SYNERGIS HOLDINGS LIMITED
新昌管理集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 02340)

ANNOUNCEMENT OF UNAUDITED INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2008

RESULTS AND BUSINESS REVIEW

The board of directors (the "Board" or the "Directors") of Synergis Holdings Limited (the "Company" or "Synergis") is pleased to announce the unaudited interim results of the Company and its subsidiaries (collectively, the "Group") for the six months ended 30 September 2008.

Financial Performance Review

Synergis reported consolidated revenue of HK$225.5 million for the six months ended 30 September 2008 (2007: HK$210.7 million), an increase of 7.0% when compared with the corresponding period last year. Gross profit increased by HK$2.8 million to HK$44.0 million, being 6.8% over the last corresponding period.

Profit attributable to equity holders of the Company for the period maintained at HK$13.1 million, a slight increase of 1.6% when compared with the corresponding period last year. Basic earnings per share remained at 3.9 HK cents for the period under review (2007: 3.9 HK cents).

Business Review

Significant Development

On 29 August 2008, Hsin Chong Construction Group Ltd. ("HCCG"), a company listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange"), acquired the controlling shareholding interest of Synergis. HCCG is recognised in the industry for delivering quality projects and providing comprehensive integrated construction services to clients in Hong Kong and Chinese Mainland markets including building construction, civil engineering construction, electrical and mechanical engineering installation, renovation and fitting-out, property development and investment, and provision of construction/project management consultancy services.

Through this acquisition, Synergis has also become a member of Mission Hills Group ("MHG") which has a strong presence in the Chinese Mainland. Mission Hills Golf Club – China, a member of MHG, is accredited as the largest golf facilities in the world. Such business integration will greatly enhance Synergis' service scope and geographical delivery capabilities, and provide significant growth opportunities and synergies for Synergis with MHG, details of which will be further discussed under "Business Outlook".

(For identification purpose only)*

Markets

Hong Kong

The property management market remains stable amid the global financial turmoil and competition is still very strong. Yet Synergis, being one of the market leaders, continues to expand its managed portfolio in the period under review. For the six months ended 30 September 2008, Synergis managed a total of 246 sites, including approximately 159,000 residential units in Hong Kong, an increase of 2% and 25% respectively compared with the corresponding period last year. Such newly added contracts comprise large-scale residential developments such as Tung Tao Court, a new Home Ownership Scheme estate, and a large-scale Tenant Purchase Scheme estate - Tsui Ping (North) Estate. The Group has also successfully secured two Property Service Contracts ("PSC") with 3-year contract terms starting from 1 September 2008, comprising 8 public rental estates and covering 28,767 residential units.

Chinese Mainland

Synergis places strong focus on the development of Chinese Mainland business. With a solid foundation, experienced management team and strenuous business development efforts, we have successfully partnered with some reputable developers and real estate investment funds and started working with them on a consultancy basis with a view to formulating a partnership model in a longer term. One such partner is ECM China, a subsidiary of the ECM Group, which is one of the leading real estate development companies in the Czech Republic. Synergis is providing consultancy services for its grade A office (GFA : 36,000 sq.m.) and a trendy retail mall (GFA : 76,773 sq.m.) in Zhongguancun, Beijing. Starting from May 2008, we also started to provide consultancy services to the prestigious residential and commercial properties developed by the New Heritage Holdings Ltd., with an area over 389,000 sq.m. in Suzhou.

After several years of joint venture partnership with Shui On Land Limited, it has been decided by the joint venture partners to change the corporate relationship from a joint venture model to an independent management advisory model. On 2 October 2008, shareholders of Synergis Shui On Management Services (Shanghai) Limited ("Synergis Shui On") entered into a sale and purchase agreement whereby Synergis agreed to dispose of its 50% equity interest in Synergis Shui On and the assignment of the loan to a wholly-owned subsidiary of Shui On Land Limited. Synergis Property Management (Shenzhen) Co. Ltd., an indirect wholly-owned subsidiary of the Company, in turn entered into a management and advisory service agreement for the provision of property management and advisory services to Synergis Shui On Property Management (Shanghai) Co. Ltd. ("Shui On"), a wholly-owned foreign enterprise of Synergis Shui On, for a minimum period of 2 years. Under this arrangement, Synergis will continue to work closely with Shui On's property management team to provide service excellence in property and facility management.

