

The directors present their annual report and audited financial statements of the Company and the Group for the year ended 31 December 2006.

Principal Activities

The principal activity of the Company is investment holding. Details of the principal activities of the principal subsidiaries and associates are set out in note 21 and note 22 to the financial statements, respectively. There were no changes in the nature of the Group's principal activities during the year.

Results and Dividends

The Group's profit for the year ended 31 December 2006 and the state of affairs of the Company and the Group at that date are set out in the financial statements on pages 56 to 63.

An interim dividend of HK3.0 cents (2005: HK2.0 cents) per share was paid on 27 October 2006. The directors recommend the payment of a final scrip dividend (with cash option) of HK8.54 cents and a special scrip dividend (with cash option) of HK11.45 cents (2005: cash dividend of HK11.0 cents) per share in respect of the year to shareholders on the register of members on 21 May 2007. The recommendation has been incorporated in the financial statements as an allocation of retained profits within the capital and reserves section of the balance sheet.

Summary of Financial Information

A summary of the published results of the assets and liabilities of the Group for the last five financial years, as extracted from the audited financial statements and reclassified as appropriate, is set out on page 153. This summary is not part of the audited financial statements.

Property, Plant and Equipment and Investment Properties

Details of movements in the property, plant and equipment and investment properties of the Company and the Group during the year are set out in note 15 and note 20 to the financial statements.

董事會欣然呈報本公司及本集團截至二零零六年十二月三十一日止年度之年報及經審核財務報表。

主要業務

本公司主要從事投資控股。其主要附屬公司及聯營公司之主要業務詳情分別載於財務報表附註21及附註22。於本年度內，本集團主要業務之性質並無任何變動。

業績及股息

本集團截至二零零六年十二月三十一日止年度之溢利及本公司與本集團於當日之財務狀況載於財務報表第56至63頁。

本公司已於二零零六年十月二十七日派付中期股息每股3.0港仙(二零零五年:2.0港仙)。董事建議於本年度向於二零零七年五月二十一日名列本公司股東名冊之股東派付末期非現金股息(可選擇現金)每股8.54港仙及特別非現金股息(可選擇現金)每股11.45港仙(二零零五年:現金股息11.0港仙)。擬派之股息已載入財務報表內，作為資產負債表項內股本及儲備中之保留溢利分配。

財務資料摘要

本集團過去五個財政年度之已公佈業績及資產與負債摘要乃摘錄自經審核財務報表，並作適當之重新分類，載於第153頁。該摘要並非經審核財務報表之一部分。

物業、廠房及設備及投資物業

年內本公司及本集團之物業、廠房及設備及投資物業之變動詳情載於財務報表附註15及20。

Principal Subsidiaries

Particulars of the Company's principal subsidiaries are set out in note 21 to the financial statements.

Principal Associates

Particulars of the Company's and the Group's interests in its principal associates are set out in note 22 to the financial statements.

Bank Loans

Details of the bank loans of the Company and of the Group are set out in note 30 to the financial statements.

Share Capital and Share Options

Details of movements in the Company's share capital and share options during the year, together with the reasons thereof, are set out in note 33 and note 34 to the financial statements.

Purchases, Sale or Redemption of the Company's Securities

On 27 June 2006, the Company repurchased and subsequently cancelled 5,864,000 shares of the Company on the Stock Exchange at the prices ranging from HK\$1.86 (lowest) to HK\$1.9 (highest) with aggregate consideration paid of HK\$11,105,780. Save as disclosed above, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of its listed securities during the year ended 31 December 2006.

Reserves

Details of movements in the reserves of the Company and the Group during the year are set out in note 35 to the financial statements.

Distributable Reserves

At 31 December 2006, the Company's reserves available for distribution, calculated in accordance with the provisions of Section 79B of the Hong Kong Companies Ordinance, amounted to HK\$767,325,000, of which HK\$564,008,000 has been proposed as final and special scrip dividends for the year.

