自二零零六年 一月一日至 二零零六年 六月三十日 止期間 (未經審核)	自二零零五年 四月一日至 二零零五年 九月三十日 止期間 (未經審核) (重列)
Segment revenue: 分類收益:						
Revenue from external customers 外來客戶之收益	495,000	488,500	4,873,697	8,017,092	5,368,697	8,505,592
Segment results 分類業績	(1,293,121)	(573,664)	3,871,542	18,765,382	2,578,421	18,191,718

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 簡明綜合財務報表附註

For the period from 1 January 2006 to 30 June 2006 (in HK Dollars)  
自二零零六年一月一日至二零零六年六月三十日止期間(以港元列示)

#### 3. PROFIT FROM OPERATIONS

#### 3. 經營溢利

	Period from 1 January 2006 to 30 June 2006 (Unaudited) 自二零零六年 一月一日至 二零零六年 六月三十日 止期間 (未經審核)	Period from 1 April 2005 to 30 September 2005 (Unaudited) 自二零零五年 四月一日至 二零零五年 九月三十日 止期間 (未經審核)
Profit from operations is stated after crediting and charging the following:	經營溢利已計入及扣除下列各項：	
Gross rental income from letting of investment properties	出租投資物業 租金收入總額	495,000
Less: Outgoings	減：支銷	(27,392)
		441,456
		467,608
Depreciation:	折舊：	
– hotel properties	– 酒店物業	1,111,121
– other owned property, plant and equipment	– 其他擁有之物業、 廠房及設備	656,667
		1,767,788
		1,365,032
Auditors' remuneration	核數師酬金	283,000
Operating lease rentals for rented premises	租賃物業之經營 租約租金	175,200
Retirement benefits costs	退休計劃供款	19,079
Amortisation of prepaid land lease payments	預付土地租賃款項 攤銷	922,897
		2,280,073

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 簡明綜合財務報表附註

For the period from 1 January 2006 to 30 June 2006 (in HK Dollars)  
自二零零六年一月一日至二零零六年六月三十日止期間(以港元列示)

#### 4. TAXATION

Taxation in the condensed consolidated income statement comprises:

#### 4. 稅項

簡明綜合收益表中稅項包括：

	Period from 1 January 2006 to 30 June 2006 (Unaudited) 自二零零六年 一月一日至 二零零六年 六月三十日 止期間 (未經審核)	Period from 1 April 2005 to 30 September 2005 (Unaudited) 自二零零五年 四月一日至 二零零五年 九月三十日 止期間 (未經審核)
Deferred tax credited/(charged) for the Period	60,073	(3,413,218)

(a) No provision for Hong Kong profits tax has to be made in the financial statements as the Company and its subsidiaries did not have any assessable profits for the period (30 September 2005: Nil).

(b) No provision for PRC income tax has to be made as there were no assessable profits for the subsidiaries of the Company operating in the PRC during the period (30 September 2005: Nil).

(a) 因本公司及其附屬公司於本期間概無任何應課稅溢利(二零零五年九月三十日：無)，故此於財務報表中並不需要為香港利得稅作出撥備。

(b) 由於本公司在中國經營之附屬公司於本期間並無應課稅溢利(二零零五年九月三十日：無)，故此並不需要為中國所得稅作出任何撥備。

#### 5. EARNINGS PER SHARE

The calculation of basic earnings per share is based on the consolidated profit attributable to the shareholders of HK\$1,299,753 (30 September 2005: the consolidated profit attributable to the shareholders of HK\$13,217,959) and the weighted average number of 520,000,000 ordinary shares (30 September 2005: 520,000,000 ordinary shares) deemed to be in issue during the period.

#### 5. 每股盈利

每股基本盈利乃按股東應佔綜合溢利1,299,753港元(二零零五年九月三十日：股東應佔綜合溢利13,217,959港元)及期內被視為已發行普通股加權平均數520,000,000普通股(二零零五年九月三十日：520,000,000普通股)計算。

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 簡明綜合財務報表附註

For the period from 1 January 2006 to 30 June 2006 (in HK Dollars)  
自二零零六年一月一日至二零零六年六月三十日止期間(以港元列示)

#### 5. EARNINGS PER SHARE (Continued)

The calculation of diluted earnings per share is based on the consolidated profit attributable to the shareholders of HK\$1,299,753 (30 September 2005: HK\$13,217,959) and the adjusted weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares. The Company has share options which are dilutive potential ordinary shares. Share options calculation is done to determine the number of shares that would have been acquired at fair value (determined as the average annual market share price of the Company's shares) based on the monetary value of the subscription rights attached to outstanding share options. The number of shares calculated as above is compared with the number of shares that would have been issued assuming the exercise of the share options.