Financial Review

Business Segment Results

Property Management and Facility Management Services

With the solid foundation in Hong Kong and the successful establishment of its presence and brand recognition in the Chinese Mainland, the customer portfolio of Synergis in property management and facility management segment continues to expand during the period under review which is evidenced by being awarded several large contracts as aforementioned. In the meantime, by persevering with our policy of delivering quality services to our customers, our contract renewal rate was in excess of 86% in the private residential market. As a result, the consolidated revenue, after inter-segment elimination, and profit contribution for the period under review in our core business segment, recorded an increase of 8.2% and 23.0% to HK$202.2 million (2007: HK$186.9 million) and HK$13.5 million (2007: HK$10.9 million) respectively when compared with last corresponding period.

Supporting Services to Property Management and Facility Management

The consolidated revenue of supporting services to the Group, after inter-segment elimination, was HK$23.3 million (2007: HK$23.8 million). However, the overall segment profit contributed by the supporting services decreased by 23.6% to HK$2.7 million with segment profit margin declining to 11.6% (2007: 14.8%). The margin was lower as a result of increasing material costs for cleaning and garbage bag selling businesses and an expiration of a security contract during the period under review.

General and Administrative Expenses

General and administrative expenses recorded HK$31.6 million, up 8.9% over the corresponding period last year. This increase was mainly due to one-off legal and other expenses in relation to the acquisition of the Company by HCCG during the period under review. As a percentage of revenue, if the one-off expenses were excluded, the general and administrative expenses remained stable at 13.6% (2007: 13.8%).

BUSINESS OUTLOOK

The overall real estate market in the near future will be difficult, following the present turmoil in the financial markets; however senior management is optimistic on the prospects of the Group due to our leading position in the Hong Kong market and significant business expansion is being planned after the acquisition by MHG. First of all, Synergis will have the opportunity to provide property and facility management services to MHG's property developments, which include golf courses, hotel and leisure facilities and high quality residential properties (condominiums and individual villas). All these are expected to enable Synergis to broaden its business portfolio. In addition, through business collaboration with Mission Hills Golf Club Limited ("MHGCL"), the Group can expand its geographical coverage in the Chinese Mainland and participate in MHG's and HCCG's future investment projects in relation to the development of middle to high-end residential properties in the second-tier and third-tier cities by providing high quality property management services to these properties. Moreover, with experience expected to be accumulated from managing the world-class golfing and leisure projects of MHG in the Chinese Mainland (including the largest golf club facilities in the world), Synergis will be well equipped to capitalise on other opportunities offered by third parties in the booming leisure and sports sectors in the Chinese Mainland.

High quality property management services have a huge market potential in the Chinese Mainland in which Synergis has already established a strong foothold in recent years. Synergis will aggressively strengthen its business development efforts in the Chinese Mainland based on its established network, professional service model and well established IT infrastructure. To exploit the huge potential in the areas of commercial property sales, leasing, lease management and valuation in the Chinese Mainland, the management is also working diligently to move into these areas by acquisition or joint venture/franchise or a combination of the above, in order to expand service offerings and client base.

While management is confident on the business outlook, we are fully aware of the challenges and difficulties ahead as the full effect of the financial crisis on the economy has not been felt and a final resolution is not in sight. Therefore the Group will use its best endeavors to enhance its brand in Hong Kong and the Chinese Mainland; adopt a proactive approach to expand business and enforce strict cost control in order to create better returns to our shareholders.

INTERIM DIVIDEND

The Board does not recommend the payment of any interim dividend for the six months ended 30 September 2008 (2007: 2.3 HK cents per share) as an interim cash dividend of HK$0.181 per share, in aggregate of HK$60.1 million, was paid on 11 November 2008, details of which were contained in the joint announcement made by the Company with HCCG dated 20 October 2008.

CHANGE OF FINANCIAL YEAR END DATE

At a meeting on 5 December 2008, the Board resolved that the financial year end date of the Group has been changed from 31 March to 31 December commencing from the financial period ending 31 December 2008 in order to have a co-terminus financial year end date with those of HCCG, the intermediate holding company of the Company and Carrick Worldwide Limited, the controlling shareholder of HCCG. Details of which were contained in an announcement made by the Company on 5 December 2008.