主要附屬公司

本公司主要附屬公司之詳情載於財務報表附註21。

主要聯營公司

本公司及本集團於主要聯營公司之權益詳情載於財務報表附註22。

銀行貸款

本公司及本集團之銀行貸款詳情載於財務報表附註30。

股本及購股權

於本年度內，本公司股本及購股權之變動詳情連同引致變動之原因，一併載於財務報表附註33及34。

購買、出售或贖回本公司之證券

二零零六年六月二十七日，本公司按1.86港元（最低）至1.9港元（最高）的價格於聯交所購回並於其後註銷5,864,000股股份，總代價為11,105,780港元。除上述所披露者外，截至二零零六年十二月三十一日止年度，本公司或其附屬公司概無購買、出售或贖回本公司任何上市證券。

儲備

於本年度內，本公司及本集團之儲備變動詳情載於財務報表附註35。

可供分派儲備

於二零零六年十二月三十一日，依照香港公司條例第79B條之規定計算，本公司之可供分派儲備達767,325,000港元，當中564,008,000港元已作為年內擬派之末期及特別非現金股息。

In addition, the Company's share premium account, in the amount of HK\$2,396,850,000 may be distributed in the form of fully paid bonus shares.

Major Customers and Suppliers

In the year under review, both the aggregate sales attributable to the Group's five largest customers and the aggregate purchases attributable to the Group's five largest suppliers were less than 30% of the Group's sales and purchases respectively.

None of the directors of the Company or any of their associates or any shareholders (which, to the best knowledge of the directors, own more than 5% of the Company's issued share capital) had any beneficial interest of the Group's five largest customers or five largest suppliers.

Directors

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

Executive directors:

Mr. HU Aimin	
Mr. ZHANG Yijun	
Mr. ZHAO Gesheng	(appointed on 11 May 2006)
Mr. XIAO Rihai	(appointed on 11 May 2006)
Mr. LIANG Kaiping	
Mr. LIU Weijin	(appointed on 11 May 2006)
Mr. ZHANG Huaqiao	(appointed on 11 May 2006)
Mr. TAM Ping Lung	(appointed on 11 May 2006)
Mr. XU Ruxin	(resigned on 11 May 2006)
Mr. ZHU Huoyang	(resigned on 11 May 2006)
Ms. ZHAO Mingfeng	(resigned on 7 September 2006)

Non-executive directors:

Mr. LEE Yip Wah, Peter	
Dr. WU Jiesi	(appointed on 11 May 2006)
Mr. HU Zuoyuan	

Independent non-executive directors:

Mr. WONG Po Yan	
Mr. WU Wai Chung, Michael	
Mr. LI Wai Keung	

另外·本公司之股份溢價賬2,396,850,000港元·可以繳足股款紅利股份之方式進行分配。

主要客戶及供應商

於回顧年度內·本集團五大客戶應佔之銷售總額及本集團五大供應商應佔之採購總額分別少於本集團之銷售額及採購額30%。

本公司董事或其任何聯繫人士或股東(據董事所深知擁有本公司5%或以上已發行股本之股東)概無擁有本集團五大客戶或五大供應商任何實益權益。

董事

本公司於本年度內及截至本報告日期之董事如下:

執行董事:

胡愛民先生	
張宜均先生	
趙革生先生	(於二零零六年五月十一日獲委任)
肖日海先生	(於二零零六年五月十一日獲委任)
梁開平先生	
劉偉進先生	(於二零零六年五月十一日獲委任)
張化橋先生	(於二零零六年五月十一日獲委任)
談秉農先生	(於二零零六年五月十一日獲委任)
徐汝心先生	(於二零零六年五月十一日辭任)
朱火養先生	(於二零零六年五月十一日辭任)
趙明豐女士	(於二零零六年九月七日辭任)

非執行董事:

李業華先生	
武捷思博士	(於二零零六年五月十一日獲委任)
胡作元先生	

獨立非執行董事:

黃保欣先生	
吳偉聰先生	
李偉強先生	

In accordance with Article 101 of the Company's Articles of Association, Mr. ZHANG Yijun, Mr. ZHANG Huaqiao, Mr. TAM Ping Lung, Mr. LI Wai Keung and Mr. WU Wai Chung, Michael will retire by rotation and being eligible offer themselves for re-election at the annual general meeting.

