



鴻隆控股
HONG LONG
Holdings

鴻隆控股有限公司
Hong Long Holdings Limited

(Incorporated in the Cayman Islands with limited liability)
(於開曼群島註冊成立的有限公司)

(Stock Code 股份編號: 1383)



Annual Report
2007
年報

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BOARD OF DIRECTORS

EXECUTIVE DIRECTORS

Mr. ZENG Yunshu (*Chairman and President*)
Dr. HAN Qinchun (*Vice Chairman and Co-President*)
Mr. ZENG Sheng (*Vice Chairman and Co-President*)
Ms. YE Qingdong (*Vice President*)
Mr. OUYANG Junxin

NON-EXECUTIVE DIRECTOR

Mr. ZHANG Huaqiao

INDEPENDENT NON-EXECUTIVE DIRECTORS

Dr. LI Jun
Mr. CHEUNG Ngai Lam
Ms. LIN Wei Fang

AUTHORISED REPRESENTATIVES

Mr. ZENG Yunshu
Dr. HAN Qinchun

COMPANY SECRETARY AND QUALIFIED ACCOUNTANT

Mr. CHU Kin Wang, Peleus (FCPA, FCCA, ACIS)

AUDITORS

KPMG

COMPLIANCE ADVISER

Mega Capital (Asia) Company Limited

REGISTERED OFFICE

Cricket Square
Hutchins Drive
P.O. Box 2681
George Town
Grand Cayman KY1-1111
The Cayman Islands

PRINCIPAL PLACE OF BUSINESS IN THE PRC

Level 8, Hong Long Building
Nanhai Avenue
Nanshan District
Shenzhen, Guangdong Province
The PRC

董事會

執行董事

曾雲樞先生 (*主席及總裁*)
韓秦春博士 (*副主席及聯席總裁*)
曾勝先生 (*副主席及聯席總裁*)
葉慶東女士 (*副總裁*)
歐陽俊新先生

非執行董事

張化橋先生

獨立非執行董事

李瑋博士
張毅林先生
林偉芳女士

授權代表

曾雲樞先生
韓秦春博士

公司秘書及合資格會計師

朱健宏先生 (FCPA、FCCA、ACIS)

核數師

畢馬威會計師事務所

合規顧問

兆豐資本(亞洲)有限公司

註冊辦事處

Cricket Square
Hutchins Drive
P.O. Box 2681
George Town
Grand Cayman KY1-1111
The Cayman Islands

中國主要營業地點

中國
廣東省深圳
南山區
南海大道
鴻隆大廈8樓

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Suite 6403
64/F, Central Plaza
18 Harbour Road
Wanchai
Hong Kong

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE IN THE CAYMAN ISLANDS

Butterfield Fund Services (Cayman) Limited
Butterfield House
68 Fort Street
P.O. Box 705
George Town
Grand Cayman
The Cayman Islands

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Tricor Investor Services Limited
26th Floor
Tesbury Centre
28 Queen's Road East
Hong Kong

PRINCIPAL BANKERS

IN HONG KONG:

The Hongkong and Shanghai Banking Corporation Limited
Bank of China (Hong Kong) Limited

IN THE PRC:

China Bank of Communications
Agricultural Bank of China
Shenzhen Rural Commercial Bank
Hua Xia Bank
Industrial Bank Co., Ltd.
Shanghai Pudong Development Bank

INVESTOR RELATIONS

For other information relating to the company,
please contact Corporate Communications Department
website: www.hlkg.net
e-mail: ir@hlkg.net

香港主要營業地點

香港
灣仔
港灣道18號
中環廣場64樓
6403室

開曼群島主要股份過戶登記處

Butterfield Fund Services (Cayman) Limited
Butterfield House
68 Fort Street
P.O. Box 705
George Town
Grand Cayman
The Cayman Islands

香港股份過戶登記分處

卓佳證券登記有限公司
香港
皇后大道東28號
金鐘匯中心26樓

主要往來銀行

在香港:

香港上海滙豐銀行有限公司
中國銀行(香港)有限公司

在中國:

中國交通銀行
中國農業銀行
深圳農村商業銀行
華夏銀行
興業銀行
上海浦東發展銀行

投資者關係

有關本公司的其他資料
請聯絡企業傳訊部
網址: www.hlkg.net
電郵: ir@hlkg.net

Corporate Development Milestone 企業發展里程

2002

April: **First property development project.** Commenced construction for Harbor City
4月：首個物業開發項目。港灣麗都花園動工

2003

May: **First move into property leasing business.** Acquired 88.95% equity in Hong Long Commercial
5月：首次進軍物業租賃業務。收購鴻隆商業管理 88.95% 股權
September: Completed construction for Harbor City
9月：港灣麗都花園竣工

2004

September: **First move beyond Shenzhen.** Acquired 51% equity in Huizhou Yintaida
9月：首次踏出深圳。收購惠州銀泰達 51% 股權

2005

February: Commenced construction for Hong Long Plaza
2月：鴻隆廣場動工
March: Acquired 85.71% equity in Yinghua
3月：收購英華 85.71% 股權
June: Commenced construction for Hong Long High Technology Industrial Park
6月：動工興建鴻隆高科技工業園

2006

April: Acquired further 4.68% equity in Hong Long Commercial
4月：進一步收購鴻隆商業管理 4.68% 股權
May: Completed the acquisition of 134 shops in Baorun Ornament Materials Mall
5月：完成收購寶潤裝飾材料城 134 間商舖
November: Disposal of Hong Long High Technology Industrial Park
11月：出售鴻隆高科技工業園
December: Grand opening of Hong Long Plaza shopping mall
12月：鴻隆廣場盛大開幕

2007

February: **First move into international capital market.** Listed on the HK Stock Exchange and raised net proceeds of approximately RMB466 million (approximately HK\$472 million)
2月：首次進軍國際資本市場。在香港聯交所上市並籌得資金淨額約人民幣 466,000,000 元 (約港幣 472,000,000 元)
March: Acquired the remaining 6.37% equity interest in Hong Long Commercial and become the indirect wholly-owned subsidiary of the company
3月：收購鴻隆商業管理餘下 6.37% 權益，從而間接全資擁有該公司
April: Acquired Yifeng Plaza, Shenzhen
4月：收購深圳藝豐廣場
June: Acquired 50% interest in Nam Fong Garden, Guangzhou and subsequently sold in November
6月：收購廣州南方花園 50% 權益並隨後於 11 月出售
July: Acquired 100% interest in Grace Garden
7月：收購溫馨花園 100% 權益
September: **First fund raising exercise after listing.** Issue of Senior Note and raised net proceeds of approximately RMB645 million (approximately US\$86 million)
9月：上市後首次集資活動。發行優先票據並籌得資金淨額約人民幣 645,000,000 元 (約 86,000,000 美元)
October: Completed the acquisition of remaining 49% equity in Huizhou Yintaida
10月：完成收購惠州銀泰達餘下 49% 股權
November: **First move beyond Guangdong.** Acquired 100% interest in Xiang Jiang City, Zhangjiakou, Hebei
11月：首次踏出廣東。收購河北張家口香江名城 100% 權益
December: Commenced construction for Ningjiang City in Xingning
12月：在興寧動工興建寧江新城

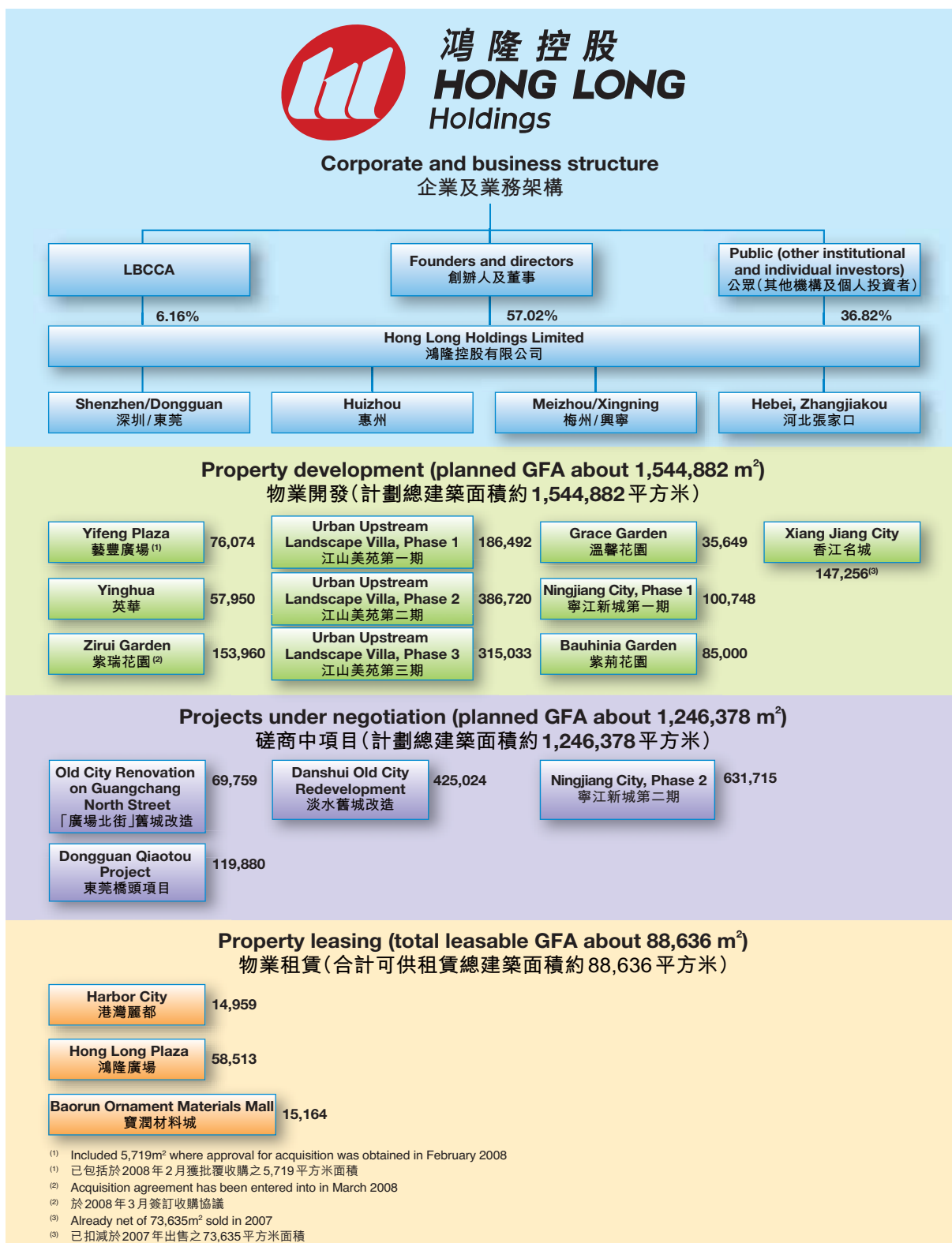
2008

February: Approval has been obtained for acquiring additional GFA of approximately 5,719 square meters in Yifeng Plaza.
2月：獲批覆收購藝豐廣場額外總建築面積約 5,719 平方米。
March: Established a 90% owned subsidiary in Dongguan for a potential project.
3月：為潛在項目在東莞成立一家擁有 90% 權益的附屬公司。
March: Entered into agreement for acquiring 100% interest in Zirui Garden.
3月：訂立協議收購紫瑞花園的 100% 權益。

Corporate and Business Structure 企業及業務架構

The company's corporate and business structure as of 31 December 2007 was as follows:

於2007年12月31日，本公司的企業及業務架構如下：



I am pleased to present the results and achievements of the group for the year ended 31 December 2007.

SIGNIFICANT BREAKTHROUGHS IN 2007

- On 22 February 2007, we listed on the Main Board of Stock Exchange of Hong Kong. It was our first step to enter into the international capital market and we raised net proceeds of approximately RMB466 million (equivalent to approximately HK\$472 million).
- In September 2007, we issued Senior Note to institutional investors and raised net proceeds of approximately RMB645 million (equivalent to approximately US\$86 million).
- We expanded our business presence in Guangdong, including Shenzhen, Huizhou, Meizhou and Xingning. We have further expanded beyond Guangdong by acquiring Xiang Jiang City project in Zhangjiakou of Hebei Province. The expansion signified the group's successful launch and confidence in second tier cities in PRC where better living environment is in great demand.
- We have strong properties portfolio of approximately RMB3,781.5 million according to independent valuation as at 31 December 2007:
 - Properties under development/to be developed – approximately RMB2,460.6 million
 - Investment properties – approximately RMB1,257.5 million
 - Commercial value of properties interests leased by the group – approximately RMB63.4 million

The investment properties and properties under development/to be developed were stated at valuation and cost respectively in the consolidated financial statements.

Subsequent to 31 December 2007, we have obtained approval or entered into agreement for additions to the properties to be developed. The independent valuation for those projects is approximately RMB490 million.

- We increased our pipeline projects up to approximately 1,545,000 square meters in planned Gross Floor Area ("GFA") as at 31 December 2007. We are currently reviewing certain projects and shall consolidate our total planned GFA up to approximately 2,791,000 square meters in 2008.

本人欣然向閣下呈上本集團截至2007年12月31日止年度之業績及成就。

2007年的顯著突破

- 2007年2月22日，我們於香港聯合交易所有限公司主板上市，是我們踏入國際資本市場的第一步，我們共籌集款項淨額約人民幣466,000,000元（相等於約港幣472,000,000元）。
- 於2007年9月，我們向機構投資者發行優先票據，所得款項淨額約人民幣645,000,000元（相等於約86,000,000美元）。
- 我們擴大了於廣東的業務版圖，包括深圳、惠州、梅州及興寧。我們透過取得河北省張家口的香江名城項目而擴展至廣東以外。該擴展象徵著本集團所推出項目的成功並確立信心發展對優質生活環境有龐大需求的二線城市。
- 我們擁有雄厚的物業組合，按獨立評估報告，於2007年12月31日的公允值約人民幣37.815億元：
 - 發展中／將予發展之物業—約人民幣24.606億元
 - 投資物業—約人民幣12.575億元
 - 本集團所租賃的物業權益商業價值約人民幣0.634億元

投資物業及發展中／將予發展之物業於綜合財務報表中分別按估值及成本列賬。

於2007年12月31日後，我們已就添置將予發展的物業而獲得審批或訂立協議。該等項目的獨立估值約為人民幣490,000,000元。

- 我們增加了在開發項目，於2007年12月31日，計劃總建築面積約1,545,000平方米。我們目前正研究若干項目，並會於2008年把合計總建築面積整合至約2,791,000平方米。

THE MARKET AND OPERATING ENVIRONMENT

市場及營運環境

In 2007, the State continued to implement macro-economic control measures on the property market. Below is a summary of the control measures:

於2007年國家對物業市場繼續實施宏觀調控政策。以下是調控政策匯總：

Nature 屬性	Relevant Measures 有關措施	Objectives 目的
Foreign Investment Restriction Policies 限外政策	<ul style="list-style-type: none"> “Notice on Further Strengthening and Regulating the Approval and Supervision of Foreign Direct Investment in Real Estate Industry” (May) 《關於進一步加強、規範外商直接投資房地產業審批和監管的通知》(5月) “Guidance Catalogue for Foreign Investment Industries (2007 Amendment)” (November) 《外商投資產業指導目錄(2007年修訂)》(11月) 	<ul style="list-style-type: none"> To strictly control foreign exchange settlement and to limit foreign capital flows into the market; 嚴格結匯，限制外資的市場進入； To cease encouraging foreign investors to invest in “development and construction of ordinary residential sites”. 不再鼓勵外商投資「普通住宅用地開發建設」。
Land Policies 土地政策	<ul style="list-style-type: none"> “Notice on Tightened Handling of Idle Land” (September) 《關於加大閒置土地處置力度的通知》(9月) “Provisions on the Assignment of State-Owned Construction Land Use Right Through Bid Invitation, Auction and Quotation” (September) 《招標拍賣掛牌出讓國有建設用地使用權的規定》(9月) “Notice on Further Strengthening Land Supply Control” (September) 《關於進一步加強土地供應調控的通知》(9月) “Measures for Land Reserve Administration” (November) 《土地儲備管理辦法》(11月) 	<ul style="list-style-type: none"> To forbid idling of land and to accelerate the transformation of land into mature products; 嚴禁土地閒置，加速土地向成熟產品的轉化； To increase land supply for policy-directed residential housing and restrictive residential housing; 加大政策性住房和限制性住房的土地供應； To increase the capital requirement for property developers to build up land reserves and to achieve immediate transfers of vacant land. 提高房地產開發企業新增土地儲備的資金需求；實施淨地出讓。

THE MARKET AND OPERATING ENVIRONMENT (CONT'D)

市場及營運環境 (續)

Nature 屬性	Relevant Measures 有關措施	Objectives 目的
Residential Housing Policies 住房政策	<ul style="list-style-type: none"> “Opinions of the State Council on Resolving the Residential Housing Difficulties of Low-income Urban Families” (August) 《國務院關於解決城市低收入家庭住房困難的若干意見》(8月) Relevant policies on low-rent housing, affordable housing and limited-price housing 廉租房、經濟適用房和限價房相關政策 	<ul style="list-style-type: none"> To adjust the property market's supply-demand structure and to alleviate the supply-demand imbalance; 調整房地產市場供求結構、緩解供求矛盾； To stabilise sales prices of housing. 穩定房屋銷售價格。
Credit Policies 信貸政策	<ul style="list-style-type: none"> “Notice on Strengthening the Administration of Commercial Real Estate Credit Loans” (September) and its Supplementary Notice (December) 《關於加強商業性房地產信貸管理的通知》(9月)及其補充通知(12月) Stable fiscal policy and contractionary monetary policy (December) 穩健的財政政策和從緊的貨幣政策(12月) 	<ul style="list-style-type: none"> To limit investment and excessive credit growth; 抑制投資和信貸過快增長； To limit investment and speculative property purchases; 抑制投資、投機性購房； To avoid financial risks. 規避金融風險。
Monetary Policies 貨幣政策	<ul style="list-style-type: none"> 10 increases in deposit reserve ratio in the year 全年10次提高存款準備金率 6 increases in lending and deposit interest rates in the year 全年6次提高存貸款利率 	<ul style="list-style-type: none"> To reduce liquidity; to off-set the impact of CPI increase; 降低流動性；抵消CPI上漲影響； To raise capital utilisation costs and to limit investment and irrational property purchases. 提高資金使用成本，抑制投資和非理性購房。

OUR STRATEGY AND FUTURE

We think that the State will keep on adopting steady fiscal policy and contractive monetary policy while not changing the fundamental rapid growth of GDP. Therefore, we will continue to adhere to our established development strategy which is summarised below:



Capitalising on our extensive experience in mergers and acquisition and leveraging on the international capital market platform, we see ample opportunity due to the consolidation of markets and other small and medium property developers.

In view of the increasing pipeline projects and scale of operation, we have implemented information system and relevant measures to monitor the progress of projects and performance of staff.

With continuous improvement in corporate governance and internal management, we are in a prestige position to capture the opportunity and are confident in gaining a prosperous 2008.

我們的策略與未來

我們認為國家會繼續採納穩定的金融政策及收緊貨幣政策，但不會改變國內生產總值基礎的快速增長。因此，我們會繼續堅持已定下的發展策略，摘要如下：

透過我們在併購中擁有的豐富經驗及積極利用國際融資平台，我們力求從市場整合及其他中小型物業開發商中把握大量商機。

由於在開發項目的增加及營運規模的擴大，我們實施了項目管理信息系統及相關之措施以監控項目的進度及員工的表現。

憑著企業管治及內部管理的持續改善，我們處於優越地位以抓緊機會，並有信心2008年將為豐碩的一年。

APPRECIATION

Finally, on behalf of the board of directors (the "Board"), I hereby express my sincere thanks to our shareholders and customers for their continuous support, and extend my heartfelt appreciation to all business associates and staff for their diligence and hard work.

ZENG Yunshu

Chairman

18 April 2008

致謝

最後，本人謹代表董事會（「董事會」），藉此對股東及客戶不斷的支持表達深切的謝意，同時本人亦對所有業務夥伴及員工的勤奮努力致以衷心感謝。

主席

曾雲樞

2008年4月18日



FINANCIAL AND OPERATIONAL HIGHLIGHTS

- Revenue of the group for 2007 was approximately RMB411.7 million, representing a decrease of approximately RMB109.3 million (or 21.0%) over 2006.
- Profit attributable to equity shareholders of the company (excluding the net increase in fair value of investment properties, net of deferred tax) for 2007 was approximately RMB97.4 million, representing a decrease of RMB120.2 million (or 55.2%) over 2006.
- Basic earnings per share attributable to equity shareholders of the company for 2007 was RMB24 cents, representing a decrease of RMB43 cents (or 64.2%) over 2006.
- Strong properties portfolio (including properties under development/ to be developed, investment properties and the commercial value of property interests leased by the group) of about RMB3.8 billion per independent valuation as at 31 December 2007. Out of which, approximately RMB1.3 billion of investment properties have been stated at fair value in the consolidated balance sheet.
- In addition to the existing developments of approximately 1,545,000 million square meters in GFA, the group continues to pursue further expansion in land reserve and is optimistic about the future prospect.

營運及財務摘要

- 2007年本集團的收入為約人民幣411,700,000元，較2006年減少約人民幣109,300,000元(即21.0%)。
- 2007年本公司權益股東應佔溢利(不包括扣除遞延稅項後投資物業公允值的增加淨額)為約人民幣97,400,000元，較2006年減少約人民幣120,200,000元(即55.2%)。
- 2007年本公司權益股東應佔每股基本盈利為人民幣24仙，較2006年減少人民幣43仙(即64.2%)。
- 本集團擁有雄厚的物業組合(包括發展/將予發展之物業、投資物業以及本集團租賃物業權益的商業價值)基礎，按獨立評估報告，於2007年12月31日的公允值為約人民幣38億元。其中，約人民幣13億元屬於投資物業，並以此公允值在綜合資產負債表上列賬。
- 除總建築面積約1,545,000平方米的現有發展項目外，本集團繼續尋求進一步拓展土地儲備並對前景充滿信心。

Management Discussion and Analysis 管理層討論及分析

FINANCIAL REVIEW

Analysis in the view of directors:

財務回顧

以董事角度分析如下：

		For the year ended 31 December 截至12月31日止年度			
		2007	2006	Change	
		RMB'000	RMB'000	RMB'000	%
		人民幣千元	人民幣千元	人民幣千元	百分比
Turnover	營業額				
Property development	物業開發	362,933	500,148	(137,215)	(27%)
Property leasing	物業租賃	48,744	20,892	27,852	>100%
		411,677	521,040	(109,363)	(21%)
Profit excluding other items highlighted below	除下列各項之外的溢利	72,259	119,399	(47,140)	(39%)
Gain on disposal of 50% equity in Trisum	出售豐深50%權益之收益	140,765	—	140,765	N/A
Gain on disposal of Industrial Park	出售工業園項目之收益	—	120,053	(120,053)	(100%)
Net increase in fair value of investment properties, net of deferred tax	扣除遞延稅項後投資物業的公允值的增加淨額	153,300	481,392	(328,092)	(68%)
Net change in fair value of derivative component of the Senior Note issued in September 2007	2007年9月發行優先票據其中衍生部分公允值之變動淨額	21,362	—	21,362	N/A
Finance and issuance costs related to the Senior Note issued in September 2007	2007年9月發行優先票據相關之融資及發行開支	(23,276)	—	(23,276)	N/A
Exchange gain related to the Senior Note issued in September 2007	2007年9月發行優先票據相關之兌換收益	2,428	—	2,428	N/A
Equity-settled share-based payments related to share option scheme	與認股權計劃相關之以股份為結算基礎的付款	(44,727)	—	(44,727)	N/A
Net change in fair value of derivative component of Convertible Note issued to pre-IPO finance investor in October 2006	2006年10月向首次公開發售前向金融投資者發行可換股票據，其中衍生部分公允值之變動淨額	(49,544)	432	(49,976)	>(100%)
Finance costs related to Loan Note and Convertible Note issued to pre-IPO finance investor in October 2006	2006年10月首次公開發售前向金融投資者發行貸款票據及可換股票據，其中相關之融資成本	(22,065)	(23,010)	945	(4%)
Profit for the year	本年度溢利	250,502	698,266	(447,764)	(64%)

FINANCIAL REVIEW (CONT'D)

Turnover: In 2007, the turnover represented the delivery of approximately 3,743 square meters of retail shops in Hong Long Plaza, the delivery of approximately 67,678 square meters of residential units and 5,957 square meters of shops in Xiang Jiang City and property leasing income. In 2006, we delivered approximately 80 square meters retail shops in Harbor City and approximately 71,860 square meters residential units and 2,141 square meters retail shops in Hong Long Plaza respectively. The increase in property leasing income in 2007 was mainly due to the grand opening of Hong Long Plaza in December 2006.

Gain on disposal of 50% equity in Trisum: In June 2007, the group entered into agreement with an independent third party for acquiring a 50% equity interest in Trisum Investment Limited ("Trisum"), an intermediate holding company, which holds the Nam Fong Garden phase 2, at a consideration of RMB150 million. According to the then construction design, Nam Fong Garden phase 2 is a residential and commercial complex of approximately 108,738 square meters in GFA. It is situated at a prime location in Guangzhou. The acquisition was completed in early August 2007. In November 2007, the group disposed of the 50% equity interest in Trisum to another independent third party at a consideration of approximately RMB314 million. The disposal generated a net gain of approximately RMB 140.8 million.

Net increase in fair value of investment properties, net of deferred tax: The huge amount in 2006 was mainly due to the completion of Hong Long Plaza in late 2006. In 2007, the net increase in fair value was mainly due to the improvement of our tenant portfolio and the general improvement of properties market.

Equity-settled share-based payments related to share option scheme: The company has adopted a pre-IPO share option scheme before listing on 31 January 2007. This non-cash expense is calculated according to relevant accounting standards upon each grant of the share options.

Finance costs related to issue of Senior Note in September 2007: In September 2007, the group issued Senior Note and raised net proceeds of approximately RMB645 million (equivalent to approximately US\$86 million). The finance costs mainly represented the relevant interests and professional expenses which was amortised over the loan period of 5 years. The major terms of the Senior Note have been stated in note 25(b) to the financial statements.

財務回顧(續)

營業額：於2007年，營業額包括交付鴻隆廣場約3,743平方米的零售商舖、交付香江名城約67,678平方米住宅單位及5,957平方米之零售商舖，以及物業租賃的收入。於2006年，我們交付港灣麗都花園約80平方米零售商舖，以及鴻隆廣場分別約71,860平方米的住宅單位及2,141平方米的零售商舖。2007年物業租賃收入增加主要由於2006年12月鴻隆廣場盛大開幕所致。

出售豐深50%權益之收益：於2007年6月，本集團與一獨立第三方訂立協議，以人民幣150,000,000元代價收購持有南方花園第二期的中層控股公司豐深投資有限公司(「豐深」)的50%股本權益。根據當時的建築設計，南方花園第二期為一項住宅及商業綜合樓宇，總建築面積約108,738平方米，位於廣州黃金地段。收購於2007年8月初完成。於2007年11月，本集團以約人民幣314,000,000元代價，將豐深的50%股本權益出售予另一獨立第三方。出售事項產生約人民幣140,800,000元淨收益。

扣除遞延稅項後投資物業的公允值的增加淨額：2006年的龐大金額歸因於鴻隆廣場於2006年底竣工。於2007年，公允值的增加主要是由於我們的租戶組合有所改善及房地產市場全面升溫。

與認股權計劃相關的以股份為結算基礎的付款：本公司於2007年1月31日上市前採納一項首次公開發售前認股權計劃。該項非現金開支乃根據有關會計準則及按每次授出的認股權計算。

與2007年9月發行的優先票據相關的融資成本：於2007年9月，本集團發行優先票據，籌集所得款項淨額約人民幣6.45億元(相等於約86,000,000美元)。融資成本主要包括相關利息及專業費用於五年貸款期間內攤銷。優先票據的主要條款列於財務報表附註25(b)內。

FINANCIAL REVIEW (CONT'D)

Net change in fair value of derivative component of Convertible Note issued to pre-IPO finance investor in October 2006: It is related to a Convertible Note of US\$8 million issued to Lehman Brothers Commercial Corporation Asia Limited ("LBCCA"), a pre-IPO finance investor, in October 2006. The Convertible Note has been fully converted into 66 million shares, representing approximately 6.6% of the then issued share capital of the company upon listing on 22 February 2007. It is a non-cash and non-recurring expense calculated according to relevant accounting standards.

Finance costs related to Loan Note and Convertible Note issued to pre-IPO finance investor in October 2006: Another Loan Note of US\$17 million was issued to LBCCA simultaneously when the company issued the Convertible Note of US\$8 million as mentioned in the previous paragraph. The interest and arrangement fees related to the Loan Note and Convertible Note of US\$17 million and US\$8 million respectively were deducted upfront from the proceeds received by the group in October 2006 while the relevant finance costs have been amortised over the period of the Loan Note and Convertible Note respectively according to relevant accounting standards.

OTHER INCOME STATEMENT ITEMS

Other revenue: The increase in other revenue was mainly due to the increase in interest income derived from the overall increase in cash and cash equivalents which were due to the over-subscription monies for the IPO in late February 2007 and the funds raised from the issue of Senior Note in September 2007.

Selling and distribution expenses: The relatively high selling and distribution expenses in 2006 was due to the advertising and promotion for Hong Long Plaza.

General and administrative expenses: The increase in general and administrative expenses was mainly due to the increase in manpower and pipeline projects and various professional fees normally incurred as a listed company. It also included equity-settled share-based payments where it is a non-cash item and is calculated according to relevant accounting standards upon each grant of share option.

Other operating expenses: The increase in other operating expenses was mainly due to the charitable donations and equity-settled share-based payments where it is a non-cash item and is calculated according to relevant accounting standards upon each grant of share option.

財務回顧(續)

2006年10月首次公開發售前向金融投資者發行可換股票據衍生部分公允值變動淨額: 該項變動與於2006年10月發行予一名首次公開發售前金融投資者Lehman Brothers Commercial Corporation Asia Limited(「LBCCA」) 8,000,000美元的可換股票據有關。有關可換股票據已全數轉換為66,000,000股股份，佔2007年2月22日上市後本公司當時已發行股本約6.6%。此乃根據相關會計準則計算的非現金及非經常性開支。

與2006年10月首次公開發售前向金融投資者發行貸款票據及可換股票據相關的融資成本: 於前段所述本公司發行8,000,000美元可換股票據時，同時發行予LBCCA的另一項17,000,000美元貸款票據。與8,000,000美元可換股票據及17,000,000美元貸款票據有關的利息及安排費用分別已於2006年10月自本集團收取的所得款項內扣除，而相關的融資成本已根據有關會計準則於貸款票據及可換股票據的年期內攤銷。

其他損益表項目

其他收入: 其他收入增加主要是由於因現金及現金等價物整體增加使得利息收入增加，而現金及現金等價物增加則是因為於2007年2月下旬首次公開發售之超額認購款項及於2007年9月發行優先票據籌集之資金。

銷售及分銷費用: 於2006年相對較高的銷售及分銷費用是因為推廣宣傳鴻隆廣場所致。

一般及行政費用: 一般及行政費用增加主要是由於人力及在開發項目的增加以及作為上市公司慣常所產生之各類專業費用。其亦包括以股份為結算基礎的付款(屬非現金項目及於每次授出認股權時按相關的會計準則計算)。

其他營運費用: 其他營運費用增加主要是由於慈善捐款及以股份為結算基礎的付款(屬非現金項目及於每次授出認股權時按相關會計準則計算)。

SEGMENT ANALYSIS

While principally engaged in the development of mid-range residential and commercial properties in China, the group expects stronger recurrent cash flow from commercial properties leasing in the future. In 2007, property development income and property leasing income accounted for approximately 88.2% and 11.8% respectively.

LIQUIDITY, FINANCIAL RESOURCES AND GEARING

Cash and cash equivalents and pledged deposits as at 31 December 2007 amounted to approximately RMB573.5 million (31 December 2006: approximately RMB58.6 million) which included approximately RMB262.2 million, USD16.0 million, GBP11.6 million and HKD27.7 million.

The group had total borrowings of approximately RMB1,175.4 million as at 31 December 2007 (31 December 2006: approximately RMB470.3 million). As at 31 December 2007, approximately RMB219.0 million is repayable within one year, RMB145.0 million is repayable within one to five years and RMB811.4 million is repayable over five years and the group's total bank loans and other borrowings divided by total assets as at 31 December 2007 was 33.3% (31 December 2006: 26.9%).

As at 31 December 2007, the group had current assets of approximately RMB2,250.1 million (31 December 2006: approximately RMB738.8 million) and current liabilities of approximately RMB822.1 million (31 December 2006: approximately RMB818.2 million).

分部分析

本集團主要於中國從事中檔住宅及商業物業開發，同時預期今後可從物業租賃業務產生較強大的經常性現金流量。於2007年，物業發展收入及物業租賃收入分別約佔88.2%及11.8%。

流動資金、財務資源及負債比率

於2007年12月31日，現金及現金等價物及抵押存款合共約人民幣573,500,000元（2006年12月31日：約人民幣58,600,000元），包括約人民幣262,200,000元、16,000,000美元、11,600,000英鎊及27,700,000港元。

於2007年12月31日，本集團的借貸總額約為人民幣1,175,400,000元（2006年12月31日：約人民幣470,300,000元）。於2007年12月31日，須於一年內償還的借貸總額約為人民幣219,000,000元，須於一至五年內償還的借貸總額為人民幣145,000,000元及須於五年以後償還的借貸總額為人民幣811,400,000元，而本集團於2007年12月31日的銀行貸款及其他借貸總額除以總資產為33.3%（2006年12月31日：26.9%）。

於2007年12月31日，本集團有流動資產約人民幣2,250,100,000元（2006年12月31日：約人民幣738,800,000元）及流動負債約人民幣822,100,000元（2006年12月31日：約人民幣818,200,000元）。

SENIOR NOTE

Pursuant to the offering memorandum of the company dated 20 September 2007, the company issued 900 units of Senior Note (collectively referred to as the "Senior Note") and 81,000,000 nil-paid warrants (the "Warrants") for a principal amount totalling US\$90,000,000. The Senior Note was interest-bearing at 12.5% per annum at issue and payable semi-annually in arrears, and will mature on 3 October 2012. Detachable from the Senior Note, each Warrant may be exercised from the date of issue up to 2 October 2012 at an initial exercise price, subject to certain conditions of reset and adjustment, of HK\$3.36 per ordinary share of the company.

Pursuant to a cross-currency and interest rate swap agreement (the "Swap Agreement") entered into between the company and a financial institution immediately after the said offering memorandum, the notional principal amount of the Senior Note under the Swap Agreement deemed to be effective at the date of issue was RMB676,845,000, whereas the notional interest rate applicable to the Senior Note was the 1-year RMB benchmark deposit rate as determined from time to time by the People's Bank of China plus 5.3% per annum. Interest payment will be due annually commencing on 3 October 2008.

Conditioned in the said offering memorandum, the company is granted a redemption option such that at any time on or after 3 October 2010, the company may redeem the Senior Note, in whole or in part, at a redemption price equal to the percentage ranging from 100% to 106.25% of the principal amount, plus accrued and unpaid interest, if any, to the redemption date. At any time prior to 3 October 2010, the company may redeem the Senior Note, in whole but not in part, at a redemption price equal to 100% of the principal amount of the Senior Note plus the applicable premium as of, and accrued and unpaid interest, if any, to the redemption date. In addition, at any time prior to 3 October 2010, the company may redeem up to 35% of the aggregate principal amount with proceeds from certain sales of the company's equity shares, at a redemption price equal to 112.5% of the principal amount, plus accrued and unpaid interest, if any, to the redemption date.

The Senior Note is general obligations of the company and is senior in right of payment to any existing and future obligations of the company expressly subordinated in right of payment to the Senior Note, which is at least pari passu in right of payment with all other unsecured, unsubordinated indebtedness of the company (subject to any priority rights of such unsubordinated indebtedness pursuant to applicable laws). The Senior Note holder(s) are entitled to a first priority security interest on certain collateral charged by the company, and the Senior Note ranks effectively senior in right of payment to unsecured obligations of the company with respect to the value of the collateral charged by the company.

優先票據

根據本公司於2007年9月20日訂立的發售備忘錄(「發售備忘錄」)，本公司發行900個單位的優先票據(統稱為「優先票據」)及81,000,000份未繳款認股權(「認股權」)，本金額合共為90,000,000美元。優先票據按年利率12.5%計息，須每半年付息一次，並將於2012年10月3日到期。與優先票據分開，每份認股權可由發行日期起至2012年10月2日，按初步行使價(受若干重定及調整之條件規限)每股本公司普通股3.36港元認購。

根據本公司與一金融機構於緊隨上述發售備忘錄後訂立的交叉貨幣及利率掉期協議(「掉期協議」)，優先票據根據掉期協議於發行日期視為生效的名義本金額為人民幣676,845,000元，而優先票據適用的名義利率為中國人民銀行不時釐定的一年期人民幣基準存款利率另加年利率5.3%。利息付款將於2008年10月3日起每年支付一次。

按照上述發售備忘錄所載的條件，本公司獲授一項贖回選擇權，以便於2010年10月3日或以後任何時間，可按相等於本金額的100%至106.25%的贖回價另加至贖回日期的累計未付利息(如有)，贖回全部或部分優先票據。於2010年10月3日前任何時間，本公司可按相等於優先票據本金額的100%另加應付溢價以及至贖回日期的累計未付利息(如有)，贖回全部而非部分優先票據。此外，於2010年10月3日前任何時間，本公司可按相等於本金額的112.5%另加至贖回日期的累計未付利息(如有)，贖回最多不超過本金總額的35%連同若干次銷售本公司股份的所得款項。

優先票據為本公司的一般責任，支付權次序將優先於本公司已明確表示為從屬於優先票據支付權的任何現有及未來責任，並在支付權方面至少與本公司的所有其他無抵押非從屬負債享有同等地位(受該非從屬負債根據適用法律的任何優先權規限)。優先票據持有人有權優先享有本公司就若干抵押品支付的抵押品利息，而就本公司收取的抵押品價值而言，優先票據於支付權方面實際上優先於本公司的無抵押責任。

CHARGE ON ASSETS

As at 31 December 2007, bank loans of approximately RMB584.7 million were secured by certain bank deposits of approximately RMB174.5 million.

EXPOSURE TO FLUCTUATIONS IN EXCHANGE RATES AND RELATED HEDGES

The group's monetary assets, loans and transactions are principally denominated in Renminbi. All of the group's borrowings are denominated in Renminbi. The appreciation in the currency value of the Renminbi contributed positively to the group's profit for the year. Except for the Swap Agreement entered into between the company and a financial institution as disclosed in "Senior Note" in the preceding paragraph, the group did not engage in any derivative activities and did not commit to any financial instruments to hedge its balance sheet exposure during the year ended 31 December 2007.

CONTINGENT LIABILITIES

Except for the guarantees given to banks for mortgage facilities (at a maximum of RMB370 million) granted to purchasers of the group's properties, the group had no material contingent liabilities as at 31 December 2007.

TREASURY POLICIES AND CAPITAL STRUCTURE

The group adopts a prudent approach with respect to treasury and funding policies, with a focus on risk management and transactions that are directly related to the underlying business of the group. For the details of capital and risk management, please refer to notes 32(e) and 33 to the financial statements.

EMPLOYEES

As at 31 December 2007, the group had a staff force of approximately 250. Of this, most were stationed in the People's Republic of China ("the PRC"). The remuneration of employees was in line with the market trend and commensurable to that in the industry. Remuneration of the group's employees includes basic salaries, bonuses and long-term incentives (such as equity-settled share-based payments). Total staff costs incurred in 2007 was approximately RMB42.9 million.

資產抵押

於2007年12月31日，銀行貸款約人民幣584,700,000元是由本集團約人民幣174,500,000元的若干銀行存款作抵押。

匯率波動風險及有關對沖

本集團的貨幣資產、貸款和交易主要以人民幣計值。本集團借貸全部以人民幣計值。人民幣的幣值升值對本集團本年度的溢利有正面貢獻。於截至2007年12月31日止年度內，除本公司與一金融機構訂立掉期協議（如前段「優先票據」一段所披露）外，本集團並沒有參與任何衍生工具活動亦無任何金融工具以對沖資產負債表的風險。

或然負債

除就授予本集團物業買方之抵押信貸給予銀行之擔保（最高為人民幣370,000,000元）外，本集團於2007年12月31日並無任何重大或然負債。

財資政策及資本結構

本集團就其財資政策採取審慎策略，並專注於風險管理及與本集團之相關業務有直接關係之交易。就有關資本及風險管理，詳情載於本財務報表附註32(e)及33。

僱員

於2007年12月31日，本集團擁有約250名員工，而絕大部分在中華人民共和國（「中國」）工作。僱員的薪酬與市場趨勢一致，可與業內相比。本集團僱員的薪酬包括基本薪金、花紅及長期獎勵（如以股份為結算基礎的付款）。於2007年所產生的員工成本總額約為人民幣42,900,000元。

USE OF IPO PROCEEDS

公開上市集資款項之用途

Net proceeds 所得款項淨額	Intended use of proceeds as stated in the prospectus 招股章程所列之所得款項擬定用途	Actual use of proceeds 所得款項實際用途
Approximately HK\$472 million 約 472,000,000 港元	Approximately HK\$210 million to finance the expansion of land reserves in the PRC (mainly in Guangdong Province and other cities in southern China) 約 210,000,000 港元為擴充中國(主要位於廣東省及華南地區其他城市)土地儲備融資	Approximately HK\$210 million has been used to finance the expansion of land reserves in the PRC (mainly in Guangdong Province and other cities in southern China) 約 210,000,000 港元已用作為擴充中國(主要位於廣東省及華南地區其他城市)土地儲備融資
	Approximately HK\$90 million to finance the development project of Greenview Garden in Huizhou 約 90,000,000 港元為惠州綠景花園開發項目融資	Approximately HK\$90 million has been used to finance the development project of Greenview Garden in Huizhou 約 90,000,000 港元已用作為惠州綠景花園開發項目融資
	Approximately HK\$80 million to finance the development project of Shenzhen Yinghua in Baoan district, Shenzhen 約 80,000,000 港元為位於深圳寶安區深圳英華開發項目融資	As there is no progress in qualification certificate application for the project of Shenzhen Yinghua, the group has utilised approximately HK\$80 million to repay its existing banking facilities 由於深圳英華項目的資質證書申請並無進展，本集團已動用約 80,000,000 港元償還其現有銀行貸款
	Approximately HK\$63 million to repay part of the Loan Note 約 63,000,000 港元用作償還部分貸款票據	Approximately HK\$63 million has been used to repay the Loan Note 約 63,000,000 港元已用作償還貸款票據
	The balance of approximately HK\$29 million as additional general working capital of the group 約 29,000,000 港元之餘額作為本集團額外一般營運資金	Approximately HK\$20 million to repay its existing bank facilities and approximately HK\$9 million has been used as general working capital of the group 約 20,000,000 港元用作償還其現有銀行信貸，而約 9,000,000 港元已用作本集團一般營運資金

POST BALANCE SHEET EVENTS

Details of the post balance sheet events of the group are set out in note 38 to the financial statements.

FINAL DIVIDEND

The Board does not recommend the payment of final dividend for 2007 (2006: Nil).

BUSINESS REVIEW

The group is principally engaged in the development of mid-range residential and commercial properties as well as commercial properties leasing in the Guangdong Province, the PRC.

The group expanded its business presence in Guangdong, including Shenzhen, Huizhou, Meizhou and Xingning. The group has further expanded beyond Guangdong by acquiring Xiang Jiang City project in Zhangjiakou of the Hebei Province. The expansion signifies the group's successful launch of the projects and confidence in second tier cities in the PRC where better living environment is in a great demand.

For investment properties portfolio, the group's leasable GFA increased to approximately 89,000 square meters, out of which, the group owned approximately 69,000 square meters following the completion of Hong Long Plaza in late 2006. Hong Long Plaza generates recurring cash flows supplement to the group's future investment plan. Capitalizing on its experience on professional property management, the group will continue to seek opportunity in rendering services to properties developed by other property parties.

Levering on the capital market platform, the group has a series of acquisitions in 2007 that increased the existing properties portfolios up to approximately 1,545,000 square meters in GFA.

In April 2007, the group acquired approximately 70,000 square meters in Yifeng Plaza by a public auction at a consideration of approximately RMB482 million. Yifeng Plaza is a complex of office, residential units and retail shops located at the prime location in Luohu district, Shenzhen. In February 2008, the group obtained approval for further acquisition of approximately 5,719 square meters at a consideration of approximately RMB63 million. The group planned to complete the renovation and delivery of Yifeng Plaza in 2008.