#### 6. INTERIM DIVIDEND

The Board has resolved not to recommend the payment of an interim dividend for the six months ended 30 June 2006 (30 September 2005: Nil).

#### 7. INVESTMENT PROPERTIES

At 30 June 2006, the directors estimated the carrying amounts of the investment properties do not differ significantly from that which would be determined using fair values at the balance sheet date. Consequently, no fair value gains or loss has been recognised in the current period.

#### 5. 每股盈利(續)

每股攤薄盈利之計算乃根據股東應佔綜合溢利1,299,753港元(二零零五年九月三十日: 13,217,959港元)以及已調整已發行普通股份之加權平均數時,以假設所有攤薄潛在普通股份已進行轉換。本公司擁有攤薄潛在普通股之購股權。購股權計算目的為根據未行使購股權之認購權面值釐定以公平值認購之股份數目(按本公司股份之年度平均市價釐定)。上述已計算之股份數目與假設行使購股權發行之股份數目比較。

#### 6. 中期股息

董事會議決不派發截至二零零六年六月三十日止六個月之中期股息(二零零五年九月三十日: 無)。

#### 7. 投資物業

於二零零六年六月三十日,董事估計投資物業之賬面值與按結算日之公平值釐定之賬面值並無出現重大差異。因此,在本期間並無確認任何公平值損益。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 簡明綜合財務報表附註

For the period from 1 January 2006 to 30 June 2006 (in HK Dollars)  
自二零零六年一月一日至二零零六年六月三十日止期間(以港元列示)

### 8. PROPERTY, PLANT AND EQUIPMENT

		Hotel properties (Unaudited)	Furniture and fixtures (Unaudited)	Leasehold improvements (Unaudited)	Plant, machinery and equipment (Unaudited)	Total (Unaudited)
		酒店物業 (未經審核)	傢俬及裝置 (未經審核)	租賃 物業裝修 (未經審核)	廠房、機器 及設備 (未經審核)	總額 (未經審核)
<b>At cost</b>	<b>成本</b>					
As at 1 January 2006	於二零零六年一月一日	93,000,000	5,787,909	7,737,750	4,276,726	110,802,385
Additions	添置	-	-	-	-	-
Disposals	出售	-	-	-	(638,963)	(638,963)
Exchange difference	匯兌差額	-	63,956	80,819	45,914	190,689
<b>As at 30 June 2006</b>	<b>於二零零六年六月三十日</b>	<b>93,000,000</b>	<b>5,851,865</b>	<b>7,818,569</b>	<b>3,683,677</b>	<b>110,354,111</b>
<b>Accumulated depreciation</b>	<b>累積折舊</b>					
As at 1 January 2006	於二零零六年一月一日	46,000,000	5,645,084	6,324,978	4,140,228	62,110,290
Charge for the period	本期間折舊	1,179,916	15,695	155,801	13,620	1,365,032
Disposals	出售	-	-	-	(638,963)	(638,963)
Exchange difference	匯兌差額	-	62,502	68,147	44,229	174,878
<b>As at 30 June 2006</b>	<b>於二零零六年六月三十日</b>	<b>47,179,916</b>	<b>5,723,281</b>	<b>6,548,926</b>	<b>3,559,114</b>	<b>63,011,237</b>
<b>Net book value</b>	<b>賬面淨值</b>					
As at 30 June 2006	於二零零六年六月三十日	45,820,084	128,584	1,269,643	124,563	47,342,874
As at 31 December 2005	於二零零五年十二月三十一日	47,000,000	142,825	1,412,772	136,498	48,692,095

### 9. INVENTORIES

		30 June 2006 (unaudited) 二零零六年 六月三十日 (未經審核)	31 December 2005 (audited) 二零零五年 十二月三十一日 (經審核)
At cost	成本	410,867	547,401
Less: Provision for obsolete inventories	減：過時存貨撥備	(125,493)	(124,100)
		<b>285,374</b>	<b>423,301</b>



## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 簡明綜合財務報表附註

For the period from 1 January 2006 to 30 June 2006 (in HK Dollars)  
自二零零六年一月一日至二零零六年六月三十日止期間(以港元列示)

#### 10. TRADE AND OTHER RECEIVABLES

The ageing analysis of trade receivables and other receivables were as follows:

#### 10. 貿易及其他應收賬款

貿易應收賬款之賬齡分析及其他應收賬款如下：

		<b>30 June</b>	31 December
		<b>2006</b>	2005
		<b>(unaudited)</b>	(audited)
		二零零六年	二零零五年
		六月三十日	十二月三十一日
		(未經審核)	(經審核)
<b>Trade receivables (net provision)</b>	<b>應收賬款(扣除撥備)</b>		
Current to six months	即期至六個月	<b>556,518</b>	33,600
<b>Other receivables</b>	<b>其他應收款項</b>		
Management fee receivable from ultimate holding company	應收最終控股公司之管理費	<b>254,570</b>	1,138,188
Other receivables, utility deposits and prepayments	其他應收款項、公用設施按金及預付款項	<b>5,612,564</b>	1,602,746
		<b>5,867,134</b>	2,740,934
<b>Total trade and other receivables</b>	<b>貿易及其他應收賬款總額</b>	<b>6,423,652</b>	2,774,534

The Group has defined credit terms which are agreed with each of its customers.

本集團與其客戶訂有明確信貸條款。

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 簡明綜合財務報表附註

For the period from 1 January 2006 to 30 June 2006 (in HK Dollars)  
自二零零六年一月一日至二零零六年六月三十日止期間(以港元列示)

#### 11. TRADE AND OTHER PAYABLES

The ageing analysis of trade payables and other payables were as follows:

#### 11. 貿易及其他應付賬款

貿易應付賬款之賬齡分析及其他應付賬款如下：

		<b>30 June 2006 (unaudited) 二零零六年 六月三十日 (未經審核)</b>	31 December 2005 (audited) 二零零五年 十二月三十一日 (經審核)
<b>Trade payables</b>	<b>貿易應付賬款</b>		
Current to six months	即期至六個月	<b>340,458</b>	262,952
Over six months and within one year	六個月以上但一年內	<b>46,159</b>	558,245
Over one year	超過一年	<b>503,489</b>	685,197
<b>Total trade payables</b>	<b>總應付賬款</b>	<b>890,106</b>	1,506,394
Accrued charges, tenants' deposits and other payables	應計費用、租戶按金及其他應付款項	<b>10,245,561</b>	9,199,814
		<b>11,135,667</b>	10,706,208
Portion classified as non-current liabilities	歸類為非流動負債之部份	<b>(5,012,943)</b>	(7,419,097)
<b>Total trade and other payables</b>	<b>貿易及其他應付賬款總額</b>	<b>6,122,724</b>	3,287,111

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 簡明綜合財務報表附註

For the period from 1 January 2006 to 30 June 2006 (in HK Dollars)  
自二零零六年一月一日至二零零六年六月三十日止期間(以港元列示)

#### 12. SHARE CAPITAL

#### 12. 股本

		<i>Number of shares</i>	<i>HK\$</i>
		<i>股份數目</i>	<i>港元</i>
<b>Authorised share capital:</b>	<b>法定股本：</b>		
Ordinary Shares of HK\$0.125 each as at 31 December 2005 and 30 June 2006	於二零零五年十二月三十一日及於二零零六年六月三十日每股面值0.125港元之普通股	<b>3,040,000,000</b>	380,000,000
<b>Issued and fully paid share capital:</b>	<b>已發行及繳足股本：</b>		
Ordinary Shares of HK\$0.125 each as at 31 December 2005 and 30 June 2006	於二零零五年十二月三十一日及於二零零六年六月三十日每股面值0.125港元之普通股	<b>520,000,000</b>	65,000,000

#### 13. PLEDGE OF ASSETS

As at 30 June 2006, the loan of HK\$22,344,849 (31 December 2005: HK\$24,979,104) was secured by the Group's 40% interests in Xiamen Plaza. Repayment was rescheduled with the bank on 24 September 2003 whereby the bank has agreed to apply to its head office to waive the outstanding interest payable based on the amount of principal repaid on a 1:1 basis. Should the head office of the bank not agree to waive the accrued interest wholly or partly, the remaining interest payable will become payable upon due date of the final installment. Interest is accrued based on the prevailing interest rate of 7.66% per annum. On 19 July 2005, the bank has transferred the loan to China Huarong Asset Management Corporation ("Huarong") where the bank and Huarong have agreed that the loan will continue to comply with the terms as agreed on 24 September 2003 between the Group and the bank.