CONDENSED CONSOLIDATED INCOME STATEMENT
For the six months ended 30 September 2008

		Unaudited	
		Six months ended 30 September	
		2008	2007
	Note	**HK$'000**	HK$'000
Revenue	*4*	**225,498**	210,698
Cost of sales	*7*	**(181,499)**	(169,487)
Gross profit		**43,999**	41,211
Other income	*5*	**2,649**	3,644
General and administrative expenses	*7*	**(31,638)**	(29,045)
Operating profit		**15,010**	15,810
Share of profit/(loss) of a jointly controlled entity		**33**	(21)
Share of profit of an associate		**350**	209
Profit before taxation		**15,393**	15,998
Taxation	*8*	**(2,443)**	(2,663)
Profit for the period		**12,950**	13,335
Attributable to:			
Equity holders of the Company		**13,074**	12,863
Minority interests		**(124)**	472
		12,950	13,335
Dividends	*9*	**-**	7,636
Earnings per share	*10*		
- basic		**3.9 cents**	3.9 cents
- diluted		**3.9 cents**	3.9 cents

CONDENSED CONSOLIDATED BALANCE SHEET
As at 30 September 2008

	Note	**Unaudited 30 September 2008 HK$'000**	Audited 31 March 2008 HK$'000
ASSETS			
Non-current assets			
Property, plant and equipment	*11*	**10,117**	3,789
Investment properties	*11*	**2,080**	2,080
Jointly controlled entity		**885**	818
Associate		**1,545**	1,472
Prepayments		**-**	6,504
Deferred tax assets		**195**	292
Total non-current assets		**14,822**	14,955
Current assets			
Contracting work-in-progress		**5**	156
Accounts receivable	*12*	**65,794**	58,665
Other receivables		**9,782**	10,771
Utility deposits and prepayments		**6,275**	4,928
Amount due from immediate holding company		**-**	80
Amounts due from fellow subsidiaries		**58**	-
Amount due from a jointly controlled entity		**1**	-
Amounts due from related companies		**-**	7
Taxation recoverable		**51**	97
Bank balances and cash		**132,160**	136,710
Total current assets		**214,126**	211,414
Total assets		**228,948**	226,369
EQUITY			
Capital and reserves attributable to equity holders of the Company			
Share capital	*13*	**33,200**	33,200
Reserves			
- Proposed interim/final dividends		**-**	17,264
- Others		**134,917**	121,492
		168,117	171,956
Minority interests		**2,447**	1,985
Total equity		**170,564**	173,941

CONDENSED CONSOLIDATED BALANCE SHEET (continued)

As at 30 September 2008

	Note	Unaudited 30 September 2008 HK$'000	Audited 31 March 2008 HK$'000
LIABILITIES			
Non-current liabilities			
Long service payment liabilities		**545**	314
Deferred tax liabilities		**1,476**	412
Total non-current liabilities		**2,021**	726
Current liabilities			
Accounts payable	*14*	**26,779**	24,284
Other payables and accruals		**23,972**	23,527
Amount due to immediate holding company		**209**	-
Amounts due to fellow subsidiaries		**726**	-
Amount due to a related company		**1,750**	1,750
Taxation payable		**2,927**	2,141
Total current liabilities		**56,363**	51,702
Total liabilities		**58,384**	52,428
Total equity and liabilities		**228,948**	226,369
Net current assets		**157,763**	159,712
Total assets less current liabilities		**172,585**	174,667

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 September 2008

	Unaudited								
	Attributable to equity holders of the Company								
	Share capital HK$'000	**Share premium HK$'000**	**Merger reserve HK$'000**	**Employee share option reserve HK$'000**	**Exchange reserve HK$'000**	**Retained profits HK$'000**	**Total HK$'000**	**Minority interests HK$'000**	**Total equity HK$'000**
At 1 April 2008	33,200	25,913	1,513	813	592	109,925	171,956	1,985	173,941
Profit/(loss) for the period	-	-	-	-	-	13,074	13,074	(124)	12,950
2007/2008 final dividend paid	-	-	-	-	-	(17,264)	(17,264)	-	(17,264)
Cancellation of share option	-	652	-	(652)	-	-	-	-	-
Currency translation differences	-	-	-	-	351	-	351	586	937
At 30 September 2008	**33,200**	**26,565**	**1,513**	**161**	**943**	**105,735**	**168,117**	**2,447**	**170,564**