Directors' and Senior Management's Biographies

Biographical details of the directors of the Company and the senior management of the Group are set out on pages 24 to 36 of the annual report.

Emoluments of Directors and the Five Highest Paid Individuals

Details of the directors' emoluments and of the five highest paid individuals in the Group are set out in notes 8 and 9 to the financial statements respectively.

Interest Capitalised

Interest of approximately HK\$64,482,000 was capitalised during the year in respect of the Group's property development projects.

Directors' Service Contracts

No directors proposed for re-election at the forthcoming annual general meeting has a service contract with the Company which is not determinable by the Company within one year without payment of compensation, other than statutory compensation.

Directors' Interests in Contracts

No directors had a material interest in any contracts of significance to the business of the Group to which the Company, its holding company, or any of its subsidiaries or fellow subsidiaries was a party during the year.

Retirement Benefits Scheme

Details of the retirement benefits scheme is set out in note 2.4 to the financial statements.

根據本公司之公司組織章程細則第101條，張宜均先生、張化橋先生、談秉農先生、李偉強先生及吳偉聰先生將於股東週年大會上輪流退任，惟彼等均合資格並願意於股東週年大會上膺選連任。

董事及高級行政人員簡介

本公司董事及本集團高級行政人員之履歷詳情載於本年報第24至36頁。

董事及五名最高薪人士之酬金

董事酬金及本集團五名最高薪人士之詳情分別載於財務報表附註8及9。

撥充資本之利息

於本年度內，本集團就物業發展項目撥充資本之利息約64,482,000港元。

董事之服務合約

於應屆股東週年大會上膺選連任之董事概無與本公司訂立本公司不支付賠償（法定賠償除外）而不可於一年內終止之服務合約。

董事於合約之權益

於本年度內，董事概無於本公司、其控股公司、其任何附屬公司或其同系附屬公司為訂約方兼對本集團業務有重大影響之合約中擁有重大權益。

退休福利計劃

退休福利計劃之詳情載於財務報表附註2.4。

Directors' Interests in Shares

As at 31 December 2006, the interests and short positions of the directors and chief executive of the Company in the shares, underlying shares and debentures of the Company and any associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance ("SFO")) as recorded in the register required to be kept under Section 352 of the SFO or as otherwise notified to the Company and The Stock Exchange of Hong Kong Limited (the "Stock Exchange") pursuant to the Model Code for Securities Transactions by Directors of Listed Companies were as follows:-

Long positions in the shares and underlying shares of the Company:

董事之股份權益

根據遵照證券及期貨條例(「證券及期貨條例」)第352條存置之登記冊所載,或根據遵照上市公司董事進行證券交易標準守則知會本公司和香港聯合交易所有限公司(「聯交所」)之資料所示,於二零零六年十二月三十一日,本公司之董事及最高行政人員擁有下列本公司及任何相聯法團(定義見證券及期貨條例第XV部)股份、相關股份及債券之權益及淡倉:

本公司股份及相關股份之好倉:

Name of director	Capacity	Nature of interests	Number of shares	Underlying shares pursuant to share options (Note) 根據購股權之相關股份數目(附註)	Aggregate interests	Percentage of issued share Capital
董事姓名	身份	權益性質	股份數目		總權益	佔已發行股本之百分比
HU Aimin 胡愛民	Beneficial owner 實益擁有人	Beneficial interest 實益權益	3,000,000	10,000,000	13,000,000	0.46
ZHANG Yijun 張宜均	Beneficial owner 實益擁有人	Beneficial interest 實益權益	2,500,000	8,800,000	11,300,000	0.40
ZHAO Gesheng 趙革生	Beneficial owner 實益擁有人	Beneficial interest 實益權益	-	4,000,000	4,000,000	0.14
XIAO Rihai 肖日海	Beneficial owner 實益擁有人	Beneficial interest 實益權益	-	4,000,000	4,000,000	0.14
LIANG Kaiping 梁開平	Beneficial owner 實益擁有人	Beneficial interest 實益權益	-	8,000,000	8,000,000	0.28
LIU Weijin 劉偉進	Beneficial owner 實益擁有人	Beneficial interest 實益權益	-	6,000,000	6,000,000	0.21
ZHANG Huaqiao 張化橋	Beneficial owner 實益擁有人	Beneficial interest 實益權益	-	14,000,000	14,000,000	0.50
TAM Ping Lung 談秉農	Beneficial owner 實益擁有人	Beneficial interest 實益權益	-	8,000,000	8,000,000	0.28
Wu Jiesi 武捷思	Beneficial owner 實益擁有人	Beneficial interest 實益權益	-	10,000,000	10,000,000	0.35
HU Zuoyuan 胡作元	Beneficial owner 實益擁有人	Beneficial interest 實益權益	4,000,000	-	4,000,000	0.14
WONG Po Yan 黃保欣	Beneficial owner 實益擁有人	Beneficial interest 實益權益	3,400,000	-	3,400,000	0.12
LEE Yip Wah, Peter 李業華	Beneficial owner 實益擁有人	Beneficial interest 實益權益	3,400,000	-	3,400,000	0.12
WU Wai Chung, Michael 吳偉聰	Beneficial owner 實益擁有人	Beneficial interest 實益權益	-	2,600,000	2,600,000	0.09
LI Wai Keung 李偉強	Beneficial owner 實益擁有人	Beneficial interest 實益權益	5,300,000	1,400,000	6,700,000	0.24

Note: The underlying shares represent interests of options granted to the Directors under the Share Option Scheme to acquire for shares of the Company, further details of which are set out in note 34 to the financial statements under the heading "Share Option Scheme".

附註: 相關股份乃指董事根據購股權計劃獲授之可認購本公司股份之購股權,有關詳情載於財務報表附註34「購股權計劃」一節。

Long positions in the underlying shares of the associated corporation
– Road King Infrastructure Limited:

相聯法團相關股份之好倉 – 路勁基建有限公司:

Name of director	Capacity	Nature of interests	Number of shares	Underlying shares pursuant to share options (Note)	Aggregate interests	Percentage of issued share Capital
董事姓名	身份	權益性質	股份數目	根據購股權之相關股份數目 (附註)	總權益	佔已發行股本之百分比
HU Aimin 胡愛民	Beneficial owner 實益擁有人	Beneficial interest 實益權益	–	250,000	250,000	0.036
ZHANG Yijun 張宜均	Beneficial owner 實益擁有人	Beneficial interest 實益權益	–	250,000	250,000	0.036
LI Wai Keung 李偉強	Beneficial owner 實益擁有人	Beneficial interest 實益權益	30,000	–	30,000	0.004
ZHANG Huaqiao 張化橋	Beneficial owner 實益擁有人	Beneficial interest 實益權益	300,000	700,000	1,000,000	0.145

Other than as disclosed above, none of the directors and chief executive of the Company had any interests or short positions in any shares and underlying shares or debentures of the Company or any of its associated corporations as recorded in the register required to be kept by the Company under Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Companies.

