ASIA STANDARD INTERNATIONAL GROUP LIMITED

(Incorporated in Bermuda with limited liability)

(Stock code:129)

ANNOUNCEMENT OF RESULTS
FOR THE YEAR ENDED 31ST MARCH 2008

FINANCIAL HIGHLIGHTS *(In HK$ million, except otherwise indicated)*	**2008**	2007	Change
Turnover	**1,555**	1,374	+13%
Operating profit	**485**	442	+10%
Profit attributable to shareholders of the Company	**471**	288	+64%
Net assets	**5,801**	4,736	+22%
Equity attributable to shareholders of the Company	**5,111**	4,004	+28%
Net debt	**1,200**	1,510	-21%
Supplementary information with hotel properties at valuations:			
Revalued net assets	**7,378**	6,205	+19%
Equity attributable to shareholders of the Company	**6,194**	4,923	+26%
Equity attributable to shareholders of the Company per share (HK$)	**0.57**	0.71	-20%
Net debt to revalued net asset value (%)	**16%**	24%	-8%

The Directors of Asia Standard International Group Limited (the "Company") announce that the consolidated results of the Company and its subsidiaries (the "Group") for the year ended 31st March 2008 together with the comparative figures for the year ended 31st March 2007 were as follows:

CONSOLIDATED PROFIT AND LOSS ACCOUNT
For the year ended 31st March 2008

	Note	**2008 HK$'000**	2007 HK$'000
Turnover	*3, 5*	**1,554,855**	1,374,113
Revenue	*3, 5*	**1,119,925**	1,339,240
Cost of sales	*5*	**(659,130)**	(874,107)
Gross profit		**460,795**	465,133
Selling expenses		**(12,478)**	(15,608)
Administrative expenses		**(142,415)**	(136,858)
Other income and charges	*4*	**179,467**	129,168
Operating profit		**485,369**	441,835
Finance costs		**(75,581)**	(111,727)
Share of profits less losses of			
Jointly controlled entities		**477**	562
Associated companies		**148,232**	28,437
Profit before income tax		**558,497**	359,107
Income tax expense	*6*	**(53,956)**	(58,463)
Profit for the year		**504,541**	300,644
Attributable to:			
Shareholders of the Company		**471,471**	287,596
Minority interests		**33,070**	13,048
		504,541	300,644
Dividends	*7*	**47,129**	49,095
Earnings per share			
Basic	*8*	**HK 6.35 cents**	HK 4.90 cents
Diluted	*8*	**HK 6.31 cents**	HK 4.73 cents

CONSOLIDATED BALANCE SHEET

As at 31st March 2008

	Note	2008 HK$'000	2007 HK$'000
Non-current assets			
Property, plant and equipment		**879,962**	868,125
Investment properties		**1,953,380**	1,776,150
Leasehold land		**1,738,896**	1,765,542
Jointly controlled entities		**506,539**	228,900
Associated companies		**665,572**	504,997
Available-for-sale investments		**326,656**	-
Goodwill		**5,103**	8,651
Mortgage loans receivable		**25,022**	10,647
Deferred income tax assets		**45,808**	64,517
		6,146,938	5,227,529
Current assets			
Property held for/under development for sale		**898,242**	796,759
Completed properties held for sale		**217,402**	463,471
Mortgage loans receivable		**2,388**	339
Hotel and restaurant inventories		**2,268**	2,190
Trade and other receivables	*9*	**196,313**	178,148
Financial assets at fair value through profit or loss		**106,524**	67,318
Derivative financial instruments		**-**	6,156
Income tax recoverable		**566**	507
Bank balances and cash		**619,223**	221,346
		2,042,926	1,736,234
Current liabilities			
Trade and other payables	*10*	**115,330**	144,453
Amount due to an associated company		**51,150**	51,150
Derivative financial instruments		**26,289**	2,717
Warrant liabilities		**19,654**	-
Short term bank loans and overdrafts, secured		**358,295**	186,000
Short term bank loans, unsecured		**20,000**	-
Current portion of long term loans, secured		**331,068**	14,073
Amounts due to minority shareholders		**114,071**	109,964
Income tax payable		**26,277**	21,067
		1,062,134	529,424
Net current assets		**980,792**	1,206,810
Total assets less current liabilities		**7,127,730**	6,434,339
Non-current liabilities			
Convertible notes		**-**	89,768
Warrant liabilities		**16,909**	-
Long term loans, secured		**1,109,535**	1,441,175
Deferred income tax liabilities		**200,467**	167,763
		1,326,911	1,698,706
Net assets		**5,800,819**	4,735,633
Equity			
Share capital		**108,758**	69,173
Reserves		**5,002,488**	3,935,050
Equity attributable to shareholders of the Company		**5,111,246**	4,004,223
Minority interests		**689,573**	731,410
		5,800,819	4,735,633