	Unaudited								
	Attributable to equity holders of the Company								
	Share capital HK$'000	Share premium HK$'000	Merger reserve HK$'000	Employee share option reserve HK$'000	Exchange reserve HK$'000	Retained profits HK$'000	Total HK$'000	Minority interests HK$'000	Total equity HK$'000
At 1 April 2007	33,200	25,913	1,513	498	99	104,537	165,760	800	166,560
Profit for the period	-	-	-	-	-	12,863	12,863	472	13,335
2006/2007 final dividend paid	-	-	-	-	-	(13,280)	(13,280)	-	(13,280)
Share option scheme	-	-	-	167	-	-	167	-	167
Currency translation differences	-	-	-	-	92	-	92	107	199
At 30 September 2007	33,200	25,913	1,513	665	191	104,120	165,602	1,379	166,981

CONDENSED CONSOLIDATED CASH FLOW STATEMENT

For the six months ended 30 September 2008

	Unaudited Six months ended 30 September	
	2008	2007
	HK$'000	HK$'000
Net cash generated from/(used in) operating activities	**19,113**	(281)
Cash flow from investing activities		
Purchase of property, plant and equipment	**(8,408)**	(475)
Proceeds from disposal of property, plant and equipment	**165**	-
Interest received	**1,155**	2,668
Dividend income from an associate	**342**	-
Increase in bank deposits over three months	**(570)**	-
Net cash (used in)/from investing activities	**(7,316)**	2,193
Cash flow from financing activity		
Dividends paid	**(17,264)**	(13,280)
Net cash used in financing activity	**(17,264)**	(13,280)
Net decrease in cash and cash equivalents	**(5,467)**	(11,368)
Cash and cash equivalents at the beginning of the period	**136,710**	142,527
Exchange gain on bank balances and cash	**347**	-
Cash and cash equivalents at the end of the period	**131,590**	131,159
Analysis of balances of cash and cash equivalents:		
Deposits, cash and bank balances	**132,160**	131,159
Less: Bank deposits over three months	**(570)**	-
Cash and cash equivalents	**131,590**	131,159

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

1. General Information

The Company was incorporated in Bermuda under the Companies Act 1981 of Bermuda as an exempted company on 4 August 2003. The address of its registered office is Clarendon House, 2 Church Street, Hamilton, HM 11, Bermuda.

The Group is principally engaged in the provision of property management and facility management services and related services in Hong Kong, the Chinese Mainland and Macau.

The Company's shares were listed on the Stock Exchange on 9 October 2003.

These unaudited condensed consolidated interim financial statements ("condensed consolidated financial statements") are presented in thousands of Hong Kong dollars (HK$'000), unless otherwise stated, and have been approved for issue by the Board on 5 December 2008.

2. Basis of Preparation

These condensed consolidated financial statements for the six months ended 30 September 2008 have been prepared in accordance with the Hong Kong Accounting Standard ("HKAS") 34, "Interim Financial Reporting" issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and the disclosure requirements of the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules").

These condensed consolidated financial statements should be read in conjunction with the annual financial statements for the year ended 31 March 2008 which were prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRS") issued by the HKICPA.

3. Significant Accounting Policies

The accounting policies adopted in the preparation of these condensed consolidated financial statements are consistent with those used and as described in the Group's audited financial statements for the year ended 31 March 2008.