結算日後事項

本集團結算日後事項詳情載於財務報表附註38。

末期股息

董事會已議決不派截至2007年12月31日止年度之末期股息(2006年：無)。

業務回顧

本集團主要在中國廣東省從事中檔住宅及商業物業的開發和商業物業的租賃業務。

我們擴大了於廣東的業務版圖，包括深圳、惠州、梅州及興寧。本集團透過取得位於河北省張家口的香江名城項目而擴展至廣東以外。該擴展象徵著本集團所推出項目的成功，並確立信心發展對優質生活環境有龐大需求的二線城市。

在投資物業組合方面，隨著鴻隆廣場於2006年尾竣工後(其中69,000平方米為本集團所擁有)本集團可供租賃之總建築面積增加至約89,000平方米。鴻隆廣場產生經常性現金流量，補充本集團的未來投資計劃所需。憑藉本集團對專業物業管理的經驗，本集團將繼續尋求由其他開發商所開發物業中的管理服務機會。

憑藉運用資本市場平台，本集團於2007年進行了一系列收購。從而把現有的物業組合增加至總建築面積約1,545,000平方米。

於2007年4月，本集團透過公開拍賣以約人民幣482,000,000元的代價收購藝豐廣場約70,000平方米面積。藝豐廣場是一座含寫字樓、住宅單位及零售商舖的綜合樓宇，位於深圳羅湖區黃金地段。於2008年2月，本集團獲批以約人民幣63,000,000元的代價，進一步收購約5,719平方米。本集團計劃於2008年完成翻新及交付藝豐廣場。

BUSINESS REVIEW (CONT'D)

In June 2007, the group entered into an agreement with an independent party for acquiring a 50% equity interest in Trisum, an intermediate holding company, which holds the Nam Fong Garden phase 2, at a consideration of RMB150 million. According to the then construction design, Nam Fong Garden phase 2 is a residential and commercial complex of approximately 108,738 square meters in GFA. It is situated at No. 168-170, Chang Gang Zhong Road, a prime location in Guangzhou. The acquisition was completed in early August 2007. In November 2007, the group disposed of the entire interest in Trisum to another independent third party at a consideration of approximately RMB314 million. The disposal generated a net gain of approximately RMB140.8 million.

In July 2007, the group acquired a 100% equity interest in a PRC company, which holds a piece of land in Meizhou, at a consideration of RMB11 million. The project, named Grace Garden, is a residential and commercial complex of approximately 35,649 square meters in GFA. The group planned to complete and deliver Grace Garden in 2008.

In October 2007, the group commenced operation of a newly formed wholly-owned subsidiary in Xingning, for a land mark project, named Ningjiang City. Phase 1 of Ningjiang City mainly consists of residential and commercial complex of approximately 100,748 square meters. The group planned to complete and deliver phase 1 of Ningjiang City in 2009. The group is negotiating with Xingning Municipal government on phase 2 development with site area of approximately 243,455 square meters and a residential and commercial complex of approximately 631,715 square meters in GFA.

In November 2007, the group completed the acquisition of an intermediate holding company, which holds 100% equity interest in Xiang Jiang City project in Zhangjiakou of Hebei Province. Xiang Jiang City, is a residential and commercial complex of approximately 220,891 square meters in GFA. Xiang Jiang City is a project development upon acquisition by the group and the group planned to complete and deliver the rest of Xiang Jiang City by phases in 2008 and 2009.

Capitalising on its extensive successful experience in acquisitions, the group continues to pursue further expansion opportunities in addition to the pipeline projects.

業務回顧(續)

於2007年6月，本集團與獨立第三方訂立協議，以人民幣150,000,000元代價收購持有南方花園第二期的中層控股公司豐深50%股本權益。根據當時的建築設計，南方花園第二期為一項住宅及商業的綜合樓宇，總建築面積約108,738平方米，位於廣州黃金地段昌崗中路168-170號。收購於2007年8月初完成。於2007年11月，本集團以約人民幣314,000,000元代價，將持有豐深的全部股本權益出售予另一獨立第三方。出售事項產生約人民幣140,800,000元之淨收益。

於2007年7月，本集團以人民幣11,000,000元代價收購一間中國公司的100%股本權益，該公司於梅州擁有一幅土地，將發展為一項名為溫馨花園的住宅及商業綜合樓宇，總建築面積約35,649平方米。本集團計劃於2008年完成並交付溫馨花園。

於2007年10月，本集團於興寧開立一間新組成的全資附屬公司，發展一項名為寧江新城的龐大地標項目。寧江新城第一期主要包括一項住宅及商業綜合樓宇，總建築面積約100,748平方米。本集團計劃於2009年完成並交付第一期。本集團正與興寧市政府磋商第二期的開發，地盤面積約為243,455平方米，將建成約631,715平方米的住宅及商業綜合樓宇。

於2007年11月，本集團完成收購一間中層控股公司，該公司持有河北省張家口香江名城項目的100%股本權益。香江名城為一項住宅與商業綜合樓宇，總建築面積約220,891平方米。於被本集團收購時，香江名城為一個發展中項目，而本集團已計劃分階段於2008年及2009年完成及交付香江名城的其餘部分。

本集團利用其豐富的成功收購經驗，繼續尋求進一步拓展現存開發項目以外的商機。

BUSINESS REVIEW (CONT'D)

In 2007, the group has obtained approval from the Luohu district government, Shenzhen for an old city renovation on Guangchang North Street (「廣場北街」舊城改造) and is currently submitting an application to the land planning authorities of Shenzhen Municipality for the proceeding of the project. The Guangchang North Street project is located at the South of Hongbao Road (紅寶路), the West of Heping Road (和平路) and Dongmen Old Street (東門老街), the North of Shennan Road East (深南東路) and Shun Hing Plaza (深圳信興廣場地王大廈) and the East of Bao'an Road South (寶安南路). The project site is at the commercial district in the central area of Luohu District, Shenzhen. The first phase of the project will occupy a site area of approximately 11,000 square meters with GFA of approximately 70,000 square meters.

In October 2007, the group established a wholly owned subsidiary company in Danshui of Huizhou, namely Huizhou Xing Wo Property Development Limited ("Xingwo"). Xingwo is considering the redevelopment of a site located in the landmark of Danshui. The site area is approximately 53,000 square meters with residential and commercial complex of approximately 425,000 square meters in GFA. The group planned to complete and deliver the project by phases in 2009 and 2012.

Subsequent to 2007 in March 2008, the group entered into an agreement with an independent third party for acquiring the 100% equity interest in Shenzhen City Zirui Real Estate Development Company Limited ("Shenzhen Zirui") by phases in 2008. Shenzhen Zirui is an intermediate company which holds the Zirui Garden in Buji, Shenzhen. Zirui Garden mainly consists of high class villa with GFA of approximately 153,960 square meters. The group planned to complete and deliver the project by phases in 2009 and 2010.

In March 2008, the group established a 90% owned subsidiary in Dongguan. The group is considering a residential and commercial complex of approximately 119,880 square meters in GFA. The group planned to complete and deliver the project by phases in 2009 and 2011.

業務回顧(續)

於2007年，本集團獲得深圳羅湖區政府批准進行「廣場北街」舊城改造項目，現正向深圳土地規劃局提交申請以進行該項目。廣場北街項目位於紅寶路以南、和平路及東門老街以西、深南東路及深圳信興廣場地王大廈以北與寶安南路以東。項目地盤位於深圳羅湖區中心地帶的商業區。項目首期地盤面積將約為11,000平方米，總建築面積約為70,000平方米。

於2007年10月，本集團於惠州淡水成立一間名為惠州興沃房地產開發有限公司(「興沃」)的全資附屬公司。興沃正考慮重新開發一個位於淡水地標區的地盤。地盤面積約53,000平方米，將建成總建築面積約425,000平方米的住宅及商業綜合樓宇。本集團計劃預期分階段於2009及2012年完成及交付有關項目。

於2007年後之2008年3月，本集團與一獨立第三方訂立協議，於2008年分階段收購深圳市紫瑞房地產開發有限公司(「深圳紫瑞」)100%股本權益。深圳紫瑞為一間持有於深圳布吉鎮紫瑞花園的中層控股公司。紫瑞花園主要包括高級別墅，總建築面積約153,960平方米。本集團計劃預期分階段於2009年及2010年完成及交付有關項目。

於2008年3月，本集團於東莞成立一間90%權益附屬公司。本集團正考慮一項總建築面積約119,880平方米的住宅及商業綜合樓宇。本集團計劃於2009年及2011年分階段完成及交付有關項目。

DIRECTORS

EXECUTIVE DIRECTORS

Mr. Zeng Yunshu, aged 54, is the chairman and president of the company and an executive director and a member of the remuneration committee of the company. Mr. Zeng is one of the founders of Hong Long Properties (Shenzhen) Company Limited (“Hong Long Shenzhen”), the major operating subsidiary of the group. Mr. Zeng has been serving as the president of Hong Long Shenzhen since its establishment. He is responsible for determining the overall business strategies and planning, making investment decisions and determining the overall business management direction of the group. Prior to the establishment of the group, Mr. Zeng worked in the Xingning City and Meizhou municipal governments from 1981 to 1990. Mr. Zeng worked in Shenzhen Petrochemical Industry (Group) Co. Ltd. from 1991. During the period from March 1993 to March 2002, Mr. Zeng was a director of Shenzhen Cairun Properties Development Company Limited, a PRC limited company engaged in the businesses of trading and property development. In September 2000, Mr. Zeng established Hong Long Shenzhen. Currently, he is a committee member of the People’s Political Consultative Committee of Meizhou, Guangdong Province and the deputy president of Meizhou Overseas Friendship Association (梅州市海外聯誼會). In 2004, Mr. Zeng was awarded the title of “Outstanding Contributor” for the development of Xingning’s economy. Mr. Zeng has more than 15 years experience in the development and management of properties. He has an interest in the shares and/or underlying shares of the company, details of which may refer to the section headed “Directors’ interest in shares, underlying shares or debentures” under Director’s Report in this annual report. Mr. Zeng has entered into a service contract with the company for a term of 3 years, commencing from the Listing Date but subject to retirement by rotation in accordance with the company’s Articles of Association. Mr. Zeng is the father of Mr. Zeng Sheng, executive director of the company.

Dr. Han Qinchun, aged 50, is the vice chairman and co-president of the company and an executive director. Dr. Han joined the group in early 2006. Dr. Han is mainly responsible for determining the overall planning and development strategy together with Mr. Zeng Yunshu. Dr. Han is also responsible for the investment, financing and project planning of the group. Dr. Han has over 20 years experience in the PRC property sector, including architectural planning and design, real estate development and management and corporate finance. He was heavily involved in management activities including investment evaluation and implementation, project development and leasing for Shanghai Square, Shanghai Gateway Plaza and Shenzhen Shun Hing Di Wang Plaza. From 2001 to 2006, Dr. Han was engaged in investment banking and securities businesses with several investment banks in Hong Kong. Dr. Han graduated from the Department of Architecture of Xi’an University of Architecture and Technology (西安建築科技大學) with a bachelor degree

董事

執行董事

曾雲樞先生，54歲，本公司主席兼總裁以及執行董事及本公司薪酬委員會之成員。曾先生為本集團主要經營附屬公司鴻隆地產(深圳)有限公司(「鴻隆深圳」)之其中一名創始人。鴻隆深圳成立後，曾先生一直出任其總裁。曾先生負責決定本集團的整體業務戰略及規劃，作出投資決策以及決策整體業務的管理方向。在本集團成立前，曾先生於1981年至1990年曾在興寧市及梅州市政府部門工作。自1991年，曾先生任職於深圳石化工業集團股份有限公司。於1993年3月至2002年3月期間，曾先生擔任深圳財潤房地產開發有限公司(一間於中國成立的公司，主要從事貿易及房地產開發業務)的董事。於2000年9月，曾先生成立鴻隆深圳。目前，彼亦是廣東省梅州市政協理事以及梅州市海外聯誼會副會長。於2004年，曾先生獲授予發展興寧經濟「突出貢獻者」的稱號。曾先生擁有超過15年豐富的物業開發和管理經驗。彼於本公司股份及／或相關股份中擁有權益，詳細資料可參閱本年報內董事會報告下之「董事於股份、相關股份及債券中之權益」項內。曾先生與本公司訂立為期三年的服務合約，自上市日期生效，惟須根據本公司組織章程輪席退任。曾先生為本公司執行董事曾勝之父親。

韓秦春博士，50歲，現為本公司副主席兼聯席總裁以及執行董事。韓博士於2006年年初加入本集團。韓博士與曾雲樞先生一起主要負責作出總體規劃和發展策略的決定。韓博士同時負責本集團投資、融資和專案規劃決策等。韓博士在中國房地產領域擁有逾20年經驗，當中包括建築規劃設計、房地產開發及管理、企業融資等領域。彼曾積極參與管理活動，包括投資評估及實施、項目開發及租賃上海廣場、上海嘉匯廣場及深圳信興地王大廈。韓博士從2001年至2006年先後在香港多家投資銀行從事投資銀行和證券業務工作。韓博士於西安建築科技大學建築系獲建築規劃設計專業學士學位。於1999年，韓博士獲香港大學房地產經濟及管理博士學位，另於1997年獲取得中國註冊房

DIRECTORS (CONT'D)

in architectural planning and design. In 1999, Dr. Han obtained a doctorate degree of philosophy in Real Estate Economic and Management from The University of Hong Kong, and he obtained the professional qualification of a registered real estate appraiser in the PRC in 1997. Dr. Han has entered into a service contract with the company for a term of 3 years, commencing from the Listing Date but subject to retirement by rotation in accordance with the company's Articles of Association. He has an interest in the shares and/or underlying shares of the company, details of which may refer to the section headed "Directors' interest in shares, underlying shares or debentures" under Director's Report in this annual report.

Mr. Zeng Sheng, aged 28, is vice chairman, co-president of the company and an executive director. Mr. Zeng joined the group in 2001. He is responsible for marketing and participating in overall planning of the group's businesses. Mr. Zeng graduated from Shenzhen University in 2001 with a degree majoring in information engineering. Mr. Zeng was appointed as the vice-general manager of Hong Long Shenzhen in 2001 and the general manager of Hong Long Commercial in 2002. In October 2003, Mr. Zeng completed the EMBA course in Ling Nan College of Zhongshan University. Currently, Mr. Zeng is a council member (理事) of Shenzhen Chamber of International Commerce. Mr. Zeng is the son of Mr. Zeng Yunshu. He has an interest in the shares and/or underlying shares of the company, details of which may refer to the section headed "Directors' interest in shares, underlying shares or debentures" under Director's Report in this annual report. Mr. Zeng has entered into a service contract with the company for a term of 3 years, commencing from the Listing Date but subject to retirement by rotation in accordance with the company's Articles of Association.

Ms. Ye Qingdong, aged 41, is vice president of the company and an executive director. Ms. Ye is also the general manager of Hong Long Shenzhen. She joined the Group in 2001. She possesses an engineer qualification and is responsible for overseeing the group's properties development and operation. Ms. Ye graduated from Xinjiang Engineering Institute (新疆工學院) in 1988 with a degree in engineering majoring in industrial and civil architecture. Ms. Ye also completed the Executive MBA Program of Shanghai University of Finance and Economic in 2007. Ms. Ye has over 11 years of experience in architecture and structural design, project assessment as well as development. Before joining the group, Ms. Ye had worked in 新疆自治區紡織設計院 (Xinjiang Textile Design College) and 中糧地產(集團)股份有限公司 (COFCO Property (Group) Joint Stock Company Limited), a company, whose shares are listed on Shenzhen Stock Exchange. Ms. Ye was named "2003年深圳50佳地產高級經理人" (The best 50 Senior Manager of Shenzhen Property for Year 2003) in 2003. She has an interest in the shares and/or underlying shares of the company, details of which may refer to the section headed "Directors' interest in shares, underlying shares or debentures" under Director's Report in this annual report. Ms. Ye has entered into a service contract with the company for a term of 3 years, commencing from the Listing Date but subject to retirement by rotation in accordance with the company's Articles of Association.

董事(續)

地產估值師專業資格。韓博士與本公司訂立為期三年的服務合約，自上市日期生效，惟須根據本公司組織章程輪席退任。彼於本公司股份及／或相關股份中擁有權益，詳細資料可參閱本年報內董事會報告下之「董事於股份、相關股份及債券中之權益」項內。

曾勝先生，28歲，現為本公司副主席兼聯席總裁以及執行董事。曾先生於2001年加入本集團，負責市務和參與本集團業務的整體規劃。曾先生於2001年畢業於深圳大學，取得信息工程學位。於2001年，曾先生獲委任為鴻隆深圳的副總經理，並於2002年獲委任為鴻隆商業的總經理。於2003年10月，曾先生完成修讀中山大學嶺南學院行政工商管理碩士課程。目前，曾先生為深圳國際商會理事。曾先生為曾雲樞先生的兒子。彼於本公司股份及／或相關股份中擁有權益，詳細資料可參閱本年報內董事會報告下之「董事於股份、相關股份及債券中之權益」項內。曾先生與本公司訂立為期三年的服務合約，自上市日期生效，惟須根據本公司組織章程輪席退任。

葉慶東女士，41歲，現為本公司副總裁兼執行董事，葉女士亦為鴻隆深圳總經理。彼於2001年加入本集團。彼擁有工程師的資格並負責監管本集團的房地產開發和經營。葉女士於1988年畢業於新疆工學院，考獲主修工業及土木建築的工程學士學位。葉女士亦於2007年在上海財經大學，考獲高級人員工商管理碩士學位。葉女士於建築及結構設計、項目評估及開發等領域，擁有逾十一年經驗。在加入本集團之前，葉女士曾任職於新疆自治區紡織設計院及中糧地產(集團)股份有限公司(該公司的股份於深圳證券交易所上市)。葉女士於2003年獲譽為「2003年深圳五十佳地產高級經理人」。彼於本公司股份及／或相關股份中擁有權益，詳細資料可參閱本年報內董事會報告下之「董事於股份、相關股份及債券中之權益」項內。葉女士與本公司訂立為期三年的服務合約，自上市日期生效，惟須根據本公司組織章程輪席退任。

DIRECTORS (CONT'D)

Mr. Ouyang Junxin, aged 38, is an executive director of the company. Mr. Ouyang joined the group in 2000 and is responsible for the corporate finance and overall financial matters of the group. Mr. Ouyang graduated from 鄭州市黃河科技大學商貿學院 (the Business and Trade School of Huanghe Science and Technology University in Zhengzhou City) in 1993 specialising in industrial economic management. Mr. Ouyang was a finance manager of Shenzhen Baoan Fu Xing Industry Development Company (later renamed as "Shenzhen Cairun Property Development Company Limited" (深圳市財潤房地產開發有限公司)) from 1993 to 1996. He has more than 10 years experience in finance and accounting management. He has an interest in the shares and/or underlying shares of the company, details of which may refer to the section headed "Directors' interest in shares, underlying shares or debentures" under Director's Report in this annual report. Mr. Ouyang has entered into a service contract with the company for a term of 3 years, commencing from the Listing Date but subject to retirement by rotation in accordance with the company's Articles of Association.

NON-EXECUTIVE DIRECTOR

Mr. Zhang Huaqiao, aged 44, joined the company as non-executive director in January 2007 and is also a member of remuneration committee. Mr. Zhang is currently an executive director and chief operating officer of Shenzhen Investment Limited (Stock Code: 604), a non-executive director of Shenzhen International Holdings Limited (Stock Code: 152), Coastal Greenland Limited (Stock Code: 1124), Guangzhou Investment Company Limited (Stock Code: 123), OP Financial Investments Limited (Stock Code: 1140) and Tak Sing Alliance Holdings Limited (Stock Code: 126) respectively, an independent non-executive director of Kasen International Holdings Limited (Stock Code: 496), all of the companies are listed on the Main Board of Hong Kong Stock Exchange. Prior to joining Shenzhen Investment Limited, Mr. Zhang was a managing director and co-head of China research at UBS Securities. Mr. Zhang holds a Master of Economics of Development from the Australian National University. He has an interest in the shares and/or underlying share of the company, details of which may refer to the section headed "Directors' interest in shares, underlying shares or debentures" under Director's Report in this annual report. He has been appointed to hold office until the end of the forthcoming annual general meeting but subject to retirement by rotation in accordance with the company's Articles of Association.

INDEPENDENT NON-EXECUTIVE DIRECTORS

Dr. Li Jun, aged 46, joined the company in January 2007 as an independent non-executive director, the chairman of the remuneration committee and the member of the audit committee and the nomination committee, respectively. Dr. Li has extensive experience in enterprise management and investment risk control. Dr. Li is currently an executive director of Superb Summit International Timber Company Limited (Stock Code: 1228), a non-executive director of Global Flex Holdings Limited (Stock Code: 471) and an independent non-executive director of Zhejiang

董事(續)

歐陽俊新先生，38歲，現為本公司執行董事。歐陽先生於2000年加入本集團，負責本集團企業融資及整體財務事宜。歐陽先生於1993年畢業於鄭州市黃河科技大學商貿學院，主修工業經濟管理。歐陽先生由1993年至1996年於深圳市寶安富興實業發展公司(後更名為深圳市財潤房地產開發有限公司)任職財務經理。彼於金融及會計管理擁有逾十年的工作經驗。彼於本公司股份及／或相關股份中擁有權益，詳細資料可參閱本年報內董事會報告下之「董事於股份、相關股份及債券中之權益」項內。歐陽先生與本公司訂立為期三年的服務合約，自上市日期生效，惟須根據本公司組織章程輪席退任。

非執行董事

張化橋先生，44歲，於2007年1月加入本公司，任非執行董事及薪酬委員會成員。張先生現為深圳控股有限公司(股份編號：604)的執行董事及首席營運總監，深圳國際控股有限公司(股份編號：152)、沿海綠色家園有限公司(股份編號：1124)、越秀投資(股份編號：0123)、東英金融投資有限公司(股份編號：1140)和達成集團有限公司(股份編號：126)的非執行董事，亦為卡森國際控股有限公司(股份編號：496)的獨立非執行董事，上述公司均在香港聯交所主板上市。在加盟深圳控股有限公司之前，張先生為瑞銀證券董事總經理兼中國研究部聯席主管。張先生持有澳大利亞國立大學的經濟發展碩士學位。彼於本公司股份及／或相關股份中擁有權益，詳細資料可參閱本年報內董事會報告下之「董事於股份、相關股份及債券中之權益」項內。彼任期至應屆股東週年大會結束為止，惟須根據本公司組織章程輪席退任。

獨立非執行董事

李珺博士，46歲，於2007年1月加入本公司，任獨立非執行董事和薪酬委員會主席及審核委員會及提名委員會之成員。李博士於企業管理及投資風險控制方面擁有豐富經驗。李博士現分別為奇峰國際木業有限公司(股份編號：1228)的執行董事、佳邦環球控股有限公司(股份編號：471)的非執行董事及浙江玻璃股份有限公司(股份編號：739)的獨立非執行董事，

DIRECTORS (CONT'D)

Glass Company, Limited (Stock Code: 739) respectively, all of the companies are listed on the Main Board of the Hong Kong Stock Exchange. Dr. Li has an interest in the shares and/or underlying share of the company, details of which may refer to the section headed "Directors' interest in shares, underlying shares or debentures" under Director's Report in this annual report. He has been appointed to hold office until the end of the forthcoming annual general meeting but subject to retirement by rotation in accordance with the company's Articles of Association.

Mr. Cheung Ngai Lam, aged 39, joined the company in January 2007 as an independent non-executive director, the chairman of the audit committee and a member of the remuneration committee and the nomination committee, respectively. Mr. Cheung is a member of CPA Australia and American Institute Certified Public Accountants. Mr. Cheung obtained a Bachelor Degree in Social Sciences from the University of Hong Kong in 1991 and a Master of Science Degree in Finance from the Hong Kong University of Science and Technology in 2001. He was previously an independent non-executive director of Mascotte Holdings Limited (Stock Code: 136), a listed company on the Main Board of the Hong Kong Stock Exchange. Mr. Cheung has extensive experience in accounting and capital markets. He served at Deloitte Touche Tohmatsu from August 1991 to March 1994 and the vice president and executive vice president of Daiwa Securities SMBC Hong Kong Limited and Japan Asia Securities Limited from March 1994 to March 2005 respectively. He has an interest in the shares and/or underlying share of the company, details of which may refer to the section headed "Directors' interest in shares, underlying shares or debentures" under Director's Report in this annual report. He has been appointed to hold office until the end of the forthcoming annual general meeting but subject to retirement by rotation in accordance with the company's Articles of Association.

Ms. Lin Wei Fang, aged 56, joined the company in January 2007 as an independent non-executive director, the chairman of the nomination committee and a member of the audit committee. Ms. Lin is a member of the Chinese Institute of Certified Public Accountants. She graduated from Meizhou Institute of Education (梅州教育學院) in 1985. Ms. Lin worked at Shenzhen Finance Bureau (Shenzhen Finance Bureau) from 1991 to 1995, as senior staff member and principal staff member respectively. She was a principal staff member, deputy director-general of the general office and consultant of the Shenzhen Resident Supervision Office of the Ministry of Finance, PRC from 1995 to 2006. Ms. Lin studied economics and management at Guangdong Party School between October 1994 and February 1997. She has an interest in the shares and/or underlying shares of the company, details of which may refer to the section headed "Directors' interest in shares, underlying shares or debentures" under Director's Report in this annual report. She has been appointed to hold office until the end of the forthcoming annual general meeting but subject to retirement by rotation in accordance with the company's Articles of Association.

董事(續)

上述公司均在香港聯交所主板上市。李博士於本公司股份及／或相關股份中擁有權益，詳細資料可參閱本年報內董事會報告下之「董事於股份、相關股份及債券中之權益」項內。彼任期至應屆股東週年大會結束為止，惟須根據本公司組織章程輪席退任。

張毅林先生，39歲，於2007年1月加入本公司，任獨立非執行董事和審核委員會主席及薪酬委員會及提名委員會之成員。張先生現為澳洲執業會計師公會及美國執業會計師公會會員。張先生於1991年獲得香港大學社會科學學士學位及於2001年獲得香港科技大學的金融理學碩士學位，彼曾擔任在香港聯交所主板上市的公司馬斯葛控股有限公司(股份編號：136)獨立非執行董事。張先生在會計和資本市場有豐富的經驗，彼曾在1991年8月至1994年3月間，在德勤•關黃陳方會計師行工作，以及於1994年3月至2005年3月在大和證券(香港)有限公司和日亞證券有限公司分別擔任副總裁及執行副總裁。彼於本公司股份及／或相關股份中擁有權益，詳細資料可參閱本年報內董事會報告下之「董事於股份、相關股份及債券中之權益」項內。彼任期至應屆股東週年大會結束為止，惟須根據本公司組織章程輪席退任。

林偉芳女士，56歲，於2007年1月加入本公司，任獨立非執行董事，提名委員會主席及審核委員會之成員。林女士為中國註冊會計師協會會員，林女士於1985年在梅州市教育學院畢業，1991年至1995年分別任職深圳市財政局高級職員及主要職員。於1995年至2006年擔任中國財政部駐深圳市財政監察專員辦事處辦公室的主要職員、辦事處處長及調研員。於1994年10月至1997年2月在廣東省委院校就讀經濟管理專業。彼於本公司股份及／或相關股份中擁有權益，詳細資料可參閱本年報內董事會報告下之「董事於股份、相關股份及債券中之權益」項內。彼任期至應屆股東週年大會結束為止，惟須根據本公司組織章程輪席退任。

SENIOR MANAGEMENT

Mr. Chu Kin Wang, Peleus, aged 43, joined the company in 2006 and is the company secretary and qualified accountant of the company. Mr. Chu has over 19 years experience in corporate finance, audit, accounting and taxation. He is the chief financial officer and company secretary of the company responsible for corporate finance, financial reporting and compliance and company secretarial matters of the group. Mr. Chu graduated from The University of Hong Kong with a Master Degree in Business Administration. Mr. Chu is a fellow member of the Hong Kong Institute of Certified Public Accountants and the Association of Chartered Certified Accountants. He is also an associate member of both the Institute of Chartered Secretaries and Administrators and the Hong Kong Institute of Company Secretaries.

Ms. Wei Haiyan, aged 32, is the group's deputy chief executive and the deputy general manager of Hong Long Shenzhen. Ms. Wei has completed all the courses in the master of digital management programme at the CIMS Engineering Technology Research Centre, Tsinghua University. Ms. Wei is mainly responsible for the administration and human resources of the group. She graduated from the International Finance Department of Shenzhen University in 1993, majoring in International Finance. She has over 10 years experience in management. Ms. Wei is a committee member of the People's Political Consultative Committee of Meizhou, Guangdong Province.

Ms. Zhong Lili, aged 47, joined the group at the end of 2001 and is currently deputy chief executive of the group and deputy general manager of Hong Long Shenzhen. She is responsible for the overall legal affairs of the group. Ms. Zhong graduated from the Southwest University of Political Science and Law (西南政法大學) and obtained a Bachelor Degree in Law in 1984. Ms. Zhong worked at the Policy Research Office of the Department of Justice of Sichuan Province (四川省司法廳政策研究室) in 1984 and she was appointed as a lecturer of the Law School at the Southwest China Institute for Nationalities (西南民族學院) in 1991. Ms. Zhong worked as a legal adviser to a company listed on Shenzhen Stock Exchange in 1998 and was appointed as a legal consultant in a state-owned enterprise in 1999. Ms. Zhong has extensive knowledge in PRC legal affairs and approximately 20 years in law practice.

Mr. Xie Xinhao, aged 53, joined the group in 2003 and is deputy chief executive of the group and financial controller of Hong Long Shenzhen. He is responsible for the financial affairs of the group. Mr. Xie has many years of experience in finance and accounting practice and in real estate development and management in the PRC. Before joining the group in 2003, Mr. Xie had worked in a state-owned enterprise and a property developing company.

高級管理人員

朱健宏先生，43歲，於2006年加盟本公司，並為本公司之公司秘書及合資格會計師。朱先生於企業財務、審核、會計及稅務方面擁有逾19年經驗。彼為本公司財務總監兼公司秘書，負責本集團的企業財務、財務申報及合規及公司秘書事宜。朱先生畢業於香港大學，獲頒工商管理碩士學位。朱先生為香港會計師公會及特許公認會計師公會資深會員，亦是英國特許秘書及管理人員公會及香港公司秘書公會會員。

魏海燕女士，32歲，現任本集團副總裁及鴻隆深圳副總經理。魏女士完成清華大學國家CIMS工程技術研究中心信息化管理研究生全部課程。魏女士主要負責本集團行政、人事方面的管理工作。彼於1993年在深圳大學國際金融系畢業，主修國際財務。魏女士在管理方面擁有逾十年的工作經驗。魏女士為廣東省梅州市政協委員。

仲力立女士，47歲，於2001年底加入本集團，現任本集團副總裁及鴻隆深圳副總經理。彼負責本集團的整體法律事務。仲女士於1984年畢業於西南政法大學，獲授法學學士學位。1984年，彼於四川省司法廳政策研究室工作，1991年調任西南民族學院法學院任講師。於1998年，仲女士擔任一家於深圳證券交易所上市的公司法律顧問，並於1999年獲委任為一間國有企業的法律顧問。仲女士擁有廣泛中國法律事務知識及約20年的實務經驗。

謝新浩先生，53歲，於2003年加入本集團，現任本集團副總裁及鴻隆深圳財務總監。彼負責本集團的財務工作。謝先生於金融及會計執業方面以及中國房地產開發及管理方面擁有多年經驗。於2003年加入本集團前，謝先生曾受聘於一家國有企業及一家房地產開發公司。

SENIOR MANAGEMENT (CONT'D)

Mr. Li Hansheng, aged 55, joined the group in 2004. He is currently deputy chief executive of the group and general manager of Huizhou Yintaida Company Limited ("Huizhou Yintaida"), an operating subsidiary under HongLong Shenzhen. He is responsible for the overall development matters of Huizhou Yintaida. Mr. Li graduated from the Central China Normal University (華中師範大學) and worked in Shenzhen Property Trading Centre (深圳市房地產交易中心) in 1994. In 2004, Mr. Li joined Hong Long Shenzhen which appointed him as the general manager of Huizhou Yintaida. Mr. Li has many years experience in the sale of real estate in Shenzhen.

Mr. Xu Jianyi, aged 53, joined the group in 2007. He is currently deputy chief executive of the group and general manager of the Investment Development Centre of the group, and is responsible for the investment and planning affairs in the real estate development projects of the group. Mr. Xu positioned in a Hong Kong listed company engaging in real estate development from 1995 to 2003, and was responsible for the acquisition, development and management work. Mr. Xu has over 10 years experience in real estate development and management.

Mr. Cao Yongfeng, aged 34, joined the group in 2003. He was the deputy chief controller of the construction division of Hong Long Shenzhen and is responsible for overseeing the construction works of the group's property development projects. Mr. Cao has been appointed general manager of Zhajiakun Century Way Real Estate Development Company Limited, a wholly-owned subsidiary of the group in November 2007. He was technical supervisor for a large construction engineering company from 1997 to 2000. He has over 8 years experience in property development. Mr. Cao graduated from the School of Architecture of Chang Sha Railway University (長沙鐵道學院) in 1997.

Mr. Chen Liangman, aged 41, joined the group in 2002. He is the group's sales director and is responsible for the overall sales affairs of the group. Mr. Chen graduated from Jiangsu Chemical Engineering College (江蘇化工學院) in 1990. In 1997, Mr. Chen was an officer of the trading department in Zhonglian Properties Company (中聯房地產公司) and a sales manager in Jinghetian Industrial Company (景河田實業公司), both companies are located in Shenzhen. Mr. Chen joined the group in 2002 as sales manager.

高級管理人員 (續)

李漢生先生，55歲，於2004年加入本集團，現任本集團副總裁並於惠州銀泰達實業有限公司(「惠州銀泰達」)，鴻隆深圳旗下經營附屬公司任總經理。彼負責惠州銀泰達的整體開發工作。李先生畢業於華中師範大學，於1994年在深圳市房地產交易中心工作。於2004年，李先生加入鴻隆深圳，被公司派駐擔任惠州銀泰達總經理職務。李先生於深圳房地產銷售領域擁有多年經驗。

徐建義先生，53歲，於2007年加入本集團，現為本集團副總裁及集團投資開發中心總經理並負責本集團房地產項目投資及策劃事務。徐先生於1995年至2003年在另外一家香港上市的房地產公司任職，負責收購、開發及管理等等事務。徐先生於房地產開發行業及管理擁有逾十多年的經驗。

曹永峰先生，34歲，於2003年加入本集團，曾擔任鴻隆深圳的工程部副總監並負責監管本集團物業開發項目的建築工程管理工作。曹先生於2007年11月被委任為張家口中惠房地產開發有限公司，本集團一間全資附屬公司的總經理。彼於1997年至2000年期間在一家大型建設工程公司擔任技術主管。彼於物業開發行業擁有逾8年經驗。曹先生於1997年畢業於長沙鐵道學院建築工程專業。

陳良滿先生，41歲，於2002年加入本集團。彼為本集團的銷售總監，負責本集團的整體銷售事務。於1990年，陳先生於江蘇化工學院畢業。於1997年，陳先生擔任中聯房地產公司及景河田實業公司的交易部主任。該兩間公司均位於深圳市。陳先生於2002年加入本集團擔任銷售經理。

The board of directors (the "Board") are pleased to present their annual report and the audited consolidated financial statements of the company and its subsidiaries (collectively referred to as the "group") for the year ended 31 December 2007.

PRINCIPAL ACTIVITIES AND SUBSIDIARIES

The company acts as an investment holding company. The principal activities of its subsidiaries as at 31 December 2007 are set out in note 17 to the financial statements.

CORPORATE REORGANISATION

Pursuant to a group reorganisation scheme to rationalise the structure of the group in preparation for the public listing of the company's shares on The Stock Exchange of Hong Kong Limited (the "Stock Exchange"), the shares of the company were listed on the Main Board of the Stock Exchange on 22 February 2007 (the "Listing Date").

Details of the group reorganisation are fully explained in the paragraph headed "Corporate Reorganisation" in Appendix VII to the prospectus of the company dated 8 February 2007 (the "Prospectus").

RESULTS AND DIVIDEND

The results of the group for the year are set out in the consolidated income statement on page 56.

The directors do not recommend the payment of a final dividend for the year ended 31 December 2007 (2006: Nil).

SHARE CAPITAL

Details of the movements in the issued share capital of the company during the year are set out in note 32 to the financial statements.

董事會(「董事會」)欣然提呈本公司及其附屬公司(統稱為「本集團」)截至2007年12月31日止年度的年報及經審核綜合財務報表。

主要業務及附屬公司

本公司為投資控股公司。於2007年12月31日，其附屬公司之主要業務載於財務報表附註17。

企業重組

為籌備本公司股份在香港聯合交易所有限公司(「聯交所」)公開上市，本集團據此曾進行集團重組計劃，以優化本集團的架構，本公司股份於2007年2月22日(「上市日期」)在聯交所主板上市。

集團重組詳情在本公司於2007年2月8日刊發的招股章程(「招股章程」)附錄七「公司重組」一段詳述。

業績及股息

本集團於本年度之業績載於第56頁之綜合損益表。

董事並不建議派發截至2007年12月31日止年度的末期股息(2006年：無)。

股本

本公司年內已發行股本變動詳情載於財務報表附註32。

RESERVES

Profit attributable to equity shareholders of the company, before dividends, of approximately RMB250,685,000 (2006: 698,969,000) have been transferred to reserves. Details of the movements in the reserves of the group and the company during the year are set out in note 32 to the financial statements.

DONATIONS

Charitable donations made by the group during the year amounted to HK\$1 million.

INVESTMENT PROPERTIES

Details of the investment properties of the group during the year are set out in note 18 to the financial statements.

PROPERTIES, PLANT AND EQUIPMENT

Details of the movement in properties, plant and equipment of the group and the company during the year are set out in note 16 to the financial statements.

MAJOR CUSTOMERS AND SUPPLIERS

During the year, the aggregate sales attributable to the group's largest customer and the five largest customers taken together accounted for 17.1% and 51.6% of the aggregate of the group's total turnover for the year.

During the year, the aggregate purchases attributable to the group's largest supplier and the five largest suppliers taken together accounted for 54.0% and 75.6% of the group's total purchases for the year.

None of the directors, their respective associates or, so far as the directors are aware, any shareholder who owns more than 5% of the issued share capital of the company has any interest in any of the said top five customers and suppliers of the group for the year.

儲備

本公司權益股東應佔溢利(未扣除股息)約人民幣250,685,000元(2006年:約人民幣698,969,000元)已轉撥至儲備。本集團及本公司年內儲備變動的詳情載於財務報表附註32。

捐款

本集團年內作出之慈善捐款為1,000,000港元。

投資物業

本集團於年內的投資物業詳情載於財務報表附註18。

物業、機器及設備

本集團及本公司於年內的物業、機器及設備詳情載於財務報表附註16。

主要客戶及供應商

年內,本集團最大客戶及五大客戶之總銷售額分別佔本集團本年度總營業額的17.1%及51.6%。

年內,本集團最大供應商及五大供應商之總採購額分別佔本集團本年度總採購的54.0%及75.6%。

概無董事、彼等各自之聯繫人、或就董事所知擁有本公司已發行股本5%之任何股東於年內擁有本集團上述任何五大客戶及供應商的權益。

DIRECTORS

The directors who held office during the year and up to the date of this report were:

EXECUTIVE DIRECTORS:

Mr. ZENG Yunshu (*Chairman and President*)
Dr. HAN Qinchun
Mr. ZENG Sheng
Ms. YE Qingdong
Mr. OUYANG Junxin

NON-EXECUTIVE DIRECTORS:

Mr. ZHANG Huaqiao (*appointed on 31 January 2007*)
Mr. CHEN Junyu (*appointed on 31 January 2007 and resigned on 16 October 2007*)

INDEPENDENT NON-EXECUTIVE DIRECTORS:

Dr. LI Jun (*appointed on 31 January 2007*)
Mr. CHEUNG Ngai Lam (*appointed on 31 January 2007*)
Ms. LIN Wei Fang (*appointed on 31 January 2007*)

BIOGRAPHICAL DETAILS OF THE DIRECTORS

The biographical details of the current directors are set out on page 22 to page 25 of this annual report.

DIRECTORS' SERVICE CONTRACTS AND ROTATION

Each of the executive directors has entered into a service contract with the company for a term of 3 years commencing from the Listing Date. Each service contract will continue thereafter until terminated by not less than six months' notice in writing served by either party. Each of the non-executive and independent non-executive directors has been appointed to hold the office until the end of the forthcoming annual general meeting. In addition, the appointment of each of directors is subject to retirement by rotation in accordance with the company's Articles of Association.

董事

本公司年內及截至本報告日期之在任董事如下：

執行董事：

曾雲樞先生(*主席兼總裁*)
韓秦春博士
曾勝先生
葉慶東女士
歐陽俊新先生

非執行董事：

張化橋先生 (*於2007年1月31日獲委任*)
陳軍余先生 (*於2007年1月31日獲委任及於2007年10月16日辭任*)

獨立非執行董事：

李珺博士 (*於2007年1月31日獲委任*)
張毅林先生 (*於2007年1月31日獲委任*)
林偉芳女士 (*於2007年1月31日獲委任*)

董事履歷

現任董事履歷詳情載於本年報第22至25頁。

董事之服務合約及輪席

各執行董事與本公司訂立為期三年的服務合約，自上市日期起生效。各服務合約將一直生效，直至任何一方發出最少六個月書面通知終止為止。各非執行董事及獨立非執行董事的任期至應屆股東週年大會結束為止。此外，各董事之委任須根據本公司組織章程輪席退任。

DIRECTORS' SERVICE CONTRACTS AND ROTATION (CONT'D)

In accordance with the provisions of the company's Articles of Association and the respective letters of appointment, Ms. Ye Qingdong, Mr. Ouyang Junxin, Mr. Zhang Huaqiao, Dr. Li Jun, Mr. Cheung Ngai Lam and Ms. Lin Wei Fang will retire from the Board at the forthcoming annual general meeting but, being eligible, will offer themselves for re-election.

Other than disclosed above, none of the directors has entered or has proposed to enter into any service contract with the company or any of its subsidiaries which is not expiring or determinable by the employing company within one year without payment of compensation other than statutory compensation.

DIRECTORS' EMOLUMENTS

Details of directors' emoluments on a named basis are set out in note 10 to financial statements.

ANNUAL CONFIRMATION FROM INDEPENDENT NON-EXECUTIVE DIRECTORS

The company had received written confirmation from each of the independent non-executive directors of their independence pursuant to rule 3.13 of the rules governing the listing of securities on the Stock Exchange (the "Listing Rules") and both the Board and the nomination committee considered all independent non-executive directors are independent.

董事之服務合約及輪席(續)

根據本公司組織章程規定及各自的委聘書，葉慶東女士、歐陽俊新先生、張化橋先生、李珺博士、張毅林先生及林偉芳女士須於應屆股東週年大會退任，惟彼等符合資格並願意重選。

除上述所披露者外，概無董事已或擬與本公司或任何其附屬公司訂立不可於一年內不支付賠償(法定賠償除外)則終止之服務合約。

董事袍金

按姓名分類之董事袍金詳情載於財務報表附註10。

獨立非執行董事之年度確認書

本公司已收到各位獨立非執行董事有關彼等根據聯交所證券上市規則(「上市規則」)第3.13條發出的年度獨立的書面確認書，而董事會及提名委員會均認為所有獨立非執行董事均具獨立性。

DIRECTORS' INTERESTS IN SHARES, UNDERLYING SHARES OR DEBENTURES

As at 31 December 2007, the interests of the directors in the shares, underlying shares and debentures of the company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) (the "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 Issuers (the "Model Code") were as follows:

LONG POSITION IN THE SHARES OF THE COMPANY

Name of Director	董事姓名	Number of shares			Number of underlying shares held under equity derivatives	Percentage of aggregate interests to total number of shares in issue*	
		Personal interests	Family interests	Corporate interests			
		個人權益	家族權益	公司權益	按股本衍生工具持有相關股份之數目	佔已發行股份總數之百分比*	
Mr. Zeng Yunshu	曾雲樞先生	1,026,000 ¹	-	-	-	1,026,000	0.10
Dr. Han Qinchun	韓秦春博士	9,768,000 ¹	-	-	-	9,768,000	0.94
Mr. Zeng Sheng	曾勝先生	-	-	582,320,000 ²	-	582,320,000	55.98
Ms. Ye Qingdong	葉慶東女士	-	-	-	5,000,000 ³	5,000,000	0.48
Mr. Ouyang Junxin	歐陽俊新先生	-	-	-	2,000,000 ³	2,000,000	0.19
Mr. Zhang Huaqiao	張化橋先生	-	-	-	7,000,000 ³	7,000,000	0.67
Dr. Li Jun	李珺博士	-	-	-	1,000,000 ³	1,000,000	0.10
Mr. Cheung Ngai Lam	張毅林先生	-	-	-	1,000,000 ³	1,000,000	0.10
Ms. Lin Wei Fang	林偉芳女士	-	-	-	1,000,000 ³	1,000,000	0.10

Notes:

- This represents interests held by the relevant director as beneficial owner.
- This represents interests held by Mr. Zeng Sheng through Grand Prosperity Limited ("Grand Prosperity"), which holds 582,320,000 shares of the company. Mr. Zeng Sheng has 80% interest in Grand Prosperity, he is therefore deemed to be interested in 582,320,000 shares of the company.