#### 13. 資產抵押

於二零零六年六月三十日，貸款22,344,849港元(二零零五年十二月三十一日：24,979,104港元)乃以本集團於東酒之40%權益作為抵押，而還款日期由銀行於二零零三年九月二十四日重新訂立，據此，銀行同意向其總部申請根據所償還之本金額按1:1之基準豁免尚未償還之應付利息。倘銀行總部不同意豁免全部或部份孳生之利息，則餘下應付利息須於分期付款最終一期之到期日支付。利息乃根據現行利率每年7.66%孳生。於二零零五年七月十九日，銀行已將貸款轉移予中國華融資產管理公司(「華融」)，銀行及華融均同意有關貸款將繼續遵守於二零零三年九月二十四日本集團與銀行雙方同意之條款。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 簡明綜合財務報表附註

For the period from 1 January 2006 to 30 June 2006 (in HK Dollars)  
自二零零六年一月一日至二零零六年六月三十日止期間(以港元列示)

### 14. RELATED PARTY TRANSACTIONS

During the Period, the Group had entered into the following significant related party transactions:

### 14. 關連人士交易

於本期間，本集團曾進行下列重大關連人士交易：

	Notes	Period from 1 January 2006 to 30 June 2006 (Unaudited) 自二零零六年 一月一日至 二零零六年 六月三十日 止期間 (未經審核)	Period from 1 April 2005 to 30 September 2005 (Unaudited) (As restated) 自二零零五年 四月一日至 二零零五年 九月三十日 止期間 (未經審核) (重列)
Rental payable to Fujian Properties Limited, a wholly-owned subsidiary of Fujian Investment and Development Company Limited ("FIDC"), the Group's ultimate controlling shareholder is as follows:			
- rental for Directors quarters	1	66,000	66,000
- rental for staff quarters	1	60,000	60,000
Rental for Directors quarters payable to Perfect Lotus Limited, a wholly-owned subsidiary of FIDC	1	126,000	126,000
Interest of secured loan due from Brilliant Well Investment Limited, ("Brilliant Well") a wholly-owned subsidiary of FIDC	2	531,842	537,719
Entrusted management service fee due from FIDC	3	712,329	1,184,851
Negative goodwill arising from the acquisition of a 25% equity interest in Fuzhou Harmony Piano Co, Ltd. from Fairweal Industrial Company Limited, a subsidiary of FIDC by Ming Chuen Construction Company, Limited, a wholly-owned subsidiary of the Group	4	-	1,028,862

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 簡明綜合財務報表附註

For the period from 1 January 2006 to 30 June 2006 (in HK Dollars)  
自二零零六年一月一日至二零零六年六月三十日止期間(以港元列示)

#### 14. RELATED PARTY TRANSACTIONS (Continued)

1. The rental was calculated with reference to open market rentals.
2. The interest of loan was reached after arms length negotiation between the Group and Brilliant Well with reference to the benchmark interest rate (which was 5.76% upon the signing of the loan agreement) of loans with similar terms issued by the People's Bank of China. Fujian Properties has pledged properties of an estimated aggregate value of HK\$25,000,000 to the Group to secure loans.
3. The consideration for the management service agreement consists of a fixed management fee of HK\$2,000,000 per annum and a floating management fee on the basis of 10% of the balance after deducting the fixed management fee from the net profits after tax of Huamin Tourism and Harmony Piano respectively.
4. The calculation was based on the agreement dated 11 November 2004 in relation to the acquisition of Fuzhou Harmony Piano Co, Ltd at a consideration of HK\$4,848,500 by the Group.

#### 15. POST BALANCE SHEET EVENT

In August 2006, the HK\$16,500,000 of the Loan to Brilliant Well was fully settled and the properties pledged for security of the Loan were also released.

#### 14. 關連人士交易(續)

1. 租金釐定乃參考公開市場租金計算。
2. 貸款利息乃經過本集團與寶利裕參照中國人民銀行所頒佈類似貸款年期的基準利率後(貸款合同簽署時為5.76%)，按公平原則磋商而訂。華閩物業已訂立物業抵押估計總值25,000,000萬港元予本集團作為貸款之抵押品。
3. 管理協議金額以收取每年2,000,000港元之固定管理費及按華閩旅遊及和聲鋼琴各自之稅後溢利淨額扣除固定管理費後之餘額提取10%作為浮動管理費。
4. 按二零零四年十一月十一日簽訂有關本集團以代價4,848,500港元收購福州和聲鋼琴有限公司之協議計算。

#### 15. 結算日後事項

於二零零六年八月，向寶利裕借出之貸款16,500,000港元已悉數收回，而用作該貸款擔保之有關物業之抵押亦已解除。