The following standards, amendments and interpretation to existing standards have been published that are mandatory for the accounting periods of the Group beginning on or after 1 July 2008 or later periods that the Group has not early adopted:

	Effective for accounting periods beginning on or after
HKAS 1 (Revised) "Presentation of Financial Statements"	1 January 2009
HKAS 23 (Revised) "Borrowing Costs"	1 January 2009
HKAS 27 (Revised) "Consolidated and Separate Financial Statements"	1 July 2009
HKAS 32 and HKAS 1 (Amendments) "Puttable Financial Instruments and Obligations Arising on Liquidation"	1 January 2009
HKFRS 2 (Amendment) "Share-based Payment-Vesting Conditions and Cancellations"	1 January 2009
HKFRS 3 (Revised) "Business Combination"	1 July 2009
HKFRS 8 "Operating Segments"	1 January 2009
HK(IFRIC)-Int 13 "Customer Loyalty Programmes"	1 July 2008

The Group has not early adopted the above standards, amendments and interpretation (the "New Standards") and is in the process of making an assessment of the impact of the New Standards. The directors of the Group anticipate that the adoption of the New Standards will not have material impact on the results and financial position of the Group. However, the adoption of HKAS 1 (Revised) and HKFRS 8 may result in new or amended disclosures.

4. Revenue

The Group is principally engaged in the provision of property management and facility management services, security services, cleaning services, laundry services, repair and maintenance works, trading of related products and membership programmes. Revenue recognised during the period is as follows:

	Unaudited	
	Six months ended 30 September	
	2008	2007
	HK$'000	HK$'000
Revenue		
Property management and facility management services	**202,229**	186,875
Security services	**3,917**	4,811
Cleaning services	**5,512**	5,184
Laundry services	**1,747**	1,471
Repair and maintenance works	**7,758**	7,684
Trading of related products	**4,267**	3,987
Membership programmes	**68**	686
	225,498	210,698

5. Other Income

	Unaudited	
	Six months ended 30 September	
	2008	2007
	HK$'000	HK$'000
Other gains, net		
Net exchange gain	**83**	4
Gain on disposal of property, plant and equipment	**82**	-
Revaluation gain on investment properties	**-**	20
	165	24
Others		
Copying services	**189**	259
Rental income	**98**	98
Interest income on bank deposits	**1,155**	2,668
Miscellaneous income	**1,042**	595
	2,484	3,620
	2,649	3,644

6. Segment Information

(a) *Primary reporting format – business segments*

The Group is organised into two major business segments, being provision of property management and facility management services and provision of supporting services to property management and facility management.

	Unaudited Six months ended 30 September 2008		
	Property management and facility management services HK$'000	**Supporting services to property management and facility management HK$'000**	**Total HK$'000**
Segment revenue	**202,365**	**27,460**	**229,825**
Inter-segment transactions	**(135)**	**(4,192)**	**(4,327)**
Segment revenue of the Group	**202,230**	**23,268**	**225,498**
Segment results of the Group	**13,463**	**2,700**	**16,163**
Unallocated corporate expenses, net of income			**(2,308)**
Interest income			**1,155**
Operating profit			**15,010**
Share of profit of a jointly controlled entity	**33**	**-**	**33**
Share of profit of an associate	**350**	**-**	**350**
Profit before taxation			**15,393**
Taxation			**(2,443)**
Profit for the period			**12,950**

6. **Segment Information (continued)**

(a) *Primary reporting format – business segments (continued)*

	Unaudited Six months ended 30 September 2007		
	Property management and facility management services HK$'000	Supporting services to property management and facility management HK$'000	Total HK$'000
Segment revenue	187,000	28,045	215,045
Inter-segment transactions	(125)	(4,222)	(4,347)
Segment revenue of the Group	186,875	23,823	210,698
Segment results of the Group	10,948	3,534	14,482
Unallocated corporate expenses, net of income			(1,340)
Interest income			2,668
Operating profit			15,810
Share of loss of a jointly controlled entity	(21)	-	(21)
Share of profit of an associate	209	-	209
Profit before taxation			15,998
Taxation			(2,663)
Profit for the period			13,335

(b) *Secondary reporting format – geographical segments*

Over 90% of the activities of the Group during the period were carried out in Hong Kong. Accordingly, a geographical analysis is not presented.

7. **Expenses by Nature**

Expenses included in cost of sales and general and administrative expenses are analysed as follows:

	Unaudited Six months ended 30 September	
	2008 HK$'000	2007 HK$'000
Staff costs, including directors' emoluments	**157,843**	145,790
Depreciation	**2,030**	1,348
Loss on disposal of property, plant and equipment	**-**	3
Operating lease rental on land and buildings	**2,894**	1,995
Other expenses	**50,370**	49,396
Total cost of sales and general and administrative expenses	**213,137**	198,532

8. Taxation

Hong Kong profits tax has been provided for at the rate of 16.5% (2007: 17.5%) on the estimated assessable profits for the period.