董事於股份、相關股份或債券中之權益

於2007年12月31日，董事於本公司或其任何相聯法團（按證券及期貨條例第XV部之涵義）（「相聯法團」）之股份、相關股份及債券中擁有根據證券及期貨條例第352條須存置之登記冊所記錄或根據上市發行人董事進行證券交易之標準守則（「標準守則」）而另行知會本公司及聯交所之權益如下：

於本公司股份之好倉

Name of Director	董事姓名	Number of shares			Number of underlying shares held under equity derivatives	Percentage of aggregate interests to total number of shares in issue*	
		Personal interests	Family interests	Corporate interests			
		個人權益	家族權益	公司權益	按股本衍生工具持有相關股份之數目	佔已發行股份總數之百分比*	
Mr. Zeng Yunshu	曾雲樞先生	1,026,000 ¹	-	-	-	1,026,000	0.10
Dr. Han Qinchun	韓秦春博士	9,768,000 ¹	-	-	-	9,768,000	0.94
Mr. Zeng Sheng	曾勝先生	-	-	582,320,000 ²	-	582,320,000	55.98
Ms. Ye Qingdong	葉慶東女士	-	-	-	5,000,000 ³	5,000,000	0.48
Mr. Ouyang Junxin	歐陽俊新先生	-	-	-	2,000,000 ³	2,000,000	0.19
Mr. Zhang Huaqiao	張化橋先生	-	-	-	7,000,000 ³	7,000,000	0.67
Dr. Li Jun	李珺博士	-	-	-	1,000,000 ³	1,000,000	0.10
Mr. Cheung Ngai Lam	張毅林先生	-	-	-	1,000,000 ³	1,000,000	0.10
Ms. Lin Wei Fang	林偉芳女士	-	-	-	1,000,000 ³	1,000,000	0.10

附註：

- 此指由相關董事作為實益擁有人持有之權益。
- 此指由曾勝先生透過 Grand Prosperity Limited（「Grand Prosperity」）持有之權益，而 Grand Prosperity 持有 582,320,000 股本公司股份。曾勝先生擁有 Grand Prosperity 之 80% 權益，因而彼視為擁有 582,320,000 股本公司股份之權益。

DIRECTORS' INTERESTS IN SHARES, UNDERLYING SHARES OR DEBENTURES (CONT'D)

3. This represents interests in options held by the relevant director as a beneficial owner to subscribe for the relevant underlying shares granted by the company under the Pre-IPO Share Option or Shares Option Scheme, details of which are set out in the section headed "Share Option" below.

* The percentage has been adjusted based on the total number of shares of the company in issue as at 31 December 2007 (i.e. 1,040,250,000 shares).

Save as disclosed above, as at 31 December 2007, none of the directors had any other interests or short positions in the shares, underlying shares or debentures of the company or any of its Associated Corporations which had been entered in the register kept by the company pursuant to Section 352 of the SFO or as otherwise notified to the company and the Stock Exchange pursuant to the Model Code.

DIRECTORS' INTERESTS IN CONTRACTS OF SIGNIFICANCE

Mr. ZHANG Huaqiao, a non-executive director of the company, waived his directors' fee with effect from 15 May 2007. Under the service agreement entered into by the company and Mr. Zhang, Mr. Zhang is entitled to a director's fee of HK\$150,000 per annum. During the year, Mr. Zhang has received the total emoluments of approximately RMB44,000.

In August 2007, Mr. ZHANG Huaqiao, a non-executive director of the company, made an advance of HK\$20 million to the group for bridging working capital. Such advance was (1) for the benefit of the group; (2) on normal commercial terms and (3) not subject to any security over the assets of the group. The transaction is thus exempt from reporting, announcement and independent shareholders' approval requirements according to Rule 14A.65(4) of the Listing Rules. The advance had a term of three months with an option for a further three months' extension with an interest rate of approximately 5.427% per annum. The group has early repaid the advance together with interest of approximately RMB226,000 in October 2007.

Same as disclosed above, no contract of significance to which the company or any of its subsidiaries was a party and in which a director had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

董事於股份、相關股份或債券中之權益(續)

3. 此指由相關董事作為實益擁有人持有之認股權權益，可認購根據首次公開發售前認股權或認股權計劃授予之相關股份，有關詳情載於下文「認股權」一節。

* 百分比已根據本公司於2007年12月31日已發行之股份總數(即1,040,250,000股)作出調整。

除上文所披露者外，於2007年12月31日，概無董事於本公司或其任何相聯法團之股份、相關股份或債券中擁有記入根據證券及期貨條例第352條所存置之登記冊或根據標準守則另行知會本公司及聯交所之任何其他權益或淡倉。

董事於重大合約的權益

本公司非執行董事張化橋先生自於2007年5月15日起放棄彼之董事袍金。根據本公司與張先生訂立的服務協議，張先生可每年獲享董事袍金150,000港元。年內，張先生已收取酬金總額約人民幣44,000元。

於2007年8月，本公司非執行董事張化橋先生向本集團提供墊款20,000,000港元作營運資金之用。該筆墊款乃(1)為本集團的利益、(2)按一般商業條款及(3)並無以本集團資產作抵押。因此，根據上市規則第14A.65(4)條，該項交易獲豁免遵守申報、公佈及獨立股東批准規定。該筆墊款為期三個月並可選擇進一步延長三個月，年利率約為5.427%。本集團已於2007年10月提前償還該筆墊款連同利息約人民幣226,000元。

除上文所披露者外，本公司或任何其附屬公司概無訂立任何董事於其中直接或間接擁有重大權益而於年結日或年內任何時間仍然生效的重大合約。

DIRECTOR'S INTERESTS IN COMPETING BUSINESS

In order to protect the group's interest in its current business activities, each of Grand Prosperity, Mr. Zeng Sheng and Mr. Zeng Yunshu has as covenantor entered into the deed of non-competition (the "Deed of Non-competition") dated 31 January 2007 in favour of the company, the details of which are set out in the section headed "Relationship with the Controlling Shareholders" of the Prospectus. Pursuant to the Deed of Non-competition, each of the covenantors has undertaken, subject to the terms therein, to the company (for itself and for the benefit of its subsidiaries) that it/he would not, and would procure that its/his associates and/or companies controlled by it/him (other than the group) would not, either on its/his own account or in conjunction with or on behalf of any person, firm or company, directly or indirectly be interested or engaged in or acquire or hold an interest (in each case whether as a shareholder, partner, agent or otherwise and whether for profit, reward or otherwise) in any business which is or is about to be engaged in any business which competes or is likely to compete directly or indirectly with the group's business, those other businesses of the group as set out in the Prospectus, in Hong Kong, the PRC and any other country or jurisdiction to which the group markets or sells its products and/or in which any member of the group carries on business mentioned above from time to time. The company has received an annual declaration from each of Grand Prosperity, Mr. Zeng Sheng and Mr. Zeng Yunshu for its/his respective compliance with the undertakings under the Deed of Non-competition.

Mr. Zhang Huaqiao, has entered into a deed of non-competition in favour of the company. Furthermore, Mr. Zhang agreed to inform the group promptly upon his awareness of any matter which gives or is likely to give rise to a competition with the group, and to abstain from voting in the board meetings of Shenzhen Investment Limited, a listed company on the Main Board of the Stock Exchange and principally engaged in property development business in which Mr. Zhang is an executive director and chief operating officer, or the company (as the case may be) on any matter which gives or is likely to give rise to a competition or conflict of interest with the group.

DIRECTORS' RIGHTS TO ACQUIRE SHARES AND DEBENTURES

As at 31 December 2007, the number of outstanding option shares granted by the company under the Pre IPO-Share Options and Share Option Scheme to the directors to subscribe for shares of the company, 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 pursuant to the Model Code is set out in the section headed "Share Option" of this report below.

Apart from the aforesaid, at no time during the year was the company, its subsidiaries, its fellow subsidiaries or its holding companies a party to any arrangement to enable the directors to acquire benefits by means of the acquisition of shares in, or debentures of, the company or any other body corporate.

董事於競爭業務中的權益

為保障本集團目前業務活動中的利益，Grand Prosperity、曾勝先生及曾雲樞先生作為授約人，各自於2007年1月31日訂立以本公司為受益人的不競爭契約（「不競爭契約」），有關詳情載於招股章程之「與控股股東的關係」一節。根據不競爭契約，各授約人已向本公司（代表其本身及為其附屬公司的利益）承諾，在不競爭契約的條款規限下，其將不會和將促使其聯繫人士及／或其所控制的公司（除本集團外）不會（不論其本身或聯合或代表任何人士、商號或公司）直接或間接在香港、中國及任何其他本集團推廣或銷售其產品及／或本集團任何成員公司不時進行上述業務的國家或司法管轄區，直接或間接於任何參與或準備參與任何與本集團業務競爭或很大機會直接或間接與本集團業務競爭的任何業務中擁有權益、參與經營或取得或持有權益（於各種情況下，不論是作為股東、夥伴、代理或其他身份及不論為賺取盈利、回報或其他）。本公司已收到Grand Prosperity、曾勝先生及曾雲樞先生各自就已遵守不競爭契約下的承諾而發出的年度聲明。

張化橋先生已以本公司為受益人訂立不競爭契約。此外，張先生同意在其獲悉有引致或可能引致與本集團構成競爭的任何事宜後將會及時知會本集團，並在深圳控股有限公司（一家在聯交所主板上市的公司及主要從事房地產開發業務，張先生現任執行董事及首席營運總監）或本公司（視乎情況而定）的董事會會議上，就涉及引致或可能引致與本集團利益構成競爭或衝突的任何事宜放棄投票。

董事購買股份及債券的權利

於2007年12月31日，按照證券及期貨條例第352條須存置之登記冊所記錄或根據標準守則另行向本公司及聯交所知會，本公司根據首次公開發售前認股權及認股權計劃授予可認購本公司股份之尚未行使認股權數目載於本報告下文「認股權」一節。

除上述外，年內本公司、其附屬公司、其同系附屬公司或其控股公司概無訂立任何安排，致使董事可透過購買本公司股份或任何其他法團之股份而獲益。

SUBSTANTIAL INTERESTS IN THE SHARE CAPITAL OF THE COMPANY

主要股東於本公司股本之權益

As at 31 December 2007, the interests of those persons (other than the directors) in the 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:

於2007年12月31日，於本公司股份擁有根據證券及期貨條例第336條本公司須存置之登記冊所記錄之權益之該等人士（董事除外）如下：

Name 名稱	Capacity in which shares were held 於所持有股份之身份	Number of shares 股份數目	Number of underlying shares held under equity derivatives 按股本衍生 工具持有相關 股份之數目	Percentage of shares to total number of shares in issue* % 股份佔已發行 股份總數 之百分比* %
Grand Prosperity ¹	Beneficial owner 實益擁有人	582,320,000(L)	–	55.98
Lehman Brothers Commercial Corporation Asia Limited ² ("LBCCA")	Beneficial owner 實益擁有人	64,112,000(L)	–	6.16
LBCCA Holdings I LLC. ² ("LBCCA I")	Interest of controlled corporation 受控公司權益	64,112,000(L)	–	6.16
LBCCA Holdings II LLC. ² ("LBCCA II")	Interest of controlled corporation 受控公司權益	64,112,000(L)	–	6.16
Lehman Brothers Holdings Inc. ² ("LB HLD")	Interest of controlled corporation 受控公司權益	64,112,000(L)	22,500,000(L) 20,000,000(S)	8.33 1.92

(L) = long position 好倉, (S) = short position 淡倉

SUBSTANTIAL INTERESTS IN THE SHARE CAPITAL OF THE COMPANY (CONT'D)

Notes:

1. These shares are held by Grand Prosperity which is owned as to 80% by Mr. Zeng Sheng and 20% by Mr. Zeng Yunshu, both are executive directors of the company.
 2. LBCCA is owned 50% interests by each of LBCCA I and LBCCA II. Both LBCCA I and LBCCA II themselves are wholly owned by LB HLD and accordingly, the shares in which LBCCA I and LBCCA II are shown to be interested are also included in the shares in which LB HLD is shown to be interested. The number of shares held and underlying shares held under equity derivatives has been adjusted based on the information from LB HLD.
- * The percentage has been adjusted based on the total number of shares of the company in issue as at 31 December 2007 (i.e. 1,040,250,000 shares).

Save as disclosed above, as at 31 December 2007, the company had not been notified of any interests and short positions in the shares and underlying shares of the company which had been recorded in the register required to be kept under section 336 of the SFO.

PUBLIC FLOAT

Based on the information that is publicly available to the company from the Listing Date and up to the date of this report and within the knowledge of the directors, there was sufficiency of public float of the company's securities as required under the Listing Rules.

PRE-EMPTIVE RIGHTS

There is no provision for pre-emptive rights under the company's Articles of Association or the laws in the Cayman Islands.

主要股東於本公司股本之權益 (續)

附註：

1. 此等股份由 Grand Prosperity 持有，而 Grand Prosperity 分別由曾勝先生及曾雲樞先生（均為本公司執行董事）擁有 80% 及 20% 權益。
 2. LBCCA 由 LBCCA I 及 LBCCA II 各自擁有 50% 權益。LBCCA I 及 LBCCA II 本身均由 LB HLD 全資擁有，因此，LBCCA I 及 LBCCA II 所示擁有權益之股份亦計入 LB HLD 所示擁有權益之股份內。所持有之股份及根據股本衍生工具持有之相關股份之數目已按 LB HLD 提供之資料作出調整。
- * 百分比已根據本公司於 2007 年 12 月 31 日已發行之股份總數（即 1,040,250,000 股）作出調整。

除上文所披露者外，於 2007 年 12 月 31 日，本公司並無獲知會於本公司股份及相關股份中擁有根據證券及期貨條例第 336 條須存置之登記冊所記錄之任何權益及淡倉。

公眾持股量

根據由上市日期至本報告日期本公司所獲公開資料及就董事所知，本公司具有符合上市規則所規定本公司證券之充足公眾持股量。

優先權

本公司之公司組織章程或開曼群島法例並無有關優先權之條文。

SHARE OPTION

On 31 January 2007, in recognition of the contributions made by employees of the group towards its growth and success, an aggregate of 23,000,000 share options of the company (the "Pre-IPO Share Options") have been granted by the company to, and accepted by the relevant employees prior to listing of the company's share on the Stock Exchange. On the same day, a share option scheme (the "Share Option Scheme") was adopted by the shareholder's written resolution of the company.

The Listing Committee of Stock Exchange has granted the listing of, and permission to deal in the shares of the company which may fall to be issued pursuant to the exercise of the options which granted and/or may be granted under the Pre-IPO Share Options and/or Share Option Scheme, subsequently.

As at 31 December 2007, a total of 86,309,000 share options were outstanding which comprised 19,000,000 share options and 67,309,000 share options granted under the Pre-IPO Share Options and the Share Option Scheme respectively.

The following is a summary of the principal terms of the Pre-IPO Share Options and the Share Option Scheme:

(A) PRE-IPO SHARE OPTIONS

Purpose

Recognition of the contributions made by employees of the group towards its growth and success.

Exercise Period

From 22 August 2007 to 21 February 2012 unless extended in writing by the Board (and approved by the independent non-executive directors) in its absolute discretion. Each of the Pre-IPO Share Options (to the extent not already exercised) shall lapse automatically at the end of such option period.

Exercise Price

HK\$0.60 per share to be issued pursuant to the exercise of the Pre-IPO Share Options, representing a discount of 75% to the maximum IPO Offer Price as described in the Prospectus. The exercise price was determined in recognition of the contributions made to the group by the respective grantees of the Pre-IPO Share Options.

認股權

於2007年1月31日，為表彰本集團的僱員對其成長及成功所作出之貢獻，本公司於本公司股份在聯交所上市前向有關僱員授出合共23,000,000份本公司認股權（「首次公開發售前認股權」），並獲該等僱員接納。同日，根據本公司之股東書面決議案，本公司亦採納一項認股權計劃（「認股權計劃」）。

聯交所上市委員會已批准因根據首次公開發售前認股權及／或認股權計劃授出及／或可能授出之認股權獲行使而須予發行之本公司股份上市及買賣。

於2007年12月31日，共計86,309,000份認股權未獲行使，包括分別根據首次公開發售前認股權及認股權計劃授出之19,000,000份認股權及67,309,000份認股權。

以下乃首次公開發售前認股權及認股權計劃之主要條款之概要：

(A) 首次公開發售前認股權

目的

表彰本集團僱員對其成長及成功所作出之貢獻。

行使期

自2007年8月22日起 至2012年2月21日止，除非獲董事會全權酌情以書面方式延長（及獲獨立非執行董事批准）則作別論。每份未獲行使之首次公開發售前認股權將於該認股權期限結束時自動失效。

行使價

每股0.60港元因首次公開發售前認股權獲行使而將予發行之股份，較招股章程所述之最高首次公開發售價折讓75%。行使價乃就表彰首次公開發售前認股權之各自承授人對本集團作出之貢獻而釐定。

SHARE OPTION (CONT'D)

(A) PRE-IPO SHARE OPTIONS (CONT'D)

Other Conditions

- (1) The grant of the Pre-IPO Share Options is subject to the following additions conditions:
 - (a) the commencement of dealings in the shares;
 - (b) any exercise of the Pre-IPO Share Options must be made in full and not in part;
 - (c) the Pre-IPO Share Options are personal to the relevant grantees and shall not be transferred or assigned, and shall constitute a term of the employment of the relevant grantees by the group;
 - (d) the grantees of the Pre-IPO Share Options shall adhere to any undertaking or restrictions that may be further imposed on them by the company, the Stock Exchange or the sponsor as described in the Prospectus; and
 - (e) any exercise of the Pre-IPO Share Options shall be further subject to any guidelines issued by the company from time to time in order to ensure full compliance with the Listing Rules.
- (2) The grantees shall not dispose of their respective shares issued pursuant to the exercise of the Pre-IPO Share Options granted to them in the following manner:
 - (a) in any number greater than 30% of all the shares issued pursuant to the Pre-IPO Share Options granted to them within (2) two years from the Listing Date;
 - (b) in any number greater than 60% of all the shares issued pursuant to the Pre-IPO Share Options granted to them within (3) three years from the Listing Date; and

認股權 (續)

(A) 首次公開發售前認股權 (續)

其他條件

- (1) 授出首次公開發售前認股權須受以下附加條件規限：
 - (a) 股份開始買賣；
 - (b) 首次公開發售前認股權必須全部而非部份予以行使；
 - (c) 首次公開發售前認股權屬有關承授人個人所有，不得轉讓或授讓，並構成本集團聘用有關承授人之一項條件；
 - (d) 首次公開發售前認股權之各承授人須遵循本公司、聯交所或招股章程所述之保薦人可能進一步對彼等施加之任何承諾或限制；及
 - (e) 首次公開發售前認股權之任何行使須受本公司不時所發出任何指引之進一步規限，以確保全面遵守上市規則之規定。
- (2) 承授人不得以下列方式出售彼等因行使獲授予之首次公開發售前認股權而發行之股份：
 - (a) 自上市日期起計兩年內，高於彼等獲授予根據首次公開發售前認股權而發行之所有股份30%之任何數目；
 - (b) 自上市日期起計三年內，高於彼等獲授予根據首次公開發售前認股權而發行之所有股份60%之任何數目；及

SHARE OPTION (CONT'D)

(A) PRE-IPO SHARE OPTIONS (CONT'D)

(c) all the shares issued pursuant to the Pre-IPO Share Options granted to them within (4) four years from the Listing Date.

(3) The Pre-IPO Share Options (if not already exercised) held by each individual grantee shall lapse automatically upon cessation of his/her employment with the group, regardless of how such cessation of employment arises.

(B) SHARE OPTION SCHEME

Purpose

Recognise and acknowledge the contributions that the grantees had made or may make to the group.

Participants

Eligible participants include:

- (a) any director, employee, consultant, professional, customer, supplier, agent, partner or adviser of or contractor to the group or a company in which the group holds an interest or a subsidiary of such company ("Affiliate");
- (b) the trustee of any trust the beneficiary of which or an discretionary trust the discretionary objects of which include any director, employee, consultant, professional, customer, supplier, agent, partner or adviser of or contractor to the group or an Affiliate; or
- (c) a company beneficially owned by any director, employee, consultant, professional, customer, supplier, agent, partner, adviser of or contractor to the group or an Affiliate.

Exercise Price

Determined by the Board and shall not be less than the higher of:

- (a) the nominal value of the share;

認股權 (續)

(A) 首次公開發售前認股權 (續)

(c) 自上市日期起計四年內，彼等獲授予根據首次公開發售前認股權而發行之所有股份。

(3) 各個別承授人所持有之首次公開發售前認股權 (倘並未行使) 會於本集團終止聘用該承授人時失效 (不論任何終止情況)。

(B) 認股權計劃

目的

表彰及感謝承授人過往或可能對本集團所作出之貢獻。

參與者

合資格參與者包括：

- (a) 本集團、本集團持有權益之公司或該公司附屬公司之任何董事、僱員、顧問、專業人員、客戶、供應商、代理、夥伴或諮詢人或承建商 (「聯屬人」)；
- (b) 任何信託受託人之受益人或任何全權信託之全權對象，包括本集團或聯屬人之任何董事、僱員、顧問、專業人員、客戶、供應商、代理、夥伴、諮詢人或承建商；或
- (c) 本集團或聯屬人之任何董事、僱員、顧問、專業人員、客戶、供應商、代理、夥伴、諮詢人或承辦商所實益擁有之公司。

行使價

由董事會釐定，且不得低於以下之最高者：

- (a) 股份之面值；

SHARE OPTION (CONT'D)

(B) SHARE OPTION SCHEME (CONT'D)

- (b) the closing price of (1) one share on the Stock Exchange at the offer date, which must be a trading day; and
- (c) the average closing price of the share on the Stock Exchange for the five business days immediately preceding the offer date.

Total number of shares available for issue and the percentage of the issued share capital that it represents as at the date of this annual report

24,691,000 shares, being approximately 2.37% of the issued share of the company.

Maximum entitlement of each participant

Not exceed 1% of the shares of the company in issue in any 12-month period.

Period within which the securities must be taken up under the option

Subject to the discretion by the Board and, in the absence of which, from the date of acceptance to the earlier of the date on which such option lapses and 10 years from the date of offer.

Minimum period for which an option must be held before it can be exercised

Subject to the discretion by the Board.

Amount payable on acceptance

HK\$10.00 payable upon acceptance of the offer.

Period within which calls/loans must be made/repaid

Not applicable.

認股權 (續)

(B) 認股權計劃 (續)

- (b) 於發售日期(須為營業日)股份在聯交所之每股收市價; 及
- (c) 緊接發售日期前五個營業日股份在聯交所之平均收市價。

可發行股份總數及於本年報日期佔已發行股份之百分比

24,691,000 股股份，佔本公司已發行股份約 2.37%。

每名參與者之最高配額

不超過於任何十二個月期間本公司已發行股份之 1%。

根據認股權認購證券之期限

由董事會酌情釐定，而如並無釐定，由接納日期起至有關認股權失效之日及由授出日期起計滿十年(以較早發生者為準)。

認股權行使前必須持有之最短期限

由董事會酌情釐定。

接納時應付金額

於接納時應付港幣 10.00 元。

付款金額/貸款須作出/償還之期限

不適用。

SHARE OPTION (Cont'd)

(B) SHARE OPTION SCHEME (CONT'D)

Remaining life of the scheme

The scheme will be valid and effective until 31 January 2017, after which no further options will be granted but the provisions of the scheme shall remain in full force and effect in all other aspects. Options complying with the provisions of the Listing Rules which are granted during the duration of the scheme and remain unexercised immediately prior to 31 January 2017 shall continue to be exercisable in accordance with their terms of grant, notwithstanding the expiry of the scheme.

(i) MOVEMENTS OF THE PRE-IPO SHARE OPTION

Movements of the share options, which were granted under the Pre-IPO Share Options, during the year ended 31 December 2007 are listed below in accordance with rule 17.07 of the Listing Rules:

Category	類別	During the year 年內				Exercise price 行使價 HK\$ 港元	Exercise period 行使期	
		於 As at 01.01.2007	Granted on 已授出於 31.1.2007	Exercised 已行使	Lapsed*/ cancelled 已失效*/ 已註銷			
Directors	董事							
Ms. Ye Qingdong	葉慶東女士	-	5,000,000	-	-	5,000,000	0.60	22.08.2007- 21.02.2012
Mr. Ouyang Junxin	歐陽俊新先生	-	2,000,000	-	-	2,000,000	0.60	22.08.2007- 21.02.2012
Continuous Contract Employees	持續合約僱員	-	16,000,000	(4,000,000)	-	12,000,000	0.60	22.08.2007- 21.02.2012
Total	總計	-	23,000,000	(4,000,000)	-	19,000,000		

Notes:

- The vesting period for all the option granted is six months from the date of acceptance of the offer.
- The exercise price of the shares option, representing a discount of 75% to the maximum IPO Offer Price as described in the Prospectus.

認股權 (續)

(b) 認股權計劃 (續)

該計劃之餘下年期

該計劃將生效及有效直至2017年1月31日，此後將不會授出任何認股權，但該計劃之條文於所有其他方面將維持十足效力及有效。於該計劃期內授出且於緊接2017年1月31日前仍未獲行使但符合上市規則條文之認股權，將可繼續根據彼等之授出條款予以行使，儘管該計劃之期限已屆滿。

(i) 首次公開發售前認股權之變動

於截至2007年12月31日止年度內，根據首次公開發售前認股權授出之認股權變動如下（乃根據上市規則第17.07條）：

附註：

- 所有已授出認股權之歸屬期為由接納授出日期起計六個月。
- 認股權之行使價較招股章程所述之最高首次公開發售價折讓75%。

SHARE OPTION (Cont'd)

(b) SHARE OPTION SCHEME (CONT'D)

Remaining life of the scheme (Cont'd)

(ii) MOVEMENTS OF THE SHARE OPTION SCHEME

Movements of the share options, which were granted under the Share Option Scheme, during the year ended 31 December 2007 are listed below in accordance with rule 17.07 of the Listing Rules:

Category	類別	Date of grant 授出日期	於 As at 01.01.2007	During the year 年內			於 As at 31.12.2007	Exercise price 行使價 HK\$ 港元	Exercise period 行使期
				Granted 已授出	Exercised 已行使	Lapsed*/ cancelled 已失效*/ 已註銷			
Directors	董事								
Mr. Zhang Huaqiao	張化橋先生	15.05.2007	-	7,000,000	-	-	7,000,000	1.84	15.11.2007- 14.05.2017
Dr. Li Jun	李珺博士	15.05.2007	-	1,000,000	-	-	1,000,000	1.84	15.11.2007- 14.05.2017
Mr. Cheung Ngai Lam	張毅林先生	15.05.2007	-	1,000,000	-	-	1,000,000	1.84	15.11.2007- 14.05.2017
Ms. Lin Wei Fang	林偉芳女士	15.05.2007	-	1,000,000	-	-	1,000,000	1.84	15.11.2007- 14.05.2017
Continuous Contract Employees	持續合約僱員								
		15.05.2007	-	13,929,000	(150,000)	(470,000*)	13,309,000	1.84	15.11.2007- 14.05.2017
		10.10.2007	-	1,000,000	-	-	1,000,000	2.99	10.04.2008- 09.10.2017
Consultants	顧問								
		15.05.2007	-	18,000,000	-	-	18,000,000	1.84	15.11.2007- 14.05.2017
		10.10.2007	-	5,000,000	-	-	5,000,000	2.99	10.04.2008- 09.10.2017
		10.10.2007 ^a	-	20,000,000	-	-	20,000,000	2.99	10.10.2008- 09.10.2017
Total	總計			- 67,929,000	(150,000)	(470,000*)	67,309,000		

Notes:

- The vesting period for all the options granted is six months from the date of acceptance of the offer, save as the one marked with "#", the vesting period is one year from the date of acceptance of the offer.
- The exercise price of the share options is subject to the adjustment in case of right or bonus issues, or other similar changes in the company's share capital.

認股權 (續)

(b) 認股權計劃 (續)

該計劃之餘下年期 (續)

(ii) 認股權計劃之變動

於截至2007年12月31日止年度內，根據認股權計劃授出之認股權變動如下(乃根據上市規則第17.07條列)：

附註：

- 所有已授出認股權之歸屬期為由接納授出日期起計六個月，惟該認股權附註「#」記號，其歸屬期為由接納授出日期起計一年。
- 認股權之行使價將因應供股或發行紅股或本公司股本之其他類似變動而作出調整。

SHARE OPTION (CONT'D)

(B) SHARE OPTION SCHEME (CONT'D)

Remaining life of the scheme (CONT'D)

(iii) FAIR VALUE OF SHARE OPTIONS AND ASSUMPTIONS

The estimate of the fair value of the share options granted is measured based on both the Black-Scholes pricing model and the binomial lattice model. The contractual life and expectations of early exercise of the share options were used as inputs into relevant models.

Fair value of share options and assumptions

Fair value at measurement date	於計量日期的公允值	HK\$0.78	HK\$0.47	HK\$0.64
		0.78 港元	0.47 港元	0.64 港元
Share price	股價	N/A	HK\$1.84	HK\$2.93
		不適用	1.84 港元	2.93 港元
Exercise price	行使價	HK\$0.60	HK\$1.84	HK\$2.99
		0.60 港元	1.84 港元	2.99 港元
Expected volatility (expressed as weighted average volatility used in the models)	預期波幅 (以該等模式中採用的加權平均波幅表示)	47.9%	48.9%	51.1%
Option life (expressed as weighted average life used in the models)	認股權年期 (以該等模式中採用的加權平均年期表示)	3 years 3 年	3.25 years 3.25 年	10 years 10 年
Expected dividends	預期股息	4.4%	3.4%	1.2%
Risk-free interest rate (based on Exchange Fund Notes)	無風險利率 (以外匯基金票據計算)	4.0%	4.2%	4.3%
Valuation model used	採用的估值模式	Black-Scholes 伯力克-舒爾斯	Black-Scholes 伯力克-舒爾斯	Binomial 二項式

The expected volatility is based on the historic volatility (calculated based on the weighted average remaining life of the share options), adjusted for any expected changes to future volatility based on publicly available information.

Share options were granted under a service condition. The condition has not been taken into account the fair value measurement of the services received on the grant date. There were no market conditions associated with the share options granted.

認股權 (續)

(B) 認股權計劃 (續)

該計劃之餘下年期 (續)

(iii) 認股權的公允值及假設

所授予認股權的公允值估計乃根據伯力克-舒爾斯定價模式及二項式點陣模式計量。認股權的合約年期及預期提早行使乃作為數據輸入有關模式。

認股權的公允值及假設

		Grant date 授出日期		
		31 January 2007 2007年1月31日	15 May 2007 2007年5月15日	10 October 2007 2007年10月10日
Fair value at measurement date	於計量日期的公允值	HK\$0.78	HK\$0.47	HK\$0.64
		0.78 港元	0.47 港元	0.64 港元
Share price	股價	N/A	HK\$1.84	HK\$2.93
		不適用	1.84 港元	2.93 港元
Exercise price	行使價	HK\$0.60	HK\$1.84	HK\$2.99
		0.60 港元	1.84 港元	2.99 港元
Expected volatility (expressed as weighted average volatility used in the models)	預期波幅 (以該等模式中採用的加權平均波幅表示)	47.9%	48.9%	51.1%
Option life (expressed as weighted average life used in the models)	認股權年期 (以該等模式中採用的加權平均年期表示)	3 years 3 年	3.25 years 3.25 年	10 years 10 年
Expected dividends	預期股息	4.4%	3.4%	1.2%
Risk-free interest rate (based on Exchange Fund Notes)	無風險利率 (以外匯基金票據計算)	4.0%	4.2%	4.3%
Valuation model used	採用的估值模式	Black-Scholes 伯力克-舒爾斯	Black-Scholes 伯力克-舒爾斯	Binomial 二項式

預期波幅乃根據歷史波幅 (根據認股權的加權平均餘下年期計算), 並就根據公開可用的資料調整任何預期變動的未來波幅。

認股權根據服務狀況批授。該狀況並無計及所收取服務於授出日期的公允值計量。認股權批授並無與市場條件有關。

PENSION SCHEMES

The pension schemes of the company and its subsidiaries are primarily in form of contributions to the China statutory public welfare fund and Hong Kong's Mandatory Provident Funds, respectively.

CONNECTED TRANSACTIONS

During the year, the company did not have any connected transactions which were subject to the requirements of the Listing Rules.

MANAGEMENT CONTRACTS

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

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

Neither the company nor any of its subsidiaries had purchased, sold, or redeemed any of the company's listed securities during the year.

CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Board adopted the Model Code. The directors have confirmed their compliance with the required standards as set out in the Model Code during the year ended 31 December 2007.

POST BALANCE SHEET EVENT

Details of significant events occurring after the balance sheet date as set out in note 38 to the financial statements.

AUDITORS

KPMG retire and, being eligible, offer themselves for re-appointment in forthcoming annual general meeting of the company. A resolution for the re-appointment of KPMG as auditors of the company is to be proposed at the forthcoming annual general meeting.

On behalf of the Board

Zeng Yunshu
Chairman

18 April 2008

退休金計劃

本公司及其附屬公司之退休金計劃主要分別為中國法定公益金供款計劃及香港強制性公積金。

關連交易

年內，本公司並無進行任何須遵守上市規則規定之關連交易。

管理合約

年內概無訂立或存在任何關於本公司業務全部及任何重要部分之管理及行政合約。

購買、出售或贖回本公司上市證券

年內，本公司或任何其附屬公司概無購買、出售或贖回任何本公司上市證券。

董事進行證券交易之守則

董事會已採納標準守則。董事確認彼等於截至2007年12月31日止年度內一直遵守標準守則所載之規定標準。

結算日後事項

結算日後發生之重大事項詳情載於財務報表附註38。

核數師

畢馬威會計師事務所任滿告退，惟表示願意於本公司之應屆股東週年大會上膺選連任。有關重新委任畢馬威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提呈。

代表董事會

主席
曾雲樞

2008年4月18日

The company has always recognised the importance of shareholders' transparency and accountability. It is the belief of the Board that shareholders can maximise their benefits from good corporate governance. The company is committed to ensure high standards of corporate governance in the interest of its shareholders.

(A) CORPORATE GOVERNANCE PRACTICES

The company has adopted the code provisions set out in the Code of Corporate Governance Practices (the "Code") as stated in Appendix 14 to the Rules of Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"). As far as the Code is concerned, the company complies with all aspects of the Code except for the Code of A.2.1 regarding the separation of roles of chairman and president (chief executive officer) which, in the company's opinion, would not be appropriate for adopted by the company. The chairman and president (chief executive officer) of the company are performed by the same individual, 曾雲樞先生 (Mr. Zeng Yunshu). The Board meets regularly to consider major matters affecting the operations of the company. The Board considered that this structure does not impair the balance of power and authority between the Board and the management of the company and believes that this structure enables the group to make and implement decision promptly and efficiently, therefore, the Board are of the view that the role of chairman and president (chief executive officer) of the company can be performed by the same individual.

(B) DIRECTORS' SECURITIES TRANSACTIONS

The Board has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix 10 to the Listing Rules as its own code of conduct regarding securities transactions by the directors. Specific enquiry has been made to all directors regarding any non-compliance with the Model Code during the period and they all confirmed that they have fully complied with the required standard set out in the Model Code.

In addition, the company has adopted provisions of the Model Code as written guidelines for relevant employees (as defined in provision A.5.4 of Appendix 14 to the Listing Rules) in respect of their dealings in the securities of the company. Such relevant employees shall abide by the provisions of the Model Code.

本公司深明對股東的透明度及問責之重要性。董事會相信股東可從良好之企業管治中獲得最大的裨益。本集團致力確保良好的企業管治標準，以符合股東利益。

(A) 企業管治常規

本集團已採納香港聯合交易所有限公司證券上市規則(「上市規則」)附錄十四所載的企業管治常規守則(「守則」)的守則條文。就所涉及的守則而言，本公司遵守守則的所有方面，惟守則第A.2.1條有關主席與總裁(行政總裁)的角色應各自獨立除外，而本公司認為並不適合採納此項守則。本公司的主席及總裁「行政總裁」均由同一人士即曾雲樞先生擔任。董事會定時召開會議以審議影響本公司營運的重大事宜。董事會認為此架構不會損害董事會與管理層之間的權力與授權的平衡，並相信此架構可令本集團迅速及有效地作出和實施決策。因此，董事會認為，本公司主席與總裁「行政總裁」的角色可由同一人士擔任。

(B) 董事進行的證券交易

董事會已採納上市規則附錄十所載的上市發行人董事進行證券交易的標準守則(「標準守則」)，作為董事進行證券交易的行為守則。期間，本公司已就是否有任何違反標準守則的事項向全體董事作出具體查詢，而彼等均確認彼等已全面遵守標準守則所載標準。

此外，本公司亦已就有關僱員買賣本公司證券而採納標準守則條文作為彼等的書面指引(定義見上市規則附錄十四條文第A.5.4條)。有關僱員須按照標準守則的條文行事。

(C) BOARD OF DIRECTORS

COMPOSITION

The composition of the Board ensures a balance of skills and experience appropriate to the requirements of the business of the company and to the exercising of independent opinion.

The directors who held office during the year and up to the date of this report were:

EXECUTIVE DIRECTORS:

Mr. ZENG Yunshu (*Chairman and President*)
Dr. HAN Qinchun
Mr. ZENG Sheng
Ms. YE Qingdong
Mr. OUYANG Junxin

Non-Executive Directors:

Mr. ZHANG Huaqiao (*appointed on 31 January 2007*)

Mr. CHEN Junyu (*appointed on 31 January 2007 and resigned on 16 October 2007*)

Independent Non-Executive Directors:

Dr. LI Jun (*appointed on 31 January 2007*)

Mr. CHEUNG Ngai Lam (*appointed on 31 January 2007*)

Ms. LIN Wei Fang (*appointed on 31 January 2007*)

The biographical details of the current directors are set out on page 22 to page 25 of this annual report.

NUMBER OF MEETINGS HELD AND ATTENDANCE

The Board normally has four (4) scheduled meetings a year and meet at other times as and when required to review financial and internal control, risk management, company strategy and operating performance of the group. During the year ended 31 December 2007, a total number of 20 regular and adhoc Board meetings, 2 audit committee meetings, 2 remuneration committee meetings and 1 nomination committee meeting were held. Minutes of these meetings are kept by the company secretary of the company and are open for inspection by the directors.

(C) 董事會

組成

董事會之組成確保了本公司業務運作及獨立意見所需要的技能及經驗。

年內及直至本報告日期止在任董事如下：

執行董事：

曾雲樞先生 (*主席兼總裁*)
韓秦春博士
曾勝先生
葉慶東女士
歐陽俊新先生

非執行董事：

張化橋先生 (*於2007年1月31日獲委任*)
陳軍余先生 (*於2007年1月31日獲委任及於2007年10月16日辭任*)

獨立非執行董事：

李珺博士 (*於2007年1月31日獲委任*)
張毅林先生 (*於2007年1月31日獲委任*)
林偉芳女士 (*於2007年1月31日獲委任*)

現任董事履歷載於本年報第22頁至第25頁。

已舉行會議及出勤的次數

董事會一般每年舉行四次會議，並在有需要時舉行會議檢討本集團的財務及內部監控、風險管理、公司策略及營運業績。於截至2007年12月31日止年度內，合共舉行了20次定期及特別董事會會議、2次審核委員會會議、2次薪酬委員會會議及1次提名委員會會議。該等會議的紀錄由本公司公司秘書保存，並公開供董事查閱。

(C) BOARD OF DIRECTORS (CONT'D)

NUMBER OF MEETINGS HELD AND ATTENDANCE (CONT'D)

The individual attendance records of each director, on a named basis, at the meetings of the Board, audit committee, remuneration committee and nomination committee during the year ended 31 December 2007 are set out below:

Name of Directors	董事姓名	Attendance/Number of Meetings entitled to attend 出席/有權出席會議的次數			
		Board 董事會	Audit Committee 審核委員會	Remuneration Committee 薪酬委員會	Nomination Committee 提名委員會
Mr. ZENG Yunshu	曾雲樞先生	17/20	-	2/2	-
Dr. HAN Qinchun	韓秦春博士	17/20	-	-	-
Mr. ZENG Sheng	曾勝先生	19/20	-	-	-
Ms. YE Qingdong	葉慶東女士	18/20	-	-	-
Mr. OUYANG Junxin	歐陽俊新先生	20/20	-	-	-
Mr. ZHANG Huaqiao	張化橋先生	5/5	-	-	-
Mr. CHEN Junyu*	陳軍余先生*	5/5	-	-	-
Dr. LI Jun	李珺博士	4/5	1/2	2/2	1/1
Mr. CHEUNG Ngai Lam	張毅林先生	4/5	2/2	2/2	1/1
Ms. LIN Wei Fang	林偉芳女士	4/5	2/2	-	1/1

* Mr. CHEN resigned on 16 October 2007.

RESPONSIBILITY OF THE BOARD

The Board is responsible to ensure that there is a competent executive management which is able to run the company in a sound and efficient manner. The Board is also responsible for establishing the company's business strategies and plans from time to time to ensure that the operations of the company are conducted effectively.

The Board is responsible for preparation of the financial statements. In preparing the financial statements, the generally accepted accounting standards in Hong Kong have been adopted, appropriate accounting policies have been used and applied consistently, and reasonable and prudent judgments and estimates have been made.

The Board also conducts appropriate internal control procedures and reviews risk management strategies and policies of the company to ensure that the company runs its business in compliance with all legal and regulatory requirements with prudence and integrity.

(C) 董事會(續)

已舉行會議及出席的次數(續)

截至2007年12月31日止年度內，按姓名分類的每位董事出席董事會會議、審核委員會、薪酬委員會及提名委員會的個別出勤記錄載列如下：

Name of Directors	董事姓名	Attendance/Number of Meetings entitled to attend 出席/有權出席會議的次數			
		Board 董事會	Audit Committee 審核委員會	Remuneration Committee 薪酬委員會	Nomination Committee 提名委員會
Mr. ZENG Yunshu	曾雲樞先生	17/20	-	2/2	-
Dr. HAN Qinchun	韓秦春博士	17/20	-	-	-
Mr. ZENG Sheng	曾勝先生	19/20	-	-	-
Ms. YE Qingdong	葉慶東女士	18/20	-	-	-
Mr. OUYANG Junxin	歐陽俊新先生	20/20	-	-	-
Mr. ZHANG Huaqiao	張化橋先生	5/5	-	-	-
Mr. CHEN Junyu*	陳軍余先生*	5/5	-	-	-
Dr. LI Jun	李珺博士	4/5	1/2	2/2	1/1
Mr. CHEUNG Ngai Lam	張毅林先生	4/5	2/2	2/2	1/1
Ms. LIN Wei Fang	林偉芳女士	4/5	2/2	-	1/1

* 陳先生於2007年10月16日辭任。

董事會責任

董事會負責確保行政管理層能使本公司妥善及有效經營，並不時制定本公司業務策略及計劃，以確保有效營運。

董事會負責編製財務報表。於編製財務報表時，已採納香港公認會計準則，使用及貫徹應用適當的會計政策，並作出合理審慎的判斷及估計。

董事會亦進行適當內部監控程序，並檢討本公司的風險管理策略及政策，以確保本公司在符合所有法例及監管規定的情況下審慎而真誠地經營業務。

(C) BOARD OF DIRECTORS (CONT'D)

RESPONSIBILITY OF THE DIRECTORS

Each executive director is delegated individual authority and responsibility to oversee and monitor the operations of a specific business unit, and to implement the strategies and policies set out by the Board. The independent non-executive directors provide independent opinion and share their knowledge and experiences with the other members of the Board, audit committee, remuneration committee and nomination committee.

ANNUAL CONFIRMATION FROM INDEPENDENT NON-EXECUTIVE DIRECTORS

The company has received, from each independent non-executive directors, an annual confirmation of his/her independence pursuant to Rule 3.13 of the Listing Rules. The Board and the nomination committee consider all of the independent non-executive directors are independent.

TERMS OF NON-EXECUTIVE DIRECTORS

Each of the non-executive and independent non-executive directors has been appointed to hold the office until the forthcoming annual general meeting. In addition, the appointment of each of the non-executive and independent non-executive directors is subject to retirement by rotation in accordance with the company's Articles of Association.

(D) REMUNERATION OF DIRECTORS

The Board has established a remuneration committee ("RC") with written terms of reference as suggested under the code provision under the Code. The RC comprises the following three members:

- (i) Dr. Li Jun, chairman of RC (*independent non-executive director*);
- (ii) Mr. Zeng Yunshu (*executive director, chairman & president of the Board*); and
- (iii) Mr. Cheung Ngai Lam (*independent non-executive director*).

The RC meets at least once a year to determine the remuneration policy for the directors and senior management. During the year ended 31 December 2007, a total number of 2 meetings were held to determine the remuneration policy for the directors and/or senior management. The attendance records of the RC, on a named basis, are set out under section of "Number of Meetings Held and Attendance" on page 47 of this annual report.

(C) 董事會 (續)

董事責任

各執行董事獲個別授權監督及監察特定業務單位的運作，並推行董事會制定的策略及政策。獨立非執行董事提供獨立意見，並與董事會、審核委員會、薪酬委員會及提名委員會其他成員分享相關知識及經驗。

獨立非執行董事的年度確認書

本公司已收到每位獨立非執行董事根據上市規則第3.13條發出的年度獨立確認書。董事會及提名委員會認為，所有獨立非執行董事均具獨立性。

非執行董事任期

每位非執行董事及獨立非執行董事的任期至應屆股東週年大會結束為止。此外，獲委任的每位非執行董事及獨立非執行董事須根據本公司的組織章程輪席退任。

(D) 董事薪酬

董事會已成立薪酬委員會，並按守則的守則條文建議制定書面職權範圍。薪酬委員會由以下三名成員組成：

- (i) 李珺博士，薪酬委員會主席 (*獨立非執行董事*)；
- (ii) 曾雲樞先生 (*執行董事，董事會主席兼總裁*)；及
- (iii) 張毅林先生 (*獨立非執行董事*)。

薪酬委員會每年至少舉行一次會議，以釐定董事及高級管理層的薪酬政策。於截至2007年12月31日止年度內，合共舉行了2次會議，以釐定董事及／或高級管理層的薪酬政策。按姓名分類的出席薪酬委員會會議的出勤記錄載於年報第47頁的「已舉行會議及出席的次數」一節。

(D) REMUNERATION OF DIRECTORS (CONT'D)

The RC has primary responsibility for making recommendations for approval by the Board with respect to matters relating to the remuneration of the executive directors of the company. The major responsibilities of the remuneration committee are:

- (i) to make recommendations on the company's policies and structure for all the remuneration of the directors;
- (ii) to propose the specific remuneration packages of the executive directors, and to make recommendations on the remuneration of the non-executive directors for the Board's approval;
- (iii) to review and propose performance-based remuneration for executive directors by reference to corporate goals and objectives resolved by the Board from time to time; and
- (iv) to administer and make determinations with regard to the company's share option scheme.