除上文所披露者外，根據本公司遵照證券及期貨條例第352條存置之登記冊所載，或根據上市公司董事進行證券交易標準守則知會本公司和聯交所之資料所示，概無本公司董事及最高行政人員擁有本公司或其任何相聯法團之任何股份及相關股份或債券之權益或淡倉。

Directors' Right to Acquire Shares

Apart from as disclosed under the heading "Directors' interests in shares" and in the share option scheme disclosures in note 34 to the financial statements, at no time during the year were rights to acquire benefits by means of the acquisition of shares in, or debts securities (including debentures) of, the Company or its associated corporations granted to any director, or their spouse or children under the age of 18, or were any such rights exercised by them; or was the Company, its holding company, or any of its subsidiaries a party to any arrangement to enable the directors to acquire such rights in any other body corporate.

董事購買股份之權利

除「董事之股份權益」一項及財務報表附註34所述購股權計劃內所披露者外，於年內任何時間，概無任何董事、彼等之配偶或其十八歲以下子女獲授可藉購入本公司或其相聯法團之股份或債務證券（包括債券）而獲益之權利，彼等亦無行使任何該等權利；本公司、其控股公司或其任何附屬公司亦概無參與任何安排，令董事可在任何其他法團購入該等權利。

Substantial Shareholders

As at 31 December 2006, the interests and short positions of the shareholders, other than a director or chief executive of the Company in the shares and underlying shares of the Company as recorded in the register required to be kept by the Company under Section 336 of the SFO were as follows:-

Long positions in shares of the Company:

Name	Capacity	Nature of interest	Number of shares	Percentage of issued share capital
名稱	身份	權益性質	股份數目	佔已發行股本之百分比
Shum Yip Holdings Company Limited 深業(集團)有限公司	Beneficial owner 實益擁有人	Beneficial interest 實益權益	1,401,123,966	49.66

Save as disclosed above, the register which was required to be kept under Section 336 of the SFO showed that the Company had not been notified of any interests or short positions in the shares or underlying shares of the Company as at 31 December 2006.

Saved as disclosed above, no person, other than the directors of the Company, whose interest are set out in the section "Directors interest in shares" above, had registered an interest in the share capital of the Company that were required to be recorded.

Connected Transactions

Details of the connected transactions for the year are set out in note 41 to the financial statements.

Save as disclosed above, there were no other transactions, which need to be disclosed as, connected transactions in accordance with the requirements of the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules").

主要股東

於二零零六年十二月三十一日，股東（本公司董事或最高行政人員除外）於本公司股份及相關股份中擁有須記錄於本公司根據證券及期貨條例第336條予以存置之登記冊之權益及淡倉如下：

本公司股份之好倉：

Name	Capacity	Nature of interest	Number of shares	Percentage of issued share capital
名稱	身份	權益性質	股份數目	佔已發行股本之百分比
Shum Yip Holdings Company Limited 深業(集團)有限公司	Beneficial owner 實益擁有人	Beneficial interest 實益權益	1,401,123,966	49.66

除上文所披露者外，於二零零六年十二月三十一日，根據證券及期貨條例第336條予以存置之登記冊中並無載列本公司獲知之本公司股份或相關股份之任何權益或淡倉。

除上文所披露者外，概無本公司董事以外之人士（董事權益載於上文「董事之股份權益」一節）於本公司股本中註冊須予記錄之權益。

關連交易

本年度之關連交易詳情載於財務報表附註41。

除上文所披露者外，概無其他交易須依據聯交所證券上市規則（「上市規則」）之規定披露作關連交易。

Confirmation of Independence

The Company has received annual confirmation from each of the independent non-executive directors as regards to their independence to the Company pursuant to rule 3.13 of the Listing Rules and considers that each of the independent non-executive directors is independent to the Company.

Public Float

Based on the information that is publicly available to the Company and within the knowledge of its Directors, as at the date of this annual report, there is sufficient public float, as not less than 25% of the Company's issued shares are held by the public.

Audit Committee

The Company has established an audit committee since September 2004 for the purposes of reviewing and providing supervision over the Group's financial reporting process and internal controls. The audit committee currently comprises Mr. WONG Po Yan, Mr. WU Wai Chung, Michael and Mr. LI Wai Keung, independent non-executive directors and Mr. LEE Yip Wah, Peter, non-executive director. The Audit Committee has reviewed the Group's results for the year in a meeting held on 10 April 2007.