Taxation on other overseas profits has been calculated on the estimated assessable profits for the period at the rates of taxation prevailing in the countries in which the subsidiaries of the Group operate.

	Unaudited Six months ended 30 September	
	2008	2007
	HK$'000	HK$'000
Current taxation		
Hong Kong profits tax		
- provision for the period	**841**	2,420
- under-provision in prior years	**58**	-
Overseas tax		
- provision for the period	**98**	277
- under/(over) provision in prior years	**285**	(23)
Deferred taxation relating to the origination and reversal of temporary differences	**1,161**	(11)
	2,443	2,663

9. Dividends

At a meeting held on 5 December 2008, the Board does not recommend the payment of any interim dividend for the six months ended 30 September 2008 (2007: 2.3 HK cents per ordinary share) as an interim cash dividend of HK$0.181 per ordinary share, in aggregate of HK$60.1 million, was paid on 11 November 2008. Details of which are disclosed under "Post Balance Sheet Events" in the notes to the condensed financial statements.

10. Earnings Per Share

(a) Basic earnings per share

Basic earnings per share is calculated by dividing the Group's profit attributable to equity holders of the Company by the weighted average number of ordinary shares in issue during the period.

	Unaudited Six months ended 30 September	
	2008	2007
Profit attributable to equity holders of the Company (HK$'000)	**13,074**	12,863
Weighted average number of ordinary shares in issue (in thousands)	**332,000**	332,000
Basic earnings per share (HK cents per share)	**3.9**	3.9

(b) Diluted earnings per share

Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares, being the share options. A calculation is made in order to determine the number of shares that could have been acquired at fair value (determined at the average half year market price of the Company's shares) based on the monetary value of the subscription rights attached to outstanding share options. The number of shares calculated as above is compared with the number of shares that would have been issued assuming that all the share options are exercised.

	Unaudited Six months ended 30 September	
	2008	2007
Profit attributable to equity holders of the Company (HK$'000)	**13,074**	12,863
Weighted average number of ordinary shares in issue (in thousands)	**332,000**	332,000
Adjustments for share options (in thousands)	**546**	511
Weighted average number of ordinary shares for diluted earnings per share (in thousands)	**332,546**	332,511
Diluted earnings per share (HK cents per share)	**3.9**	3.9

11. Capital Expenditure

	Unaudited	
	Investment properties	**Property, plant and equipment**
	HK$'000	**HK$'000**
	(Note)	
Opening net book value at 1 April 2008	**2,080**	**3,789**
Additions	**-**	**8,408**
Disposals	**-**	**(83)**
Depreciation	**-**	**(2,030)**
Currency translation differences	**-**	**33**
Closing net book value at 30 September 2008	**2,080**	**10,117**

	Audited	
	Investment properties	Property, plant and equipment
	HK$'000	HK$'000
Opening net book value at 1 April 2007	2,060	5,550
Additions	-	844
Disposals	-	(15)
Depreciation	-	(2,660)
Fair value gains	20	-
Currency translation differences	-	70
Closing net book value at 31 March 2008	2,080	3,789

Note :
Investment properties were revalued at 30 September 2008 on the basis of their open market value by independent professional property valuer, Knight Frank Petty Limited.

12. Accounts Receivable

The credit period of the Group's accounts receivable generally ranges from one to three months (31 March 2008 : one to two months). The ageing analysis of accounts receivable at the respective balance sheet date is as follows:

	Unaudited 30 September 2008	Audited 31 March 2008
	HK$'000	HK$'000
0 to 30 days	**32,144**	26,577
31 to 60 days	**15,725**	15,781
61 to 90 days	**9,025**	11,207
Over 90 days	**8,900**	5,100
	65,794	58,665

13. Share Capital

	Unaudited 30 September 2008 HK$'000	Audited 31 March 2008 HK$'000
Authorised:		
10,000,000,000 ordinary shares of HK$0.10 each	**1,000,000**	1,000,000
Issued and fully paid:		
332,000,000 ordinary shares of HK$0.10 each	**33,200**	33,200

