渝 太 地 產 集 團 有 限 公 司*
Y. T. REALTY GROUP LIMITED

(Incorporated in Bermuda with limited liability)
(Stock Code: 00075)

2 0 0 9 Annual Results Announcement

The board of directors of Y. T. Realty Group Limited (the "Company") is pleased to announce the consolidated results of the Company and its subsidiaries (the "Group") for the year ended 31 December 2009. The annual results have been reviewed by the audit committee of the Company.

CONSOLIDATED INCOME STATEMENT
Year ended 31 December 2009

	Notes	**2009** ***HK$'000***	2008 *HK$'000*
REVENUE	*2, 3*	**136,800**	124,344
Direct outgoings		**(11,013)**	(9,338)
Cost of properties sold		**(862)**	-
		124,925	115,006
Other income		**525**	957
Administrative expenses		**(35,512)**	(32,089)
Finance costs		**(7,630)**	(18,770)
Changes in fair value of investment properties		**272,369**	50,021
Excess over the cost of acquisition of additional interest in an associate		**-**	6,174
Share of results of an associate		**127,960**	58,837
PROFIT BEFORE TAX	*4*	**482,637**	180,136
Income tax expense	*5*	**(57,942)**	(9,595)
PROFIT FOR THE YEAR		**424,695**	170,541
Attributable to:			
Equity holders of the Company		**424,751**	170,781
Minority interests		**(56)**	(240)
		424,695	170,541
EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY			
Basic and diluted earnings per share	*7*	**HK53.1 cents**	HK21.4 cents

Details of the dividends proposed for the year are disclosed in note 6 below.

Per share information:

- Dividend per share	**HK2.5 cents**	HK2.0 cents
- Net asset value per share	**HK$4.26**	HK$3.73

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

Year ended 31 December 2009

	2009 *HK$'000*	2008 *HK$'000*
PROFIT FOR THE YEAR	**424,695**	170,541
OTHER COMPREHENSIVE INCOME/(LOSS)		
Share of other comprehensive income/(loss) of an associate	**10,981**	(148,290)
OTHER COMPREHENSIVE INCOME/(LOSS) FOR THE YEAR	**10,981**	(148,290)
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	**435,676**	22,251
Attributable to:		
Equity holders of the Company	**435,732**	22,491
Minority interests	**(56)**	(240)
	435,676	22,251

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

31 December 2009

	Notes	**2009**	2008
		HK$'000	*HK$'000*
NON-CURRENT ASSETS			
Property, plant and equipment		**372**	682
Investment properties		**2,654,900**	2,374,230
Interest in an associate		**1,420,354**	1,327,569
Other investments		**793**	793
Total non-current assets		**4,076,419**	3,703,274
CURRENT ASSETS			
Properties held for sale		**275**	1,136
Trade receivables	*8*	**2,293**	1,776
Other receivables, deposits and prepayments		**8,641**	8,808
Cash and bank balances		**66,934**	45,108
Total current assets		**78,143**	56,828
CURRENT LIABILITIES			
Trade payables	*9*	**725**	3,163
Other payables and accrued expenses		**75,839**	111,684
Bank loans, secured		**206,200**	197,200
Tax payable		**3,306**	1,785
Total current liabilities		**286,070**	313,832
NET CURRENT LIABILITIES		**(207,927)**	(257,004)
TOTAL ASSETS LESS CURRENT LIABILITIES		**3,868,492**	3,446,270
NON-CURRENT LIABILITIES			
Bank loans, secured		**260,500**	306,700
Deferred tax liabilities		**202,615**	153,878
Total non-current liabilities		**463,115**	460,578
Net assets		**3,405,377**	2,985,692
EQUITY			
Equity attributable to equity holders of the Company			
Issued share capital		**79,956**	79,956
Reserves		**3,305,722**	2,889,979
Proposed final dividends	*6*	**19,989**	15,991
		3,405,667	2,985,926
Minority interests		**(290)**	(234)
Total equity		**3,405,377**	2,985,692

Notes :

1 Basis of preparation and accounting policies

These financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("HKASs") and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants, accounting principles generally accepted in Hong Kong and the disclosure requirements of the Hong Kong Companies Ordinance. They have been prepared under the historical cost convention, except for investment properties, which have been measured at fair value.

The Group has adopted the following new and revised HKFRSs for the first time for the current year's financial statements. Except for in certain cases, giving rise to new and revised accounting policies and additional disclosures, the adoption of these new and revised HKFRSs has had no significant effect on these financial statements.