During the year, the Board approved all the recommendations of the RC. Details of the amount of directors' emoluments during the financial year ended 31 December 2007 are set out in note 10 to the financial statements.

(E) AUDIT COMMITTEE

The Board has established an audit committee ("AC") with written terms of reference as suggested under the code provision under the Code. The AC comprises the following three members, all of them are independent non-executive directors:

- (i) Mr. Cheung Ngai Lam (*chairman of AC*);
- (ii) Dr. Li Jun; and
- (iii) Ms. Lin Wei Fang.

The AC meets at least twice a year to review and approve the group's financial reporting process and internal control system. During the year ended 31 December 2007, a total number of 2 meetings were held. The attendance records of the AC, on a named basis, are set out under section of "Number of Meetings Held and Attendance" on page 47 of this report.

(D) 董事薪酬 (續)

薪酬委員會主要負責就有關本公司執行董事的薪酬事宜提出推薦意見，以供董事會批准。薪酬委員會的主要責任為：

- (i) 就本公司有關董事所有薪酬的政策及架構提出推薦意見；
- (ii) 就執行董事的特別薪酬待遇提出建議，及就非執行董事的薪酬提出推薦意見以供董事會批准；
- (iii) 參照董事會不時議決的公司目標及宗旨、建議執行董事基於表現的薪酬；及
- (iv) 管理本公司的認股權計劃並就此作出決定。

年內，董事會批准了薪酬委員會的所有推薦意見。於截至2007年12月31日止年度內，有關董事袍金款額的詳情載於財務報表附註10。

(E) 審核委員會

董事會已成立審核委員會，並按守則的守則條文建議制定書面職權範圍。審核委員會由以下三名成員(均為獨立非執行董事)組成：

- (i) 張毅林先生(審核委員會主席)；
- (ii) 李珺博士；及
- (iii) 林偉芳女士。

審核委員會每年至少舉行兩次會議，以檢討及批准本集團的財務申報程序及內部監控系統。於截至2007年12月31日止年度內，合共舉行了2次會議。按姓名分類的出席審核委員會會議的出勤記錄載於本報告第47頁的「已舉行會議及出席的次數」一節。

(E) AUDIT COMMITTEE (CONT'D)

The major responsibilities of the AC are:

- (i) to make recommendations with respect to the appointment, reappointment and removal of the company's external auditors, and to reevaluate their independence and objectivity and the effectiveness of the audit process;
- (ii) to review and monitor the interim and annual financial statements, reports and accounts of the company, and to review significant and judgemental financial reporting issues contained therein;
- (iii) to review the company's financial controls, internal controls and risk management systems; and
- (iv) to discuss with the management the system of internal controls, and to ensure that the management has discharged its duties and responsibilities in implementing an effective internal control system.

The group's annual results for the year ended 31 December 2007 have been reviewed by AC.

AUDITORS' REMUNERATION

During the year ended 31 December 2007, the fees paid/payable to auditors in respect of audit services and non-audit services provided by the auditors to the group were as follows:

Nature of services	服務性質	2007	2006
		HK\$'000 港幣千元	HK\$'000 港幣千元
Audit	核數	2,084	800
IPO services	上市服務	3,138	-
Others	其他	696	-
Total	總計	5,918	800

(E) 審核委員會(續)

審核委員會的主要責任為：

- (i) 就委任、重新委任及罷免本公司的外聘核數師提出推薦意見，以及客觀評估彼等的獨立性及審核程序的成效；
- (ii) 檢討及監察本公司的中期及年度財務報表、報告及賬目，以及檢討其中所載的重大及決策性財務申報事宜；
- (iii) 檢討本公司的財務監控、內部監控及風險管理系統；及
- (iv) 與管理層討論內部監控系統，以及確保管理層於落實有效的內部監控系統方面已履行其職責及責任。

本集團截至2007年12月31日止年度的年度業績已由審核委員會審閱。

核數師酬金

於截至2007年12月31日止年度，就核數師向本集團提供的核數服務及非核數服務而已付／應付予核數師的費用如下：

(F) NOMINATION COMMITTEE

The Board has established a nomination committee ("NC") with written terms of reference as suggested under the code provision under the Code. The members of nomination committee are independent non-executive directors, namely:

- (i) Ms. Lin Wei Fang, (*chairlady of NC*);
- (ii) Dr. Li Jun; and
- (iii) Mr. Cheung Ngai Lam.

The NC meets at least once a year to make recommendations to the Board on the appointment of directors and the management of the Board succession. During the year ended 31 December 2007, a total number of 1 meeting was held. The attendance records of the nomination committee, on a named basis, are set out under section of "Number of Meetings Held and Attendance" on page 47 of the report.

The major responsibilities of the NC are:

- (i) to review the structure, size and composition (including the skills, knowledge and experience) of the Board on a regular basis and make recommendations to the Board regarding any proposed changes;
- (ii) to identify individuals suitably qualified to become Board members and select or make recommendations to the Board on the selection of, individuals nominated for directorships;
- (iii) to assess the independence of independent non-executive directors; and
- (iv) to make recommendations to the Board on relevant matters relating to the appointment or re-appointment of directors and succession planning for directors in particular the chairman and the president(chief executive officer).

(F) 提名委員會

董事會已成立提名委員會，並按守則的守則條文建議制定書面職權範圍。提名委員會由以下三名成員(均為獨立非執行董事)組成：

- (i) 林偉芳女士(*提名委員會主席*)；
- (ii) 李珺博士；及
- (iii) 張毅林先生。

提名委員會每年至少舉行一次會議，以就委任董事及董事會繼承管理向董事會提出推薦意見。於截至2007年12月31日止年度內，合共舉行了1次會議。按姓名分類的出席提名委員會會議的出勤記錄載於本報告第47頁的「已舉行會議及出席的次數」一節。

提名委員會的主要責任為：

- (i) 定期檢討董事會的架構、規模及組成(包括技能、知識及經驗)及就任何建議調整向董事會提出推薦建議；
- (ii) 物色具備合適資格可擔任董事之人士，及挑選獲提名出任董事之人士或就此向董事會提出推薦意見；
- (iii) 評估獨立非執行董事的獨立性；及
- (iv) 就有關委任或重新委任董事以及董事尤其是主席及總裁(行政總裁)繼任計劃的相關事宜向董事會提出推薦意見。

(F) NOMINATION COMMITTEE (CONT'D)

During the year, the Board approved all the recommendations of the NC. The retirement and rotation of the following directors at the forthcoming annual general meeting have been approved by the NC:—

- (i) Dr. Li Jun (*independent non-executive director*);
- (ii) Mr. Cheung Ngai Lam (*independent non-executive director*);
- (iii) Ms. Lin Wei Fang (*independent non-executive director*);
- (iv) Ms. Ye Qingdong (*executive director*);
- (v) Mr. Ouyang Junxin (*executive director*); and
- (vi) Mr. Zhang Huaqiao (*non-executive director*).

(G) INTERNAL CONTROL

The Board has the responsibility to maintain an effective internal control system in order to protect the group's assets and shareholders' interests. The Board and AC shall also conduct periodic reviews to ensure the effectiveness of the group's internal control system.

The internal control system includes a well established corporate structure and organisation with clearly defined lines of responsibility and authority. Each department is responsible for its daily operations, and is also required to implement and monitor the strategies and policies adopted by the Board and effective employment of the resources of the company, in order to avoid misappropriation of resources and damages made to the company's assets, and prevent against errors and fraud.

The Board and AC assess the effectiveness of the internal control system and procedures based on information derived from discussions with the management of the company and its external auditors. The Board and AC believe that the existing internal control system is adequate and effective.

(F) 提名委員會(續)

年內，董事會批准了提名委員會的所有推薦意見。下列董事於應屆股東週年大會上輪席和退任已獲提名委員會批准：

- (i) 李珺博士(獨立非執行董事)；
- (ii) 張毅林先生(獨立非執行董事)；
- (iii) 林偉芳女士(獨立非執行董事)；
- (iv) 葉慶東女士(執行董事)；
- (v) 歐陽俊新先生(執行董事)；及
- (vi) 張化橋先生(非執行董事)。

(G) 內部監控

董事會有責任維持及檢討公司的內部監控系統，以保障集團的資產及股東的權益。董事會及審核委員會定期檢討本集團內部監控系統以確保其效用性。

內部監控系統包括公司的結構和組織，清楚界定各部門的職責範圍和權屬。各部門不僅負責日常業務的操作，還需要實施及監察董事會所決定的政策、策略及整體的資源有效運用，以防止濫用資源、資產受損、防止錯失及欺詐行為的發生。

董事會及審核委員會參考公司管理層及外聘核數師所提供的資料，評估內部監控及其程序之有效性。董事會及審核委員會相信現時之內部監控系統已經足夠及有效地運用。

(G) INTERNAL CONTROL (CONT'D)

The Board has established a clearly defined scope of activities, responsibility and authority for each department and its management staff within the group. The group has a defined goal for each department to accomplish, these goals were discussed in the Board meeting and pass on to the management through the executive directors. These goals will be implemented and closely monitored by the executive directors who shall review the operational and financial results from time to time, and to take any necessary actions for the improvement of its business activities.

(H) INVESTOR RELATIONS

The company is committed to maintain high level of transparency in communicating with shareholders and the investment community at large. The company provides information in relation to the company and its business in its annual report which is to be dispatched to shareholders of the company on a timely basis. The group's corporate website (<http://www.hlkg.net/>) also provides an effective communication medium through which the public and investor community can obtain updated information about the group.

All the shareholders of the company are to be given a 21 days' notice of the date and venue of the company's Annual General Meeting where the shareholders have an opportunity to communicate directly with the Board of the company.

(G) 內部監控 (續)

董事會對各行政管理人員設有清晰而明確的權責。本集團訂立明確的目標予各部門來完成，各項目標均在董事會會議決定後，由執行董事交給各管理部門執行。各執行董事會密切監察公司的各項業務、審閱業務進度和財務報告、檢討及作出相應的改善。

(H) 投資者關係

本公司在與股東及投資者溝通方面竭力保持高透明度，亦透過定期向本公司股東寄發年報以提供有關本公司及其業務資料。本集團的公司網站(<http://www.hlkg.net/>)更是公眾及投資者獲得本集團最新資料的有效溝通媒介。

本公司會於舉行股東週年大會前21天向全體股東寄發有關股東週年大會日期及地點的通告，會上股東可直接與本公司董事會溝通。



Independent Auditor's Report to the Shareholders of Hong Long Holdings Limited

(incorporated in the Cayman Islands with limited liability)

We have audited the consolidated financial statements of Hong Long Holdings Limited set out on pages 56 to 157, which comprise the consolidated and the company balance sheets as at 31 December 2007, and the consolidated income statement, the consolidated statement of changes in equity and the consolidated cash flow statement for the year then ended, and a summary of significant accounting policies and other explanatory notes.

DIRECTORS' RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The directors of the company are responsible for the preparation and the true and fair presentation of these financial statements in accordance with Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants and the disclosure requirements of the Hong Kong Companies Ordinance. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and the true and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on these financial statements based on our audit. This report is made solely to you, as a body, 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 as to whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor

致鴻隆控股有限公司股東
之獨立核數師報告
(於開曼群島註冊成立的有限公司)

本核數師(以下簡稱「我們」)已審核列載於第56頁至第157頁鴻隆控股有限公司的綜合財務報表，此綜合財務報表包括於2007年12月31日的綜合及公司資產負債表與截至該日止年度的綜合損益表、綜合權益變動表和綜合現金流量表，以及主要會計政策概要及其他附註解釋。

董事就財務報表須承擔的責任

貴公司董事須負責根據香港會計師公會頒佈的香港財務報告準則及香港《公司條例》的披露要求編製及真實而公平地列報該等財務報表。這責任包括設計、實施及維護與編製及真實而公平地列報財務報表相關的內部控制，以使財務報表不存在由於欺詐或錯誤而導致的重大錯誤陳述；選擇和應用適當的會計政策；及按情況下作出合理的會計估計。

核數師的責任

我們的責任是根據我們的審核對該等財務報表作出意見。我們謹向整體股東報告。除此以外，我們的報告書不可用作其他用途。我們概不就本報告書的內容，對任何其他人士負責或承擔法律責任。

我們已根據香港會計師公會頒佈的香港審計準則進行審核。這些準則要求我們遵守道德規範，並規劃及執行審核，以合理確定此等財務報表是否不存有任何重大錯誤陳述。

審核涉及執行程序以獲取有關財務報表所載金額及披露資料的審核憑證。所選定的程序取決於核數師的判斷，包括評估由於欺詐或錯誤而導致財務報表存有重大錯誤陳述的風險。在評估該等風險時，核數師考慮與該公司編製及真

considers internal control relevant to the entity's preparation and true and fair presentation of the financial statements 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 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 state of affairs of the company and of the group as at 31 December 2007 and of the group's profit and cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards and have been properly prepared in accordance with the disclosure requirements of the Hong Kong Companies Ordinance.

KPMG

Certified Public Accountants
8th Floor, Prince's Building
10 Chater Road
Central, Hong Kong

18 April 2008

實而公平地列報財務報表相關的內部控制，以設計適當的審核程序，但並非為對公司的內部控制的效能發表意見。審核亦包括評價董事所採用的會計政策的合適性及所作出的會計估計的合理性，以及評價財務報表的整體列報方式。

我們相信，我們所獲得的審核憑證是充足和適當地為我們的審核意見提供基礎。

意見

我們認為，該等綜合財務報表已根據香港財務報告準則真實而公平地反映 貴公司及 貴集團於2007年12月31日的事務狀況及 貴集團截至該日止年度的溢利及現金流量，並已按照香港《公司條例》之披露要求妥為編製。

畢馬威會計師事務所

執業會計師
香港中環
遮打道10號
太子大廈8樓

2008年4月18日

Consolidated Income Statement 綜合損益表

For the year ended 31 December 2007 截至二零零七年十二月三十一日止年度
(Expressed in Renminbi Thousand Yuan) (以人民幣千元列示)

		Note 附註	2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
Turnover	營業額	4 & 15	411,677	521,040
Cost of sales	銷售成本		(176,994)	(257,881)
Gross profit	毛利		234,683	263,159
Net increase in fair value of investment properties	投資物業的公允值的增加淨額		180,352	566,343
Gain on disposal of a jointly controlled entity	出售共同控制實體收益	5(a)	140,765	-
Gain on disposal of properties under development	出售發展中物業收益	5(b)	-	120,053
Other net (loss)/income	其他(虧損)/收益淨額	6	(24,608)	2,162
Other revenue	其他收入	7	40,476	3,768
Selling and distribution expenses	銷售及分銷費用		(11,347)	(13,140)
General and administrative expenses	一般及行政費用		(53,769)	(11,871)
Other operating expenses	其他營運費用		(20,356)	(2,691)
Profit from operations	經營溢利		486,196	927,783
Net change in fair value of derivative financial instruments	衍生金融工具的公允值的變動淨額		(28,182)	432
Finance costs	融資成本	8(a)	(55,091)	(23,170)
Profit before taxation	除稅前溢利	8	402,923	905,045
Income tax	所得稅	9	(152,421)	(206,779)
Profit for the year	本年度溢利		250,502	698,266
Attributable to:	以下人士應佔：			
Equity shareholders of the company	本公司權益股東		250,685	698,969
Minority interests	少數股東權益		(183)	(703)
Profit for the year	本年度溢利		250,502	698,266
Dividends per share	每股股息	13	Nil	Nil
Earnings per share (RMB Yuan)	每股盈利(人民幣元)	14		
Basic	基本		0.24	0.67
Diluted	攤薄		0.23	N/A

The notes on pages 63 to 157 form part of these financial statements.

第63頁至第157頁的附註屬本財務報表的一部分。

Consolidated Balance Sheet 綜合資產負債表

At 31 December 2007 於二零零七年十二月三十一日
(Expressed in Renminbi Thousand Yuan) (以人民幣千元列示)

		Note	2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
		附註		
Non-current assets	非流動資產			
Property, plant and equipment	物業、廠房及設備	16	9,772	6,145
Investment properties	投資物業	18	1,257,486	1,004,500
Deferred tax assets	遞延稅項資產	30(b)	14,744	–
			1,282,002	1,010,645
Current assets	流動資產			
Inventories	存貨	20	932,860	101,992
Trade and other receivables	應收賬款及其他應收款	21	519,306	489,079
Prepaid land costs	預付土地成本	21(d)	220,620	89,128
Trading securities	買賣證券	19	3,733	–
Pledged deposits	抵押存款	23	176,433	27,090
Cash and cash equivalents	現金及現金等價物	24	397,101	31,540
			2,250,053	738,829
Current liabilities	流動負債			
Bank loans and other borrowings	銀行貸款及其他借貸	26	219,019	470,258
Derivative component of Convertible Note	可換股票據的衍生部分	26(b)	–	5,998
Trade and other payables, and accruals	應付賬款、其他應付款及預提費用	27	314,578	183,003
Receipts in advance	預收賬款	28	34,652	12,540
Rental and other deposits	租賃及其他按金	29	10,944	10,770
Taxation payable	應付稅項	30(a)	242,886	135,670
			822,079	818,239
Net current assets/(liabilities)	流動資產/(負債)淨值		1,427,974	(79,410)
Total assets less current liabilities	資產總值減流動負債		2,709,976	931,235
Non-current liabilities	非流動負債			
Interest-bearing borrowings	計息借貸	25	956,386	–
Deferred tax liabilities	遞延稅項負債	30(b)	113,864	86,812
			1,070,250	86,812
Net assets	資產淨值		1,639,726	844,423

Consolidated Balance Sheet 綜合資產負債表

At 31 December 2007 於二零零七年十二月三十一日
(Expressed in Renminbi Thousand Yuan) (以人民幣千元列示)

		Note 附註	2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
Equity	權益			
Share capital	股本		10,296	80
Reserves	儲備		1,617,162	821,252
Total equity attributable to equity shareholders of the company	本公司權益股東應佔權益總額	32	1,627,458	821,332
Minority interests	少數股東權益	32	12,268	23,091
Total equity	權益總額		1,639,726	844,423

Approved and authorised for issue by the Board of directors on 18 April 2008.

董事會於2008年4月18日批准並授權刊發。

Zeng Yunshu

曾雲樞

Executive Director

執行董事

Zeng Sheng

曾勝

Executive Director

執行董事

The notes on pages 63 to 157 form part of these financial statements.

第63頁至第157頁的附註屬本財務報表的一部分。

Balance Sheet 資產負債表

At 31 December 2007 於二零零七年十二月三十一日
(Expressed in Renminbi Thousand Yuan) (以人民幣千元列示)

		Note	2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
		附註		
Non-current assets	非流動資產			
Property, plant and equipment	物業、廠房及設備	16	467	–
Interests in subsidiaries	於附屬公司的權益	17	909,353	–
			909,820	–
Current assets	流動資產			
Other receivables	其他應收款	21	25,758	11,915
Pledged deposits	抵押存款	23	164,406	–
Cash and cash equivalents	現金及現金等價物	24	122,935	–
			313,099	11,915
Current liabilities	流動負債			
Other payables and accruals	其他應付款及預提費用	27	98,789	11,944
Net current assets/(liabilities)	流動資產/(負債)淨值		214,310	(29)
Total assets less current liabilities	資產總值減流動負債		1,124,130	(29)
Non-current liabilities	非流動負債			
Interest-bearing borrowings	計息借貸	25	555,708	–
Net assets/(liabilities)	資產/(負債)淨值		568,422	(29)
Equity	權益			
Share capital	股本		10,296	–
Reserves	儲備		558,126	(29)
Total equity	權益總額	32	568,422	(29)

Approved and authorised for issue by the Board of directors on 18 April 2008.

董事會於2008年4月18日批准並授權刊發。

Zeng Yunshu

曾雲樞

Executive Director

執行董事

Zeng Sheng

曾勝

Executive Director

執行董事

The notes on pages 63 to 157 form part of these financial statements.

第63頁至第157頁的附註屬本財務報表的一部分。

Consolidated Statement of Changes in Equity 綜合權益變動表

For the year ended 31 December 2007 截至二零零七年十二月三十一日止年度
(Expressed in Renminbi Thousand Yuan) (以人民幣千元列示)

	Note 附註	2007		2006	
		RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元
Total equity at 1 January	於1月1日的權益總額		844,423		147,098
Profit for the year	本年度溢利	32	250,502		698,266
Total recognised income and expense for the year	本年度已確認收入及費用總額		250,502		698,266
Attributable to:	以下人士應佔：				
– equity shareholders of the company	– 本公司權益股東		250,685		698,969
– minority interests	– 少數股東權益		(183)		(703)
			250,502		698,266
Movements in equity arising from capital transactions:	資本交易產生的權益變動：				
Shares issued pursuant to the global offering and upon the exercise of the over-allotment option, net of share issuing costs	根據全球發售及因超額配股權獲行使而發行的股份（扣除股份發行成本）	32	465,599		–
Conversion of Convertible Note	轉換可換股票據	32	117,624		–
Equity-settled share-based payments	以股份為結算基礎的付款	32	44,727		–
Shares issued under share option scheme	根據認股權計劃發行的股份	32	2,531		–
Shares issued upon incorporation	於註冊成立時發行的股份	32	–		59
Acquisition of additional interests in subsidiaries	收購附屬公司的額外權益	32	(85,680)		(1,000)
			544,801		(941)
Total equity at 31 December	於12月31日的權益總額		1,639,726		844,423

The notes on pages 63 to 157 form part of these financial statements.

第63頁至第157頁的附註屬本財務報表的一部分。

Consolidated Cash Flow Statement 綜合現金流量表

For the year ended 31 December 2007 截至二零零七年十二月三十一日止年度
(Expressed in Renminbi Thousand Yuan) (以人民幣千元列示)

	Note 附註	2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
Operating activities	經營活動		
Profit before taxation	除稅前溢利	402,923	905,045
Adjustments for:	調整項目：		
- interest income	- 利息收入	7 (38,497)	(1,974)
- finance costs	- 融資成本	8(a) 55,091	23,170
- amortisation and depreciation	- 攤銷及折舊	8(c) 3,324	2,976
- gain on disposal of property, plant and equipment	- 出售物業、廠房及設備 收益	6 (83)	-
- net increase in fair value of investment properties	- 投資物業的公允值的 增加淨額	(180,352)	(566,343)
- net change in fair value of derivative financial instruments	- 衍生金融工具的 公允值的變動淨額	28,182	(432)
- net realised and unrealised gains on trading securities	- 買賣證券的已變現及 未變現收益淨額	6 (1,799)	-
- gain on disposal of a jointly controlled entity	- 出售共同控制實體收益	5(a) (140,765)	-
- equity-settled share-based payments	- 以股份為結算基礎的付款	31 44,727	-
Operating profit before changes in working capital	營運資金變動前的 的經營溢利	172,751	362,442
(Increase)/decrease in inventories	存貨(增加)/減少	(535,538)	176,024
Decrease/(increase) in trade and other receivables	應收賬款及其他 應收款減少/(增加)	9,709	(316,270)
Increase in prepaid land costs	預付土地成本增加	(132,776)	-
Increase in pledged deposits	抵押存款增加	(138,809)	(5,256)
Increase in trade and other payables, and accruals	應付賬款、其他應付款及 預提費用增加	24,008	51,947
Decrease in receipts in advance	預收賬款減少	(176,040)	(278,696)
Increase in rental and other deposits	租賃及其他按金增加	174	6,928
Cash used in operations	營運動用的現金	(776,521)	(2,881)
PRC income tax paid	已付中國所得稅	(32,897)	(10,717)
Net cash used in operating activities	經營活動動用的現金淨額	(809,418)	(13,598)

Consolidated Cash Flow Statement 綜合現金流量表

For the year ended 31 December 2007 截至二零零七年十二月三十一日止年度
(Expressed in Renminbi Thousand Yuan) (以人民幣千元列示)

	Note 附註	2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
Investing activities			
Expenditure on investment properties		(72,634)	-
Purchase of property, plant and equipment	16	(4,814)	(641)
Proceeds from disposal of property, plant and equipment		110	-
Acquisition of subsidiaries, net of cash acquired	39	(88,487)	-
Expenditure on investment properties under development		-	(171,336)
Acquisition of additional interests in subsidiaries		(85,680)	(1,000)
Acquisition of a jointly controlled entity		(173,917)	-
Proceeds from disposal of a jointly controlled entity		314,682	-
Purchase of trading securities		(2,830)	-
Proceeds from sale of trading securities		896	-
Interest received		38,497	774
Net cash used in investing activities		(74,177)	(172,203)
Financing activities			
Drawdown of bank loans		1,051,698	103,000
Repayment of bank loans		(732,001)	(29,200)
Repayment of Loan Note	26(c)	(126,673)	-
Pledged deposits for long-term bank loans		(10,053)	-
Proceeds from issuance of Convertible Note and Loan Note		-	156,470
Proceeds from issuance of new shares		468,130	59
Proceeds from issuance of Senior Note	25(b)	645,455	-
Interest paid		(40,814)	(13,943)
Net cash generated from financing activities		1,255,742	216,386
Net increase in cash and cash equivalents		372,147	30,585
Effect of foreign exchange rate changes		(6,586)	(2,792)
Cash and cash equivalents at 1 January		31,540	3,747
Cash and cash equivalents at 31 December		397,101	31,540

Major non-cash transaction

During the year ended 31 December 2006, one of the group's minority shareholders settled an amount of RMB36,047,000 with the group by transferring an investment property which was previously sub-leased to the group.

主要非現金交易

截至2006年12月31日止年度，本集團其中一名少數股東透過出讓先前轉租予本集團的一項投資物業，向本集團清償人民幣36,047,000元的金額。

The notes on pages 63 to 157 form part of these financial statements.

第63頁至第157頁的附註屬本財務報表的一部分。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

1 ORGANISATION AND BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS

(a) Principal place of business

Hong Long Holdings Limited (the “company”) is a company incorporated and domiciled in the Cayman Islands. Its principal place of business is at 8/F., Hong Long Building, Nanhai Avenue, Nanshan District, Shenzhen, 518067, the People’s Republic of China (the “PRC”) and has its registered office at Cricket Square, Hutchins Drive, PO Box 2681, George Town, Grand Cayman KY1-1111, the Cayman Islands.

(b) Basis of preparation of the financial statements

Pursuant to a reorganisation of the company and its subsidiaries (collectively referred to as the “group”) which was completed on 31 January 2007 to rationalise the group’s structure in preparation for the public listing of the company’s shares on the Main Board of the Stock Exchange of Hong Kong Limited (the “Stock Exchange”), the company became the holding company of the subsidiaries comprising the group. The shares of the company were listed on the Stock Exchange on 22 February 2007 (the “Listing Date”). Details of the reorganisation are set out in the prospectus dated 8 February 2007 issued by the company.

The financial statements for the year ended 31 December 2007 comprise the company and its subsidiaries.

For the year ended 31 December 2006, the group adopted reverse acquisition accounting, rather than following its legal form, in the preparation of its financial statements. The directors considered that Hong Long Properties (Shenzhen) Company Limited is the accounting parent until 31 January 2007.

Intra-group balances and transactions, and any unrealised profits arising from intra-group transactions, were eliminated in full in preparing the consolidated financial statements. Unrealised losses resulting from intra-group transactions were eliminated in the same way as unrealised gains, but only to the extent that there was no evidence of impairment.

1 組織及編製財務報表的基準

(a) 主要營業地點

鴻隆控股有限公司(「本公司」)為一家於開曼群島註冊成立和以該地為居籍的公司，主要營業地點位於中華人民共和國(「中國」)深圳南山區南海大道鴻隆大廈8樓(郵編：518067)，而註冊辦事處位於Cricket Square，Hutchins Drive，PO Box 2681，George Town，Grand Cayman KY1-1111，the Cayman Islands。

(b) 編製財務報表的基準

為籌備本公司股份在香港聯合交易所有限公司(「聯交所」)主板公開上市，本公司及其附屬公司(統稱「本集團」)進行了重組，以優化本集團的架構，並於2007年1月31日完成，據此本公司成為本集團旗下各附屬公司的控股公司。本公司股份於2007年2月22日在聯交所上市(「上市日」)。有關重組的詳情載於本公司刊發的日期為2007年2月8日的招股章程。

截至2007年12月31日止年度的財務報表涵蓋本公司及其附屬公司。

截至2006年12月31日止年度，本集團在編製其財務報表方面採納反向收購會計，而非遵循其法律形式。董事認為，於2007年1月31日前鴻隆地產(深圳)有限公司乃會計母公司。

集團公司間的結餘及交易以及集團公司間交易產生的任何未變現溢利，於編製綜合財務報表時悉數撇銷。集團公司間交易產生的任何未變現虧損以相同方式撇銷為未變現收益(惟限於並無減值證據的情況)。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

2 主要會計政策概要

(a) Statement of compliance

The financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards (“HKFRSs”), which collective term includes all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (“HKASs”) and Interpretations issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”), accounting principles generally accepted in Hong Kong and the disclosure requirements of the Hong Kong Companies Ordinance. These financial statements also comply with the applicable disclosure provisions of the Rules Governing the Listing of Securities on the Stock Exchange. A summary of the significant accounting policies adopted by the group is set out below.

The HKICPA has issued certain new and revised HKFRSs that are first effective or available for early adoption for the current accounting period of the group and the company. Information on any changes in accounting policies resulting from initial application of these developments to the extent that they are relevant to the group for the current and prior accounting periods reflected in these financial statements are discussed in note 3.

(b) Basis of presentation of the financial statements

Unless otherwise indicated, the financial statements is presented in Renminbi (“RMB”), rounded to the nearest thousand, which is the functional and reporting currency of the group. It is prepared on the historical cost basis except that the following assets and liabilities are stated at their fair value as explained in the accounting policies set out below:

- investment property (see note 2(f));
- financial instruments classified as trading securities (see note 2(d)); and
- derivative financial instruments (see note 2(e)).

(a) 遵例聲明

本財務報表已按照香港會計師公會頒佈的所有適用香港財務報告準則（「香港財務報告準則」）（其集體辭彙包括所有個別適用香港財務報告準則、香港會計準則（「香港會計準則」）及詮釋，香港普遍採納的會計原則及香港公司條例有關披露的規定所編製。本財務報表亦符合香港聯合交易所有限公司證券上市規則的適用披露條文。下文載列本集團所採納的主要會計政策。

香港會計師公會已頒佈若干新訂及經修訂之香港財務報告準則，並於本集團及本公司的本會計期間首次生效或可提早採納。因初步確認該等與本集團有關的新訂及經修訂準則而產生的有關任何會計政策變動的資料已於此等財務報表內反映，並於附註3討論。

(b) 財務報表的呈報基準

除另有所指外，本財務報表以本集團的功能及呈報貨幣－人民幣編製，並調整至最接近的千位數。本財務報表以歷史成本為基礎編製，惟下列資產及負債按其公允值列賬（如下文所載的會計政策所闡釋）：

- 投資物業（見附註2(f)）；
- 分類為買賣證券的金融工具（見附註2(d)）；及
- 衍生金融工具（見附註2(e)）。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(b) Basis of presentation of the financial statements (Cont'd)

The preparation of financial statements in conformity with HKFRSs requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

Judgements made by management in the application of HKFRSs that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in note 42.

(c) Subsidiaries and minority interests

Subsidiaries are entities controlled by the group. Control exists when the group has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, potential voting rights that presently are exercisable are taken into account.

An investment in a subsidiary is consolidated into the consolidated financial statements from the date that control commences until the date that control ceases. Intra-group balances and transactions and any unrealised profits arising from intra-group transactions are eliminated in full in preparing the consolidated financial statements. Unrealised losses resulting from intra-group transactions are eliminated in the same way as unrealised gains but only to the extent that there is no evidence of impairment.

2 主要會計政策概要(續)

(b) 財務報表的呈報基準(續)

根據香港財務報告準則編製本財務報表時，管理層須就影響政策運用和資產、負債、收入、開支所呈報的金額作出判斷、估計及假設。估計及相關假設乃根據過往經驗及於有關情況下相信為合理的各種其他因素為基準，其結果成為對在其他來源並不顯而易見的資產與負債賬面值作出判決的基礎。實際業績或有別於該等估計。

估計及相關假設按持續基準審閱。會計估計的修訂如只影響修訂期間，則有關修訂於該期間確認，倘若修訂影響現時及未來期間，則於修訂期間及未來期間確認。

管理層在運用可能顯著影響在來年有重大調整風險的財務報表及估計的香港財務報告準則所作的判斷載於附註42。

(c) 附屬公司及少數股東權益

附屬公司乃由本集團所控制的公司。倘本集團有權規管一間公司的財務及營運政策以從其活動中獲取利益，則該附屬公司為受控制。在評估附屬公司是否受控制時，現時可予行使的潛在投票權列為考慮因素。

於一間附屬公司的投資乃於控制開始日期起計直至控制結束日期止，綜合於綜合財務報表中。集團公司間的結餘及交易以及集團公司間交易產生的任何未變現溢利，於編製綜合財務報表時悉數撇銷。集團公司間交易產生的任何未變現虧損以相同方式撇銷為未變現收益（惟限於並無減值證據的情況）。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(c) Subsidiaries and minority interests (Cont'd)

Minority interests represent the portion of the net assets of subsidiaries attributable to interests that are not owned by the company, whether directly or indirectly through subsidiaries, and in respect of which the group has not agreed any additional terms with the holders of those interests which would result in the group as a whole having a contractual obligation in respect of those interests that meets the definition of a financial liability. Minority interests are presented in the consolidated balance sheet within equity, separately from equity attributable to the equity shareholders of the company. Minority interests in the results of the group are presented on the face of the consolidated income statement as an allocation of the total profit or loss for the year between minority interests and the equity shareholders of the company.

Where losses applicable to the minority exceed the minority's interest in the equity of a subsidiary, the excess, and any further losses applicable to the minority, are charged against the group's interest except to the extent that the minority has a binding obligation to, and is able to, make additional investment to cover the losses. If the subsidiary subsequently reports profits, the group's interest is allocated all such profits until the minority's share of losses previously absorbed by the group has been recovered.

Loans from holders of minority interests and other contractual obligations towards these holders are presented as financial liabilities in the consolidated balance sheet in accordance with notes 2(l), (m), (n) or (o) depending on the nature of the liability.

In the company's balance sheet, an investment in a subsidiary is stated at cost less impairment losses (see note 2(i)).

2 主要會計政策概要(續)

(c) 附屬公司及少數股東權益(續)

少數股東權益為並非由本公司擁有(不論直接或間接透過附屬公司)的權益應佔附屬公司的資產淨值部分，就此而言，本集團並未與該等權益持有人協定任何額外條款，以致本集團整體須承擔就財務負債所界定的合約責任。少數股東權益呈列於綜合資產負債表內的權益部分，且獨立於本公司權益持有人應佔的股權益。於本集團業績內的少數股東權益在綜合利潤表內以年內分配予少數股東權益與本公司權益持有人的總溢利或虧損方式列報。

倘若少數股東所承擔虧損超過少數股東於附屬公司股本的權益，則超出部分及任何少數股東所承擔的進一步虧損於本集團權益中扣除，惟少數股東有約束力的責任或可以作出額外投資填補虧損為例外。倘若該附屬公司隨後錄得溢利，則本集團權益獲得所有該溢利的分配，直至本集團先前承擔的少數股東應佔虧損已經補償為止。

少數股東權益持有人的貸款以及該等持有人的合約責任根據附註2(l)、(m)、(n)或(o)(視乎負債的性質而定)於綜合資產負債表呈列為財務負債。

於本公司的資產負債表內，於一間附屬公司的投資乃以成本減減值虧損列示(見附註2(i))。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(d) Other investments in debt and equity securities

The group's and the company's policies for investments in debt and equity securities, other than investments in subsidiaries, associates and jointly controlled entities, are as follows:

Investments in debt and equity securities are initially stated at cost, which is their transaction price unless fair value can be more reliably estimated using valuation techniques whose variables include only data from observable markets. Cost includes attributable transaction costs, except where indicated otherwise below.

Investments in securities held for trading are classified as current assets. Any attributable transaction costs are recognised in profit or loss as incurred. At each balance sheet date the fair value is remeasured, with any resultant gain or loss being recognised in profit or loss. The net gain or loss recognised in profit or loss does not include any dividends or interest earned on these investments as these are recognised in accordance with the policies set out in notes 2(t)(iii) and 2(t)(iv).

Investments are recognised/derecognised on the date the group commits to purchase/sell the investments or they expire.

2 主要會計政策概要(續)

(d) 於債券及股票中的其他投資

本集團及本公司有關債券及股票投資（於附屬公司、聯營公司及共同控制實體的投資除外）的政策如下：

於債券及股票中的投資初步按成本即其交易價列賬，除非公允值能夠可靠地以估值方法（其變量包括只從可觀測市場獲取的數據）估計。成本包括應佔交易成本，惟以下另行所指者除外。

於持作買賣證券的投資分類為流動資產。任何應佔的交易成本於產生時在損益中確認。於每個結算日，公允值重新計量，而就此產生的任何收益或虧損則於損益中確認。於損益中確認的收益或虧損淨額並不包括該等投資所賺取的任何股息或利息，因為該等股息或利息乃根據附註2(t)(iii)及2(t)(iv)所載的政策確認。

投資乃於本集團承諾購買／出售該等投資或彼等到期時確認／取消確認。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

2 主要會計政策概要(續)

(e) Derivative financial instruments

Derivative financial instruments are recognised initially at fair value. At each balance sheet date the fair value is remeasured. The gain or loss on remeasurement to fair value is charged immediately to profit or loss.

(f) Investment property

Investment properties are land and/or buildings which are owned or held under a leasehold interest (see note 2(h)) to earn rental income and/or for capital appreciation. These include land held for a currently undetermined future use.

Investment properties are stated in the balance sheet at fair value. Any gain or loss arising from a change in fair value or from the retirement or disposal of an investment property is recognised in profit or loss. Rental income from investment properties is accounted for as described in note 2(t)(ii).

When the group holds a property interest under an operating lease to earn rental income and/or for capital appreciation, the interest is classified and accounted for as an investment property on a property-by-property basis. Any such property interest which has been classified as an investment property is accounted for as if it were held under a finance lease (see note 2(h)), and the same accounting policies are applied to that interest as are applied to other investment properties leased under finance leases. Lease payments are accounted for as described in note 2(h).

(e) 衍生金融工具

衍生金融工具初步以公允值確認。於各結算日，公允值獲重新計量。重新計量公允值的收益或虧損即時自損益扣除。

(f) 投資物業

投資物業為擁有或根據租賃權益持有(見附註2(h))以賺取租金收入及／或資本增值的土地及／或樓宇，包括現時尚未釐定未來用途而持有的土地。

投資物業於資產負債表內以公允值列值。投資物業的公允值變動或報廢或出售所產生的任何收益或虧損均於損益中確認。投資物業的租金收入根據附註2(t)(ii)說明的方式計算。

倘集團根據經營租賃持有物業權益以賺取租金收入及／或資本增值，該物業權益按個別物業基準分類和計入為投資物業。任何已列為投資物業的物業權益，將視為猶如按融資租賃持有計算(見附註2(h))，該權益所應用的會計政策與根據融資租賃租用的投資物業所應用者相同。租賃付款按附註2(h)所述計算。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(f) Investment property (Cont'd)

Property that is being constructed or developed for future use as investment property is classified as investment property under development and stated at cost less any impairment losses (see note 2(ii)) until construction or development is complete, at which time it is reclassified as investment property at fair value. Any difference between the fair value of the property at that date and its previous carrying amount is recognised in profit or loss.

(g) Property, plant and equipment

The following items of property, plant and equipment are stated in the balance sheet at cost less accumulated depreciation (see below) and impairment losses (see note 2(ii)).

- buildings held for own use which are situated on leasehold land, where the directors consider impracticable to split the cost into leasehold land and buildings; and
- other items of plant and equipment.

Gains or losses arising from the retirement or disposal of an item of property, plant and equipment are determined as the difference between the net disposal proceeds and the carrying amount of the item and are recognised in profit or loss on the date of retirement or disposal.

2 主要會計政策概要(續)

(f) 投資物業(續)

建造或開發作為未來投資物業的物業，乃分類為發展中投資物業，並以成本減任何減值虧損列值(見附註2(ii))，直至建設或開發完成為止，屆時則重新分類為按公允值列值的投資物業。該物業於該日期的公允值與過往賬面值的差異於損益內確認。

(g) 物業、廠房及設備

以下物業、廠房及設備項目以成本減累計折舊(見下文)及減值虧損於資產負債表(見附註2(ii))列示。

- 位於租賃土地上持作自用樓宇，而董事認為把成本分成租賃土地及樓宇屬不可行者；及
- 廠房及設備其他項目。

報廢或出售物業、廠房及設備項目產生的任何收益或虧損，釐定為估計出售收益淨額與項目賬面值的差異，於報廢或出售日期在損益中確認。

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(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(g) Property, plant and equipment (Cont'd)

Depreciation is calculated to write off the cost of items of property, plant and equipment, less their estimated residual value, if any, using the straight-line method over their estimated useful lives as follows:

– Buildings situated on leasehold land	Over the shorter of the unexpired term of lease and their estimated useful lives, being no more than 40 years after the date of completion
– Leasehold improvements	Over the shorter of the unexpired term of lease and their estimated useful lives, being no more than 20 years
– Furniture, fixtures and equipment	5 years
– Motor vehicles	5 years

Where parts of an item of property, plant and equipment have different useful lives, the cost of the item is allocated on a reasonable basis between the parts and each part is depreciated separately. Both the useful life of an asset and its residual value, if any, are reviewed annually.

2 主要會計政策概要(續)

(g) 物業、廠房及設備(續)

折舊乃採用直線法在估計可使用年期撇銷物業、廠房及設備項目的成本並扣除其估計殘餘值(如有)計算如下:

– 位於租賃土地上樓宇	按租約未屆滿年期與其估計可使用年期的較短者，由完成日期起不超過40年
– 租賃裝修	按未屆滿租賃期與其估計可使用年期(不超過20年)的較短者
– 傢俱、裝置及設備	5年
– 汽車	5年

倘物業、廠房及設備項目各部分的可使用年期不同，該項目的成本按合理基準於各部分之間分配，每部分分開折舊。資產的可使用年期及其殘餘值(如有)每年審閱。

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(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

2 主要會計政策概要(續)

(h) Leased assets

(i) Classification of leased assets

Assets that are held by the group under leases which transfer to the group substantially all the risks and rewards of ownership are classified as being held under finance leases. Leases which do not transfer substantially all the risks and rewards of ownership to the group are classified as operating leases, with the following exceptions:

- property held under operating leases that would otherwise meet the definition of an investment property is classified as an investment property on a property-by-property basis and, if classified as investment property, is accounted for as if held under a finance lease (see note 2(f)); and
- land held for own use under an operating lease, the fair value of which cannot be measured separately from the fair value of a building situated thereon at the inception of the lease, is accounted for as being held under a finance lease, unless the building is also clearly held under an operating lease. For these purposes, the inception of the lease is the time that the lease was first entered into by the group, or taken over from the previous lessee, or at the date of construction of those buildings, if later.

(h) 租賃資產

(i) 租賃資產分類

本集團根據租賃持有的資產而將大部分所有權風險與回報轉至本集團者乃列作根據融資租賃持有資產。未將大部分所有權風險與回報轉至本集團的租賃則列作物業經營租賃。以下除外：

- 經營租賃項下持有的物業，若符合投資物業的定義，便按個別物業的基準分類為投資物業；若然分類為投資物業，則當作根據融資租賃持有物業入賬(見附註2(f))；及
- 根據經營租賃持作自用的土地，其公允值於取得租賃時若不能和在土地上的建築物的公允值分開計算，則按根據融資租賃持有土地入賬，惟該建築物明確作為根據經營租賃持有則除外。為了該等目的，取得租賃的時間為本集團首次訂立租賃，或自先前承租者接收，或該等建築物興建之日，取其較後者。

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(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(h) Leased assets (Cont'd)

(ii) Assets acquired under finance leases

Where the group acquires the use of assets under finance leases, the amounts representing the fair value of the leased asset, or, if lower, the present value of the minimum lease payments, of such assets are included in property, plant and equipment and the corresponding liabilities, net of finance charges, are recorded as obligations under finance leases. Depreciation is provided at rates which write off the cost of the assets over the term of the relevant lease or, where it is likely the group will obtain ownership of the asset, the life of the asset, as set out in note 2(g). Impairment losses are accounted for in accordance with the accounting policy as set out in note 2(i). Finance charges implicit in the lease payments are charged to profit or loss over the period of the leases so as to produce an approximately constant periodic rate of charge on the remaining balance of the obligations for each accounting period. Contingent rentals are charged to profit or loss in the accounting period in which they are incurred.