14. Accounts Payable

The credit period of the Group's accounts payable generally ranges from one to two months. The ageing analysis of accounts payable at the respective balance sheet date is as follows:

	Unaudited 30 September 2008 HK$'000	Audited 31 March 2008 HK$'000
0 to 30 days	**16,220**	16,838
31 to 60 days	**5,633**	4,908
61 to 90 days	**2,738**	1,711
Over 90 days	**2,188**	827
	26,779	24,284

15. Post Balance Sheet Events

(a) On 2 October 2008, shareholders of Synergis Shui On Management Services (Shanghai) Limited ("Synergis Shui On") entered into a sale and purchase agreement whereby the Company agreed to dispose of its 50% equity interest in Synergis Shui On and the assignment of the loan to a wholly-owned subsidiary of Shui On Land Limited. The expected gain to be derived from this transaction before expenses will amount to approximately HK$1.8 million, being the difference between the purchase consideration (excluding the loan) and the projected net asset value of the Company's interest in Synergis Shui On and its subsidiaries as at 31 July 2008.

(b) On 20 October 2008, the Company and HCCG, the intermediate holding company of the Company, released a joint announcement (the "Joint Announcement") in relation to the payment of an interim cash dividend of HK$0.181 per ordinary share by the Company and distribution in specie of the ordinary shares of HK$0.10 each in the capital of the Company ("Synergis Shares") by HCCG with proposed placing of Synergis Shares by Carrick Worldwide Limited ("Carrick"), a company which owns 56.01% equity interest in HCCG and is a wholly-owned subsidiary of MHGCL, in order to restore the public float of the Company. The interim cash dividend of HK$60.1 million was paid by the Company on 11 November 2008. Details of which were contained in the Joint Announcement dated 20 October 2008.

(c) At a meeting on 5 December 2008, the Board resolved that the financial year end date of the Group has been changed from 31 March to 31 December commencing from the financial period ending 31 December 2008 in order to have a co-terminus financial year end date with those of HCCG, the intermediate holding company of the Company and Carrick, the controlling shareholder of HCCG. Details of which were contained in an announcement made by the Company dated 5 December 2008.

REVIEW OF FINANCIAL POSITION

Capital Resources and Liquidity

Liquidity and financial resources of the Group at the end of September 2008 remained strong with net working capital at HK$157.8 million, of which HK$214.1 million were liquid assets. Current ratio stood at 3.8:1 (31 March 2008: 4.1:1). The Group consistently applies a prudent approach in managing its financial resources.

Cash Flows

Total cash and bank balances at the end of the period decreased by HK$4.6 million to HK$132.2 million as compared to 31 March 2008. Net cash from operating activities during the period amounted to HK$19.1 million, an increase of HK$19.4 million compared to the same period last year (2007: net cash used in operating activities HK$0.3 million). One of the reasons for this increase was the capitalization of system infrastructures, which was recognised as prepaid development costs in the last financial year, that leads to a substantial decrease in the prepayment. Such cost was then regarded as a major cash outflows from investing activities. Another reason was that due to the improvement in the payment process to our suppliers and subcontractors and the change in the operation mode from subcontractor basis to in-house management for those managed carparks of The Link Management Limited during FY2007/08, the pay cycle was then shortened. As a result, the accounts payable as of 30 September 2007 was substantially reduced by approximately HK$7.5 million when compared with FY2006/07. Other major cash outflow including the payment of dividends in aggregate of HK$17.3 million.

Banking Facilities

The Group has significant internal cash and banking facilities available to both finance its operations and take advantage of potential business opportunities. At 30 September 2008, the Group had HK$76.7 million (31 March 2008: HK$70.5 million) of unutilised banking facilities provided by its relationship banks. The utilised banking facilities represented bond guarantees issued to customers on normal business operations. The Group had no borrowings at 30 September 2008.