獨立性的確認

本公司已取得各獨立非執行董事根據上市規則第3.13條確認其獨立地位的年度確認函。本公司亦認為每位獨立非執行董事就本公司而言，其地位是獨立的。

公眾持股量

在本年度報告刊發之日，根據本公司取得的公開資料及就董事所知悉，於本公司的公眾持股量是足夠的，此乃因為公眾持股量並不少於本公司已發行股份的25%。

審核委員會

本公司自二零零四年九月成立審核委員會，其職責包括審閱及提供指導予本集團之財務報告過程及內部控制。審核委員會現時由獨立非執行董事黃保欣先生、吳偉聰先生及李偉強先生及非執行董事李業華先生組成。審核委員會已於二零零七年四月十日舉行之會議上審閱本集團於本年度之業績。

Continuing Disclosure Requirements Under Rule 13.21 of The Listing Rules

Banking facilities with covenants relation to specific performance of the controlling shareholder:

By an agreement (the “Facility Agreement”) dated 29 September 2006 entered into between, among others, the Company as borrower and a syndicate of lenders (“Lenders”), a transferable term loan facility in an aggregate amount of USD\$465 million (the “Facility”) is made available by the Lenders to the Company on terms and conditions as stated therein. The Facility shall be made available to the Company within 6 months from the date of the Facility Agreement and the Company shall repay to the Lenders in full any outstanding advances made thereunder on the date falling 60 months from the date of the Facility Agreement. Under the Facility Agreement, it will be an event of default of Shum Yip Holdings Company Limited (深業(集團)有限公司) (“Shum Yip Holdings”), the controlling shareholder ceases to own beneficially at least 35% of the issued share capital of the Company, ceases to be the single largest shareholder of the Company or cease to have management control of the Company, or Shum Yip Holdings ceases to remain beneficially owned as to at least 51% by the Shenzhen Municipal People’s Government of the People’s Republic of China and in which event all amounts under the Facility may be declared to be immediately due and payable. The Company intends to use the Facility to first refinance in full all outstanding loan amounts under certain existing bank loans to the Company, and thereafter finance the general funding requirements of the Company and its subsidiaries.

Auditors

Ernst & Young retire and a resolution for their reappointment as auditors of the Company will be proposed at the forthcoming annual general meeting.

On behalf of the Board

HU Aimin
Chairman

Hong Kong, 10 April 2007

上市規則第13.21條之持續披露規定

附帶有關控權股東特定狀況契諾之銀行融資：

根據(其中包括)本公司(作為借款人)與一銀團貸款人(「貸款人」)於二零零六年九月二十九日訂立之一項協議(「融資協議」),貸款人按融資協議所載之條款及條件,向本公司提供總額為465百萬美元(「該筆融資」)之可轉讓定期貸款融資。貸款人須於訂立融資協議當日後六個月內向本公司提供該筆融資,而本公司須於訂立融資協議當日起計滿六十個月之日向貸款人悉數償還任何據此提供之未償還墊款。根據融資協議,倘控權股東深業(集團)有限公司(「深業(集團)」)不再實益擁有本公司至少35%已發行股本,或不再為本公司之單一最大股東,或不再控制本公司之管理,或中華人民共和國深圳市人民政府不再實益擁有深業(集團)至少51%權益,則深業(集團)將被視作違反協議,屆時該筆融資項下所有金額或會被即時宣佈到期並須予償還。本公司擬先動用該筆融資悉數將本公司若干現有銀行貸款之全部未償還貸款再融資,此後以該筆融資應付本公司及其附屬公司之一般資金需求。

核數師

安永會計師事務所任滿告退,有關續聘安永會計師事務所為本公司核數師之決議案將於應屆股東週年大會上予以提呈。

承董事會命

主席
胡愛民

香港,二零零七年四月十日