NOTES TO THE FINANCIAL STATEMENTS

1 Basis of preparation

The consolidated financial statements have been prepared under the historical cost convention as modified by the revaluation of investment properties, available-for-sale investments, financial assets at fair value through profit or loss and financial liabilities (including warrant liabilities and derivative financial instruments), which are carried at fair value, and in accordance with Hong Kong Financial Reporting Standards ("HKFRS").

2 The adoption of new/revised HKFRS

During the year, the Group adopted the new standard, amendment and interpretations of HKFRS below, which are relevant to its operations.

HKAS 1 (Amendment)	Presentation of Financial Statements: Capital Disclosures
HK (IFRIC) – Int 8	Scope of HKFRS 2
HK (IFRIC) – Int 9	Reassessment of Embedded Derivatives
HK (IFRIC) – Int 11	HKFRS 2 - Group and Treasury Share Transactions
HKFRS 7	Financial Instruments: Disclosures

The Group has assessed the impact of the adoption of these standard, amendment and interpretations and considered that there were no significant impact on the Group's results and financial position and no substantial changes in the Group's accounting policies, except that additional disclosures relating to capital management and financial instruments are required under HKAS 1 (Amendment) and HKFRS 7 respectively.

3 Turnover and segment information

Turnover comprises revenue from property sales and leasing, hotel and travel agency, management services and dividend and interest income, together with gross proceeds from investment. Revenue includes revenue from property sales and leasing, hotel and travel agency, management services and interest income, and net realised gains/losses on sale of financial assets at fair value through profit or loss.

An analysis of turnover, revenue and results of the Group by business segments and geographical segments is set out below:

Business Segments

	Property sales	Property leasing	Hotel and travel	Investment	Other operations	Group
2008 (in HK$'000)						
Turnover	378,595	64,957	628,378	472,323	10,602	1,554,855
Segment revenue	378,595	64,957	628,378	37,393	10,602	1,119,925
Contribution to segment results	80,471	62,671	163,230	37,393	10,602	354,367
Other income and charges	6,736	177,230	(92,619)	(32,590)	120,710	179,467
Unallocated corporate expenses						(48,465)
Operating profit						485,369
Finance costs						(75,581)
Share of results of						
Jointly controlled entities	490	-	-	-	(13)	477
Associated companies	(5,588)	154,548	-	-	(728)	148,232
Profit before income tax						558,497
Income tax expense						(53,956)
Profit for the year						504,541

3 Turnover and segment information (continued)

Business Segments (continued)

	Property sales	Property leasing	Hotel and travel	Investment	Other operations	Group
2007 (in HK$'000)						
Turnover	652,240	57,681	617,279	36,516	10,397	1,374,113
Segment revenue	652,240	57,681	617,279	1,643	10,397	1,339,240
Contribution to segment results	133,839	52,814	160,696	1,643	10,397	359,389
Other income and charges	(12,101)	191,365	(81,041)	(12,957)	43,902	129,168
Unallocated corporate expenses						(46,722)
Operating profit						441,835
Finance costs						(111,727)
Share of results of						
Jointly controlled entities	574	-	-	-	(12)	562
Associated companies	(5,936)	35,690	-	-	(1,317)	28,437
Profit before income tax						359,107
Income tax expense						(58,463)
Profit for the year						300,644

Geographical segments

	Turnover	**Segment revenue**	**Operating profit**
2008 (in HK$'000)			
Hong Kong	**1,444,671**	**1,009,741**	**465,988**
Mainland China	**8,744**	**8,744**	**2,079**
Canada	**101,440**	**101,440**	**17,302**
	1,554,855	**1,119,925**	**485,369**
2007 (in HK$'000)			
Hong Kong	1,272,026	1,237,153	423,171
Mainland China	9,296	9,296	2,455
Canada	92,791	92,791	16,209
	1,374,113	1,339,240	441,835