Treasury Policy

The Group monitors the relative foreign exchange position of its assets and liabilities to minimise foreign exchange risk. When appropriate, hedging instruments, including forward contracts, may be used to manage any foreign exchange exposure. The majority of Group's assets and liabilities are denominated in Hong Kong Dollars and it therefore has limited exposure to foreign exchange risk. The Group's banking facilities are principally on a floating rate basis and interest rate swaps will be used to manage the interest rate risk for any short to medium term borrowings, when deemed appropriate. In light of the net cash position, with no bank debt, the Group's exposure to interest rate fluctuation is minimal. It is the policy of the Group not to use financial derivatives for speculative purposes.

HUMAN RESOURCES

At 30 September 2008, the Group employed a total of 5,367 (2007: 5,154) full-time staff in Hong Kong and the Chinese Mainland.

In view of the rapid growth of the Group, competent and stable workforce is essential for meeting the Group's operational needs. The Group has developed a competence-based HR system which is unique for Synergis and will be used for recruiting the right people, developing staff and retaining high caliber staff for the Group's sustaining growth.

The Group sets its remuneration policy by referencing prevailing market conditions. The Group has formulated a performance-based reward system with a view to sustaining market competitiveness for attracting and retaining high calibre staff. The remuneration packages of Hong Kong staff include basic salary, discretionary bonus, share options and other benefits such as medical scheme and contribution to retirement funds. Employees on the Chinese Mainland are remunerated in accordance with the local market terms and welfare policies.

Incentive bonus scheme and share options scheme are set up for senior management staff to provide them with initiatives to align their performance with the overall profitability and development of the Group. Such management bonus is calculated on a formula tied with the Group's profitability and pre-approved by the Board.

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

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities during the period.

REVIEW BY AUDITOR AND AUDIT COMMITTEE

The audit committee of the Company comprises three members, namely, Mr. David Yu Hon To (chairman of the audit committee), Mr. Tenniel Chu and Mr. Wong Tsan Kwong. The audit committee, together with the management and the Company's auditor, PricewaterhouseCoopers, have reviewed the unaudited condensed consolidated interim financial statements of the Company for the six months ended 30 September 2008.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Board has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix 10 of the Listing Rules as its own code of conduct regarding securities transactions by directors of the Company. Having made specific enquiry of all the directors of the Company, the Company confirmed that all the directors have complied with the required standard set out in the Model Code throughout the six months ended 30 September 2008.

COMPLIANCE WITH CODE ON CORPORATE GOVERNANCE PRACTICES

The Company has applied the principles in and complied with the code provisions and certain recommended best practices set out in the Code on Corporate Governance Practices (the "CG Code") in Appendix 14 of the Listing Rules throughout the six months ended 30 September 2008, except for the deviation from code provision A.4.1 of the CG Code.

Code provision A.4.1 of the CG Code provides that non-executive directors should be appointed for a specific term, subject to re-election. None of the existing non-executive directors of the Company is appointed for a specific term. However, all the non-executive directors of the Company are subject to retirement by rotation and re-election at annual general meetings of the Company at least once every three years in accordance with the provisions of the Company's bye-laws. The Company is currently of the view that the requirement to have all the non-executive directors to retire by rotation and stand for re-election at annual general meetings of the Company has already provided the shareholders with the right to vote for approving the continuation of the offices of the non-executive directors.

The corporate governance practices adopted by the Company during the six months ended 30 September 2008 were in line with those set out in the corporate governance report as contained in the Company's 2007/2008 annual report.

PUBLICATION OF THIS INTERIM RESULTS ANNOUNCEMENT

This interim results announcement is published on the Company's website at http://www.synergis.com.hk under "Investor Relations" and the website of Hong Kong Exchanges and Clearing Limited at http://www.hkexnews.hk.

By order of the Board
Synergis Holdings Limited
Fan Cheuk Hung
Managing Director

Hong Kong, 5 December 2008

Website : http://www.synergis.com.hk

As at the date of this announcement, the Board comprises Dr. David CHU Shu Ho as the non-executive chairman; Mr. WONG Ying Wai (executive deputy chairman), Mr. FAN Cheuk Hung (managing director) and Mr. Barry John BUTTIFANT as executive directors; Mr. Tenniel CHU as non-executive director; and Mr. Stephen IP Shu Kwan, Mr. KAN Fook Yee, Mr. WONG Tsan Kwong and Mr. David YU Hon To as independent non-executive directors.