(iii) Operating lease charges

Where the group has the use of assets held under operating leases, payments made under the leases are charged to profit or loss in equal instalments over the accounting periods covered by the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased asset. Lease incentives received are recognised in profit or loss as an integral part of the aggregate net lease payments made. Contingent rentals are charged to profit or loss in the accounting period in which they are incurred.

The cost of acquiring land held under an operating lease is amortised on a straight-line basis over the period of the lease term except where the property is classified as an investment property (see note 2(f)). Information on accounting policies for land held under operating leases for development for sale is provided in accounting policy note 2(j)(i).

2 主要會計政策概要(續)

(h) 租賃資產(續)

(ii) 根據融資租賃購置的資產

倘若本集團根據融資租賃購置資產使用權，相等於租賃資產公允值或最低租賃付款額現值(以較低者為準)的金額會計入物業、廠房及設備內，而相關負債於扣除融資費用後會入賬列為融資租賃責任。誠如附註2(g)所載，折舊乃於相關租賃期或資產的可用年限(如本集團有可能取得資產的所有權)內，以每年等額沖銷其成本值的比率計提。減值虧損乃根據附註2(i)所載的會計政策入賬。租賃付款包含的融資費用乃於租賃期內計入損益，藉以使各會計期間有關責任的未償還結餘以相若固定比率計算支出。或然租金則在產生的會計期間自損益扣除。

(iii) 經營租賃支出

如本集團根據經營租賃使用資產，根據租賃作出的付款會在租賃期所涵蓋的會計期間內，以等額在損益計入；但如有其他基準能更清楚地反映租賃資產所產生的收益模式時則除外。租賃涉及的激勵措施於損益內確認為租賃淨付款總額的組成部分。或然租金在其產生的會計期間內自損益扣除。

購置根據經營租賃持有的土地的成本乃於該租賃期按直線法攤銷，惟被列作投資物業的情況除外(見附註2(f))。以經營租賃持作發展以供出售的土地的會計政策資料載於會計政策附註2(j)(i)。

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2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

2 主要會計政策概要(續)

(h) Leased assets (Cont'd)

(iv) Amortisation of leasehold land

The cost of acquiring land held under operating leases is amortised on a straight-line basis over the lease term. If the property is in the course of development, the amortisation charge is included as part of the costs of the property under development. In all other cases the amortisation charge for the period is recognised in profit or loss immediately.

(i) Impairment of assets

(i) Impairment of receivables

Investments in trade and other current receivables that are stated at cost or amortised cost are reviewed at each balance sheet date to determine whether there is objective evidence of impairment. Objective evidence of impairment includes observable data that comes to the attention of the group about one or more of the following loss events:

- significant financial difficulty of the debtor;
- a breach of contract, such as a default or delinquency in interest or principal payments;
- it becoming probable that the debtor will enter bankruptcy or other financial reorganisation;
- significant changes in the technological, market, economic or legal environment that have an adverse effect on the debtor; and
- a significant or prolonged decline in the fair value of an investment in an equity instrument below its cost.

(h) 租賃資產(續)

(iv) 租賃土地攤銷

透過經營租賃持有的收購土地成本乃於該租賃期按直線法攤銷。倘該物業正在發展中，攤銷開支則計入為發展中物業成本的部分。在其他情況下，本期攤銷開支即時於損益中確認。

(i) 資產減值

(i) 應收款的減值

按成本值或攤銷成本列賬的其他流動應收賬款的投資於每個結算日審閱，以決定是否有減值的客觀證據。減值的客觀證據包括以下本集團關注的一項或以上損失事件的可觀測數據：

- 債務人陷入重大財務困境；
- 違反合約，例如拖欠或逾期償還利息或本金款項；
- 債務人有可能進入破產或進行其他財務重組；
- 工業技術、市場、經濟或法律環境的重大改變對債務人有不利影響；及
- 投資於股本工具的公允值遠低於或長期低於其成本。

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2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

2 主要會計政策概要(續)

(i) Impairment of assets (Cont'd)

(i) 資產減值(續)

(i) Impairment of receivables (Cont'd)

(i) 應收款的減值(續)

If any such evidence exists, any impairment loss is determined and recognised as follows:

倘若有此種證據，則按下文釐訂及確認任何減值虧損：

- For trade and other current receivables and other financial assets carried at amortised cost, the impairment loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate (i.e. the effective interest rate computed at initial recognition of these assets), where the effect of discounting is material.

- 倘折讓影響重大，對於應收賬款及其他現時應收款以及其他按攤銷成本列賬的財務資產，減值虧損量度為按資產賬面值及估計未來現金流量按財務資產原來實際利率（即在初始確認該等資產時計算的實際利率）貼現的現值之間差額。

If in a subsequent period the amount of an impairment loss decreases and the decrease can be linked objectively to an event occurring after the impairment loss was recognised, the impairment loss is reversed through profit or loss. A reversal of impairment losses is limited to the asset's carrying amount that would have been determined had no impairment loss been recognised in prior years.

減值虧損倘若於隨後期間減少，而有關減少可與確認減值虧損後發生的事件客觀地聯繫，則減值虧損經由損益中撥回。所撥回的減值虧損僅限於過往年度如沒有確認減值虧損而應以釐定的資產賬面值。

Impairment losses are written off against the corresponding assets directly, except for impairment losses recognised in respect of trade receivables and bills receivable included within trade and other receivables, whose recovery is considered doubtful but not remote. In this case, the impairment losses for doubtful debts are recorded using an allowance account. When the group is satisfied that recovery is remote, the amount and any amounts held in the allowance account relating to that debt are reversed. Subsequent recoveries of amounts previously charged to the allowance account are reversed against the allowance account. Other changes in the allowance account and subsequent recoveries of amounts previously written off directly are recognised in profit or loss.

減值虧損乃直接於相應資產中撇銷，惟就計入應收賬款及其他應收款中的應收款及應收票據（其可收回性被認為難以預料而並非微乎其微）而確認的減值虧損除外。在此情況下，呆賬的減值虧損以準備賬記錄。當本集團確認能收回應收賬款的機會微乎其微時，在準備賬中就該債務保留的任何金額乃予以撥回。先前在準備賬中計提之金額如被收回，其將從準備賬中撥回。準備賬的其他變動及其後收回先前直接撇銷的款項均於損益中確認。

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2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

2 主要會計政策概要(續)

(i) Impairment of assets (Cont'd)

(ii) Impairment of other assets

Internal and external sources of information are reviewed at each balance sheet date to identify indications that the following assets may be impaired or, an impairment loss previously recognised no longer exists or may have decreased:

- investments in subsidiaries;
- property, plant and equipment; and
- investment properties under development.

If any such indication exists, the asset's recoverable amount is estimated.

- Calculation of recoverable amount

The recoverable amount of an asset is the greater of its net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of time value of money and the risks specific to the asset. Where an asset does not generate cash inflows largely independent of those from other assets, the recoverable amount is determined for the smallest group of assets that generates cash inflows independently (i.e. cash-generating unit).

(i) 資產減值(續)

(ii) 其他資產的減值

本集團會在每個結算日參考內部和外來信息，確定下列資產是否出現減值跡象，或以往確認的減值虧損已經不再存在或可能已經減少：

- 於附屬公司的投資；
- 物業、廠房及設備；及
- 發展中投資物業。

如果出現減值跡象，便會估計資產的可收回金額。

- 計算可收回金額

資產可收回金額為其淨售價與使用價值兩者中的較高額。在評估使用價值時，估計未來現金流量會按照可以反映當時市場對貨幣時間值及資產特定風險的評估的稅前折現率，貼現至其現值。如果資產所產生現金流入基本上並非獨立於其他資產所產生的現金流入，則以能獨立產生現金流入的最小資產組別(即現金產生單位)來釐定可收回金額。

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2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

2 主要會計政策概要(續)

(i) Impairment of assets (Cont'd)

(i) 資產減值(續)

(ii) Impairment of other assets (Cont'd)

(ii) 其他資產的減值(續)

– Recognition of impairment losses

– 確認減值虧損

An impairment loss is recognised in profit or loss whenever the carrying amount of an asset, or the cash-generating unit to which it belongs, exceeds its recoverable amount. Impairment losses recognised in respect of cash-generating units are allocated to reduce the carrying amount of the assets in the unit (or group of units) on a pro rata basis, except that the carrying value of an asset will not be reduced below its individual fair value less costs to sell, or value in use, if determinable.

倘資產或其所屬現金產生單位的賬面值超過其可收回金額時，減值虧損即於損益中予以確認。就現金產生單位確認之減值虧損乃按比例基準於有關單位(或單位組別)中作分配以減少該等資產的賬面值，惟資產賬面值將不得減至低於其個別公允值減出售成本或使用價值(如可釐定)。

– Reversals of impairment losses

– 撥回減值虧損

An impairment loss is reversed if there has been a favourable change in the estimates used to determine the recoverable amount.

如果用作釐定可收回金額的估計數字出現正面變化，減值虧損便會撥回。

A reversal of an impairment loss is limited to the asset's carrying amount that would have been determined had no impairment loss been recognised in prior years. Reversals of impairment losses are credited to profit or loss in the year in which the reversals are recognised.

所撥回的減值虧損僅限於如過往年度沒有確認任何減值虧損而應以釐定的資產賬面值。所撥回減值虧損在確認撥回的年度計入損益內。

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2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

2 主要會計政策概要(續)

(j) Inventories

Inventories in respect of property development activities are carried at the lower of cost and net realisable value, except for the land portion which is accounted for as set out in note 2(h) (iv). Cost and net realisable values are determined as follows:

(i) Properties for future development and under development for sale

The cost of properties for future development and under development for sale comprises specifically identified cost, including the acquisition cost of land, aggregate cost of development, materials and supplies, wages and other direct expenses and borrowing costs capitalised (see note 2(v)). Net realisable value represents the estimated selling price less estimated costs of completion and costs to be incurred in selling the property.

(ii) Completed properties held for sale

In the case of completed properties developed by the group, cost is determined by apportionment of the total development costs for that development project, attributable to the unsold properties. Net realisable value represents the estimated selling price less costs to be incurred in selling the property.

The cost of completed properties held for sale comprises all costs of purchase, costs of conversion and other costs incurred in bringing the properties to their present location and condition.

(k) Trade and other receivables

Trade and other receivables are initially recognised at fair value and thereafter stated at amortised cost less impairment losses for bad and doubtful debts (see note 2(ii)), except where the receivables are interest-free loans made to related parties without any fixed repayment terms or the effect of discounting would be immaterial. In such cases, the receivables are stated at cost less impairment losses for bad and doubtful debts (see note 2(ii)).

(j) 存貨

與物業開發活動有關的存貨按成本及可變現淨值兩者的較低者入賬，惟誠如附註2(h)(iv)所載列的已計及土地部分除外。成本及可變現淨值計算方式如下：

(i) 未來開發及待出售的發展中物業

未來開發及待出售的發展中物業的成本由特別界定的成本組成，包括土地的收購成本、累計開發成本、材料及供應、工資及其他直接費用及資本化借貸成本(見附註2(v))。可變現淨值指估計的售價減估計的完工成本及出售物業所產生的成本。

(ii) 持作出售的已竣工物業

若為本集團開發的已竣工物業，其未售出的物業的成本計量為按獲比例分配的該開發計劃的全部開發成本。可變現淨值指估計的售價減出售物業所產生的成本。

持作出售的已竣工物業的成本包括所有採購成本、加工成本及其他使存貨達至現時地點及狀態所產生的成本。

(k) 應收賬款及其他應收款

應收賬款及其他應收款先按公允價值確認，其後按攤銷成本減呆壞賬減值虧損後所得數額入賬(見附註2(i))，但如應收賬款為關聯人士提供的沒有特定償還條款的免息貸款或其折現影響並不重大則除外。在該等情況下，應收賬款將按成本減呆壞賬減值虧損後所得數額入賬(見附註2(ii))。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

2 主要會計政策概要(續)

(l) Convertible notes

Convertible notes which do not contain an equity component are accounted for as follows:

At initial recognition the derivative component of the convertible notes is measured at fair value and presented as part of derivative financial instruments (see note 2(e)). Any excess of proceeds over the amount initially recognised as the derivative component is recognised as the liability component. Transaction costs that relate to the issue of the convertible notes are allocated to the liability and derivative components in proportion to the allocation of proceeds. The portion of the transaction costs relating to the liability component is recognised initially as part of the liability. The portion relating to the derivative component is recognised immediately in profit or loss.

The derivative component is subsequently remeasured in accordance with note 2(e). The liability component is subsequently carried at amortised cost. The interest expense recognised in profit or loss on the liability component is calculated using the effective interest method.

If the note is converted, the carrying amounts of the derivative and liability components are transferred to share capital and share premium as consideration for the shares issued. If the note is redeemed, any difference between the amount paid and the carrying amounts of both components is recognised in profit or loss.

(m) Interest-bearing borrowings

Interest-bearing borrowings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost with any difference between the amount initially recognised and redemption value being recognised in profit or loss over the period of the borrowings, together with any interest and fees payable, using the effective interest method.

(l) 可換股票據

不包含權益部分的可換股票據乃計算如下：

於初步確認時，可換股票據的衍生成分乃以公允值計量，並呈列為衍生金融工具的一部分(見附註2(e))。任何超過初步確認為衍生成分的金額的所得款乃確認為負債成分。有關發行可換股票據的交易成本乃按所得款分配比例分配至負債及衍生成分。有關負債成分的交易成本部分初步確認為負債的一部分。有關衍生成分部分乃即時於損益中確認。

衍生部分乃根據附註2(e)於其後重新計量。負債部分其後以攤銷成本列賬。於損益確認的利息費用乃利用實際利息法計算。

倘該票據獲兌換，衍生及負債部分的賬面值乃轉撥至股本及股份溢價，作為已發行股份的代價。倘該等票據獲贖回，該兩部分的已付款項及賬面值之間的差額乃於損益中確認。

(m) 計息借貸

計息借貸按公允值減應佔交易費用初步確認。於初步確認後，計息借貸按攤銷成本列賬，最初確認金額與贖回價值的任何差異(連同任何應付利息及費用)會在貸款期間內以實際利率法於損益內確認。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

2 主要會計政策概要(續)

(n) Warrants

Warrants issued by the company that will be settled by other than a fixed amount of cash for a fixed number of the company's own equity instruments is a derivative financial instrument. Warrants classified as a derivative financial instrument are recognised at their fair values at the date of issue. Changes in fair values in subsequent periods are recognised through profit or loss.

(o) Trade and other payables

Trade and other payables are initially recognised at fair value. Except for financial guarantee liabilities, measured in accordance with note 2(s)(i), trade and other payables are subsequently stated at amortised cost unless the effect of discounting would be immaterial, in which case they are stated at cost.

(p) Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other financial institutions, and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, having been within three months of maturity at acquisition.

(q) Employee benefits

(i) Short-term employee benefits

Salaries, wages, annual bonuses and staff welfare are accrued in the year in which the associated services are rendered by employees of the group. Where payment or settlement is deferred and the effect would be material, these amounts are stated at their present values.

(n) 認股權

本公司所發行並將以定額現金換取本公司本身固定數目股本工具以外方式結算的認股權，為衍生金融工具。分類為衍生金融工具的認股權按其於發行日期的公允值確認。其後期間的公允值變動乃透過損益確認。

(o) 應付賬款及其他應付款

應付賬款及其他應付款先按公允值確認。除根據附註2(s)(i)的財務擔保負債外，應付賬款及其他應付款其後按攤銷成本入賬，但如折現影響並不重大，則按成本入賬。

(p) 現金及現金等價物

現金及現金等價物為銀行存款及現金、存放於銀行及其他財務機構的活期存款，以及短期而流動性極高的投資，該等投資可隨時變現為已知現金數額及無重大價值轉變的風險，並於購入後三個月內到期。

(q) 僱員福利

(i) 短期僱員福利

薪金、工資、年度獎金及員工福利於本集團僱員提供相關服務的年度入賬。當延期支付或清償該等成本而其影響重大時，則該等數額以現值列報。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

2 主要會計政策概要(續)

(q) Employee benefits (Cont'd)

(q) 僱員福利(續)

(ii) Contributions to defined contribution retirement plans

Contributions to Mandatory Provident Fund as required under the Hong Kong Mandatory Provident Fund Schemes Ordinance are recognised in profit or loss as incurred.

Contributions to appropriate local defined contribution retirement schemes pursuant to the relevant labour rules and regulations in the PRC are recognised as an expense in profit or loss as incurred, to the extent that they are not capitalised as investment properties under development and/or properties under development for sale.

(iii) Equity-settled share-based payments

The fair value of share options granted to employees is recognised as an employee cost with a corresponding increase in a capital reserve within equity. The fair value is measured at grant date using a valuation technique, taking into account the terms and conditions upon which the options were granted. Where the employees have to meet vesting conditions before becoming unconditionally entitled to the options, the total estimated fair value of the options is spread over the vesting period, taking into account the probability that the options will vest.

During the vesting period, the number of share options that is expected to vest is reviewed. Any adjustment to the cumulative fair value recognised in prior years is charged/credited to profit or loss for the year of the review, unless the original employee expenses qualify for recognition as an asset, with a corresponding adjustment to the capital reserve. On vesting date, the amount recognised as an expense is adjusted to reflect the actual number of options that vest (with a corresponding adjustment to the capital reserve) except where forfeiture is only due to not achieving vesting conditions that relate to the market price of the company's shares. The equity amount is recognised in the capital reserve until either the option is exercised (when it is transferred to the share premium account) or the option expires (when it is released directly to retained profits).

(ii) 向定額供款退休計劃作出的供款

按香港強制性公積金計劃條例規定向強制性公積金作出的供款乃於產生時在損益中確認。

根據中國有關勞工規則及法規向當地適當的定額供款退休計劃作出的供款於產生時在損益內確認為支出，惟以彼等並未資本化為發展中投資物業及／或待出售的發展中物業為限。

(iii) 以股份為結算基礎的付款

授予僱員的認股權的公允值乃確認為僱員成本，而權益中的資本儲備則相應增加。公允值於授予當日採用估值方法計量，並計及認股權所授予的條款及條件。倘僱員於無條件地有權獲授認股權前符合歸屬條件，則認股權的估計總公允值在歸屬期內攤分，並計及認股權將會歸屬的可能性。

於歸屬期內，預期行使的認股權數量將被審閱。任何對過往年度已確認累計公允值所作的調整乃於回顧年度的損益賬內扣除／計入，除非原有僱員開支合資格確認為資產，則對資本儲備作出相應調整。於歸屬日期，已確認為開支的金額會作調整，以反映所歸屬的實際認股權數量(並對資本儲備作出相應調整)，惟僅於未能達到有關本公司股份市價的歸屬條件時方會沒收其認股權。股本金額於資本儲備確認，直至認股權獲行使(即轉撥至股份溢價賬時)或認股權到期(即直接撥至保留溢利時)為止。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

2 主要會計政策概要(續)

(r) Income tax

Income tax for the year comprises current tax and movements in deferred tax assets and liabilities. Current tax and movements in deferred tax assets and liabilities are recognised in profit or loss except to the extent that they relate to items recognised directly in equity, in which case they are recognised in equity.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred tax assets and liabilities arise from deductible and taxable temporary differences respectively, being the differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. Deferred tax assets also arise from unused tax losses and unused tax credits.

Apart from certain limited exceptions, all deferred tax liabilities, and all deferred tax assets to the extent that it is probable that future taxable profits will be available against which the asset can be utilised, are recognised. Future taxable profits that may support the recognition of deferred tax assets arising from deductible temporary differences include those that will arise from the reversal of existing taxable temporary differences, provided those differences relate to the same taxation authority and the same taxable entity, and are expected to reverse either in the same period as the expected reversal of the deductible temporary difference or in periods into which a tax loss arising from the deferred tax asset can be carried back or forward. The same criteria are adopted when determining whether existing taxable temporary differences support the recognition of deferred tax assets arising from unused tax losses and credits, that is, those differences are taken into account if they relate to the same taxation authority and the same taxable entity, and are expected to reverse in a period, or periods, in which the tax loss or credit can be utilised.

(r) 所得稅

年內的所得稅包括本期稅項及遞延稅項資產及負債的變動。本期稅項及遞延稅項資產及負債的變動乃於損益內確認，除非屬直接在權益中確認的項目，則於權益中確認。

本期稅項為預期須就年內應課稅收入，根據採用於結算日已生效或實質已生效的稅率計算的預期應付稅項，並就過往年度應付的稅項作出調整。

遞延稅項資產及負債分別由資產及負債按財務報告的賬面值及計稅基礎兩者之間可予扣減及應課稅的暫時性差異所產生。遞延稅項資產亦會因未動用稅項虧損及未動用稅項抵免而產生。

除若干少數例外情況外，所有遞延稅項負債及遞延稅項資產均於日後產生應課稅溢利並將可動用資產予以抵銷時確認。可引證確認源自可扣稅暫時差額的遞延稅項資產之日後應課稅溢利，包括該等源自撥回現有應課稅暫時差額，惟差額須與相同稅務機關及相同稅務實體有關，並預期於撥回可扣稅差額的同一期間或源自遞延稅項資產的稅項虧損可撥回或結轉的期間撥回。在評定目前的應課稅暫時性差異是否容許確認由未動用稅務虧損及優惠所產生的遞延稅項資產時採用上述相同的標準(即該等暫時性差異由同一稅務當局向同一應稅單位徵收及預期在稅務虧損或優惠能應用的期間內回撥方可計算在內)。

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(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(r) Income tax (Cont'd)

The limited exceptions to recognition of deferred tax assets and liabilities are the initial recognition of assets or liabilities that affect neither accounting nor taxable profit (provided they are not part of a business combination), and temporary differences relating to investments in subsidiaries to the extent that, in the case of taxable differences, the group controls the timing of the reversal and it is probable that the differences will not reverse in the foreseeable future, or in the case of deductible differences, unless it is probable that they will reverse in the future.

The amount of deferred tax recognised is measured based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, using tax rates enacted or substantively enacted at the balance sheet date. Deferred tax assets and liabilities are not discounted.

The carrying amount of a deferred tax asset is reviewed at each balance sheet date and is reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow the related tax benefit to be utilised. Any such reduction is reversed to the extent that it becomes probable that sufficient taxable profits will be available.

Additional income taxes that arise from the distribution of dividends are recognised when the liability to pay the related dividends is recognised.

2 主要會計政策概要(續)

(r) 所得稅(續)

該等確認遞延稅項資產及負債的有限例外情況是首次確認但並不影響會計溢利及應課稅溢利的資產或負債(惟其不可為企業合併的部分)，以及有關於附屬公司投資所引致的暫時性差異(如為應課稅差異，只限於本集團可控制回撥的時間，並且不大可能在可見未來回撥的差異，或如為可予扣減差異，則只限於可能在未來回撥的差異)。

應確認的遞延稅項數額乃按資產及負債賬面值的預期變現或清償方式，以於結算日適用或主要適用的稅率計算。遞延稅項資產及負債均不作折現計算。

遞延稅項資產的賬面值會於各結算日審閱，並於不再可能取得足夠應課稅溢利以動用有關稅務優惠時調低。任何減幅會於可能取得足夠應課稅溢利時修正。

因分派股息而產生的額外所得稅，於確認支付有關股息的負債時確認入賬。

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(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(r) Income tax (Cont'd)

Current tax balances and deferred tax balances, and movements therein, are presented separately from each other and are not offset. Current tax assets are offset against current tax liabilities, and deferred tax assets against deferred tax liabilities, if the company or the group has the legally enforceable right to set off current tax assets against current tax liabilities and the following additional conditions are met:

- in the case of current tax assets and liabilities, the company or the group intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously; or
- in the case of deferred tax assets and liabilities, if they relate to income taxes levied by the same taxation authority on either:
 - the same taxable entity; or
 - different taxable entities, which, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered, intend to realise the current tax assets and settle the current tax liabilities on a net basis or realise and settle simultaneously.

2 主要會計政策概要(續)

(r) 所得稅(續)

本期稅項結餘及遞延稅項結餘，及其變動額將分開列示，並不予抵銷。本期稅項資產及遞延稅項負債只會在本公司或本集團有法定行使權以本期稅項資產抵銷本期稅項負債，並在符合下列附帶條件的情況下，才可分別抵銷本期稅項資產及遞延稅項負債：

- 本期稅項資產及負債方面，本公司或本集團計劃按淨額基準結算，或同時變現該資產及清償該負債；或
- 遞延稅項資產及負債方面，該資產及負債須與同一稅務機關就以下其中一項徵收的所得稅有關：
 - 同一應稅實體；或
 - 不同應稅實體，計劃在預期有重大金額的遞延稅項負債或資產須予清償或收回的每個未來期間，按淨額基準變現本期稅項資產及清償本期稅項負債，或同時變現及清償該資產及該負債。

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(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

2 主要會計政策概要(續)

(s) Financial guarantees issued, provisions and contingent liabilities

(s) 所發出的財務擔保、準備及或然負債

(i) Financial guarantees issued

(i) 所發出的財務擔保

Financial guarantees 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 incurs because a specified debtor fails to make payment when due in accordance with the terms of a debt instrument.

財務擔保乃要求發行人(即擔保人)就擔保受益人(「持有人」)因特定債務人未能根據債項工具的條款於到期時付款而蒙受的損失，而向持有人支付特定款項的合約。

Where the group issues a financial guarantee, the fair value of the guarantee (being the transaction price, unless the fair value can otherwise be reliably estimated) is initially recognised as deferred income within trade and other payables. Where consideration is received or receivable for the issuance of the guarantee, the consideration is recognised in accordance with the group's policies applicable to that category of asset. Where no such consideration is received or receivable, an immediate expense is recognised in profit or loss on initial recognition of any deferred income.

倘本集團發出財務擔保，該擔保的公允值(即交易價格，除非該公允值能確實地估計)最初確認為應付賬款及其他應付款內的遞延收入。倘在發行該擔保時收取或可收取代價，該代價則根據適用於該類資產的本集團政策(倘有關代價尚未收取或應予收取)而予以確認。倘並無收取或可收取代價，於最初確認任何遞延收入時，即時開支於損益內確認。

The amount of the guarantee initially recognised as deferred income is amortised in profit or loss over the term of the guarantee as income from financial guarantees issued. In addition, provisions are recognised in accordance with note 2(s)(ii) if and when (i) it becomes probable that the holder of the guarantee will call upon the group under the guarantee, and (ii) the amount of that claim on the group is expected to exceed the amount currently carried in trade and other payables in respect of that guarantee i.e. the amount initially recognised, less accumulated amortisation.

最初確認為遞延收入的擔保款額按擔保年期於損益內攤銷為所發出的財務擔保收入。此外，倘(i)擔保持有人有可能省視擔保下的集團；及(ii)該集團的申索款額預期超過現時列於該擔保的應付賬款及其他應付款(即最初確認的金額)，減累計攤銷，則準備根據附註2(s)(ii)確認。

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(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(s) Financial guarantees issued, provisions and contingent liabilities (Cont'd)

(ii) Provisions and contingent liabilities

Provisions are recognised for liabilities of uncertain timing or amount when the group and the company has a legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Where the time value of money is material, provisions are stated at the present value of the expenditure expected to settle the obligation.

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

(t) Revenue recognition

Provided it is probable that the economic benefits will flow to the group and the revenue and costs, if applicable, can be measured reliably, revenue is recognised in profit or loss as follows:

(i) Sale of properties

Revenue from the sale of properties is recognised in profit or loss when the significant risks and rewards of ownership have been transferred to the buyers. The group considers that the significant risks and rewards of ownership are transferred when the properties are completed and delivered to the buyers. Revenue from sale of properties excludes business tax and other sales related taxes and is after deduction of any trade discounts. Deposits and instalments received on properties sold prior to the date of revenue recognition are included in the balance sheet as receipts in advance.

2 主要會計政策概要(續)

(s) 所發出的財務擔保、準備及或然負債(續)

(ii) 準備及或然負債

當本集團及本公司因過往的事件而須負上法律或推定的責任，可能須為處理該責任而導致含有經濟效益的資源外流及於可作出可靠的估計時，則須為未能確定何時發生或數額的其他負債計提準備。當數額涉及重大的時間價值時，處理該責任的準備以預計所需支出的現有價值呈列。

如果含有經濟效益的資源外流的可能性較低，或其數目未能可靠地預測，則披露有關責任為或然負債，除非資源外流的可能性極微。當可能發生的義務的存在將只由一項或多項未來事件之產生與否所決定，此等義務亦披露為或然負債，除非付出經濟效益的可能性極微。

(t) 收入確認

在經濟效益可能流入本集團，及收入及成本(如適用)可予準確計算的前提下，於損益內確認為收入的詳情如下：

(i) 銷售物業

銷售物業的收入於已轉移所有權的主要風險及報酬予買家時，於損益內確認。本集團認為所有權的主要風險及報酬在物業完成及交付給買家時作出轉移。銷售物業收入不包括營業稅及其他銷售相關稅項，並已扣除任何營業折扣。於收入確認日期前就出售物業收取的按金及分期付款，已計入資產負債表的預收款項內。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

2 主要會計政策概要(續)

(t) Revenue recognition (Cont'd)

(t) 收入確認(續)

(ii) Rental income from operating leases

(ii) 經營租賃的租金收入

Rental income receivable under operating leases is recognised in profit or loss in equal instalments over the periods covered by the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the use of the leased asset. Lease incentives granted are recognised in profit or loss as an integral part of the aggregate net lease payments receivable. Contingent rentals are recognised as income in the accounting period in which they are earned. Revenue excludes business tax or other sales related taxes.

經營租賃的應收租金收入於租賃期所涵蓋期間，按等額於損益內確認，但如有其他基準能更清楚地反映使用租賃資產所產生的收益模式時則除外。租賃獎勵於損益表中確認為應收租賃淨付款總額的組成部分。或然租金於其產生的會計期間內確認為收入。收入不包括營業稅及其他銷售相關稅項。

(iii) Dividends

(iii) 股息

- Dividend income from unlisted investments is recognised when the shareholder's right to receive payment is established.
- Dividend income from listed investments is recognised when the share price of the investment goes ex-dividend.

- 非上市投資的股息收入乃當股東收取款項的權利確定時確認。
- 上市投資的股息收入乃投資項目的股價除息時確認。

(iv) Interest income

(iv) 利息收入

Interest income is recognised as it accrues using the effective interest method.

利息收入按實際利率法累計確認。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(u) Translation of foreign currencies

Foreign currency transactions during the year are translated into Renminbi at the exchange rates ruling at the transaction dates. Monetary assets and liabilities denominated in foreign currencies are translated into Renminbi at the exchange rates ruling at the balance sheet date. Exchange gains and losses are recognised in profit or loss.

Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the exchange rates ruling at the transaction dates. Non-monetary assets and liabilities denominated in foreign currencies that are stated at fair value are translated into Renminbi at the exchange rates ruling at the dates the fair value was determined.

(v) Borrowing costs

Borrowing costs are expensed in profit or loss in the period in which they are incurred, except to the extent that they are capitalised as being directly attributable to the acquisition, construction or production of an asset which necessarily takes a substantial period of time to get ready for its intended use or sale.

The capitalisation of borrowing costs as part of the cost of a qualifying asset commences when expenditure for the asset is being incurred, borrowing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalisation of borrowing costs is suspended or ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are interrupted or complete.

2 主要會計政策概要(續)

(u) 外幣換算

年內的外幣交易按交易當日的匯率折算為人民幣。以外幣為單位的貨幣資產及負債則按結算日的匯率折算為人民幣。滙兌收益或虧損於損益中確認。

以外幣列值及按歷史成本計算的非貨幣資產及負債，乃按交易當日的匯率換算。以外幣列值而以公允值列賬的非貨幣資產及負債乃按釐定公允值當日適用的匯率換算為人民幣。

(v) 借貸成本

借貸成本於產生期間在損益內列支，但與收購、建設或生產而需相當長時間才可投入其擬定用途或銷售的資產的直接相關借貸成本則予以資本化。

作為合資格資產的部分成本的借貸成本乃於資產的開支產生、借貸成本產生及使資產投入其擬定用途或銷售所需的活動進行時開始資本化。於使合資格資產投入其擬定用途或銷售所需的活動大致上中止或完成時，則暫停或停止將借貸成本資本化。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

2 主要會計政策概要(續)

(w) Related parties

For the purposes of these financial statements, a party is considered to be related to the group if:

- (i) the party has the ability, directly or indirectly through one or more intermediaries, to control the group or exercise significant influence over the group in making financial and operating policy decisions, or has joint control over the group;
- (ii) the group and the party are subject to common control;
- (iii) the party is an associate of the group or a joint venture in which the group is a venturer;
- (iv) the party is a member of key management personnel of the group or the group's parent, or a close family member of such an individual, or is an entity under the control, joint control or significant influence of such individuals;
- (v) the party is a close family member of a party referred to in (i) or is an entity under the control, joint control or significant influence of such individuals; or
- (vi) the party is a post-employment benefit plan which is for the benefit of employees of the group or of any entity that is a related party of the group.

Close family members of an individual are those family members who may be expected to influence, or be influenced by, that individual in their dealings with the entity.

(w) 關連人士

就本財務報表而言，任何一方如屬以下情況，即視為本集團之關連人士：

- (i) 該方能透過一家或多家中介公司，直接或間接控制本集團，或在財務及經營政策決策方面對本集團行使重大影響力，或共同控制本集團；
- (ii) 本集團及該方同時受到第三方的控制；
- (iii) 另一方為本集團的聯營公司或合資企業，而本集團是合資者；
- (iv) 另一方為本集團的關鍵管理人員，或本公司的母公司，或與此人關係密切的家族成員，或受此人控制、共同控制或有重大影響的實體；
- (v) 另一方為(i)所述關係密切的家族成員，或受此人控制、共同控制或有重大影響的實體；或
- (vi) 另一方為本集團或作為本集團連繫人士的任何實體的僱員福利而設的離職後福利計劃。

近親為預期在與該實體交易時對其有所影響、受其影響之家族成員。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(x) Segment reporting

A segment is a distinguishable component of the group that is engaged either in providing projects or services (business segment), or in providing projects or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments.

In accordance with the group's internal financial reporting system, the group has chosen business segment information as the primary reporting format and geographical segment information as the secondary reporting format for the purposes of these financial statements.

Segment revenue, expenses, results, assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis to that segment. Segment revenue, expenses, assets, and liabilities are determined before intra-group balances and intra-group transactions are eliminated as part of the consolidation process, except to the extent that such intra-group balances and transactions are between group entities within a single segment. Inter-segment pricing is based on similar terms as those available to other external parties.

Segment capital expenditure is the total cost incurred during the period to acquire segment assets (both tangible and intangible) that are expected to be used for more than one period.

Unallocated items mainly comprise financial and corporate assets, interest-bearing loans, borrowings, tax balances, corporate and financing expenses.

2 主要會計政策概要 (續)

(x) 分部報告

分部乃指本集團內可明顯區分的組成部分，負責提供有別於其他分部的項目或服務(業務分部)，或於特定經濟環境中負責提供項目或服務(地區分部)，而各分部的風險及回報有異。

根據本集團的內部財務呈報方式，本集團就本財務資料而選擇業務分部為主要呈報方式，及地區分部為次要呈報方式。

分部收入、支出、業績、資產及負債包括直接來自某一分部，以及可合理地分配至該分部的項目。分部收入、開支、資產及負債於綜合過程中撤銷集團公司間的結餘及集團公司間的交易前釐定，但同屬一個分部的集團公司間的結餘及交易則除外。分部之間的定價按與其他外界人士相若的條款計算。

分部資本性支出指於期內購入預計可於超過一段期間使用的分部資產(有形及無形兩者)所產生的成本總額。

未分配的項目主要包括財務及企業資產與負債、計息貸款、借貸、稅項結餘、企業及融資開支。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

3 RECENTLY ISSUED ACCOUNTING STANDARDS

The HKICPA has issued a number of new and revised HKFRSs and Interpretations that are first effective or available for early adoption for the current accounting period of the group and the company.

There have been no significant changes to the accounting policies applied in these financial statements for the years presented as a result of these developments. However, as a result of the adoption of HKFRS 7, *Financial instruments: Disclosures* and the amendment to HKAS 1, *Presentation of financial statements: Capital disclosures*, there have been some additional disclosures provided as follows:

As a result of the adoption of HKFRS 7, the financial statements include expanded disclosure about the significance of the group's financial instruments and the nature and extent of risks arising from those instruments, compared with the information previously required to be disclosed by HKAS 32, *Financial instruments: Disclosure and presentation*. These disclosures are provided throughout these financial statements, in particular in note 33.

The amendment to HKAS 1 introduces additional disclosure requirements to provide information about the level of capital and the group's and the company's objectives, policies and processes for managing capital. These new disclosures are set out in note 32(e).

Both HKFRS 7 and the amendment to HKAS 1 do not have any material impact on the classification, recognition and measurement of the amounts recognised in the financial instruments.

The group has not applied any new standard or interpretation that is not yet effective for the current accounting period (see note 43).

3 新頒佈的會計準則

香港會計師公會已頒佈若干新訂及經修訂之香港財務報告準則，並於本集團及本公司的本會計期間首次生效或可提早採納。

該等新訂及經修訂準則並無對於所呈報年度該等財務報表中所應用的會計政策產生重大變動。然而，於採納香港財務報告準則第7號「*金融工具：披露*」及香港會計準則第1號「*財務報表的呈列：資本披露*」修訂本後，作出若干額外披露：

於採納香港財務報告準則第7號後，與原先須按香港會計準則第32號「*金融工具：披露及呈列*」予以披露的資料相比，財務報表包括有關本公司金融工具的重要性及該等工具產生的風險性質及程度方面的更廣泛披露。該等披露已於整個財務報表尤其是附註33內作出。

香港會計準則第1號修訂本引入額外披露規定，須提供有關資本水平以及本集團與本公司管理資本的目標、政策及程序方面的資料。該等新披露載於附註32(e)。

香港財務報告準則第7號及香港會計準則第1號修訂本並無對已於金融工具確認之金額的分類、確認及計量構成任何重大影響。

本集團並無應用於本會計期間尚未生效的任何新準則或詮釋（見附註43）。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

4 TURNOVER

The principal activities of the group are property development and property leasing in the PRC.

Turnover represents income from sales of properties and rental income and management fee during the year net of business tax and other sales related taxes and discounts allowed, after eliminating intra-group transactions.

Sales of properties	銷售物業
Rental income and management fee	租金收入及管理費用

4 營業額

本集團的主要業務為在中國從物業開發及物業租賃。

營業額即在抵銷集團內部交易後於本年度內的銷售物業收入及租金收入及管理費用收入(已扣除營業稅及其他銷售有關稅項及折扣)。

2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
362,933	500,148
48,744	20,892
411,677	521,040

5 GAIN ON DISPOSAL OF A JOINTLY CONTROLLED ENTITY/ PROPERTIES UNDER DEVELOPMENT

- (a) On 9 November 2007, the group disposed of its 50% equity interest in Trisum Investment Limited ("Trisum") to an independent third party for a consideration of RMB314,682,000. Trisum was acquired by the group in August 2007 for a consideration of RMB150,000,000. A gain of RMB140,765,000 resulted in the disposal.
- (b) In 2006, the group disposed of its properties under development, Hong Long High Technology Industrial Park, for a consideration of RMB328,356,000. RMB80,000,000 was settled in 2006 and the remaining consideration of RMB248,356,000 has been settled over three instalments during 2007. A gain of RMB120,053,000 resulted in the disposal.

5 出售共同控制實體／發展中物業收益

- (a) 於2007年11月9日，本集團向獨立第三方出售其於豐深投資有限公司(「豐深」)的50%股本權益，代價為人民幣314,682,000元。豐深由本集團於2007年8月以代價人民幣150,000,000元收購。出售收益為人民幣140,765,000元。
- (b) 於2006年度內，本集團出售其發展中物業鴻隆高科技工業園，價款為人民幣328,356,000元。其中人民幣80,000,000元已於2006年內獲繳付，而餘下人民幣248,356,000元的價款則於2007年分三期繳清。出售收益為人民幣120,053,000元。

6 OTHER NET (LOSS)/INCOME

Gain on disposal of property, plant and equipment	出售物業、廠房及設備收益
Net realised and unrealised gains on trading securities	買賣證券的已變現及未變現收益淨額
Net exchange (losses)/gains	匯兌(虧損)/收益淨額

6 其他(虧損)/收益淨額

2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
83	-
1,799	-
(26,490)	2,162
(24,608)	2,162

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

7 OTHER REVENUE

7 其他收入

		2007	2006
		RMB'000	RMB'000
		人民幣千元	人民幣千元
Compensation income	賠償收入	-	1,390
Interest income	利息收入	38,497	1,974
Others	其他	1,979	404
		40,476	3,768

8 PROFIT BEFORE TAXATION

8 除稅前溢利

Profit before taxation is arrived at after charging/(crediting):

除稅前溢利已扣除／(計入)：

		2007	2006
		RMB'000	RMB'000
		人民幣千元	人民幣千元
(a) <i>Finance costs</i>	(a) 融資成本		
Interest on bank loans and other borrowings wholly repayable within five years	須於五年內全部償還的銀行貸款及其他借貸利息	20,488	13,943
Interest on other loans	其他貸款利息	65,668	23,010
Total interest expense on financial liabilities not at fair value through profit or loss	並非透過損益以公允值列賬的金融負債的利息費用總額	86,156	36,953
Less: interest expense capitalised as:	減：利息費用資本化為：		
investment properties under development and properties under development for sale *	發展中投資物業及待出售的發展中物業*	(31,065)	(13,783)
		55,091	23,170

* The borrowing costs have been capitalised at interest rates ranging from 5.10% to 8.22% per annum (2006: from 6.14% to 6.93% per annum).

* 借貸成本已分別按年利率介乎5.10%至8.22% (2006年：年利率6.14%至6.93%) 予以資本化。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

8 PROFIT BEFORE TAXATION (CONT'D)

Profit before taxation is arrived at after charging/(crediting): (Cont'd)

(b) Staff costs	(b) 員工成本
Equity-settled share-based payments (note 31)	以股份為結算基礎的付款 (附註31)
Wages, salaries and other staff costs	工資、薪金及其他員工成本
Including:	包括：
Retirement scheme contributions	退休計劃供款

Employees of the group's subsidiaries established in the PRC are required to participate in a defined contribution retirement scheme administered and operated by the local municipal government. The group's subsidiaries contribute funds which are calculated on certain percentage of the average employee salary as agreed by the local municipal government to the scheme to fund the retirement benefits of the employees. The group made contributions of RMB471,000 (2006: RMB317,000) to the scheme during the year.

The group also operates a Mandatory Provident Fund Scheme ("the MPF scheme") under the Hong Kong Mandatory Provident Fund Schemes Ordinance for employees employed under the jurisdiction of the Hong Kong Employment Ordinance. The MPF scheme is a defined contribution retirement scheme administered by independent trustees. Under the MPF scheme, the group and its employees are each required to make contributions to the scheme at 5% of the employees' relevant income, subject to a cap of monthly relevant income of HK\$20,000. Contributions to the scheme vest immediately. The group made contributions of RMB34,000 (equivalent to approximately HK\$36,000) (2006: Nil) to the scheme during the year.

The group has no other material obligation for the payment of retirement benefits associated with these schemes beyond the annual contributions described above.

8 除稅前溢利 (續)

除稅前溢利已扣除/(計入)：(續)

2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
29,352	-
13,510	4,595
42,862	4,595
505	317

本集團於中國成立的附屬公司僱員須參加地方市政府管理及經營的定額供款退休計劃。本集團的附屬公司乃按地方市政府認同的若干平均僱員工資百分比計算的數額向計劃供款，以向僱員退休福利提供資金。於本年度內，本集團向該計劃作出的供款為人民幣471,000元 (2006年：人民幣317,000元)。

本集團根據香港強制性公積金計劃條例，為按香港僱傭條例規定所聘用的僱員設立強制性公積金計劃(「強積金計劃」)。強積金計劃為由獨立受託人管理的定額供款退休計劃。根據強積金計劃，本集團及其僱員各自須按僱員有關收入的5%向該計劃作出供款，惟以每月有關收入上限20,000港元為限。向該計劃作出的供款會即時歸屬。本集團於本年度內向該計劃作出的供款為人民幣34,000元(約相等於36,000港元)(2006年：無)。

除上述的每年供款外，本集團概無與該等計劃有關的其他重大支付退休福利的責任。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

8 PROFIT BEFORE TAXATION (CONT'D)

8 除稅前溢利(續)

Profit before taxation is arrived at after charging/(crediting): (Cont'd)

除稅前溢利已扣除/(計入):(續)

		2007	2006
		RMB'000	RMB'000
		人民幣千元	人民幣千元
(c) <i>Other items</i>	(c) 其他項目		
Amortisation of leasehold land	租賃土地攤銷	2,261	3,041
Less: amounts capitalised as:	減: 金額資本化為:		
– investment properties under development	– 發展中投資物業	–	(305)
– properties under development for sale	– 待出售的發展中物業	(977)	(1,452)
		1,284	1,284
Depreciation	折舊	2,040	1,692
Total amortisation and depreciation	總攤銷及折舊	3,324	2,976
Auditor's remuneration	核數師酬金		
– audit services	– 審核服務	2,015	809
– other services	– 其他服務	330	47
Operating lease charges in respect of sub-leased properties	轉租物業經營租賃費用	9,915	10,690
Cost of inventories sold	已售存貨成本	161,261	246,872
Rental income from investment properties	投資物業的租金收入	(33,397)	(3,405)
Rental income from sub-leased properties	轉租物業的租金收入	(15,347)	(17,487)
Gross rental income	總租金收入	(48,744)	(20,892)
Less: direct outgoings (note (i))	減: 直接開支(附註(i))	15,733	11,009
		(33,011)	(9,883)
Contingent rental income	或然租金收入	(618)	(108)

Note:

附註:

(i) Direct outgoings represent operating lease charges in respect of sub-leased properties and management fee expenses.