4 Other income and charges

	2008 HK$'000	2007 HK$'000
Surplus on revaluation of investment properties	**177,230**	184,125
Depreciation	**(46,271)**	(52,940)
Amortisation of leasehold land	**(30,725)**	(30,725)
Net unrealised fair value losses on financial assets at fair value through profit or loss	**(32,590)**	(12,957)
Write-back of provision for diminution in value of properties held for sale	**16,057**	4,460
Net fair value gains on warrant liabilities	**85,261**	-
Share option expense of a listed subsidiary	**(22,400)**	(7,680)
Impairment of goodwill	**(3,548)**	-
Negative goodwill on acquiring additional interest in a listed subsidiary	**36,453**	44,885
	179,467	129,168

5 Income and expenses by nature

	2008 HK$'000	2007 HK$'000
Income		
Interest income	**10,601**	9,889
Dividend income	**1,725**	671
Net realised gain on financial assets at fair value through profit or loss	**35,668**	972
Expenses		
Cost of properties and goods sold	**516,960**	713,689

6 Income tax expense

	2008 HK$'000	2007 HK$'000
Current income tax		
Hong Kong profits tax	**2,466**	587
Under /(over) provisions in prior years	**2,745**	(2,688)
	5,211	(2,101)
Deferred income tax	**48,745**	60,564
	53,956	58,463

Hong Kong profits tax is provided at the rate of 17.5% on the estimated assessable profit for the year (2007: 17.5%). Income tax on overseas profits has been calculated on the estimated assessable profit for the year at the rates of tax prevailing in the countries in which the Group operates.

Share of income tax of jointly controlled entities and associated companies for the year of charge of HK$29,000 (2007: credit of HK$1,000) and charge of HK$32,643,000 (2007: charge of HK$7,593,000) are included in the profit and loss account as share of profits less losses of jointly controlled entities and associated companies respectively.

7 Dividends

	2008	2007
	HK$'000	HK$'000
Interim, paid, of HK0.35 cent (2007: HK0.35 cent) per share	**25,377**	23,947
Final, proposed, of HK0.20 cent (2007: HK0.35 cent) per share	**21,752**	25,148
	47,129	49,095

At a meeting held on 10th July 2008, the Board of Directors has proposed a final dividend of HK0.20 cent per share in scrip. This proposed dividend is not reflected in the financial statements, but will be reflected as an appropriation of revenue reserve in the year ending 31st March 2009.

8 Earnings per share

The calculation of basic earnings per share is based on profit attributable to shareholders of the Company of HK$471,471,000 (2007: HK$287,596,000) and divided by the weighted average number of 7,430,223,474 (2007: 5,872,615,953 shares, adjusted for the effect of the rights issue in March 2008) shares in issue during the year.

The calculation of diluted earnings per share for the year ended 31st March 2008 is based on HK$472,165,000 equalling to the profit attributable to shareholders of the Company of HK$471,471,000 plus after tax interest saving of HK$694,000 and divided by 7,483,238,697 shares equalling to the weighted average number of 7,430,223,474 shares in issue during the year with an increase of 53,015,223 potential shares deemed to be in issue assuming the Company's convertible notes had been converted at the beginning of the year. The Company and its listed subsidiary's outstanding share options and warrants did not have a dilutive effect on the earnings per share.

The calculation of diluted earnings per share for the year ended 31st March 2007 was based on HK$291,622,000 equalling to the profit attributable to shareholders of the Company of HK$287,596,000 plus after tax interest saving of HK$4,026,000 and 6,166,393,789 (adjusted for the effect of the rights issue in March 2008) shares equalling to the weighted average number of 5,872,615,953 shares in issue during the year plus 293,777,836 potential shares deemed to be in issue assuming the convertible notes had been converted. The Company and its listed subsidiary's outstanding share options did not have a dilutive effect on the earnings per share.

9 Trade and other receivables

Trade and other receivables of the Group include trade receivables, utility and other deposits, stakeholders' accounts, interest and other receivable.

Trade receivables of the Group amounted to HK$57,418,000 (2007: HK$121,552,000). The credit terms given to the customers vary and are generally based on the financial strengths of individual customers. In order to effectively manage the credit risks associated with trade receivables, credit evaluations of customers are performed periodically.

Aging analysis of trade receivables net of provision for impairment is as follows:

	2008	2007
	HK$'000	HK$'000
0 day to 60 days	**56,321**	118,831
61 days to 120 days	**1,082**	2,071
More than 120 days	**15**	650
	57,418	121,552

10 Trade and other payables

Trade and other payables of the Group include trade payables, rental and management fee deposits, interest and other payables, retentions payable of construction costs and various accruals. Trade payables of the Group amounted to HK$23,870,000 (2007: HK$34,318,000).

Aging analysis of trade payables is as follows:

	2008	2007
	HK$'000	HK$'000
0 day to 60 days	**23,524**	33,614
61 days to 120 days	**33**	406
More than 120 days	**313**	298
	23,870	34,318

11 Comparative figures

Certain comparative figures have been restated to conform with the current year's presentation.

The figures in this preliminary announcement have been agreed by PricewaterhouseCoopers ("PwC') to those in the Group's consolidated financial statements for the year ended 31st March 2008. The work performed by PwC in this respect was limited and did not constitute an audit, review or other assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by PwC for this announcement.

DIVIDENDS

The Directors recommend a final dividend for the year ended 31st March 2008 of HK0.20 cent (2007: HK0.35 cent, with scrip option) per share in scrip to shareholders whose names appear on the Company's Register of Members on 26th August 2008 ("Record Date") ("Scrip Dividend Scheme"). Total dividend for the year, including interim dividend of HK0.35 cent (2007: HK0.35 cent) per share amounts to HK0.55 cent (2007: HK0.70 cent) per share.

The Scrip Dividend Scheme will be subject to (i) the approval of the shareholders at the 2008 annual general meeting to be held on 27th August 2008; and (ii) The Stock Exchange of Hong Kong Limited (the "Stock Exchange") granting listing of and permission to deal in the new shares to be allotted thereunder, and is expected to be paid on or around 3rd October 2008. For the purpose of determining the number of new shares to be allotted, the market value of new shares will be calculated as the average of the closing prices of the existing shares of the Company in the Stock Exchange for the three trading days prior to and including the Record Date.

PROPOSAL FOR BONUS WARRANT ISSUE

On 10th July 2008, the Board proposes a conditional bonus warrant issue (the "Bonus Warrant Issue") to the shareholders. Further details of the Bonus Warrant Issue will be separately published in an announcement and the subsequent circular.

BOOK CLOSURE

The Register of Members will be closed from Friday, 22nd August 2008 to Tuesday, 26th August 2008, both days inclusive, during which period no transfer of shares of the Company can be registered. In order to qualify for the final dividend, the Bonus Warrant Issue and to ascertain the rights to attend the general meetings of the Company to be held on Wednesday, 27th August 2008, all transfers, accompanied by the relevant share certificates, must be lodged with the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Hong Kong, not later than 4:00p.m. on Thursday, 21st August 2008.

MANAGEMENT DISCUSSION AND ANALYSIS

RESULTS

The Group recorded a turnover of HK$1,555 million (2007: HK$1,374 million) with profit attributable to shareholders amounting to HK$471 million (2007: HK$288 million), increased by 13% and 64% respectively.

PROPERTIES SALES, DEVELOPMENT AND LEASING

Property sales for the year amounted to HK$379 million, attributed to the continuing sale of Canaryside residential development, 28 Marble Road office and other residential inventory. It contributed HK$80 million to operating profit for the year. Property sales and contribution to operating profit for last year was HK$652 million and HK$134 million respectively.

Following the issuance of presale consent of Jadewater, our residential development in Aberdeen, pre-sale commenced in June 2008. The 150,000 sq.ft GFA development will be completed in the coming financial year with sales and related results recognised. Its estimated sales revenue will amount to about HK$1.2 billion when fully sold.

The Castle Peak Road joint venture residential development is progressing as scheduled with completion expected towards first half 2009. The 200,000 sq.ft GFA development is built to a luxurious premium standard and will be expected in demand for discerning customer.

Currently the Group holds nearly 1 million square feet GFA of properties under development in Hong Kong. The Group has also invested in an approximately 2 million square feet GFA residential/commercial development in Beijing. This is a rare waterfront development.

Rental income attributable to the Group was approximately HK$78 million, compared to HK$71 million of last year. Rental income of Asia Standard Tower increased by 48% and that of Asia Orient Tower increased by 32% compared to last year, resulting from increased unit rent upon tenancy renewals. Average occupancy of the two properties approximates 92%. Revaluation surplus totalling HK$294 million (net of deferred tax) was recorded for the year, which it was HK$181 million in 2007.

HOTEL

Following our conversion of all the convertible bonds of the hotel subsidiary, our shareholdings increased from 62.8% to 67.7% during the year.

The hotel group upkeep its strong momentum in its hotel, catering and travel agency operation for the year and contribute HK$21 million profit to Asia Standard compared to HK$16 million last year.