(i) 直接開支指轉租物業經營租賃費用及管理費開支。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

9 INCOME TAX IN THE CONSOLIDATED INCOME STATEMENT

9 綜合損益表內的所得稅

(a) Taxation in the consolidated income statement represents:

Current tax	本期稅項
Provision for PRC Enterprise Income Tax for the year	本年度中國企業所得稅準備
Provision for Land Appreciation Tax for the year	本年度土地增值稅準備
Deferred tax	遞延稅項
Origination of temporary differences	暫時差異的產生

Pursuant to the rules and regulations of the Cayman Islands and the British Virgin Islands ("BVI"), the group is not subject to any income tax in the Cayman Islands and the BVI.

No Hong Kong Profits Tax has been provided for as the group does not have estimated assessable profits in Hong Kong. Provision for PRC Enterprise Income Tax is computed according to the relevant rules and regulations in the PRC. The applicable income tax rates of the subsidiaries within the group were ranging from 15% to 33% throughout the year (2006: from 15% to 33%).

Land Appreciation Tax is levied on properties developed by the group for sale, at progressive rates ranging from 30% to 60% on the appreciation of land value, which under the applicable regulations is calculated based on the proceeds of sales of properties less deductible expenditures including lease charges of land use rights, borrowing costs and all property development expenditures.

(a) 綜合損益表內的稅項指：

2007	2006
RMB'000	RMB'000
人民幣千元	人民幣千元
41,822	43,468
98,291	78,360
140,113	121,828
12,308	84,951
152,421	206,779

根據開曼群島及英屬處女群島的規則及規例，本集團毋須繳納開曼群島及英屬處女群島的任何所得稅。

由於本集團於香港並無任何估計應課稅收入，故並無就香港所得稅作出準備。中國企業所得稅準備乃根據中國相關規則及規例計算。本集團的附屬公司於年內適用的所得稅率介乎15%至33% (2006年：介乎15%至33%)。

本集團銷售所發展的物業須按土地價值增幅以30%至60%的累進稅率繳納土地增值稅，根據有關規例，土地增值稅乃按出售物業所得款項減可扣稅開支(包括土地使用權出讓支出、借貸成本及所有物業發展開支)計算。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

9 INCOME TAX IN THE CONSOLIDATED INCOME STATEMENT (CONT'D)

(a) Taxation in the consolidated income statement represents: (Cont'd)

On 16 March 2007, the Fifth Plenary Session of the Tenth National People's Congress passed the Corporate Income Tax Law of the PRC ("new tax law") which took effect on 1 January 2008. The PRC income tax rate is unified to 25% for all enterprises.

Pursuant to the Notice on the Implementation Rules for Grandfathering Relief under the New Tax Law ("Notice 39") issued by The State Council on 26 December 2007, effective from 1 January 2008, the existing preferential income tax rate of 15% pertaining to certain subsidiaries within the group established in the PRC will gradually transit to applicable tax rate of 25%.

The enactment of the new tax law is not expected to have any financial effect on the amounts accrued in the consolidated balance sheet in respect of current tax payable.

Further under the New Tax Law, from 1 January 2008, non-resident enterprises without an establishment or place of business in the PRC or which have an establishment or place of business in the PRC but whose relevant income is not effectively connected with the establishment or a place of business in the PRC, will be subject to withholding tax at the rate of 10% (unless reduced by treaty) on various types of passive income such as dividends derived from sources within the PRC.

The group is in the process of assessing the impact of the New Tax Law regarding this withholding tax and has yet to conclude the impact on the group's results of operations and financial position on its initial application.

9 綜合損益表內的所得稅(續)

(a) 綜合損益表內的稅項指：(續)

於2007年3月16日，第十屆全國人民代表大會第五次全體會議通過了中國企業所得稅法（「新稅法」），並已於2008年1月1日生效。所有企業繳納的中國所得稅稅率乃統一為25%。

根據國務院於2007年12月26日頒發的《國務院關於實施企業所得稅過渡優惠政策的通知》（「第39號通知」），由2008年1月1日起本集團旗下若干在中國成立的附屬公司獲得的現有稅務優惠稅率15%將逐步過渡到25%的適用稅率。

新稅法的頒佈預期不會對綜合資產負債表中就本期應付稅項預提金額構成任何財務影響。

另根據新稅法，由2008年1月1日起，並非在中國成立或在中國設有營業地點，或在中國成立或在中國設有營業地點，惟有關收入實際上並非與中國成立或在中國設有營業地點有關的非居民企業，將須就多項被動收入（如源於中國的股息）按10%稅率（除非按條約減免）繳付代扣稅。

本集團正在評估新稅法在此代扣稅方面的影響，而迄今尚未就初步應用新稅法可能會對本集團的經營業績及財務狀況的影響得出結論。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

9 INCOME TAX IN THE CONSOLIDATED INCOME STATEMENT (CONT'D)

9 綜合損益表內的所得稅(續)

(b) Reconciliation between actual tax expense and accounting profit at applicable tax rate:

(b) 按適用稅率計算的稅項支出與會計溢利的對賬：

		2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
Profit before taxation	除稅前溢利	402,923	905,045
Notional tax on profit before taxation, calculated at 15% in Shenzhen	按深圳的稅率15%計算的除稅前溢利的名義稅項	60,438	135,757
Tax effect of different tax rates in other locations	在其他不同稅率地區的稅項影響	3,341	2,956
Tax effect of non-taxable revenue	毋須計稅收入的稅項影響	(63)	(16)
Tax effect of non-deductible expenses	不可扣減支出的稅項影響	4,498	690
Tax effect of unused tax losses not recognised	未予以確認稅項虧損額的稅項影響	660	346
Land Appreciation Tax	土地增值稅	83,547	66,606
Others	其他	-	440
Actual tax expense	實際稅項支出	152,421	206,779

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

10 DIRECTORS' REMUNERATION

10 董事酬金

Directors' remuneration disclosed pursuant to section 161 of the Hong Kong Companies Ordinance is as follows:

根據香港公司條例第161條所披露的董事酬金如下：

		Basic salaries, housing allowances and other allowances and benefits in kind 基本薪金、 房屋津貼、 其他津貼及 實物福利	Discretionary bonuses 酌定花紅	Retirement scheme contributions 退休 計劃供款	Sub-total 分計	Equity-settled share-based payments 以股份為結算 基礎的付款	2007 Total 總計 RMB'000 人民幣千元
Directors' fees 董事袍金	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	
Executive directors	執行董事						
Mr Yunshu ZENG	曾雲樞先生	1,500	-	19	1,519	-	1,519
Mr Sheng ZENG	曾勝先生	1,299	-	9	1,308	-	1,308
Ms Qingdong YE	葉慶東女士	600	-	9	609	3,882	4,491
Mr Junxin OUYANG	歐陽俊新先生	300	-	6	306	1,553	1,859
Dr Qinchun HAN	韓秦春博士	1,192	-	11	1,203	-	1,203
		4,891	-	54	4,945	5,435	10,380
Independent non-executive directors	獨立非執行董事						
Dr Jun LI	李珺博士	133	-	-	133	475	608
Mr Ngai Lam CHEUNG	張毅林先生	133	-	-	133	475	608
Ms Wei Fang LIN	林偉芳女士	133	-	-	133	475	608
		399	-	-	399	1,425	1,824
Non-executive directors	非執行董事						
Mr Huaqiao ZHANG	張化橋先生	44	-	-	44	3,281	3,325
Mr Junyu CHEN (resigned on 16 October 2007)	陳軍余先生 (已於2007年 10月16日辭任)	36	-	-	36	-	36
		80	-	-	80	3,281	3,361

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

10 DIRECTORS' REMUNERATION (CONT'D)

10 董事酬金(續)

Directors' remuneration disclosed pursuant to section 161 of the Hong Kong Companies Ordinance is as follows: (Cont'd)

根據香港公司條例第161條所披露的董事酬金如下：(續)

		Directors' fees 董事袍金	Basic salaries, housing allowances and other allowances and benefits in kind 基本薪金、房屋津貼、其他津貼及實物福利	Discretionary bonuses 酌定花紅	Retirement scheme contributions 退休計劃供款	2006 Total 總計
			RMB'000 人民幣千元		RMB'000 人民幣千元	
Executive directors	執行董事					
Mr Yunshu ZENG	曾雲樞先生	-	165	235	11	411
Mr Sheng ZENG	曾勝先生	-	59	241	6	306
Ms Qingdong YE	葉慶東女士	-	180	120	6	306
Mr Junxin OUYANG	歐陽俊新先生	-	63	47	4	114
Dr Qinchun HAN	韓秦春博士	-	-	-	-	-
		-	467	643	27	1,137

Note: These represent the estimated value of share options granted to the directors under the company's share option scheme. The value of these share options is measured according to the group's accounting policies for equity-settled share-based payments as set out in note 2(q)(iii) and, in accordance with that policy, includes adjustments to reserve amounts accrued in previous years where grants of equity instruments are forfeited prior to vesting.

The details of these benefits in kind, including the principal terms and number of options granted, are disclosed under the paragraph "Share option" in the directors' report and note 31.

附註：該等款項指根據本公司認股權計劃授予董事的認股權的估計價值。該等認股權的價值乃根據本集團有關以股份為結算基礎的付款交易的會計政策(如附註2(q)(iii)所載)計量，而根據該政策，包括就於歸屬前被沒收的所授出股本工具撥回過往年度預提款項的調整。

有關該等實物福利的詳情(包括所授出認股權的主要條款及數目)乃披露於董事會報告「認股權」一段及附註31。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

11 INDIVIDUALS WITH HIGHEST EMOLUMENTS

Of the five individuals with the highest emoluments, two (2006: three) are directors whose emoluments are disclosed in note 10. The aggregate of the emoluments in respect of the other three (2006: two) individuals are as follows:

Salaries and other emoluments	薪金及其他酬金
Discretionary bonuses	酌定花紅
Equity-settled share-based payments	以股份為結算基礎的付款
Retirement scheme contributions	退休計劃供款

The emoluments of the three (2006: two) individuals with the highest emoluments are within the following bands:

Nil to RMB1,000,000	人民幣零元至人民幣1,000,000元
RMB2,000,001 to RMB2,500,000	人民幣2,000,001元至 人民幣2,500,000元
RMB3,500,001 to RMB4,000,000	人民幣3,500,001元至 人民幣4,000,000元
RMB6,000,001 to RMB6,500,000	人民幣6,000,001元至 人民幣6,500,000元

During the years ended 31 December 2007 and 2006, no emoluments have been paid by the group to the directors, senior executives or any of the five highest individuals as an inducement to join or upon joining the group or as compensation for loss of office.

12 LOSS ATTRIBUTABLE TO EQUITY SHAREHOLDERS OF THE COMPANY

The consolidated profit attributable to equity shareholders of the company includes a loss of RMB62,110,000 (2006: Nil) which has been dealt with in the financial statements of the company.

13 DIVIDENDS

No dividend has been declared or approved by the group during the years ended 31 December 2007 and 2006.

11 最高酬金人士

五名最高酬金人士之中，分別有兩名（2006年：三名）為董事，其酬金於附註10披露。其餘三名（2006年：兩名）人士的酬金總額如下：

2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
1,354	264
512	236
10,350	—
28	12
12,244	512

其餘三名（2006年：兩名）酬金最高的人士的酬金範圍如下：

2007	2006	Number of individuals 僱員數目
—	2	
1	—	
1	—	
1	—	

截至2007年及2006年12月31日止兩個年度內，本集團概無向董事、高級行政人員或任何五名最高薪酬的人士支付酬金，作為吸引彼等加入本集團或於加入本集團時的獎勵或離職補償。

12 本公司權益股東應佔虧損

本公司權益股東應佔綜合溢利包括人民幣62,110,000元（2006年：無）的虧損，該虧損已於本公司的財務報表中處理。

13 股息

於截至2007年及2006年12月31日止兩個年度內，本集團並無宣派或批准任何股息。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

14 EARNINGS PER SHARE

14 每股盈利

(a) Basic earnings per share

The calculation of basic earnings per share is based on the profit attributable to equity shareholders of the company of RMB250,685,000 (2006: RMB698,969,000) and the weighted average number of shares in issue during the year of 1,036,325,000 (2006: 1,036,100,000). The weighted average number of shares in issue during the year ended 31 December 2006 and for the period from 1 January 2007 to 12 March 2007 is based on the assumption that 1,036,100,000 ordinary shares were in issue throughout that year/period.

Weighted average number of shares (basic)

Weighted average number of shares at 1 January
Effect of share options exercised

Weighted average number of shares (basic)
at 31 December

於1月1日的股份加權平均數
已行使認股權的影響

於12月31日的股份加權平均數(基本)

2007 '000 千股
1,036,100
225
1,036,325

(b) Diluted earnings per share

The calculation of diluted earnings per share for the year ended 31 December 2007 is based on the profit attributable to equity shareholders of the company of RMB250,685,000 and the weighted average number of shares of 1,060,772,000 shares, calculated as follows:

Weighted average number of shares (diluted)

Weighted average number of shares at 1 January
Deemed issue of ordinary shares under
share option scheme for nil consideration

Weighted average number of shares (diluted)
at 31 December

於1月1日的股份加權平均數
被視為根據認股權計劃
無償發行普通股

於12月31日的股份
加權平均數(攤薄)

(a) 每股基本盈利

每股基本盈利乃根據本年度內本公司權益股東應佔溢利人民幣250,685,000元(2006年：人民幣698,969,000元)，以及於本年度內已發行股份的加權平均數1,036,325,000股(2006年：1,036,100,000股)計算。於截至2006年12月31日止年度及由2007年1月1日至2007年3月12日止期間內已發行股份的加權平均數乃根據假設於該年度/期間內已發行1,036,100,000股普通股而計算。

股份加權平均數(基本)

(b) 每股攤薄盈利

截至2007年12月31日止年度的每股攤薄盈利乃根據本公司權益股東應佔溢利人民幣250,685,000元及股份加權平均數1,060,772,000股計算，結果如下：

股份加權平均數(攤薄)

2007 '000 千股
1,036,100
24,672
1,060,772

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

14 EARNINGS PER SHARE (CONT'D)

(b) Diluted earnings per share (Cont'd)

For the Warrants granted during the year (note 25(b)), there is no dilutive effect on earnings per share upon deemed exercise. We assume the present status of condition remains unchanged and thus the conditions of reset and adjustment are not met.

No disclosure of diluted earnings per share for the year ended 31 December 2006 has been made as there were no potential dilutive shares outstanding.

14 每股盈利(續)

(b) 每股攤薄盈利(續)

就年內授出的認股權(附註25(b))而言，於被視為行使後並無對每股盈利產生攤薄影響。本公司假設現有條件狀況保持不變，因而並無達致重設及調整之條件。

截至2006年12月31日止年度，由於並無尚未行使的潛在攤薄股份，因此並無披露每股攤薄盈利。

15 SEGMENT REPORTING

Segment information is presented in respect of the group's business and geographical segments. Business segment information is chosen as the primary reporting format because this is more relevant to the group's internal financial reporting. No segment information is presented in respect of the group's geographical segments as the group's principal activities are largely carried out in the PRC.

Business segments

The group comprises the following main business segments:

- Property development : development and sale of properties
- Property leasing : leasing of investment properties and sub-leased properties and provision of related management service

15 分部報告

分部資料按本集團的業務及地區分部呈列。由於業務分部資料與本集團的內部財務報告較為相關，因此業務分部資料被選為主要報告形式。由於本集團的主要業務大多於中國經營，故概無分部資料按本集團的地區分部呈列。

業務分部

本集團由下列主要業務分部組成：

- 物業開發 : 開發及銷售物業
- 物業租賃 : 租賃投資物業及轉租物業及提供有關管理服務

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

15 SEGMENT REPORTING (CONT'D)

15 分部報告(續)

Business segments (Cont'd)

業務分部(續)

		Property development 物業開發 RMB'000 人民幣千元	Property leasing 物業租賃 RMB'000 人民幣千元	Inter- segment elimination 分部之間 的抵銷 RMB'000 人民幣千元	Consolidated 綜合 RMB'000 人民幣千元
Year ended 31 December 2007	截至2007年12月31日止年度				
Revenue from external customers	外來客戶收入	362,933	48,744	-	411,677
Segment results	分部業績	197,424	25,912	-	223,336
Net increase in fair value of investment properties	投資物業的公允值的增加淨額	-	180,352	-	180,352
Unallocated operating income and expenses	未能分類的經營收入及開支				82,508
Profit from operations	經營溢利				486,196
Net change in fair value of derivative financial instruments	衍生金融工具的公允值的變動淨額				(28,182)
Finance costs	融資成本				(55,091)
Profit before taxation	除稅前溢利				402,923
Income tax	所得稅				(152,421)
Profit for the year	本年度溢利				250,502
Amortisation and depreciation	攤銷及折舊	2,835	426		
At 31 December 2007	於2007年12月31日				
Segment assets	分部資產	1,485,954	1,318,871	(42,013)	2,762,812
Unallocated assets	未能分類的資產				769,243
Total assets	總資產				3,532,055
Segment liabilities	分部負債	236,819	174,380	(42,013)	369,186
Unallocated liabilities	未能分類的負債				1,523,143
Total liabilities	總負債				1,892,329
Capital expenditure incurred	所產生的資本支出	572,503	73,114		

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

15 SEGMENT REPORTING (CONT'D)

15 分部報告(續)

Business segments (Cont'd)

業務分部(續)

		Property development	Property leasing	Inter- segment elimination	Consolidated
		物業開發	物業租賃	分部之間 的抵銷	綜合
		RMB'000	RMB'000	RMB'000	RMB'000
		人民幣千元	人民幣千元	人民幣千元	人民幣千元
Year ended 31 December 2006	截至2006年12月31日止年度				
Revenue from external customers	外來客戶收入	500,148	20,892	-	521,040
Segment results	分部業績	355,901	2,924	-	358,825
Net increase in fair value of investment properties	投資物業的公允值的增加淨額	-	566,343	-	566,343
Unallocated operating income and expenses	未能分類的經營收入及開支				2,615
Profit from operations	經營溢利				927,783
Net change in fair value of derivative financial instruments	衍生金融工具的公允值的變動淨額				432
Finance costs	融資成本				(23,170)
Profit before taxation	除稅前溢利				905,045
Income tax	所得稅				(206,779)
Profit for the year	本年度溢利				698,266
Amortisation and depreciation	攤銷及折舊	2,559	417		
At 31 December 2006	於2006年12月31日				
Segment assets	分部資產	595,125	1,110,570	(75,988)	1,629,707
Unallocated assets	未能分類的資產				119,767
Total assets	總資產				1,749,474
Segment liabilities	分部負債	207,906	32,365	(75,988)	164,283
Unallocated liabilities	未能分類的負債				740,768
Total liabilities	總負債				905,051
Capital expenditure incurred	所產生的資本支出	279,702	214,113		

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

16 PROPERTY, PLANT AND EQUIPMENT

16 物業、廠房及設備

		The group 本集團				
		Buildings held for own use 持作自用 樓宇	Leasehold improvements 租賃裝修	Furniture, fixtures and equipment 傢俱、裝置 及設備	Motor vehicles 汽車	Total 總計
		RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元
Cost:	成本：					
At 1 January 2007	於2007年1月1日	3,470	2,227	1,579	4,267	11,543
Acquired from subsidiaries	自附屬公司獲得	-	-	828	540	1,368
Additions	添置	-	1,625	1,041	2,148	4,814
Disposals	出售	-	-	-	(620)	(620)
At 31 December 2007	於2007年12月31日	3,470	3,852	3,448	6,335	17,105
Accumulated depreciation:	累計折舊：					
At 1 January 2007	於2007年1月1日	(738)	(1,250)	(887)	(2,523)	(5,398)
Acquired from subsidiaries	自附屬公司獲得	-	-	(116)	(372)	(488)
Charge for the year	本年度折舊	(172)	(530)	(342)	(996)	(2,040)
Written back on disposal	出售時撥回	-	-	-	593	593
At 31 December 2007	於2007年12月31日	(910)	(1,780)	(1,345)	(3,298)	(7,333)
Net book value:	賬面淨值：					
At 31 December 2007	於2007年12月31日	2,560	2,072	2,103	3,037	9,772

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

16 PROPERTY, PLANT AND EQUIPMENT (CONT'D)

16 物業、廠房及設備(續)

		The group 本集團				
		Buildings held for own use 持作自用 樓宇	Leasehold improvements 租賃裝修	Furniture, fixtures and equipment 傢俱、裝置 及設備	Motor vehicles 汽車	Total 總計
		RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元
Cost:	成本：					
At 1 January 2006	於2006年1月1日	3,470	2,145	1,446	3,841	10,902
Additions	添置	-	82	133	426	641
At 31 December 2006	於2006年12月31日	3,470	2,227	1,579	4,267	11,543
Accumulated depreciation:	累計折舊：					
At 1 January 2006	於2006年1月1日	(567)	(751)	(617)	(1,771)	(3,706)
Charge for the year	本年度折舊	(171)	(499)	(270)	(752)	(1,692)
At 31 December 2006	於2006年12月31日	(738)	(1,250)	(887)	(2,523)	(5,398)
Net book value:	賬面淨值：					
At 31 December 2006	於2006年12月31日	2,732	977	692	1,744	6,145

As at 31 December 2006, the group's buildings held for own use and on lease of 40 years in the PRC were pledged against a bank loan. The pledge has been released during the year and details of which are set out in note 26.

於2006年12月31日，本集團於中國持作自用及租賃期為40年的樓宇已抵押予銀行以獲銀行貸款，該抵押已於年內獲解除及其詳情載於附註26。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

16 PROPERTY, PLANT AND EQUIPMENT (CONT'D)

16 物業、廠房及設備(續)

		The company 本公司
		Leasehold improvements 租賃裝修
		RMB'000 人民幣千元
Cost:	成本：	
At 1 January 2006, 31 December 2006 and 1 January 2007	於2006年1月1日、2006年12月31日 及2007年1月1日	-
Additions	添置	530
At 31 December 2007	於2007年12月31日	530
Accumulated depreciation:	累計折舊：	
At 1 January 2006, 31 December 2006 and 1 January 2007	於2006年1月1日、2006年12月31日 及2007年1月1日	-
Charge for the year	本年度折舊	(63)
At 31 December 2007	於2007年12月31日	(63)
Net book value:	賬面淨值：	
At 31 December 2007	於2007年12月31日	467
At 31 December 2006	於2006年12月31日	-

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

17 INTERESTS IN SUBSIDIARIES

17 於附屬公司的權益

		The company 本公司	
		2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
Unlisted investments, at cost	非上市投資，按成本	80,082	—
Amounts due from subsidiaries	應收附屬公司款項	829,832	—
Less: impairment loss on amounts due from subsidiaries	減：應收附屬公司款項的 減值虧損	(561)	—
		909,353	—

Except for an amount of RMB40,234,000 which is interest-bearing at the 1-year RMB benchmark lending rate as determined from time to time by the People's Bank of China per annum, the balances with subsidiaries are unsecured, interest-free, and expected to be recovered after more than one year..

除一筆人民幣40,234,000元款項按中國人民銀行每年不時釐定的一年期人民幣貸款基準利率計息外，與附屬公司的結餘乃無抵押、免息及預期於一年後收回。

The following list contains only the particulars of subsidiaries which principally affected the results, assets and liabilities of the group. The class of shares held is ordinary unless otherwise stated.

下表僅載列主要影響本集團業績、資產及負債的附屬公司的詳情。除另有說明外，所持有的股份類別為普通股。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

17 INTERESTS IN SUBSIDIARIES (CONT'D)

17 於附屬公司的權益(續)

Name of company 公司名稱	Place of incorporation/ establishment 註冊成立/成立地點	Place of operation 經營地點	Issued/ paid up capital 已發行/實繳資本	Percentage of equity attributable to the company 本公司應佔權益百分比		Principal activities 主要業務	Legal form 法定形式
				Direct 直接 %	Indirect 間接 %		
Access Achievement Limited	The British Virgin Islands 英屬處女群島	Shenzhen, the People's Republic of China ("the PRC") 中華人民共和國 (「中國」) 深圳	US\$10,000 10,000美元	100	–	Investment holding 投資控股	Private limited liability company 私人有限公司
Hong Long Properties (Shenzhen) Company Limited 鴻隆地產(深圳)有限公司	Shenzhen, the PRC 中國深圳	Shenzhen, the PRC 中國深圳	RMB299,000,000 人民幣299,000,000元	–	100	Property development and property investment 物業開發及物業投資	Wholly foreign-owned enterprise 外商獨資企業
Shenzhen Yinghua Development Company Limited 深圳市英華實業發展有限公司	Shenzhen, the PRC 中國深圳	Shenzhen, the PRC 中國深圳	RMB28,000,000 人民幣28,000,000元	–	86	Property development 物業開發	Limited liability company 有限公司
Huizhou Yintaida Company Limited 惠州市銀泰達實業有限公司	Huizhou, the PRC 中國惠州	Huizhou, the PRC 中國惠州	RMB20,000,000 人民幣20,000,000元	–	100 (Note (a)) (附註(a))	Property development 物業開發	Limited liability company 有限公司

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

17 INTERESTS IN SUBSIDIARIES (CONT'D)

17 於附屬公司的權益(續)

Name of company 公司名稱	Place of incorporation/ establishment 註冊成立/成立地點	Place of operation 經營地點	Issued/ paid up capital 已發行/實繳資本	Percentage of equity attributable to the company 本公司應佔權益百分比		Principal activities 主要業務	Legal form 法定形式
				Direct 直接 %	Indirect 間接 %		
Shenzhen Hong Long Commercial Management Company Limited 深圳市鴻隆商業管理有限公司	Shenzhen, the PRC 中國深圳	Shenzhen, the PRC 中國深圳	RMB10,680,000 人民幣10,680,000元	–	100 (Note (b)) (附註 (b))	Property leasing and sub-leasing 物業租賃及轉租	Limited liability company 有限公司
Zhangjiakou Centre Way Real Estate Development Company Limited 張家口中惠房地產開發有限公司	Hebei, the PRC (acquired in October 2007) 中國河北 (於2007年10月收購)	Hebei, the PRC 中國河北	HK\$20,000,000 20,000,000港元	–	100	Property development 物業開發	Wholly foreign-owned enterprise 外商獨資企業
Meizhou Hong Long Shi Ye Company Limited (formerly Meizhou Cai Hui Technology Company Limited 梅州鴻隆實業有限公司(原稱梅州市財匯科技有限公司)	Meizhou, the PRC (acquired in July 2007) 中國梅州 (於2007年7月收購)	Meizhou, the PRC 中國梅州	RMB5,000,000 人民幣5,000,000元	–	100	Property development 物業開發	Limited liability company 有限公司

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

17 INTERESTS IN SUBSIDIARIES (CONT'D)

17 於附屬公司的權益(續)

Name of company 公司名稱	Place of incorporation/ establishment 註冊成立/成立地點	Place of operation 經營地點	Issued/ paid up capital 已發行/實繳資本	Percentage of equity attributable to the company 本公司應佔權益百分比		Principal activities 主要業務	Legal form 法定形式
				Direct 直接 %	Indirect 間接 %		
Xingning Hong Long Property Development Company Limited 興寧市鴻隆房地產實業有限公司	Meizhou, the PRC (established in September 2007) 中國梅州 (於2007年9月成立)	Meizhou, the PRC 中國梅州	RMB221,990,926 人民幣221,990,926元	–	100	Property development 物業開發	Wholly foreign-owned enterprise 外商獨資企業
Huizhou Xing Wo Property Development Company Limited 惠州市興沃房地產開發有限公司	Huizhou, the PRC (established in November 2007) 中國惠州 (於2007年11月成立)	Huizhou, The PRC 中國惠州	RMB20,000,000 人民幣20,000,000元	–	100	Property development 物業開發	Limited liability company 有限公司

Notes:

- (a) The percentage of equity attributable to the company changed from 51% to 100% in October 2007.
- (b) The percentage of equity attributable to the company changed from 94% to 100% in March 2007.

附註：

- (a) 於2007年10月，本公司應佔權益百分比由51%改為100%。
- (b) 於2007年3月，本公司應佔權益百分比由94%改為100%。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

18 INVESTMENT PROPERTIES

18 投資物業

		The group 本集團	
		2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
At 1 January	於1月1日	1,004,500	54,300
Transferred from investment properties under development	轉撥自發展中投資物業	-	904,000
Additions	添置	72,634	38,747
Net increase in fair value	公允值增加淨額	180,352	7,453
At 31 December	於12月31日	1,257,486	1,004,500

(a) All investment properties of the group were revalued as at 31 December 2007 by an independent firm of surveyors, Knight Frank Petty Limited, who has among their staff Fellows of the Hong Kong Institute of Surveyors with recent experience in the location and category of properties being valued, on an open market value basis calculated by reference to the net rental income allowing for reversionary income potential.

(a) 本集團所有投資物業在2007年12月31日已由擁有對被估值物業的位置及種類有近期經驗的香港測量師學會資深會員為僱員的獨立測量師行萊坊測計師行有限公司根據公開市場價值參考租金收入淨額並計及可能的復歸收入重估。

(b) **The analysis of fair value of investment properties is as follows:**

(b) 投資物業的公允值分析如下：

		The group 本集團	
		2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
In PRC, held on leases of	中國，以下列年期租約持有		
- over 50 years	- 超過50年	1,210,506	962,000
- between 10 and 50 years	- 10年至50年	46,980	42,500
		1,257,486	1,004,500

(c) **Investment properties leased out under operating leases**

(c) 根據經營租賃出租的投資物業

The group leases out certain investment properties under operating leases. Except that certain leases are with no specific terms, all other leases run for an initial period of one to twenty years, with an option to renew the lease after that date at which time all terms are renegotiated. None of the leases has significant contingent elements as at 31 December 2007.

本集團根據經營租賃出租若干投資物業。除若干租約並無特定條款外，所有其他租約初步均為期一至二十年及於該日後可選擇續租，而屆時所有條款均可重新協商。於2007年12月31日，該等租賃均不含重大或然因素。

All properties held under operating leases that would otherwise meet the definition of investment properties are classified as investment properties.

所有物業根據經營租賃持有，並且在其他方面符合投資物業界定皆歸類為投資物業。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

18 INVESTMENT PROPERTIES (CONT'D)

- (d) The group's total future minimum lease payments under non-cancellable operating leases from investment properties are receivable as follows:

Within 1 year	一年內
After 1 year but within 5 years	一年後但五年內
After 5 years	五年後

- (e) As at 31 December 2006, certain investment properties of the group were pledged against bank loans granted to the group. The pledge has been released during the year and details of which are set out in note 26.
- (f) In 2006, a net increase in fair value of RMB558,890,000 resulted from revaluation of investment properties under development, together with the carrying amount of investment properties held for development before revaluation of RMB 345,110,000 totalling RMB 904,000,000, were transferred to investment properties upon completion of construction.

18 投資物業(續)

- (d) 本集團根據不可解除的經營租賃的投資物業在日後應收的最低租賃款項總額如下：

The group 本集團	
2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
36,089	25,388
129,719	104,420
303,951	288,075
469,759	417,883

- (e) 於2006年12月31日，本集團若干投資物業已作授於本集團銀行貸款抵押之用。該抵押已於年內獲解除及其詳情載於附註26。
- (f) 於2006年內，重估發展中投資物業導致公允值增加淨額為人民幣558,890,000元，連同於重估前持作發展的投資物業賬面值人民幣345,110,000元共計人民幣904,000,000元，於竣工時已轉撥至投資物業。

19 TRADING SECURITIES

Trading securities (at market value)	買賣證券(按市值)
Listed equity securities	上市股票
– outside Hong Kong	– 香港境外

19 買賣證券

The group 本集團	
2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
3,733	–

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

20 INVENTORIES

20 存貨

		The group 本集團	
		2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
Properties for future development and under development for sale	供出售未來開發及發展中物業	927,176	86,119
Completed properties held for sale	持作出售的已竣工物業	5,684	15,873
		932,860	101,992

(a) The analysis of carrying value of leasehold land included in properties for future development and under development for sale and completed properties held for sale is as follows:

(a) 包括在供出售未來開發及發展中物業及持作出售的已竣工物業內的租賃土地賬面值分析如下：

		The group 本集團	
		2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
In PRC, held on leases of	中國，以租約方式持有		
– over 50 years	– 超過50年	67,811	70,235
– between 10 and 50 years	– 10年至50年	4,232	4,323
		72,043	74,558

(b) The amount of properties for future development and under development for sale expected to be recovered after more than one year is analysed as follows:

(b) 預期超過一年以後方可變現的供出售未來開發及發展中物業的金額分析如下：

		The group 本集團	
		2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
Properties for future development and under development for sale	供出售未來開發及發展中物業	141,197	60,640

All of the other inventories are expected to be recovered within one year.

所有其他存貨預期可在一年內變現。

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(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

20 INVENTORIES (CONT'D)

- (c) As at 31 December 2006, certain portions of the group's properties for future development and under development for sale with a carrying value of RMB18,896,000 were pledged against a bank loan drawn by an affiliated company of one of the group's minority shareholders. Under this arrangement, the equity interest of that minority shareholder in that subsidiary was held by the group as collateral. The pledge has been released during the year.

20 存貨(續)

- (c) 於2006年12月31日，本集團賬面值為人民幣18,896,000元的若干供出售未來開發及發展中物業用於抵押本集團一名少數股東的關聯公司已提取的銀行貸款。根據該安排，該名少數股東在該附屬公司的股權由本集團持有用作抵押。於年內，該抵押已獲解除。

21 TRADE AND OTHER RECEIVABLES, AND PREPAID LAND COSTS

21 應收賬款及其他應收款，及預付土地成本

		The group 本集團		The company 本公司	
		2007 RMB'000	2006 RMB'000	2007 RMB'000	2006 RMB'000
Trade receivables (note (a))	應收賬款(附註(a))	8,821	310,378	-	-
Other receivables	其他應收款	80,552	6,590	-	-
Loans and advances (note (b))	貸款及墊款(附註(b))	179,106	55,017	24,358	-
Amount due from a director (note (c))	應收一名董事賬款(附註(c))	-	30,649	-	-
Loans and receivables	貸款及應收款	268,479	402,634	24,358	-
Derivative financial instruments (note 22)	衍生金融工具(附註22)	1,400	-	1,400	-
Prepayments	預付款	249,427	86,445	-	11,915
Total trade and other receivables	應收賬款及其他應收款總額	519,306	489,079	25,758	11,915
Prepaid land costs (note (d))	預付土地成本(附註(d))	220,620	89,128	-	-
		739,926	578,207	25,758	11,915

All of the trade and other receivables are expected to be recovered within one year.

- (a) Included in trade and other receivables are trade receivables with the following ageing analysis as at the balance sheet date:

0 to 90 days	0至90日
91 days to 180 days	91至180日
181 days to 365 days	181至365日

預期所有應收賬款及其他應收款均於一年內收回。

- (a) 應收賬款包含於應收賬款及其他應收款內，其於結算日的賬齡分析如下：

The group 本集團	
2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
8,368	310,378
73	-
380	-
8,821	310,378

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(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

21 TRADE AND OTHER RECEIVABLES, AND PREPAID LAND COSTS (CONT'D)

(a) (Cont'd)

Trade receivables are due within 30 to 90 days from the date of billing.

As at 31 December 2006, trade receivables include an amount in relation to the disposal of Hong Long High Technology Industrial Park as set out in note 5(b).

The group's credit policy is set out in note 33(a).

(b) The loans and advances which are made to business associates are secured, bearing at interest rates ranging from the 1-year RMB benchmark lending rate as determined from time to time by the People's Bank of China to 50% per annum, and recoverable within one year.

(c) The amount due from a director disclosed pursuant to section 161B of the Hong Kong Companies Ordinance is as follows:

Mr Sheng ZENG 曾勝先生
Maximum amount outstanding 年內未償還款項
during the year 的最高金額

The amount due from a director is unsecured, interest-free and recoverable on demand.

There is no amount due but unpaid, nor any provision made against the balance due from a director as at 31 December 2007 and 2006.

(d) Prepaid land costs are for leasehold land held on medium to long leases in the PRC.

21 應收賬款及其他應收款，及預付土地成本(續)

(a) (續)

應收賬款於賬單發出日後 30-90 天到期。

於 2006 年 12 月 31 日，應收賬款包括有關出售鴻隆高科技工業園的金額，其詳情載於附註 5(b)。

本集團的信貸政策載於附註 33(a)。

(b) 給予業務聯繫人士的貸款及墊款為有抵押、按中國人民銀行每年不時釐定的一年期人民幣貸款基準利率至年利率 50% 計息和可於一年內收回。

(c) 根據香港公司條例第 161B 條所披露的應收一名董事賬款如下：

		The group 本集團		The company 本公司	
		2007 RMB'000	2006 RMB'000	2007 RMB'000	2006 RMB'000
Mr Sheng ZENG	曾勝先生	-	30,649	-	-
Maximum amount outstanding during the year	年內未償還款項的最高金額	30,649	31,583	914	-

應收一名董事賬款乃無抵押、不計息和可於要求時收回。

於 2007 及 2006 年 12 月 31 日，並無已逾期但未支付的款項，亦無就應收一名董事結餘作出任何準備。

(d) 預付土地成本乃涉及於中國按中長期租約持有的租賃土地。

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22 DERIVATIVE FINANCIAL INSTRUMENTS

22 衍生金融工具

		The group and the company	
		本集團及本公司	
		2007	2006
		RMB'000	RMB'000
		人民幣千元	人民幣千元
Derivative financial asset (note 21)	衍生金融資產(附註21)		
Redemption option of Senior Note (note 25)	優先票據贖回選擇權 (附註25)	1,400	-
Derivative financial liabilities (note 27)	衍生金融負債(附註27)		
Warrants (note 25)	認股權(附註25)	74,541	-

All the amounts of derivative financial instruments are stated at fair values. The fair value of redemption option is determined by an independent valuer, Asset Appraisal Limited, using the Hull-White One-Factor financial model.

The fair value of Warrants is determined by an independent valuer, Asset Appraisal Limited, using the Black-Scholes financial model.

所有衍生金融工具的金額均按公允值列賬。贖回選擇權的公允值乃由獨立估值師資產評估顧問有限公司採用Hull-White單因素財務模型釐定。

認股權的公允值由獨立估值師資產評估顧問有限公司採用伯力克-舒爾斯財務模型計算。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

23 PLEDGED DEPOSITS

- (a) Included in pledged deposits of the group as at 31 December 2007 were deposits of RMB1,973,000 (2006: RMB11,451,000) pledged with certain banks as guarantee deposits for the benefit of mortgage loan facilities granted by the banks to purchasers of the group's properties.
- (b) Included in pledged deposits of the group as at 31 December 2007 were deposits totalling RMB174,460,000 (2006: RMB8,000,000) pledged with banks securing the group's bank loans as set out in note 26.
- (c) As at 31 December 2006, deposits of RMB4,658,000 was placed with banks for the purposes of the group's bills payable.
- (d) As at 31 December 2006, rental deposit of RMB2,981,000 was pledged with a bank received from a tenant in respect of an investment property.
- (e) Included in pledged deposits of the company as at 31 December 2007 were deposits totalling RMB164,406,000 (2006: Nil) pledged with banks for the subsidiaries' bank loans as set out in note 26.

23 抵押存款

- (a) 於2007年12月31日，本集團抵押存款包括現金人民幣1,973,000元(2006年：人民幣11,451,000元)。該等現金乃為若干銀行授予本集團物業買方的按揭貸款融資作為保證按金存入該等銀行。
- (b) 於2007年12月31日，本集團抵押存款中包括就一筆載於附註26的銀行貸款而抵押予銀行合共為人民幣174,460,000元(2006年：人民幣8,000,000元)的存款。
- (c) 於2006年12月31日，為應付票據而存入銀行的存款為人民幣4,658,000元。
- (d) 於2006年12月31日，自一租戶收取的有關投資物業的租賃按金人民幣2,981,000元抵押予一間銀行。
- (e) 於2007年12月31日，本公司抵押存款中包括就載於附註26的附屬公司的銀行貸款而抵押予銀行的存款合共為人民幣164,406,000元(2006年：無)。

24 CASH AND CASH EQUIVALENTS

24 現金及現金等價物

	The group 本集團		The company 本公司	
	2007 RMB'000	2006 RMB'000	2007 RMB'000	2006 RMB'000
Deposits with banks and other financial institutions	121,331	-	116,646	-
Cash at bank and in hand	275,770	31,540	6,289	-
	397,101	31,540	122,935	-

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25 NON-CURRENT INTEREST-BEARING BORROWINGS

The analysis of the carrying amount of non-current interest-bearing borrowings is as follows:

Bank loans – secured (note 26) 銀行貸款－已抵押(附註26)
Senior Note (note (b)) 優先票據(附註(b))

25 非即期計息借貸

非即期計息借貸之賬面值分析如下：

		The group 本集團		The company 本公司	
		2007 RMB'000	2006 RMB'000	2007 RMB'000	2006 RMB'000
		400,678	-	-	-
		555,708	-	555,708	-
		956,386	-	555,708	-

(a) All of the non-current interest-bearing borrowings are carried at amortised cost. None of the non-current interest-bearing borrowings is expected to be settled within one year.

(b) Senior Note

Pursuant to the offering memorandum of the company dated 20 September 2007, the company issued 900 units of senior note (collectively referred to as the "Senior Note") and 81,000,000 nil-paid warrants (the "Warrants") for a principal amount totalling US\$90,000,000. The Senior Note was interest-bearing at 12.5% per annum at issue and payable semi-annually in arrears, and will mature on 3 October 2012. Detachable from the Senior Note, each Warrant may be exercised from the date of issue up to 2 October 2012 at an initial exercise price, subject to certain conditions of reset and adjustment, of HK\$3.36 per ordinary share of the company.

Pursuant to a cross-currency and interest rate swap agreement (the "Swap Agreement") entered into between the company and a financial institution immediately after the said offering memorandum, the notional principal amount of the Senior Note under the Swap Agreement deemed to be effective at the date of issue was RMB676,845,000, whereas the notional interest rate applicable to the Senior Note was the 1-year RMB benchmark deposit rate as determined from time to time by the People's Bank of China plus 5.3% per annum. Interest payment will be due annually commencing on 3 October 2008.

(a) 所有非即期計息借貸按已攤銷成本列賬。預期並無非即期計息借貸須於一年內償還。

(b) 優先票據

根據本公司於2007年9月20日訂立的發售備忘錄，本公司發行900個單位的優先票據(統稱為「優先票據」)及81,000,000份未繳款認股權(「認股權」)，本金額合共為90,000,000美元。優先票據按年利率12.5%計息，須每半年付息一次，並將於2012年10月3日到期。與優先票據分開，每份認股權可由發行日期起至2012年10月2日，按初步行使價(受若干重定及調整之條件規限)每股3.36港元認購。

根據本公司與一金融機構於緊隨上述發售備忘錄後訂立的交叉貨幣及利率掉期協議(「掉期協議」)，優先票據根據掉期協議於發行日期視為生效的名義本金額為人民幣676,845,000元，而優先票據適用的名義利率為中國人民銀行不時釐定的一年期人民幣存款基準利率另加年利率5.3%。利息付款將於2008年10月3日起每年支付一次。

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(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

25 NON-CURRENT INTEREST-BEARING BORROWINGS (CONT'D)

(b) Senior Note (Cont'd)

Conditioned in the said offering memorandum, the company is granted a redemption option such that at any time on or after 3 October 2010, the company may redeem the Senior Note, in whole or in part, at a redemption price equal to the percentage ranging from 100% to 106.25% of the principal amount, plus accrued and unpaid interest, if any, to the redemption date. At any time prior to 3 October 2010, the company may redeem the Senior Note, in whole but not in part, at a redemption price equal to 100% of the principal amount of the Senior Note plus the applicable premium as of, and accrued and unpaid interest, if any, to the redemption date. In addition, at any time prior to 3 October 2010, the company may redeem up to 35% of the aggregate principal amount with proceeds from certain sales of the company's equity shares, at a redemption price equal to 112.5% of the principal amount, plus accrued and unpaid interest, if any, to the redemption date.

The Senior Note is general obligations of the company and is senior in right of payment to any existing and future obligations of the company expressly subordinated in right of payment to the Senior Note, which is at least *pari passu* in right of payment with all other unsecured, unsubordinated indebtedness of the company (subject to any priority rights of such unsubordinated indebtedness pursuant to applicable laws). The Senior Note holder(s) are entitled to a first priority security interest on certain collateral charged by the company, and the Senior Note ranks effectively senior in right of payment to unsecured obligations of the company with respect to the value of the collateral charged by the company.

Senior Note can be analysed into the following components:

- (i) Liability component for the Senior Note represents the present value of the contractually determined stream of future cash flows discounted at the rate of interest determined by the market instruments of comparable credit status taken into account the business risk of the company as well as the large amount of the Senior Note, but without the conversion option. The effective interest rate of the liability component is 12% per annum.