The new hotel in Causeway Bay is in the midway of a renovation program, evolving into a 280 rooms boutique style hotel by end 2008. Another expansion program for creating 28 rooms together with spa facilities to Empire Kowloon Hotel is also on the way. Renovation plan is also under consideration for Empire Landmark Hotel.

FINANCIAL REVIEW

At 31st March 2008, the Group's total assets increased by 17% to HK$8.2 billion from last year's HK$7 billion while the net assets increased by HK$1.1 billion to HK$5.8 billion. Adopting market value of hotel properties, the revalued net assets of the Group would be HK$7.4 billion at 31st March 2008.

Net borrowing decreased by HK$0.3 billion to HK$1.2 billion as at 31st March 2008. The net borrowings include HK$0.9 billion which belonged to the separately listed hotel group. Net debt to revalued net asset value is approximately 16% (2007: 24%). Finance costs have reduced by 32% over last year due to lower market interest rates and redemption of all the convertible bonds.

During the year, the Group's equity was increased by HK$75 million upon conversion of its convertible notes, and HK$644 million from a equity capital exercise.

About 92% of the Group's borrowings are in Hong Kong dollar, with the rest mainly in Canadian dollar which is borrowed by the Empire Landmark Hotel in Vancouver. All the debts are at floating rates. Interest rate risk is mitigated through interest rate swaps. As at 31st March 2008, about one third of the total bank loans were hedged by these swaps. The maturity of our debts spread over a long period of up to fifteen years, and approximately 50% were repayable after five years.

As at 31st March 2008, assets with an aggregated net book value of HK$5,496 million (2007: HK$5,351 million) were pledged to secure banking facilities of the Group. The guarantees provided to financial institutions for jointly controlled entities, associated companies and third parties was HK$198 million (2007: HK$235 million).

EMPLOYEES AND REMUNERATION POLICIES

As at 31st March 2008, the Group employed 463 employees and approximate 90% worked for the separately listed hotel subgroup. The remuneration packages including basic salary, annual bonus, share options, retirement and other benefits are commensurate with their job nature and experience level.

FUTURE PROSPECT

Buoyant hospitality market, vibrant mainland economy and 2008 Olympic Games all support our hotel industry.

Hong Kong property market was bright last year, propelled by the low unemployment rate, negative real interest, rising salary expectation and low housing supply. However, with the surfacing and wide spreading effect of the US sub-prime problem, the recent skyrocketing of the energy prices, global upturn of the interest rate, the business environment is becoming unstable if not deteriorating. Management will exercise extreme caution in deploying the group's resources in the face of these adversities.

We are constantly exploring investment opportunities in Hong Kong, Macau and mainland China. The cooling economic measures by the PRC central government have provided a more attractive environment for longer term investors. We shall proceed with caution to capture these opportunities.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

During the year, the Company had not redeemed any of its shares. Neither the Company nor any of its subsidiaries has purchased or sold any of the Company's listed securities during the year.

CODE OF CONDUCT REGARDING SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted its own Code of Conduct for Securities Transactions by Directors on terms no less exacting than the required standard of dealings as set out in the Model Code for Securities Transactions by Directors of Listed Issuers (Appendix 10) of the Rules Governing the Listing of Securities on the Stock Exchange ("the Listing Rules"). The Company has also made specific enquiry to the Directors and the Company was not aware of any non-compliance with the required standard of dealings and its Code of Conduct for Securities Transactions by Directors.

CODE ON CORPORATE GOVERNANCE PRACTICES

During the year, the Company has complied with the Code Provisions of the Code on Corporate Governance Practices as set out in Appendix 14 of the Listing Rules.

AUDIT COMMITTEE

The Audit Committee members are Mr. Koon Bok Ming, Alan, Mr. Leung Wai Keung, Richard and Mr. Wong Chi Keung. The principal activities of the Audit Committee include the review and supervision of the Group's financial reporting process and internal controls.

The annual financial statements of the Group for the year ended 31st March 2008 have been reviewed by the Audit Committee.

By Order of the Board
Fung Siu To, Clement
Chairman

Hong Kong, 10th July 2008

As at the date of this announcement, the executive directors of the Company are Mr. Fung Siu To, Clement, Dr. Lim Yin Cheng, Mr. Poon Jing, Mr. Lun Pui Kan, Mr. Kwan Po Lam, Phileas and Mr. Loup, Nicholas James, the non-executive director is Mr. Au Yat Chuen, Raymond and the independent non-executive directors are Mr. Koon Bok Ming, Alan, Mr. Leung Wai Keung, Richard and Mr. Wong Chi Keung.