25 非即期計息借貸(續)

(b) 優先票據(續)

按照上述發售備忘錄所載的條件，本公司獲授一項贖回選擇權，以便於2010年10月3日或以後任何時間，可按相等於本金額的100%至106.25%的贖回價另加至贖回日期的預提未付利息(如有)，贖回全部或部分優先票據。於2010年10月3日前任何時間，本公司可按相等於優先票據本金額的100%另加至贖回日期的應付溢價以及預提未付利息(如有)，贖回全部而非部分優先票據。此外，於2010年10月3日前任何時間，本公司可按相等於本金額的112.5%另加至贖回日期的預提未付利息(如有)，贖回最多不超過本金總額的35%連同若干次銷售本公司股份的所得款項。

優先票據為本公司的一般責任，支付權次序將優先於本公司已明確表示為從屬於優先票據支付權的任何現有及未來責任，並在支付權方面至少與本公司的所有其他無抵押非從屬負債享有同等地位(受該非從屬負債根據適用法律的任何優先權規限)。優先票據持有人有權優先享有本公司就若干抵押品支付的抵押品利息，而就本公司收取的抵押品價值而言，優先票據於支付權方面實際上優先於本公司的無抵押責任。

優先票據可分析為以下部分：

- (i) 優先票據的負債部分指契約釐定的未來現金流量來源的現值，而未來現金流量乃經計及本公司的業務總風險及大量的優先票據(惟並無轉換期權)，按可比較信貸狀況的市場工具釐定的利率折現。負債部分的實際利率為每年12%。

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(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

25 NON-CURRENT INTEREST-BEARING BORROWINGS (CONT'D)

25 非即期計息借貸(續)

(b) Senior Note (Cont'd)

- (ii) Redemption option represents the fair value of the company's option to early redeem all or part of the Senior Note.
- (iii) Warrant represents the fair value of the right to subscribe for the company's equity shares at applicable exercise price.

The movement of different components of the Senior Note during the year is set out below:

(b) 優先票據(續)

- (ii) 贖回選擇權指本公司選擇提早贖回所有或部分優先票據的公允值。
- (iii) 認股權指可按適用行使價認購本公司股份的權利的公允值。

優先票據不同部分於年內的變動載列如下：

		Liability	Warrants	Redemption option	Total
		負債	認股權	贖回選擇權	總計
		RMB'000	RMB'000	RMB'000	RMB'000
		人民幣千元	人民幣千元	人民幣千元	人民幣千元
At 1 January 2006,	於2006年1月1日、				
31 December 2006 and	2006年12月31日及				
1 January 2007	2007年1月1日	-	-	-	-
Proceeds from issuance	發行優先票據所得				
of the Senior Note	款項	579,325	103,496	(5,976)	676,845
Transaction costs	交易成本	(31,390)	-	-	(31,390)
Net proceeds	所得款項淨額	547,935	103,496	(5,976)	645,455
Transaction costs amortised	已攤銷交易成本	7,773	-	-	7,773
Exchange differences	匯兌差額	-	(3,183)	166	(3,017)
Net decrease/(increase)	公允值減少/(增加)淨額	-	(25,772)	4,410	(21,362)
in fair value					
At 31 December 2007	於2007年12月31日	555,708	74,541	(1,400)	628,849

The fair value of the liability component of the Senior Note is not materially different from its carrying value as at 31 December 2007.

於2007年12月31日，優先票據的負債部分的公允值與其賬面值並無重大差異。

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26 BANK LOANS AND OTHER BORROWINGS

26 銀行貸款及其他借貸

		The group 本集團	
		2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
Bank loans (note (a))	銀行貸款(附註(a))		
– secured	– 有抵押	584,697	140,000
– unsecured	– 無抵押	35,000	160,000
		619,697	300,000
Convertible Note (note (b))	可換股票據(附註(b))	–	56,944
Loan Note (note (c))	貸款票據(附註(c))	–	113,314
		619,697	470,258

(a) Bank loans

At 31 December 2007, the bank loans were repayable as follows:

Within 1 year or on demand	一年內或於要求時償還
After 1 year but within 2 years	一年後但兩年內
After 2 years but within 5 years	兩年後但五年內
After 5 years	五年後

Included in bank loans and other borrowings due within 1 year or on demand is the current portion of a long-term bank loan of RMB30,321,000.

(a) 銀行貸款

於2007年12月31日，應償還的銀行貸款如下：

		The group 本集團	
		2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
Within 1 year or on demand	一年內或於要求時償還	219,019	300,000
After 1 year but within 2 years	一年後但兩年內	32,528	–
After 2 years but within 5 years	兩年後但五年內	112,491	–
After 5 years	五年後	255,659	–
		400,678	–
		619,697	300,000

於一年內到期或按要求償還的銀行貸款及其他借貸包括長期銀行貸款的即期部分人民幣30,321,000元。

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26 BANK LOANS AND OTHER BORROWINGS (CONT'D)

26 銀行貸款及其他借貸(續)

(a) Bank loans (Cont'd)

At 31 December 2007, assets of the group secured against bank loans are analysed as follows:

Buildings held for own use	持作自用的樓宇
Investment properties	投資物業
Pledged deposits	抵押存款

(a) 銀行貸款(續)

於2007年12月31日，本集團用作抵押銀行貸款的資產分析如下：

The group 本集團	
2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
-	2,732
-	69,500
174,460	8,000
174,460	80,232

(b) Convertible Note

Principal amount	本金	63,260	-	63,260
Transaction costs	交易成本	(15,340)	-	(15,340)
Net proceeds	所得款項淨額	47,920	-	47,920
Value of derivative component at issuance date	於發行日期衍生部分價值	(6,710)	6,710	-
Transaction costs and discount amortised	已攤銷交易成本及折讓	16,538	-	16,538
Change in fair value of derivative component	衍生部分公允價值變動	-	(432)	(432)
Exchange differences	匯兌差額	(804)	(280)	(1,084)
Carrying amount at 31 December 2006 and 1 January 2007	於2006年12月31日及2007年1月1日的賬面值	56,944	5,998	62,942
Transaction costs and discount amortised	已攤銷交易成本及折讓	5,512	-	5,512
Change in fair value of derivative component	衍生部分公允價值變動	-	49,544	49,544
Exchange differences	匯兌差額	(374)	-	(374)
		62,082	55,542	117,624
Converted into 66,000,000 ordinary shares:	轉換為66,000,000股普通股：			
- share capital (note 32)	- 股本(附註32)			(653)
- share premium (note 32)	- 股份溢價(附註32)			(116,971)
Carrying amount at 31 December 2007	於2007年12月31日的賬面值			-

(b) 可換股票據

The group 本集團		
Loan component 貸款部分 RMB'000 人民幣千元	Derivative component 衍生部分 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
63,260	-	63,260
(15,340)	-	(15,340)
47,920	-	47,920
(6,710)	6,710	-
16,538	-	16,538
-	(432)	(432)
(804)	(280)	(1,084)
56,944	5,998	62,942
5,512	-	5,512
-	49,544	49,544
(374)	-	(374)
62,082	55,542	117,624
		(653)
		(116,971)
		-

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26 BANK LOANS AND OTHER BORROWINGS (CONT'D)

(b) Convertible Note (Cont'd)

On 5 October 2006, Access Achievement Limited a direct wholly-owned subsidiary of the company, issued a zero coupon convertible note (the "Convertible Note") for a principal amount of US\$8,000,000 (equivalent to RMB63,260,000 at the issuance date) to an independent party. The aggregate upfront fee and arrangement fee of the Convertible Note amounted to US\$1,940,000 (equivalent to RMB15,340,000 at the issuance date). The Convertible Note together with the Loan Note as set out in note 26(c) were secured by the entire issued share capital of Access Achievement Limited and the entire paid-up capital of Hong Long Properties (Shenzhen) Company Limited.

The value of the derivative component of the Convertible Note was determined by an independent valuer, RHL International Group, based on the Black-Scholes Option Pricing Model at the issuance date of the Convertible Note. The assumptions of the valuation of the conversion option embedded in the Convertible Note are set out as follows:

Share price	股份價格	HK\$0.81
		0.81港元
Exercise price	行使價	HK\$0.72
		0.72港元
Expected volatility	預期波幅	0.1%
Expected option life	預期認股權期限	4 months
		4個月
Expected dividends	預期股息	-
Risk-free interest rate	無風險利率	3.71%

Except for the change of risk-free rate from 3.71% at the issuance date to 3.48% at 31 December 2006, the fair value of the derivative component of the Convertible Note was valued based on the same assumptions as set out above.

Upon the listing of the company's shares on the Stock Exchange on 22 February 2007, the entire Convertible Note was converted into 66,000,000 ordinary shares of the company in accordance with the terms of issue of the Convertible Note.

26 銀行貸款及其他借貸(續)

(b) 可換股票據(續)

於2006年10月5日，本公司的直接全資附屬公司 Access Achievement Limited 向一名獨立第三方發行本金為8,000,000美元(相等於於發行日期的人民幣63,260,000元)的零息可換股票據(「可換股票據」)。可換股票據的首次費用及安排費用總額合共1,940,000美元(相等於於發行日期的人民幣15,340,000元)。可換股票據，連同載於附註26(c)的貸款票據乃由 Access Achievement Limited 全部已發行股本及鴻隆地產(深圳)有限公司的全部繳足股本所抵押。

可換股票據之衍生部分的價值乃由獨立估值師永利行國際集團於可換股票據發行日期根據「柏力克－舒爾斯」期權定價模式所釐定。包含於可換股票據的兌換股權估值的假設列載如下：

除無風險利率由於發行日期的3.71%變為於2006年12月31日的3.48%外，可換股票據的衍生部分公允值乃根據上文所載的相同假設進行估值。

本公司股份於2007年2月22日在聯交所上市時，全部可換股票據根據發行可換股票據的條款兌換為本公司66,000,000股普通股份。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

26 BANK LOANS AND OTHER BORROWINGS (CONT'D)

26 銀行貸款及其他借貸(續)

(c) Loan Note

(c) 貸款票據

		The group 本集團 RMB'000 人民幣千元
Principal amount	本金	134,427
Transaction costs	交易成本	(25,877)
Net proceeds	所得款項淨額	108,550
Transaction costs amortised	已攤銷交易成本	6,472
Exchange differences	匯兌差額	(1,708)
Carrying amount at 31 December 2006 and 1 January 2007	於2006年12月31日及2007年1月1日 的賬面值	113,314
Transaction costs amortised	已攤銷交易成本	16,553
Exchange differences	匯兌差額	(3,194)
Repayment during the year	年內償還	(126,673)
Carrying amount at 31 December 2007	於2007年12月31日的賬面值	-

On 5 October 2006, Access Achievement Limited, a direct wholly-owned subsidiary of the company, issued a zero coupon loan note (the "Loan Note") for a principal amount of US\$17,000,000 (equivalent to RMB134,427,000 at the issuance date) to an independent party (the "Holder"). The aggregate upfront fee and arrangement fee of the Loan Note amounted to US\$3,273,000 (equivalent to RMB25,877,000) at the issuance date. The Loan Note together with the Convertible Note as set out in note 26(b) were secured by the entire issued share capital of Access Achievement Limited and the entire paid-up capital of Hong Long Properties (Shenzhen) Company Limited.

The principal amount of the Loan Note is repayable by two instalments, being US\$1,700,000 (equivalent to RMB13,275,000) on 5 April 2007 and US\$15,300,000 (equivalent to RMB119,473,000) on 5 October 2007 in accordance with the underlying terms of the Loan Note. In March 2007, US\$8,000,000 was repaid to the Holder and 71% of issued share capital of Access Achievement Limited and 71.78% of paid-up capital of Hong Long Properties (Shenzhen) Company Limited were released from the charges accordingly. The remaining balance of US\$9,000,000 was repaid to the Holder in October 2007 and all the pledges were released from the charges accordingly.

於2006年10月5日，本公司的直接全資附屬公司Access Achievement Limited向一名獨立第三方（「持有人」）發行本金為17,000,000美元（相等於於發行日期的人民幣134,427,000元）的零息貸款票據（「貸款票據」）。貸款票據的首次費用及安排費用總額合共3,273,000美元（相等於於發行日期的人民幣25,877,000元）。貸款票據，連同載於附註26(b)的可換股票據乃由Access Achievement Limited全部已發行股本及鴻隆地產（深圳）有限公司的全部繳足股本所抵押。

根據貸款票據的相關條款，貸款票據的本金分兩期償還，第一期於2007年4月5日償付1,700,000美元（相等於人民幣13,275,000元）；第二期於2007年10月5日償付15,300,000美元（相等於人民幣119,473,000元）。2007年3月，持有人獲償付8,000,000美元，而Access Achievement Limited的已發行股本的71%以及鴻隆地產（深圳）有限公司的繳足股本的71.78%的抵押相應地解除。餘額9,000,000美元已於2007年10月償還予持有人，而所有抵押品因此從該等押記中獲解除。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

27 TRADE AND OTHER PAYABLES, AND ACCRUALS

27 應付賬款、其他應付款及預提費用

	The group 本集團		The company 本公司	
	2007 RMB'000	2006 RMB'000	2007 RMB'000	2006 RMB'000
Bills payable	-	4,500	-	-
Trade payables	16,959	35,868	-	-
Amount due to a director	899	-	-	-
Amount due to a related company	18,000	-	-	-
Derivative financial instruments (note 22)	74,541	-	74,541	-
Other creditors and accrued charges	204,179	142,635	24,248	11,944
	314,578	183,003	98,789	11,944

The amounts due to a director and a related company are unsecured, interest-free and repayable on demand.

應付一名董事及一間關連公司款項為無抵押、免息及須按要求償還。

Included in trade and other payables, and accruals are trade payables with the following ageing analysis as at the balance sheet date:

應付賬款、其他應付款及預提費用包括應付賬款，其於年結日的賬齡分析如下：

	The group 本集團	
	2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
Due within 90 days or on demand	16,959	35,868

90日內應付或按要求

28 RECEIPTS IN ADVANCE

28 預收賬款

Receipts in advance represented sales proceeds received from buyers in connection with the group's pre-sales of properties and prepaid rental income from tenants of the group's investment properties. All of the receipts in advance are expected to be settled within one year.

預收賬款是指本集團自預售物業購買者收取的銷售所得款及自本集團投資物業的租戶收取的預付租金收入。所有預收賬款預期於一年內結算。

29 RENTAL AND OTHER DEPOSITS

29 租賃及其他按金

Included in rental and other deposits were RMB8,634,000 (2006: RMB7,237,000) which are expected to be settled after more than one year. All other rental and other deposits are expected to be settled within one year.

租賃及其他按金中包括一筆預期於一年後償還為人民幣8,634,000元的款項(2006年：人民幣7,237,000元)。所有其他租賃及其他按金均預期於一年內償還。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

30 INCOME TAX IN THE CONSOLIDATED BALANCE SHEET

30 綜合資產負債表內的所得稅

(a) Current taxation in the consolidated balance sheet represents:

PRC Enterprise Income Tax	中國企業所得稅
Provision for the year	本年度準備
Provisional tax paid	已付暫繳稅項
Balance of tax provision relating to prior years	有關過往年度的稅項準備結餘
Taxation payable	應付稅項
Land Appreciation Tax	土地增值稅
Provision for the year	本年度準備
Provisional tax paid	已付暫繳稅項
Balance of tax provision relating to prior years	有關過往年度的稅項準備結餘
Taxation payable	應付稅項
Total taxation payable	應付稅項總額

(b) Deferred taxation

The group

The components of deferred tax (assets)/liabilities recognised in the consolidated balance sheet and the movements during the year are as follows:

Deferred tax arising from:

遞延稅項源自：

At 1 January 2006	於2006年1月1日
Charged to profit or loss	自損益中扣除
At 31 December 2006	於2006年12月31日
At 1 January 2007	於2007年1月1日
Charged/(credited) to profit or loss	扣除/(計入)損益
At 31 December 2007	於2007年12月31日

(a) 綜合資產負債表的本期稅項指：

The group 本集團	
2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
41,822	43,468
(1,080)	—
26,540	14,889
67,282	58,357
98,291	78,360
—	(1,047)
77,313	—
175,604	77,313
242,886	135,670

(b) 遞延稅項

本集團

於綜合資產負債表內確認的遞延稅項(資產)/負債部分及年內變動如下：

	Temporary differences arising from		Total 總計 RMB'000 人民幣千元
	Revaluation of investment properties 重估投資物業 RMB'000 人民幣千元	Land Appreciation Tax 源自土地增值稅的暫時差異 RMB'000 人民幣千元	
At 1 January 2006	1,861	—	1,861
Charged to profit or loss	84,951	—	84,951
At 31 December 2006	86,812	—	86,812
At 1 January 2007	86,812	—	86,812
Charged/(credited) to profit or loss	27,052	(14,744)	12,308
At 31 December 2007	113,864	(14,744)	99,120

Notes to the Financial Statements 財務報表附註

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30 INCOME TAX IN THE CONSOLIDATED BALANCE SHEET (CONT'D)

- (c) The group has not recognised deferred tax assets in respect of tax losses of RMB3,246,000 (2006: RMB1,047,000) as it is not probable that future taxable profits will be available against which the losses can be utilised. The tax losses will be expired in 2012 under current tax legislation.

31 EQUITY-SETTLED SHARE-BASED PAYMENTS

The company adopted a share option scheme on 31 January 2007 whereby the directors of the company are authorised, at their discretion, to invite employees and consultants of the group, including directors of any company in the group, to subscribe for shares of the company. These options generally vest after six months to one year from the date of grant and are exercisable within a period of five to ten years. Each option gives the holder the right to subscribe for one ordinary share of the company at a pre-determined exercise price plus a consideration of HK\$10 per option holder.

- (a) The terms and conditions of the grants that existed during the year are as follows, whereby all options are settled by physical delivery of shares:

		Number of options 認股權數目	Vesting conditions 歸屬條件	Contractual life of options 認股權合約年期	Exercise price 行使價
Options granted to directors:	授予董事的認股權				
- on 31 January 2007	- 於2007年1月31日	7,000,000	Six months from the Listing Date 由上市日起計滿六個月	5 years 5年	HK\$0.60 0.60港元
- on 15 May 2007	- 於2007年5月15日	10,000,000	Six months from the date of grant 由授出日期起計滿六個月	10 years 10年	HK\$1.84 1.84港元
Options granted to employees:	授予僱員的認股權				
- on 31 January 2007	- 於2007年1月31日	16,000,000	Six months from the Listing Date 由上市日起計滿六個月	5 years 5年	HK\$0.60 0.60港元
- on 15 May 2007	- 於2007年5月15日	13,929,000	Six months from the date of grant 由授出日期起計滿六個月	10 years 10年	HK\$1.84 1.84港元
- on 10 October 2007	- 於2007年10月10日	1,000,000	Six months from the date of grant 由授出日期起計滿六個月	10 years 10年	HK\$2.99 2.99港元
Options granted to third parties:	授予第三方的認股權：				
- on 15 May 2007	- 於2007年5月15日	18,000,000	Six months from the date of grant 由授出日期起計滿六個月	10 years 10年	HK\$1.84 1.84港元
- on 10 October 2007	- 於2007年10月10日	5,000,000	Six months from the date of grant 由授出日期起計滿六個月	10 years 10年	HK\$2.99 2.99港元
- on 10 October 2007	- 於2007年10月10日	20,000,000	One year from the date of grant 由授出日期起計滿一年	10 years 10年	HK\$2.99 2.99港元
Total share options	認股權總數	<u>90,929,000</u>			

30 綜合資產負債表內的所得稅 (續)

- (c) 本集團並未就稅項虧損人民幣3,246,000元(2006年：人民幣1,047,000元)確認遞延稅項資產，因為未來不可能提供應課稅溢利以抵銷虧損。稅項虧損將根據現行的稅項法例於2012年到期。

31 以股份為結算基礎的付款

本公司於2007年1月31日採納一項認股權計劃，據此本公司董事獲授權可酌情邀請本集團的僱員及顧問(包括本集團旗下任何公司的董事)認購本公司股份。該等認股權一般自授出日期起滿六個月至一年後歸屬，及可於五至十年期間內行使。每份認股權賦予持有人權利，可按預定行使價加每份認股權10港元認購一股本公司普通股。

- (a) 年內尚存批授的條款及條件如下，據此所有認股權均以股份進行實物交付：

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31 EQUITY-SETTLED SHARE-BASED PAYMENTS (CONT'D)

(b) The number and weighted average exercise prices of share options are as follows:

Outstanding at the beginning of the year	年初尚未行使
Granted during the year	年內授出
Exercised during the year	年內行使
Forfeited during the year	年內沒收
Outstanding at the end of the year	年終尚未行使
Exercisable at the end of the year	年終可予行使

The weighted average share price at the date of exercise for share options exercised during the year was HK\$2.80 (2006: not applicable).

The options outstanding at 31 December 2007 had an exercise price of HK\$0.60, HK\$1.84 or HK\$2.99 (2006: not applicable) and a weighted average remaining contractual life of 8.1 years (2006: not applicable).

31 以股份為結算基礎的付款(續)

(b) 認股權數目及其加權平均行使價如下：

	2007	
Weighted average exercise price	加權平均行使價	Number of options 認股權數目 '000 千股
	—	—
	HK\$1.86	90,929
	HK\$0.64	(4,150)
	HK\$1.84	(470)
	HK\$1.91	<u>86,309</u>
	HK\$1.45	<u>60,309</u>

就年內已行使認股權於行使日期的加權平均股價為2.80港元(2006年：不適用)。

於2007年12月31日尚未行使認股權的行使價為0.60港元、1.84港元或2.99港元(2006年：不適用)，而加權平均餘下合約年期為8.1年(2006年：不適用)。

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31 EQUITY-SETTLED SHARE-BASED PAYMENTS (CONT'D)

31 以股份為結算基礎的付款(續)

(c) Fair value of share options and assumptions

The fair value of services received in return for share options granted is measured by reference to the fair value of share options granted. The estimate of the fair value of the share options granted is measured based on both the Black-Scholes pricing model and the binomial lattice model. The contractual life and expectations of early exercise of the share option were used as inputs into relevant models.

Fair value of share options and assumptions

Fair value at measurement date	於計量日期的公允值	HK\$0.78 0.78港元	HK\$0.47 0.47港元	HK\$0.64 0.64港元
Share price	股價	N/A 不適用	HK\$1.84 1.84港元	HK\$2.93 2.93港元
Exercise price	行使價	HK\$0.60 0.60港元	HK\$1.84 1.84港元	HK\$2.99 2.99港元
Expected volatility (expressed as weighted average volatility used in the models)	預期波幅(以該等模式中採用的加權平均波幅表示)	47.9%	48.9%	51.05%
Option life (expressed as weighted average life used in the models)	認股權年期(以該等模式中採用的加權平均年期表示)	3 years 3年	3.25 years 3.25年	10 years 10年
Expected dividends	預期股息	4.4%	3.4%	1.21%
Risk-free interest rate (based on Exchange Fund Notes)	無風險利率(以外匯基金票據計算)	4.0%	4.2%	4.28%
Valuation model used	採用的估值模式	Black-Scholes 伯力克-舒爾斯	Black-Scholes 伯力克-舒爾斯	Binomial 二項式

The expected volatility is based on the historic volatility (calculated based on the weighted average remaining life of the share options), adjusted for any expected changes to future volatility based on publicly available information.

Share options were granted under a service condition. The condition has not been taken into account in the grant date fair value measurement of the services received. There were no market conditions associated with the share option grants.

(c) 認股權的公允值及假設

以授予認股權換取所收取服務的公允值乃參照所授予認股權的公允值計量。所授予認股權的公允值估計乃根據伯力克-舒爾斯定價模式及二項式點陣模式計量。認股權的合約年期及預期提早行使乃作為數據輸入有關模式。

認股權的公允值及假設

		Grant date 授出日期		
		31 January 2007 2007年1月31日	15 May 2007 2007年5月15日	10 October 2007 2007年10月10日
Fair value at measurement date	於計量日期的公允值	HK\$0.78 0.78港元	HK\$0.47 0.47港元	HK\$0.64 0.64港元
Share price	股價	N/A 不適用	HK\$1.84 1.84港元	HK\$2.93 2.93港元
Exercise price	行使價	HK\$0.60 0.60港元	HK\$1.84 1.84港元	HK\$2.99 2.99港元
Expected volatility (expressed as weighted average volatility used in the models)	預期波幅(以該等模式中採用的加權平均波幅表示)	47.9%	48.9%	51.05%
Option life (expressed as weighted average life used in the models)	認股權年期(以該等模式中採用的加權平均年期表示)	3 years 3年	3.25 years 3.25年	10 years 10年
Expected dividends	預期股息	4.4%	3.4%	1.21%
Risk-free interest rate (based on Exchange Fund Notes)	無風險利率(以外匯基金票據計算)	4.0%	4.2%	4.28%
Valuation model used	採用的估值模式	Black-Scholes 伯力克-舒爾斯	Black-Scholes 伯力克-舒爾斯	Binomial 二項式

預期波幅乃根據歷史波幅(根據認股權的加權平均餘下年期計算)，並就根據公開可用資料調整任何預期變動的未來波幅。

認股權根據服務狀況批授。該狀況並無計及所收取服務於授出日期的公允值計量。並無與認股權批授有關的市場條件。

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32 CAPITAL AND RESERVES

32 資本及儲備

(a) The group

(a) 本集團

	Note 附註	Share capital 股本 RMB'000 人民幣千元	Share premium 股份溢價 RMB'000 人民幣千元	Merger reserve 合併儲備 RMB'000 人民幣千元	Statutory reserve fund 法定儲備金 RMB'000 人民幣千元	Capital reserve 資本儲備 RMB'000 人民幣千元	Retained profits 保留溢利 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元	Minority interests 少數股東 權益 RMB'000 人民幣千元	Total equity 權益總額 RMB'000 人民幣千元	
At 1 January 2006	於2006年1月1日	25,000	-	-	14,611	-	82,793	122,404	24,694	147,098	
Profit for the year	本年度溢利	-	-	-	-	-	698,969	698,969	(703)	698,266	
Nominal value of share capital of new subsidiary acquired	所收購的新附屬公司的股本面值	(24,979)	-	24,979	-	-	-	-	-	-	
Shares issued upon incorporation	於註冊成立時發行的股份	59	-	-	-	-	-	59	-	59	
Transfer to statutory reserve fund	轉撥至法定儲備金	-	-	-	19,511	-	(19,511)	-	-	-	
Acquisition of additional interest in a subsidiary	收購一間附屬公司的額外權益	-	-	-	-	-	(100)	(100)	(900)	(1,000)	
At 31 December 2006 and 1 January 2007	於2006年12月31日及2007年1月1日	(c)(i)	80	-	24,979	34,122	-	762,151	821,332	23,091	844,423
Profit for the year	本年度溢利	-	-	-	-	-	250,685	250,685	(183)	250,502	
Transfer to statutory reserve fund	轉撥至法定儲備金	-	-	-	8,366	-	(8,366)	-	-	-	
Arising from reorganisation	因重組產生	(c)(ii)	752	-	(752)	-	-	-	-	-	
Capitalisation issue	資本化發行	(c)(iii)	5,941	(5,941)	-	-	-	-	-	-	
Shares issued pursuant to the global offering and upon the exercise of the over-allotment option, net of share issuing costs	根據全球發售及因超額配股權行使而發行的股份(扣除股份發行成本)	(c)(iv)	2,832	462,767	-	-	-	465,599	-	465,599	
Conversion of Convertible Note	轉換可換股票據	(c)(v)	653	116,971	-	-	-	117,624	-	117,624	
Equity-settled share-based payments (note 31)	以股份為結算基礎的付款(附註31)	-	-	-	-	44,727	-	44,727	-	44,727	
Shares issued under share option scheme	根據認股權計劃發行的股份	(c)(vi)	38	5,669	-	(3,176)	-	2,531	-	2,531	
Share options forfeited	已沒收的認股權	-	-	-	-	(220)	220	-	-	-	
Acquisition of additional interests in subsidiaries	收購附屬公司的額外權益	-	-	-	-	-	(75,040)	(75,040)	(10,640)	(85,680)	
At 31 December 2007	於2007年12月31日		10,296	579,466	24,227	42,488	41,331	929,650	1,627,458	12,268	1,639,726

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

32 CAPITAL AND RESERVES (CONT'D)

32 資本及儲備(續)

(b) The company

(b) 本公司

		Share capital	Share premium	Merger reserve	Capital reserve	Accumulated losses	Total	
		股本	股份溢價	合併儲備	資本儲備	累計虧損	總計	
Note		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	
附註		人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	
At 1 January 2006	於2006年1月1日	-	-	-	-	-	-	
Loss for the year	本年度虧損	-	-	-	-	(29)	(29)	
At 31 December 2006 and 1 January 2007	於2006年12月31日及2007年1月1日	-	-	-	-	(29)	(29)	
Loss for the year	本年度虧損	-	-	-	-	(62,110)	(62,110)	
Arising from reorganisation	因重組產生	(c)(ii)	832	(752)	-	-	80	
Capitalisation issue	資本化發行	(c)(iii)	5,941	(5,941)	-	-	-	
Shares issued pursuant to the global offering and upon the exercise of the over-allotment option, net of share issuing costs	根據全球發售及因超額配股權行使而發行的股份(扣除股份發行成本)	(c)(iv)	2,832	462,767	-	-	465,599	
Conversion of Convertible Note	轉換可換股票據	(c)(v)	653	116,971	-	-	117,624	
Equity-settled share-based payments (note 31)	以股份為結算基礎的付款(附註31)		-	-	44,727	-	44,727	
Shares issued under share option scheme	根據認股權計劃發行的股份	(c)(vi)	38	5,669	-	(3,176)	2,531	
Share options forfeited	已沒收的認股權		-	-	(220)	220	-	
At 31 December 2007	於2007年12月31日		10,296	579,466	(752)	41,331	(61,919)	568,422

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

32 CAPITAL AND RESERVES (CONT'D)

(c) Share capital

- (i) The share capital presented in the consolidated balance sheet as at 31 December 2006 represents the share capital of Access Achievement Limited.
- (ii) On 20 July 2006, the company was incorporated in the Cayman Islands with authorised share capital of 10,000,000 shares of HK\$0.01 each. One nil-paid share of HK\$0.01 was issued and allotted to Codan Trust Company (Cayman) Limited, which was transferred to Grand Prosperity Limited on the same day. In addition, the company issued 99 nil-paid shares of HK\$0.01 each and allotted to Grand Prosperity Limited on the same day.

On 31 January 2007, by an ordinary resolution passed at the meeting of Board of directors, the company's authorised ordinary share capital was increased to HK\$300,000,000 by the creation of an additional 29,990,000,000 ordinary shares of HK\$0.01 each, ranking pari passu with the existing shares of the company in all respects. On the same day, the company issued and allotted, credited as fully paid at par of HK\$0.01, 83,999,900 shares to Grand Prosperity Limited, and credited as fully paid at par the 100 nil paid shares already held by Grand Prosperity Limited, in consideration for an aggregate of 100,000 shares of US\$0.1 each representing the entire issued share capital of Access Achievement Limited transferred to the company as to 80,000 shares by Mr Sheng ZENG and 20,000 shares by Mr Yunshu ZENG pursuant to an agreement for sale and purchase entered into between the company as purchaser, and Mr Sheng ZENG and Mr Yunshu ZENG as vendors on the same day.

32 資本及儲備 (續)

(c) 股本

- (i) 於2006年12月31日的綜合資產負債表呈列的股本為Access Achievement Limited的股本。
- (ii) 於2006年7月20日，本公司於開曼群島註冊成立，法定股本為10,000,000股每股面值0.01港元的股份。1股每股面值0.01港元的未繳股款股份發行及配發予Codan Trust Company (Cayman) Limited，並於同日轉撥予Grand Prosperity Limited。此外，本公司發行99股每股面值0.01港元的未繳股款股份，並於同日配發予Grand Prosperity Limited。

於2007年1月31日，透過於董事會會議上通過的普通決議案，本公司的法定普通股本透過增發額外29,990,000,000股每股面值0.01港元的普通股而增加至300,000,000港元，並在各方面與本公司的現有股份享有同等地位。同日，本公司向Grand Prosperity Limited發行及配發(按面值0.01港元入賬繳足)83,999,900股股份，並按面值入賬繳足由Grand Prosperity Limited所持有的100股未繳款股份，代價為向本公司轉讓相當於Access Achievement Limited全部已發行股本的合共100,000股每股面值0.1美元的股份。根據本公司(作為買方)與曾勝先生及曾雲樞先生(兩位作為賣方)於同日訂立的買賣協議，其中80,000股股份由曾勝先生轉讓及20,000股股份由曾雲樞先生轉讓。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

32 CAPITAL AND RESERVES (CONT'D)

(c) Share capital (Cont'd)

- (iii) On 22 February 2007, an amount of RMB5,941,000 standing to the credit of the share premium account was applied in paying up in full 600,000,000 ordinary shares of HK\$0.01 each which were allotted and distributed as fully paid to the then shareholders.
- (iv) On 22 February 2007, an aggregate of 250,000,000 ordinary shares of HK\$0.01 each were issued and offered for subscription at a price of HK\$1.8 per share upon the listing of the company's share on the Stock Exchange. On 13 March 2007, an aggregate of 36,100,000 ordinary shares of HK\$0.01 each were issued and offered for subscription at a price of HK\$1.8 per share upon the exercise of the over-allotment option. The group raised approximately HK\$472,345,000 in total (equivalent to RMB465,599,000), net of related expenses from the share offer.
- (v) On 22 February 2007, an aggregate of US\$8,000,000 Convertible Note was converted into 66,000,000 ordinary shares of HK\$0.01 each.

32 資本及儲備(續)

(c) 股本(續)

- (iii) 於2007年2月22日，股份溢價賬的進賬額人民幣5,941,000元乃悉數用作支付按繳足配發及分派予當時股東的600,000,000股每股面值0.01港元的普通股。
- (iv) 於2007年2月22日，本公司股份在聯交所上市後，按每股1.8港元的價格發行及提呈合共250,000,000股每股面值0.01港元的普通股，以供認購。於2007年3月13日，於超額配股權獲行使後，本公司以每股1.8港元的價格發行及提呈合共36,100,000股每股面值0.01港元的普通股，以供認購。本集團籌集約共472,345,000港元(相當於人民幣465,599,000元)(扣除股份發售的相關費用)。
- (v) 於2007年2月22日，合共8,000,000美元的可換股票據已轉換為66,000,000股每股面值0.01港元的普通股。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

32 CAPITAL AND RESERVES (CONT'D)

(c) Share capital (Cont'd)

- (vi) On 12 December 2007, options were exercised to subscribe for 4,000,000 ordinary shares in the company at a consideration of HK\$2,400,000 (equivalent to RMB2,267,000) of which HK\$40,000 (equivalent to RMB37,000) was credited to share capital and the balance of HK\$2,360,000 (equivalent to RMB2,230,000) was credited to the share premium account. HK\$3,116,000 (equivalent to RMB3,106,000) has been transferred from the capital reserve to the share premium account in accordance with policy set out in note 2(q)(iii).

On 13 December 2007, options were exercised to subscribe for 100,000 ordinary shares in the company at a consideration of HK\$184,000 (equivalent to RMB174,000) of which RMB700 was credited to share capital and the balance of HK\$183,100 (equivalent to RMB173,000) was credited to the share premium account. HK\$48,000 (equivalent to RMB47,000) has been transferred from the capital reserve to the share premium account in accordance with policy set out in note 2(q)(iii).

On 24 December 2007, options were exercised to subscribe for 50,000 ordinary shares in the company at a consideration of HK\$92,000 (equivalent to RMB90,000) of which RMB500 was credited to share capital and the balance of HK\$91,500 (equivalent to RMB90,000) was credited to the share premium account. HK\$24,000 (equivalent to RMB23,000) has been transferred from the capital reserve to the share premium account in accordance with policy set out in note 2(q)(iii).

32 資本及儲備 (續)

(c) 股本 (續)

- (vi) 於2007年12月12日，可認購4,000,000股本公司普通股的認股權獲行使，代價為2,400,000港元(相當於人民幣2,267,000元)，其中40,000港元(相當於人民幣37,000元)計入股本及餘額2,360,000港元(相當於人民幣2,230,000元)計入股份溢價賬。根據附註2(q)(iii)所載的政策，3,116,000港元(相當於人民幣3,106,000元)已從資本儲備撥至股份溢價賬。

於2007年12月13日，可認購100,000股本公司普通股的認股權獲行使，代價為184,000港元(相當於人民幣174,000元)，其中人民幣700元計入股本及餘額183,100港元(相當於人民幣173,000元)計入股份溢價賬。根據附註2(q)(iii)所載的政策，48,000港元(相當於人民幣47,000元)已從資本儲備撥至股份溢價賬。

於2007年12月24日，可認購50,000股本公司普通股的認股權獲行使，代價為92,000港元(相當於人民幣90,000元)，其中人民幣500元計入股本及餘額91,500港元(相當於人民幣90,000元)計入股份溢價賬。根據附註2(q)(iii)所載的政策，24,000港元(相當於人民幣23,000元)已從資本儲備撥至股份溢價賬。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

32 CAPITAL AND RESERVES (CONT'D)

32 資本及儲備(續)

(c) Share capital (Cont'd)

- (vii) Terms of unexpired and unexercised share options at balance sheet date

Exercise period 行使期

22 August 2007 to 21 February 2012
2007年8月22日至2012年2月21日
15 November 2007 to 14 May 2016
2007年11月15日至2016年5月14日
10 April 2008 to 9 October 2017
2008年4月10日至2017年10月9日
10 October 2008 to 9 October 2017
2008年10月10日至2017年10月9日

Exercise price 行使價

HK\$0.60
0.60 港元
HK\$1.84
1.84 港元
HK\$2.99
2.99 港元
HK\$2.99
2.99 港元

Each option entitles the holder to subscribe for one ordinary share of the company. Further details of these options are set out in note 31 to the financial statements.

(c) 股本(續)

- (vii) 於結算日未屆滿及未行使認股權的條款

2007 Number 數目	2006 Number 數目
19,000,000	—
41,309,000	—
6,000,000	—
20,000,000	—
86,309,000	—

每份認股權賦予持有人權利可認購一股本公司普通股。有關該等認股權的進一步詳情載於財務報表附註31。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

32 CAPITAL AND RESERVES (CONT'D)

32 資本及儲備 (續)

(c) Share capital (Cont'd)

(ix) The share capital as at 31 December 2007 is as follows:

Authorised:

Ordinary shares of HK\$0.01 each

Issued and fully paid:

Ordinary shares of HK\$0.01 each

RMB equivalent

法定：

每股面值0.01港元的普通股

已發行及繳足：

每股面值0.01港元的普通股

人民幣相等於

(c) 股本 (續)

(ix) 於2007年12月31日的股本如下：

2007	
No. of shares 股份數目	Amount 金額 HK\$'000 千港元
30,000,000,000	300,000
1,040,250,000	10,403
	RMB'000 人民幣千元
	10,296

(x) On 3 October 2007, 81,000,000 Warrants were issued to the initial purchasers of the Senior Note. At the balance sheet date, there were 81,000,000 outstanding Warrants. Each of the Warrant holders is entitled to subscribe in cash at an exercise price, subject to certain conditions of reset and adjustment, of HK\$3.36 each for one ordinary share of HK\$0.01 each of the company at any time from 3 October 2007 to 2 October 2012. The Warrants when exercised in full would, with the present capital structure of the company, result in the issue of 81,000,000 additional ordinary shares of HK\$0.01 each and aggregate subscription monies of HK\$272,160,000 before the related expenses.

(x) 於2007年10月3日，本公司發行81,000,000份認股權予優先票據的初步買方。於結算日，尚有81,000,000份未行使認股權。每位認股權持有人可由2007年10月3日起至2012年10月2日止任何時間，按行使價（受若干重定及調整的條件規限）每股3.36港元，以現金認購一股每股面值0.01港元的本公司普通股。在本公司的現有資本架構下，當認股權悉數獲行使時將導致須額外發行81,000,000股每股面值0.01港元的普通股，及認購款項總額於扣除相關費用前為272,160,000港元。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

32 CAPITAL AND RESERVES (CONT'D)

(d) Nature and purpose of reserve

(i) Merger reserve

The merger reserve represents the difference between the nominal value of shares of the subsidiary acquired over the nominal value of the shares used by the company exchange thereafter.

(ii) Statutory reserve fund include the following items:

Statutory surplus reserve

According to the PRC Company Law, the PRC subsidiaries of the group are required to transfer 10% of its profit after taxation, as determined under PRC Accounting Regulations, to statutory surplus reserve until the reserve balance reaches 50% of the registered capital. The transfer to this reserve must be made before distribution of a dividend to shareholders.

Statutory reserve fund can be used to make good previous years' losses, if any, and may be converted into share capital by the issue of new shares to shareholders in proportion to their existing shareholdings or by increasing the par value of the shares currently held by them, provided that the balance after such issue is not less than 25% of the registered capital.

32 資本及儲備(續)

(d) 儲備的性質及目的

(i) 合併儲備

合併儲備乃指所收購的附屬公司股份的面值與本公司交易所用股份面值之間的差額。

(ii) 法定儲備金包括以下各項：

法定儲備金

根據中國公司法，本集團的中國附屬公司須按中國會計制度，將其除稅後溢利的10%轉撥至法定儲備金，直至該儲備結餘達到註冊資本的50%。轉撥款項至此項儲備必須於分派股息予股東前作出。

法定儲備金可用以抵銷過往年度的虧損(如有)；透過按股東現有持股量向股東發行新股份或增加該等股東持有股份面值將法定儲備金轉換為股本，惟於該發行後，其結餘不得少於註冊資本的25%。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

32 CAPITAL AND RESERVES (CONT'D)

(d) Nature and purpose of reserve (Cont'd)

- (ii) *Statutory reserve fund include the following items:
(Cont'd)*

Statutory public welfare fund

Prior to 1 January 2006, according to the then PRC Company Law, the PRC subsidiaries of the group were required to transfer 5% to 10% of its profit after taxation, as determined under PRC Accounting Regulations, to the statutory public welfare fund. This fund could only be utilised on capital items for the collective benefits of the company's employees such as the construction of dormitories, canteen and other staff welfare facilities. This fund was non-distributable other than in liquidation. The transfer to this reserve must be made before distribution of a dividend to shareholders. The directors had resolved to transfer 5% of the current year's profit after taxation to the fund in previous years.

From 1 January 2006, according to the revised PRC Company Law, the PRC subsidiaries of the group are not required to make such transfers. The directors resolved to transfer the statutory public welfare fund of RMB4,871,000 as at 1 January 2006 to retained profits which is in compliance with the PRC Company Law.

- (iii) *Share premium*

Under the Companies Law of the Cayman Islands, the funds in the share premium account of the company are distributable to the shareholders of the company provided that immediately following the date on which the dividend is proposed to be distributed the company will be in a position to pay off its debts as they fall due in the ordinary course of business.

32 資本及儲備 (續)

(d) 儲備的性質及目的 (續)

- (ii) 法定儲備金包括以下各項：
(續)

法定公益金

於2006年1月1日之前，根據當時的中國公司法，本集團的中國附屬公司須按中國會計制度，將其除稅後溢利的5%至10%轉撥至法定公益金。此筆資金可用於本公司員工集體福利的資本項目（如興建宿舍、餐廳及其他員工福利設施）。除於清盤時，此筆資金乃不可分派。轉撥款項至此項儲備必須於分派股息予股東前作出。於前數年，董事已議決轉撥除稅後現年溢利的5%至此筆資金。

自2006年1月1日起，根據已修訂的中國公司法，本集團的中國附屬公司毋須作出該等轉撥。董事已議決於2006年1月1日將法定公益金人民幣4,871,000元轉撥至保留溢利，此乃符合中國公司法的規定。

- (iii) 股份溢價

根據開曼群島公司法，本公司股份溢價賬中的資金可供分派予本公司股東，惟緊隨建議派發股息之日期後本公司將能夠在日常業務過程中償清其到期債務。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

32 CAPITAL AND RESERVES (CONT'D)

(d) Nature and purpose of reserve (Cont'd)

(iv) Capital reserve

The capital reserve comprises the fair value of the actual or estimated number of unexercised share options granted by the company recognised in accordance with the accounting policy adopted for equity-settled share-based payments in note 2(q)(iii).

(v) Distributability of reserve

For dividend purposes, the amount which the company and its subsidiaries can legally distribute by way of a dividend is by reference to the profits as reflected in their PRC statutory financial statements prepared in accordance with PRC GAAP. These profits differ from those reflected in these financial statements, which are prepared in accordance with HKFRSs.

Upon listing of the company's shares on the Stock Exchange, dividends will be distributed out of the group's net distributable earnings, which represent the lower of the net profit as determined in accordance with PRC GAAP and HKFRS, less allocations to the statutory reserve fund.

As at 31 December 2007, the reserve available for distribution was RMB312,167,000 (2006: RMB294,765,000).

(e) Capital management

The group's primary objectives when managing capital are to safeguard the group's ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits for other stakeholders, by pricing products and services commensurately with the level of risk and by securing access to finance at a reasonable cost.

32 資本及儲備(續)

(d) 儲備的性質及目的(續)

(iv) 資本儲備

資本儲備包括本公司所授出的未行使認股權實際或估計數目的公允值，乃根據附註2(q)(iii)中就股本結算以股份為基礎的付款而採納的會計政策確認。

(v) 可供分派儲備

就股息而言，本公司及其附屬公司可合法用作分派股息的數額，乃參照彼等按中國公認會計準則編製的中國法定財務報表所反映的溢利而釐定。該等溢利與本財務報表所反映的不同，因本財務報表的溢利乃根據香港財務報告準則所編製。

本公司的股份在聯交所上市後，股息將從本集團的可供分派盈利淨額分派，計為根據中國公認會計準則及香港財務報告準則所釐定的溢利淨額的較低者減分配至法定儲備金的資金。

於2007年12月31日，可供分派的儲備為人民幣312,167,000元(2006年：人民幣294,765,000元)。

(e) 資本管理

本集團管理資本的首要目標是保障本集團的持續經營能力，從而透過與風險水平相對應的產品及服務定價以及獲得合理成本的融資，繼續為股東創造回報及帶來利益。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

32 CAPITAL AND RESERVES (CONT'D)

(e) Capital management (Cont'd)

The group actively and regularly reviews and manages its capital structure to maintain a balance between the higher shareholder returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position, and makes adjustments to the capital structure in light of changes in economic conditions.

Consistent with industry practice, the group monitors its capital structure on the basis of a net debt-to-equity ratio. For this purpose the group defines net debt as total debt (which includes interest-bearing loans and borrowings and trade and other payables, and accruals), less pledged deposits and, cash and cash equivalents.

During 2007, the group's strategy, which was unchanged from 2006, was to maintain the net debt-to-equity ratio in line with market expectations. In order to maintain or adjust the ratio, the group may adjust the amount of dividends paid to shareholders, issue new shares, return capital to shareholders, raise new debt financing or sell assets to reduce debt.

32 資本及儲備(續)

(e) 資本管理(續)

本集團積極及定期對其資本架構進行檢討及管理，以在較高股東回報情況下可能伴隨的較高借貸水平與良好的資本狀況帶來的好處及保障之間取得平衡，並因應經濟環境的變化對資本架構作出調整。

和其他同業一樣，本集團以淨負債對權益比率為基準監察其資本架構。為此本集團將淨負債界定為總負債(其包括計息貸款及借貸以及應付賬款，其他應付款及預提費用)減去抵押存款及現金及現金等價物。

於2007年內，本集團的策略與2006年保持不變，其淨負債對權益比率符合市場預期。為了維持或調整該比率，本集團或會調整已付予股東的股息金額、發行新股份、退還資本予股東、籌集新的債務融資或出售資產以減少負債。

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(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

32 CAPITAL AND RESERVES (CONT'D)

(e) Capital management (Cont'd)

The net debt-to-equity ratio at 31 December 2007 and 2006 was as follows:

Current liabilities:		流動負債：	
Trade and other payables, and accruals	應付賬款、其他應付款及預提費用	27	
Bank loans and other borrowings	銀行貸款及其他借貸	26	
Non-current liabilities:		非流動負債：	
Interest-bearing borrowings	計息借貸	25	
Total debt	總負債		
Less: pledged deposits	減：抵押存款	23	
Less: cash and cash equivalents	減：現金及現金等價物	24	
Net debt	淨負債		
Total equity	總權益	32	
Net debt-to-equity capital ratio	淨負債對權益比率		

Neither the company nor any of its subsidiaries are subject to externally imposed capital requirements.

32 資本及儲備(續)

(e) 資本管理(續)

於2007年及2006年12月31日，淨負債對權益比率如下：

Note 附註	The group 本集團		The company 本公司	
	2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元	2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
	314,578	183,003	98,789	11,944
	219,019	476,256	-	-
	533,597	659,259	98,789	11,944
	956,386	-	555,708	-
	1,489,983	659,259	654,497	11,944
	(176,433)	(27,090)	(164,406)	-
	(397,101)	(31,540)	(122,935)	-
	916,449	600,629	367,156	11,944
	1,639,726	844,423	568,422	(29)
	56%	71%	65%	>(100%)

本公司或其任何附屬公司並不受外部實施的資本規定限制。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

33 FINANCIAL INSTRUMENTS

Exposure to credit, liquidity, interest rate, foreign currency and concentration risks arises in the normal course of the group's business. These risks are limited by the group's financial management policies and practices described below:

(a) Credit risk

The extent of the group's credit exposure is represented by the aggregate balance of cash at bank, trade and other receivables. Except for those disclosed in note 33(e), the group has no other concentrations on credit risk. Cash transactions are limited to high-credit-quality institutions.

The group has a defined credit policy. The group reviews the ageing of loans and advances on a regular basis and closely monitor the recoverability of the balances. The group has also arranged bank financing for certain purchasers of properties and provided guarantees to secure repayment obligations of such purchasers. Details of these guarantees are set out in note 36.

(b) Liquidity risk

Individual subsidiaries within the group are responsible for their own cash management based on the group's internal guidelines on liquidity requirements, including raising loans to cover the expected cash demand, and obtaining credit lines, subject to approval by the company's Board of directors. The group's objective is to strike a balance between continuity of funding and flexibility through the use of banking facility and other borrowings. The group financed its operations and investment activities with internally generated cash flows, balanced with proceeds from the issue of the Convertible Note; Loan Note, Senior Note and the line of credit obtain from banks. The group's exposure to liquidity risk is considered within manageable range.

Following the success of the company's initial offering and issuance of Senior Note, the group continued to enjoy a strong financial position throughout 2007, with cash and cash equivalents amounted to RMB397.1 million as at 31 December 2007, an increase of RMB365.6 million as compared to that as at 31 December 2006.

33 金融工具

信用、流動性、利率及外匯的風險在本集團一般業務過程中出現：該等風險根據以下所述本集團的財務管理政策及常規管理。

(a) 信用風險

本集團所承受的信用風險乃銀行現金、應收賬款及其他應收賬款的結餘總額。除附註33(e)的披露以外，本集團並無其他集中信用風險。現金交易只限於信用質素高的機構。

本集團擁有清晰的信用政策。本集團定期檢討貸款及墊款的賬齡，並緊密監察該等結餘是否可收回。本集團亦為若干物業買家提供銀行融資及作出擔保以保證該等買家履行償還責任。有關該等擔保的詳情列載於附註36。

(b) 流動性風險

本集團個別附屬公司根據本集團有關流動資金規定的內部指引，自行負責其本身的現金管理，包括籌集貸款以應付預期的現金需求及獲得融資額，惟須取得本公司董事會批准。本集團的目標是致力於透過運用銀行信貸及其他借貸達致資金持續性與靈活性之間的均衡。本集團以內部產生的現金流量為其經營業務及投資活動提供資金，同時以發行可換股票據、貸款票據及優先票據的所得款項以及從銀行獲授的融資額為補充。本集團認為其面對的流動性風險仍在可管理範圍內。

在本公司成功進行首次股份發售及優先票據發行後，本集團於2007年全年繼續保持穩健的財務狀況，於2007年12月31日，現金及現金等價物為人民幣397,100,000元，較於2006年12月31日的現金及現金等價物增加人民幣365,600,000元。

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(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

33 FINANCIAL INSTRUMENTS (CONT'D)

33 金融工具(續)

(c) Interest rate risk

The group's interest rate risk arises primarily from interest-bearing assets and liabilities. It is the group's intention to keep its borrowings at floating interest rate with an aim to reflect market costs of funding. It is this reason that cost of specific borrowings financing the group's development projects would be capitalised at a rate reflecting market conditions. The group's effect on changes in interest rate is considered immaterial to the group's profit or loss.

(i) Interest rate profile

The following table details the interest rate profile of the group's and the company's assets and liabilities at the balance sheet date.

(c) 利率風險

本集團的利率風險主要來自於計息資產及負債。本集團有意繼續保留浮息借貸，藉以反映資金的市場成本，原因是為本集團開發項目提供資金的特定借貸成本將按反映市場情況之利率予以資本化。本集團認為利率變動對本集團溢利或虧損的影響極微。

(i) 利率組合

下表詳述本集團及本公司於結算日的資產及負債的利率組合。

	The group 本集團				The company 本公司			
	2007		2006		2007		2006	
	Effective interest rate		Effective interest rate		Effective interest rate		Effective interest rate	
	%	RMB'000	%	RMB'000	%	RMB'000	%	RMB'000
	實際利率	人民幣千元	實際利率	人民幣千元	實際利率	人民幣千元	實際利率	人民幣千元
Cash and cash equivalents: 現金及現金等價物：								
Pledged deposits 抵押存款	0.72-4.61	176,433	5.58	27,090	2.25-4.61	164,406	-	-
Saving deposits 活期存款	0.15-0.81	252,695	0.1	182	0.15-0.81	6,288	-	-
Loans: 貸款：								
Loans and advances 貸款及墊款	6.84-7.47	103,562	-	-	6.84-7.47	20,356	-	-
Fixed rate borrowings: 定息借貸：								
Bank loans 銀行貸款	-	-	5.58	40,000	-	-	-	-
				40,000				
Variable rate borrowings: 浮息借貸：								
Bank loans 銀行貸款	5.58-7.05	619,697	5.58-6.93	260,000	-	-	-	-
Senior Note 優先票據	9.17	555,708	-	-	9.17	555,708	-	-
		1,175,405		260,000		555,708		-
Total borrowings 借貸總額		1,175,405		300,000		555,708		-
Fixed rate borrowings as a percentage of total borrowings 定息借貸佔借貸總額的百分比		-%		13%		-%		N/A

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(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

33 FINANCIAL INSTRUMENTS (CONT'D)

(c) Interest rate risk (Cont'd)

(ii) Sensitivity analysis

At 31 December 2007, it is estimated that a general increase/decrease of 100 basis points in interest rates, with all other variables held constant, would decrease/increase the group's profit after tax and retained profits by approximately RMB155,000 (2006: increase/decrease by RMB7,000).

The sensitivity analysis above has been determined assuming that the change in interest rates had occurred at the balance sheet date and had been applied to the exposure to interest rate risk for both derivative and non-derivative financial instruments in existence at that date. The 100 basis point increase or decrease represents management's assessment of a representative pattern of possible change in interest rates. The analysis is performed on the same basis for 2006.

33 金融工具(續)

(c) 利率風險(續)

(ii) 敏感度分析

於2007年12月31日，在所有其他變量維持不變之情況下，如利率全面上調／下調100個基準點，則本集團的除稅後溢利及保留溢利將減少／增加約人民幣155,000元(2006年：人民幣7,000元)。

上述敏感度分析乃假設利率變動已於結算日發生而釐定，並計入於該日存在的衍生及非衍生金融工具所承受的利率風險。上調或下調100個基準點代表管理層對據代表性的可能利率變動的評估。2006年的分析按相同基準進行。

33 FINANCIAL INSTRUMENTS (CONT'D)

33 金融工具(續)

(d) Foreign currency risk

All the group's revenue-generating activities were transacted in Renminbi. Exposure to foreign currency risks is mainly attributable to bank deposits, Convertible Note and Loan Note that are denominated in currencies other than Renminbi. Foreign currency risk is measured by employing sensitivity analysis, taking into account current and anticipated exposures.

At 31 December 2007, it is estimated that had the United States Dollars and Sterling Pounds exchange rates (versus Renminbi) respectively increased by 50 basis points, with all other variables remaining constant, the group's profit after tax for the year would have decreased by approximately RMB5,835,000 (2006: increased by RMB9,120,000) and RMB8,438,000 (2006: not applicable) respectively.

At 31 December 2007, it is estimated that had the United States Dollars and Sterling Pound exchange rates (versus Renminbi) respectively decreased by 50 basis points, with all other variables remaining constant, the group's profit after tax for the year would have increased by approximately RMB5,835,000 (2006: decreased by RMB9,120,000) and RMB8,438,000 respectively (2006: not applicable).

The sensitivity analysis has been determined assuming that the change in foreign exchange rates had occurred at the balance sheet date and had been applied to each of the group entities' exposure to currency risk for both derivative and non-derivative financial instruments in existence at the date, and that all other variables, in particular interest rates, remain constant.

The stated changes represent management's assessment of possible changes in foreign exchange rates over the period until the next annual balance sheet date. Results of the analysis as presented above represent an aggregation of the effects on each of the group entities' profit after tax and equity measured in the respective foreign currencies, translated into Renminbi at the exchange rate ruling at the balance sheet date for presentation purposes. The analysis is performed on the same basis for 2006.

(d) 外匯風險

本集團所有產生收入的業務均以人民幣進行交易。所面對的外幣風險主要為銀行存款、可換股票據及貸款票據以人民幣以外的貨幣計值。外幣風險乃採用敏感度分析計量，並計及當前及預期的風險。

於2007年12月31日，在所有其他變量維持不變之情況下，如每美元及每英鎊兌人民幣匯率分別上調50個基準點，則本集團於本年度的除稅後溢利估計將分別減少約人民幣5,835,000元(2006年：增加人民幣9,120,000元)及人民幣8,438,000元(2006年：不適用)。

於2007年12月31日，在所有其他變量維持不變之情況下，如每美元及每英鎊兌人民幣匯率分別下調50個基準點，則本集團於本年度的除稅後溢利估計將分別增加約人民幣5,835,000元(2006年：減少人民幣9,120,000元)及人民幣8,438,000元(2006年：不適用)。

上述敏感度分析乃假設外匯匯率變動已於結算日發生而釐定，並計入各集團實體於該日存在的衍生及非衍生金融工具所承受的貨幣風險，而所有其他變量尤其是利率保持不變。

上述變動代表管理層對於下一個年度結算日前期間外匯匯率可能變動的評估。以上所列示的分析結果代表對本集團旗下各實體按各種外匯計算並按結算日的匯率換算為人民幣以供呈列之用的除稅後溢利及權益之總影響。2006年的分析按同一基準進行。

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33 FINANCIAL INSTRUMENTS (CONT'D)

(e) Concentration risk

The operation of the group significantly relied on a single third party which was both the second largest customer and the largest supplier of the group for the year ended 31 December 2007. The party was also the largest debtor and creditor of the group as at 31 December 2007.

Should the operation of the party be in doubt, the operation of the group may be significantly affected. The group has requested that party to arrange a guarantee for the sale proceeds not yet repaid upon the sales of properties. The group also monitors the financial position of the party closely in order to mitigate the concentration risks exposed.

(f) Fair values

All financial instruments are carried at amounts not materially different from their fair values as at 31 December 2007 and 2006.

33 金融工具(續)

(e) 集中風險

本集團的業務很大程度上依賴單一的第三方，該第三方為本集團截至2007年12月31日止年度的第二大客戶及最大供應商。該方亦為本集團截至2007年12月31日的最大債務人及債權人。

倘該方的業務有困難，本集團的業務可能會受到重大影響。本集團已要求該方就於銷售物業時尚未償還的銷售所得款安排擔保。本集團亦緊密監視該方的財務狀況以緩和所承受的集中風險。

(f) 公允值

於2007年及2006年12月31日，所有金融工具的金額與其公允值概無重大差異。

34 COMMITMENTS

(a) Capital commitments outstanding at 31 December not provided for in the financial statements were as follows:

Authorised but not contracted for	已授權但未訂約
Contracted but not provided for	已訂約但尚未準備

34 承擔

(a) 於12月31日尚未在財務報表內準備的資本承擔如下：

The group 本集團	
2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
2,543,313	2,113,060
137,796	179,000
2,681,109	2,292,060

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(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

34 COMMITMENTS (CONT'D)

(b) Commitments for operating leases

The group is the lessee in respect of a number of properties under operating leases. The leases typically run for an initial period of two to fifteen years, with an option to renew the lease after that date at which time all terms are renegotiated. None of the leases includes contingent rentals.

During the year, RMB9,915,000 (2006: RMB10,690,000) was recognised in profit or loss as rental expenses in respect of sub-leased properties.

As at 31 December, the total future minimum lease payments under non-cancellable operating leases in respect of leased and sub-leased properties are payable as follows:

Within 1 year	一年內
After 1 year but within 5 years	一年後但五年內
After 5 years	五年後

34 承擔(續)

(b) 經營租賃承擔

本集團為經營租賃下多項物業的承租人。該等租約最初一般為期兩年至十五年，於該日後可選擇續租，而屆時所有條款均可重新協商。所有租賃均不含或然租金。

年內，在損益內已確認為轉租物業的租金支出為人民幣9,915,000元(2006年：人民幣10,690,000元)。

於12月31日，根據不可解除的經營租賃，租賃及轉租物業在日後應付的最低租賃付款總額如下：

The group 本集團	
2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
11,376	10,379
25,876	35,220
30,201	52,161
67,453	97,760

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

35 SIGNIFICANT LEASING ARRANGEMENTS

Significant leasing arrangements in respect of investment properties held under operating leases are described in note 18(c).

Apart from these leases, the group also sub-leases out a number of properties under operating leases. The leases typically run for an initial period of one to twenty years, with an option to renew the lease after that date at which time all terms are renegotiated. All of these leases have no contingent element.

During the year, RMB15,347,000 (2006: RMB17,487,000) was recognised in profit or loss as rental income in respect of sub-leased properties.

As at 31 December 2007, the total future minimum lease payments under non-cancellable operating leases in respect of sub-leased properties are receivable as follows:

Within 1 year	一年內
After 1 year but within 5 years	一年後但五年內
After 5 years	五年後

35 重要租賃安排

根據經營租賃所持的投資物業涉及的重要租賃安排列載於附註18(c)。

除該等租賃外，本集團亦根據經營租賃轉租若干物業。這些租賃一般為期一至二十年，於該日後可選擇續租，而屆時所有條款均可重新協商。所有這些租賃並無或然成分。

於本年度內，在損益內已確認為轉租物業的租金收入為人民幣15,347,000元（2006年：人民幣17,487,000元）。

於2007年12月31日，根據不可解除的經營租賃，轉租物業在日後應收的最低租賃款項總額如下：

2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
14,570	13,927
22,993	30,807
21,458	22,639
59,021	67,373

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(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

36 CONTINGENT LIABILITIES

36 或然負債

Guarantees given to banks for:	向銀行發出的擔保：
– mortgage facilities granted to purchasers of the group's properties (note)	– 提供予本集團物業買家的按揭信貸額(附註)

Note: The group provided guarantees in respect of mortgage facilities granted by certain banks in connection with the mortgage loans entered into by purchasers of the group's properties. Pursuant to the terms of the guarantees, if there is default of the mortgage payments by these purchasers, the group is responsible to repay the outstanding mortgage loans together with any accrued interest and penalty owed by the defaulted purchasers to banks. The group is then entitled to take over the legal title of the related properties. The group's guarantee period commences from the dates of grant of the relevant mortgage loans and ends after the purchaser obtained the individual property ownership certificate or up to a maximum of two years after the full repayment of mortgage loan by the purchaser of the group's properties.

The directors consider that in case of default in payments, the net realisable value of the related properties can cover the repayment of the outstanding mortgage loans together with any accrued interest and penalty and therefore no provision has been made in connection with the guarantees.

The group 本集團	
2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
370,000	370,000

附註：本集團就若干銀行授出的按揭融資額提供擔保，該等按揭融資涉及由本集團若干物業買家所訂立的按揭貸款。根據擔保的條款，倘該等買家拖欠按揭款項，本集團須負責向銀行償還買家結欠的貸款連同任何預提利息及罰款，而本集團屆時有權接管有關物業的法定所有權。本集團的擔保期限由按揭貸款授出日期起計，並於買家取得個別房產證後或於本集團物業買家支付全數按揭貸款後最多兩年後結束。

董事認為倘款項被拖欠，有關物業的可變現淨值足以償還尚未償還的按揭貸款以及任何預提利息及罰款，因此並無就擔保作出準備。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

37 MATERIAL RELATED PARTY TRANSACTIONS

Other than those disclosed in notes 10 and 27, the group had the following significant transactions and balances with related parties during the year:

(a) Transactions and balances with the group's directors, senior management and their close family members

Sale of properties (note (i))	銷售物業(附註(i))
Interest expense (note (ii))	利息支出(附註(ii))

In addition, as at 31 December 2006, directors, senior management and their close family members have provided guarantees for the group's bank borrowings of RMB200,000,000. The guarantees were released during the year.

(b) Transactions and balances with the group's affiliated companies and their directors

Loans and advances (note (iii))	貸款及墊款(附註(iii))
Prepayments (note (iv))	預付款(附註(iv))
Trade payables (note (v))	應付賬款(附註(v))
Receipts in advance (note (vi))	預收賬款(附註(vi))

Interest income (note (vii))	利息收入(附註(vii))
Rental expense (note (viii))	租金支出(附註(viii))

Notes:

- (i) These transactions were carried out on normal commercial terms and in the ordinary course of the group's businesses.
- (ii) Interest expense on loan from a non-executive director was charged at similar terms as other bank borrowings. The loan was fully repaid by the group during the year.
- (iii) Loans and advances represented interest-free and unsecured amounts advanced to these related parties for short-term purposes. At 31 December 2006, RMB5,490,000 was advanced to a related party in which a director has interest, whereas RMB200,000 was advanced to the director of a then minority shareholder. These amounts were repayable within three to six months and made on the same terms with other independent third parties.

37 關連人士的重大交易

除在附註10及27中披露的交易外，本集團與關連人士於年內重大交易及結餘如下：

(a) 與本集團董事、高級管理人員及其直系親屬成員間的交易及結餘

2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
-	496
226	-

此外，於2006年12月31日，董事、高級管理人員及其直系親屬成員分別為本集團的人民幣200,000,000元銀行貸款提供擔保。有關擔保已於年內解除。

(b) 與本集團的聯屬公司及其董事間的交易及結餘

2007 RMB'000 人民幣千元	2006 RMB'000 人民幣千元
-	5,690
17,057	-
8,724	8,724
-	200
-	319
-	716

附註：

- (i) 此等交易乃按一般商業條款及於本集團正常業務範圍內進行。
- (ii) 一位非執行董事提供之貸款之利息支出乃按與其他銀行借貸類似之條款支付。該筆貸款已於年內由本集團全數支付。
- (iii) 貸款及墊款代表墊付予該等關連人士的免息及無抵押短期款項。於2006年12月31日，董事擁有其中權益的關連人士獲墊款為人民幣5,490,000元，此外當時少數股東的董事獲墊款人民幣200,000元。該等款項須於三至六個月內償還，並按照與其他獨立第三方的相同條款而訂立。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

37 MATERIAL RELATED PARTY TRANSACTIONS (CONT'D)

(b) Transactions and balances with the group's affiliated companies and their directors (Cont'd)

Notes: (Cont'd)

- (iv) Prepayments represented prepayments of construction materials paid to a related party for use of the group's development projects. The terms of such transactions were carried out on normal commercial terms and in the ordinary course of the group's businesses.
- (v) Trade payables represented interest-free and unsecured amount due to a related party for short-term purposes. This amount was repayable within three to six months and made on the same terms with other independent third parties.
- (vi) Receipts in advance represented sales proceeds received in respect of the pre-sale of a property under development which is expected to be completed within one year. The terms of such sales were carried out on normal commercial terms and in the ordinary course of the group's businesses.
- (vii) Interest income on loan to a related party was charged at similar terms as other bank borrowings.
- (viii) Rental expense was charged by a then affiliated company in accordance with the terms of the underlying agreement.

37 關連人士的重大交易(續)

(b) 與本集團的聯屬公司及其董事間的交易及結餘(續)

附註：(續)

- (iv) 預付款代表支付予關連人士建築材料預付款，以供本集團開發項目之用。此等交易乃按一般商業條款及於本集團正常業務範圍內進行。
- (v) 應付賬款代表應付此關連人士的免息及無抵押短期款項。該款項須於三至六個月內償還，並按照與其他獨立第三方的相同條款而訂立。
- (vi) 預收賬款代表就預計於一年內竣工的發展中物業而已收取的銷售所得款項。該等銷售乃按照一般商業條款及於本集團正常業務範圍內進行。
- (vii) 給予關連人士的貸款的利息收入是以與其他銀行借貸類似的條款計算。
- (viii) 租金支出乃按照有關協議的條款由當時的聯屬公司計算。

38 NON-ADJUSTING POST BALANCE SHEET EVENT

On 28 March 2008, the group entered into a share transfer agreement with an independent third party to acquire 100% equity interest in Shenzhen City Zirui Real Estate Development Company Limited ("Shenzhen Zirui"). Shenzhen Zirui was engaged in the development of residential and commercial properties nearby Buji County, Longgang District. The aggregate consideration under the share transfer agreement is RMB209,397,000, including cash consideration of RMB154,100,000 and property consideration (which represents ownership of these properties) of RMB55,296,000. Shenzhen Zirui will become a wholly-owned subsidiary of the group after the completion of the share transfer.

38 非調整結算日後事項

於2008年3月28日，本集團與一獨立第三方訂立股份轉讓協議，以收購深圳市紫瑞房地產開發有限公司（「深圳紫瑞」）的100%股本權益。深圳紫瑞主要在龍崗區布吉鎮鄰近區域從事開發住宅及商用物業。股份轉讓協議下的總代價為人民幣209,397,000元，包括現金代價人民幣154,100,000元及物業代價（指該等物業的所有權）人民幣55,296,000元。於股份轉讓完成後，深圳紫瑞將成為本集團的全資附屬公司。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

39 ACQUISITION OF SUBSIDIARIES

39 收購附屬公司

The net assets acquired in the acquisition of subsidiaries during the year were as follows:

於本年度，收購附屬公司時所購入的資產淨值如下：

		Carrying amount before consolidation	Fair value adjustments	Fair value
		於合併前賬面值 RMB'000 人民幣千元	公允值調整 RMB'000 人民幣千元	公允值 RMB'000 人民幣千元
Net assets acquired:	已收購資產淨值：			
Property, plant and equipment	物業、廠房及設備	880	–	880
Inventories	存貨	195,797	68,468	264,265
Trade and other receivables	應收賬款及其他應收款	38,536	–	38,536
Pledged deposits	抵押存款	481	–	481
Cash and cash equivalents	現金及現金等價物	2,513	–	2,513
Trade and other payables, and accruals	應付賬款、其他應付款及預提費用	(17,223)	–	(17,223)
Receipts in advance	預收賬款	(198,152)	–	(198,152)
Taxation payable	應付稅項	(300)	–	(300)
		<hr/>		
Net identifiable assets and liabilities	可識別資產及負債淨值	22,532	68,468	91,000
		<hr/>		
Total purchase prices paid, satisfied in cash	已付購買價總額，以現金支付			91,000
Less: cash of subsidiaries acquired	減：已收購附屬公司現金			<hr/> (2,513)
Net cash outflow in respect of the acquisition of subsidiaries	就收購附屬公司的現金流出淨額			<hr/> 88,487

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

40 COMPARATIVE FIGURES

As a result of adopting HKFRS 7, *Financial instruments: Disclosures*, and the amendments to HKAS 1, *Presentation of financial statements: Capital disclosures*, comparative amounts in respect of certain items have been disclosed for the first time in 2007. Further details of these developments are disclosed in note 3.

41 IMMEDIATE PARENT AND ULTIMATE HOLDING COMPANY

The directors consider the immediate parent and ultimate holding company of the group to be Grand Prosperity Limited, which is incorporated in the British Virgin Islands. This entity does not produce financial statements available for public use.

42 ACCOUNTING ESTIMATES AND JUDGEMENTS

Estimates and judgements 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.

(i) Provision for completed properties held for sale and properties for future development and under development for sale

As explained in note 2(j), the group's completed properties held for sale and properties for future development and under development for sale are stated at the lower of cost and net realisable value. Based on the group's recent experience and the nature of the subject properties, the group makes estimates of the selling prices, the costs of completion in case for properties for future development and under development for sale, and the costs to be incurred in selling the properties based on prevailing market conditions.

40 比較數字

於採納香港財務報告準則第7號「金融工具：披露」及香港會計準則第1號「財務報表的呈報：資本披露」後，若干項目的比較數額已於2007年內首次披露。有關該等發展的進一步詳情披露於附註3。

41 中層母公司及最終控股公司

董事認為本集團的中層母公司及最終控股公司為於英屬處女群島註冊成立的 Grand Prosperity Limited。此公司並無編製財務報表供公眾閱覽。

42 會計估計及判斷

估計及判斷乃持續進行的評估，並以過往經驗及其他因素作為基礎的，包括在該等情況下合理相信會出現的未來事件。

(i) 持作出售的已竣工物業及供出售未來開發及發展中物業的準備

如附註2(j)所解釋，本集團持作出售的已竣工物業、供出售未來開發及發展中物業乃以成本值及可變現淨值的較低者入賬。根據本集團的最近經驗及上述物業的性質，本集團基於現時的市場狀況，推算售價、供出售未來開發及發展中物業的竣工成本及出售該等物業所產生的成本。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

42 ACCOUNTING ESTIMATES AND JUDGEMENTS (CONT'D)

(i) Provision for completed properties held for sale and properties for future development and under development for sale (Cont'd)

If there is an increase in costs to completion or a decrease in net sales value, the net realisable value will decrease and this may result in provision for completed properties held for sale and properties for future development and under development for sale. Such provision requires the use of judgement and estimates. Where the expectation is different from the original estimate, the carrying value and provision for properties in the periods in which such estimate is changed will be adjusted accordingly.

In addition, given the volatility of the PRC property market and the unique nature of individual properties, the actual outcomes in terms of costs and revenue may be higher or lower than estimated at the balance sheet date. Any increase or decrease in the provision would affect profit or loss in future years.

(ii) Impairment losses on prepaid project costs

The group prepaid land and construction costs for certain projects located on the lands which the group has not obtained land use rights. The group is in the process of obtaining these land use rights. Should the land use rights cannot be obtained subsequently, certain prepared costs may not be recoverable. The group provides impairment losses for the unrecoverable costs based on its estimation. The group's estimates may be inaccurate and any change in the estimates would affect profit or loss in future years.

(iii) Provision for bad debts of loans and advances

The group reviews the recoverability and ageing of loans and advances and provides impairment losses if the balances are not fully recoverable. The assessments involve estimation on the recoverability of these balances. The group's estimates may be inaccurate and any change in estimates would affect profit or loss in future years.

42 會計估計及判斷(續)

(i) 持作出售的已竣工物業及供出售未來開發及發展中物業的準備(續)

倘竣工成本有所增加或銷售價值淨值有所減少，可變現價值淨額將會減少，繼而或會為持作出售的已竣工物業、未來開發物業及待出售的發展中物業提撥準備。該準備須予以判斷及估計。倘預期與原來估計有所不同，於該推算出現改動期內的物業賬面值及準備將會相應地調整。

此外，根據中國物業市場的波動及個別物業的特有性質，成本及收益的實際所得或會高於或低於在結算日所估計的所得。準備的任何增加或減少將對未來的溢利或虧損構成影響。

(ii) 預付項目成本的減值虧損

本集團就位於其未獲取土地使用權的土地的若干項目，預付土地及建築成本。本集團現正獲取該等土地使用權。倘本集團於日後未能獲取該等土地使用權，若干預付成本或會不能收回。本集團根據其估計為不可收回的成本的減值虧損作準備。本集團的估計或會不準確，而該等估計的任何變動將影響來年的溢利或虧損。

(iii) 貸款及墊款的壞賬準備

本集團審核貸款及墊款的可收回性及賬齡，倘餘額無法悉數收回，則將對減值虧損作撥備。有關評估涉及對餘額可收回性的估計。本集團的估計可能不準確，而估計亦可能須於日後年度進行調整。

42 ACCOUNTING ESTIMATES AND JUDGEMENTS (CONT'D)

42 會計估計及判斷(續)

(iv) Land Appreciation Tax

As explained on note 9(a), Land Appreciation Tax is levied on properties developed by the group for sale, at progressive rate ranging from 30% to 60% on the appreciation of land value, which under the applicable regulations is calculated based on the proceeds of sales of properties less deductible expenditures including lease charges of land use rights, borrowing cost and all property development expenditures. Given that the uncertainties of the calculation basis of Land Appreciation Tax adopted by local tax bureau, the actual outcomes may be higher or lower than estimated at the balance sheet date. Any increase or decrease in estimates would affect profit or loss in future years.

(v) Derivative financial instruments

The fair values calculated on the basis of well-established valuation techniques using current market parameters are theoretical values applicable at a given reporting date, and hence can only be used as an indicator of value realisable in a future sale. These techniques involve uncertainties and are significantly affected by the assumptions used and judgements made regarding risk characteristics of various financial instruments, discounted rates, estimates of future cash flows, future expected loss experiences and other factors. Changes in assumptions could significantly affect these estimates and the resulting fair values. Derived fair value estimates cannot necessarily be substantiated by comparison to independent markets and, in many cases, could not be realised in an immediate sale of the instruments.

(iv) 土地增值稅

誠如附註9(a)所闡述，本集團銷售所發展的物業須按土地價值增幅以30%至60%的累進稅率繳納土地增值稅，根據有關規例，土地增值稅乃按出售物業所得款項減可扣稅開支(包括土地使用權出讓支出、借貸成本及所有物業發展開支)計算。鑑於本地稅務局所採納的土地增值稅計算基準的不明朗因素，實際結果可能會高於或低於在結算日所估計的結果。估計的任何增加或減少會影響其後年度的損益。

(v) 衍生金融工具

根據信譽卓著的估值方法採用當前市場參數計算的公允值為適用於某一報告日期的理論價值，因此僅可用作日後出售時可變現價值的指標。該等方法涉及不明朗因素，及受到所採用假設、就各種金融工具的風險特徵作出的判斷、折現率、估計未來現金流量、未來預期虧損經驗及其他因素的顯著影響。假設變動可顯著影響該等估計及就此產生的公允值。所推算的公允值估計不一定能夠透過與獨立市場作比較而獲得證實，而在很多情況下，本集團均不能將該等工具直接出售以變現公允值。

Notes to the Financial Statements 財務報表附註

(Expressed in Renminbi Yuan unless otherwise indicated) (除另有所指外，以人民幣元列示)

43 POSSIBLE IMPACT OF AMENDMENTS, NEW STANDARDS AND INTERPRETATIONS ISSUED BUT NOT YET EFFECTIVE FOR THE YEAR ENDED 31 DECEMBER 2007

Up to the date of issue of these financial statements, the HKICPA has issued a number of amendments, new standards and interpretations which are not yet effective for the year ended 31 December 2007 and which have not been adopted in these financial statements.

The group is in the process of making an assessment of what the impact of these amendments, new standards and new interpretations is expected to be in the period of initial application. So far it has concluded that the adoption of them is unlikely to have a significant impact on the company's results of operations and financial position.

In addition, HKFRS 8, Operating segments, which is effective for annual periods beginning on or after 1 January 2009, may result in new or amended disclosures in the financial statements.

43 已頒佈但於截至2007年12月31日止年度尚未生效的修訂、新準則及詮釋的可能影響

截至此等財務報表刊發日期止，香港會計師公會已公佈多項修訂、新準則及詮釋。該等修訂、準則及詮釋於截至2007年12月31日止年度尚未生效，且未於此等財務報表中採納。

本集團正在評估此等修訂、新準則及新詮釋於最初應用期間的預期影響，至今得出的結論是採納此等新香港財務報告準則不太可能對本公司經營業績及財務狀況構成重大影響。

此外，香港財務報告準則第8號「經營分部」(於2009年1月1日或之後開始的年度期間生效)可能導致於財務報表內作出新的或經修訂披露。

Group Financial Summary 集團財務概要

CONSOLIDATED INCOME STATEMENT

綜合損益表

		For the year ended 31 December 截至12月31日止年度			
		2007	2006	2005	2004
		RMB'000	RMB'000	RMB'000	RMB'000
		人民幣千元	人民幣千元	人民幣千元	人民幣千元
Turnover	營業額	411,677	521,040	148,541	197,745
Net increase in fair value of investment properties	投資物業的公允值的增加淨額	180,352	566,343	7,250	760
Profit from operations	經營溢利	486,196	927,783	79,471	55,254
Net change in fair value of derivative financial instruments	衍生金融工具的公允值的變動淨額	(28,182)	432	-	-
Finance costs	融資成本	(55,091)	(23,170)	(361)	(2,197)
Profit before taxation	除稅前溢利	402,923	905,045	79,110	53,057
Income tax	所得稅	(152,421)	(206,779)	(14,814)	(12,858)
Profit for the year	本年度溢利	250,502	698,266	64,296	40,199
Profit attributable to equity shareholders of the company	本公司權益股東應佔溢利	250,685	698,969	63,531	40,160

CONSOLIDATED BALANCE SHEET

綜合資產負債表

		At 31 December 於12月31日			
		2007	2006	2005	2004
		RMB'000	RMB'000	RMB'000	RMB'000
		人民幣千元	人民幣千元	人民幣千元	人民幣千元
Non-current assets	非流動資產	1,282,002	1,010,645	231,540	107,223
Current assets	流動資產	2,250,053	738,829	594,312	299,780
Current liabilities	流動負債	(822,079)	(818,239)	(576,893)	(334,911)
Non-current liabilities	非流動負債	(1,070,250)	(86,812)	(101,861)	(2,062)
Minority interests	少數股東權益	(12,268)	(23,091)	(24,694)	(11,157)
Total equity attributable to equity shareholders of the company	本公司權益股東應佔權益總額	1,627,458	821,332	122,404	58,873

LIST OF PROPERTIES

PROPERTY DEVELOPMENT BUSINESS COMPLETED PROJECTS

Project name	Place	Site area square meters	Residential	Actual GFA (square meters)			Total	Sold area square meters	Commencement/ completion date	Interest attributable to the Group
				Shop	Office	Others ⁽¹⁾				
Harbor City	Shenzhen	19,822	61,252	14,959	-	19,366	95,577	75,901	2002/Q2-2003/Q3	100%
Hong Long Plaza	Shenzhen	19,832	72,035	64,397	-	36,198	172,630	136,250	2005/Q1-2006/Q4	100%
Hong Long High Technology Industrial Park	Shenzhen	119,326	-	-	-	237,939	237,939	237,939	2005/Q2-2006/Q4	100%
		158,980	133,287	79,356	-	293,503	506,146	450,090		

PROPERTIES UNDER DEVELOPMENT/TO BE DEVELOPED

Project name	Place	Site area square meters	Residential	Planned GFA (square meters)			Total	Saleable area square meters	Planned commencement/ completion date	Interest attributable to the Group
				Shop	Office	Others ⁽¹⁾				
Yifeng Plaza (phase 1) ⁽²⁾	Shenzhen	N/A	4,127	8,859	46,857	10,512	70,355	59,843	2008/Q2-2008/Q4	100%
Yifeng Plaza (phase 2) ⁽²⁾⁽³⁾	Shenzhen	N/A	2,013	3,022	684	-	5,719	5,719	2008/Q2-2008/Q4	100%
Yinghua	Shenzhen	9,237	48,180	6,980	-	2,790	57,950	55,160	2008/Q4-2009/Q4	85.71%
Urban Upstream Landscape Villa (Phase 1)	Huizhou	120,580	145,405	7,844	-	33,243	186,492	153,249	2007/Q2-2008/Q4	100%
Urban Upstream Landscape Villa (Phase 2)	Huizhou	301,843	303,397	28,000	-	55,323	386,720	331,397	2008/Q3-2009/Q4	100%
Urban Upstream Landscape Villa (Phase 3)	Huizhou	77,519	240,870	14,406	-	59,757	315,033	255,276	2009/Q2-2010/Q4	100%
Bauhinia Garden	Xingning	28,526	75,500	8,500	-	1,000	85,000	84,000	2009/Q1-2010/Q2	100%
Grace Garden	Meizhou	5,570	30,433	1,118	-	4,098	35,649	31,551	2007/Q4-2008/Q4	100%
Ningjiang City Phase 1	Xingning	38,827	90,673	10,075	-	-	100,748	100,748	2007/Q3-2009/Q1	100%
Xiang Jiang City	Zhangjiakou	152,603	166,450	9,661	40,000	4,780	220,891	216,111	2007/Q3-2009/Q4	100%
Zirui Garden ⁽⁴⁾	Shenzhen	43,538	90,199	5,934	-	57,827	153,960	96,133	2008/Q1-2009/Q2	100%
		778,243	1,197,247	104,399	87,541	229,330	1,618,517	1,389,187		

PROJECTS UNDER NEGOTIATION

Project name	Place	Site area square meters	Residential	Planned GFA (square meters)			Total	Saleable area square meters	Planned commencement/ completion date	Interest attributable to the Group
				Shop	Office	Others ⁽¹⁾				
Old city renovation on Guangchang North Street	Shenzhen	10,636	29,759	20,000	-	20,000	69,759	49,759	2009/Q2-2011/Q2	100%
Ningjiang City Phase 2	Xingning	243,455	538,542	63,173	-	30,000	631,715	601,715	2009/Q3-2012/Q3	100%
Danshui old city redevelopment	Danshui	53,128	340,019	85,005	-	-	425,024	425,024	2009/Q1-2012/Q1	100%
Dongguan Qiaotou ⁽⁵⁾	Dongguan	47,952	95,904	23,976	-	-	119,880	119,880	2009/Q1-2011/Q1	90%
		355,171	1,004,224	192,154	-	50,000	1,246,378	1,196,378		

PROPERTY LEASING BUSINESS

Project name	Place	100% owned by the Group		Leased from external parties	
		Leaseable area square meters		Leaseable area square meter	
Harbor City	Shenzhen	3,136		11,281	
Hong Long Plaza	Shenzhen	58,513		N/A	
Baorun Ornament Materials Mall	Shenzhen	7,653		6,035	
		69,302		17,316	

PROPERTY FOR OWN USE

Project name	Place	Useable square meters	Interest attributable to the Group

(1) Includes club house and car parking spaces.

(2) Acquired from external parties.

(3) In February 2008, approval was obtained to purchase additional areas.

(4) Acquisition agreement has been entered into in March 2008.

(5) New subsidiary was established in March 2008.

Properties Profile 物業組合概覽

物業概覽

房地產開發業務 已完成項目

項目名稱	地點	土地面積 平方米	實際建築面積(平方米)				合計	已銷售面積 平方米	動工/ 竣工時間	本集團 所佔權益
			住宅	商舖	寫字樓	其他 ⁽¹⁾				
港灣麗都	深圳	19,822	61,252	14,959	-	19,366	95,577	75,901	2002/Q2-2003/Q3	100%
鴻隆廣場	深圳	19,832	72,035	64,397	-	36,198	172,630	136,250	2005/Q1-2006/Q4	100%
鴻隆高科技工業園	深圳	119,326	-	-	-	237,939	237,939	237,939	2005/Q2-2006/Q4	100%
		158,980	133,287	79,356	-	293,503	506,146	450,090		

在開發/待開發項目

項目名稱	地點	土地面積 平方米	規劃建築面積(平方米)				合計	可銷售面積 平方米	規劃動工/ 竣工時間	本集團 所佔權益
			住宅	商舖	寫字樓	其他 ⁽¹⁾				
藝豐廣場(首段) ⁽²⁾	深圳	不適用	4,127	8,859	46,857	10,512	70,355	59,843	2008/Q2-2008/Q4	100%
藝豐廣場(次段) ⁽²⁾⁽³⁾	深圳	不適用	2,013	3,022	684	-	5,719	5,719	2008/Q2-2008/Q4	100%
英華項目	深圳	9,237	48,180	6,980	-	2,790	57,950	55,160	2008/Q4-2009/Q4	85.71%
江山美苑1期	惠州	120,580	145,405	7,844	-	33,243	186,492	153,249	2007/Q2-2008/Q4	100%
江山美苑2期	惠州	301,843	303,397	28,000	-	55,323	386,720	331,397	2008/Q3-2009/Q4	100%
江山美苑3期	惠州	77,519	240,870	14,406	-	59,757	315,033	255,276	2009/Q2-2010/Q4	100%
紫荊花園	興寧	28,526	75,500	8,500	-	1,000	85,000	84,000	2009/Q1-2010/Q2	100%
溫馨花園	梅州	5,570	30,433	1,118	-	4,098	35,649	31,551	2007/Q4-2008/Q4	100%
寧江新城1期	興寧	38,827	90,673	10,075	-	-	100,748	100,748	2007/Q3-2009/Q1	100%
香江名城	張家口	152,603	166,450	9,661	40,000	4,780	220,891	216,111	2007/Q3-2009/Q4	100%
紫瑞花園 ⁽⁴⁾	深圳	43,538	90,199	5,934	-	57,827	153,960	96,133	2008/Q1-2009/Q2	100%
		778,243	1,197,247	104,399	87,541	229,330	1,618,517	1,389,187		

在洽談項目

項目名稱	地點	土地面積 平方米	規劃建築面積(平方米)				合計	可銷售面積 平方米	規劃動工/ 竣工時間	本集團 所佔權益
			住宅	商舖	寫字樓	其他				
[廣場北街]舊城改造	深圳	10,636	29,759	20,000	-	20,000	69,759	49,759	2009/Q2-2011/Q2	100%
寧江新城2期	興寧	243,455	538,542	63,173	-	30,000	631,715	601,715	2009/Q3-2012/Q3	100%
淡水舊城改造	淡水	53,128	340,019	85,005	-	-	425,024	425,024	2009/Q1-2012/Q1	100%
東莞橋頭項目 ⁽⁵⁾	東莞	47,952	95,904	23,976	-	-	119,880	119,880	2009/Q1-2011/Q1	90%
		355,171	1,004,224	192,154	-	50,000	1,246,378	1,196,378		

商業物業租賃

項目名稱	地點	本集團佔 100%權益		向第三者返租	
		可出租面積 平方米		可出租面積 平方米	
港灣麗都	深圳	3,136		11,281	
鴻隆廣場	深圳	58,513		不適用	
寶潤裝飾材料城	深圳	7,653		6,035	
		69,302		17,316	

自用物業

項目名稱	地點	可用面積 平方米	本集團 所佔權益
鴻隆大廈8樓	深圳	748	100%

- (1) 含住客會所和停車位。
- (2) 向外收購的面積。
- (3) 於2008年2月，另外取得批覆可收購的面積。
- (4) 於2008年3月簽訂收購協議。
- (5) 於2008年3月成立新的附屬公司。



鴻隆控股
HONG LONG
Holdings