HKFRS 1 and HKAS 27 Amendments	Amendments to HKFRS 1 First-time Adoption of HKFRSs and HKAS 27 Consolidated and Separate Financial Statements - Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate
HKFRS 2 Amendments	Amendments to HKFRS 2 Share-based Payment - Vesting Conditions and Cancellations
HKFRS 7 Amendments	Amendments to HKFRS 7 Financial Instruments: Disclosures - Improving Disclosures about Financial Instruments
HKFRS 8	Operating Segments
HKAS 1 (Revised)	Presentation of Financial Statements
HKAS 18 Amendment*	Amendment to Appendix to HKAS 18 Revenue - Determining whether an entity is acting as a principal or as an agent
HKAS 23 (Revised)	Borrowing Costs
HKAS 32 and HKAS 1 Amendments	Amendments to HKAS 32 Financial Instruments: Presentation and HKAS 1 Presentation of Financial Statements - Puttable Financial Instruments and Obligations Arising on Liquidation
HK(IFRIC)-Int 9 and HKAS 39 Amendments	Amendments to HK(IFRIC)-Int 9 Reassessment of Embedded Derivatives and HKAS 39 Financial Instruments: Recognition and Measurement - Embedded Derivatives
HK(IFRIC)-Int 13	Customer Loyalty Programmes
HK(IFRIC)-Int 15	Agreements for the Construction of Real Estate
HK(IFRIC)-Int 16	Hedges of a Net Investment in a Foreign Operation
HK(IFRIC)-Int 18	Transfers of Assets from Customers (adopted from 1 July 2009)
Improvements to HKFRSs (October 2008)	Amendments to a number of HKFRSs

* Included in Improvements to HKFRSs 2009 (as issued in May 2009).

1 Basis of preparation and accounting policies *(continued)*

The principal effects of adopting these new and revised HKFRSs are as follows:

(a) HKFRS 8 Operating Segments

HKFRS 8, which replaces HKAS 14 Segment Reporting, specifies how an entity should report information about its operating segments, based on information about the components of the entity that is available to the chief operating decision maker for the purposes of allocating resources to the segments and assessing their performance. The standard also requires the disclosure of information about the products and services provided by the segments, the geographical areas in which the Group operates, and revenue from the Group's major customers. The Group concluded that the operating segments determined in accordance with HKFRS 8 are the same as the business segments previously identified under HKAS 14. These revised disclosures, including the related revised comparative information, are showed in note 2 below.

(b) HKAS 1 (Revised) Presentation of Financial Statements

HKAS 1 (Revised) introduces changes in the presentation and disclosures of financial statements. The revised standard separates owner and non-owner changes in equity. The statement of changes in equity includes only details of transactions with owners, with all non-owner changes in equity presented as a single line. In addition, this standard introduces the statement of comprehensive income, with all items of income and expense recognised in profit or loss, together with all other items of recognised income and expense recognised directly in equity, either in one single statement, or in two linked statements. The Group has elected to present two linked statements.

The Group has not applied any new and revised HKFRSs, that have been issued but are not yet effective, in these financial statements. However, the Group is in the process of making an assessment of the impact of these new and revised HKFRSs upon initial application. So far, the Group considers that these new and revised HKFRSs are unlikely to have a significant impact on the Group's results of operations and financial position.

2 Operating segment information

For management purposes, the Group is organised into business units based on its business activities and has four reportable operating segments as follows:

(a) The property investment segment invests in properties for rental income and potential capital appreciation;

(b) The property trading segment comprises the trading of properties;

(c) The property management and related services segment comprises the provision of property management and related technical consultancy services; and

(d) The operation of driver training centres and tunnel operation and management segment refers to the Group's share of results of its associate which is engaged in the operation and investment in driver training centres and tunnel operation and management.

Management monitors the results of its operating segments separately for the purpose of making decisions about resources allocation and performance assessment. Segment performance is evaluated based on reportable segment profit/(loss), which is a measure of adjusted profit/(loss). The adjusted profit/(loss) is measured consistently with the Group's profit/(loss) except that finance costs and head office tax expense/(credit) are excluded from such measurement.

Segment assets exclude other investments, cash and bank balances as these assets are managed on a group basis.

Segment liabilities exclude bank loans and head office tax payable as these liabilities are managed on a group basis.

2 Operating segment information *(continued)*

	Year ended 31 December 2009				
	Property investment *HK$'000*	**Property trading** *HK$'000*	**Property management and related services** *HK$'000*	**Operation of driver training centres and tunnel operation and management** *HK$'000*	**Consolidated** *HK$'000*
Segment revenue	**124,332**	**750**	**11,718**	**-**	**136,800**
Segment results	**354,320**	**(160)**	**8,147**	**-**	**362,307**
Finance costs					**(7,630)**
Share of results of an associate	**-**	**-**	**-**	**127,960**	**127,960**
Profit before tax					**482,637**
Income tax expense	**(57,104)**	**-**	**(815)**	**-**	**(57,919)**
Unallocated income tax expense					**(23)**
Profit for the year					**424,695**
Assets and liabilities					
Segment assets	**2,665,036**	**496**	**949**	**-**	**2,666,481**
Interest in an associate	-	-	-	**1,420,354**	**1,420,354**
Unallocated assets					**67,727**
Total assets					**4,154,562**
Segment liabilities	**260,303**	**21**	**22,146**	**14**	**282,484**
Unallocated liabilities					**466,701**
Total liabilities					**749,185**
Other segment information:					
Capital expenditure	**8,301**	**-**	**26**	**-**	**8,327**
Depreciation	**-**	**-**	**336**	**-**	**336**
Changes in fair value of investment properties	**272,369**	**-**	**-**	**-**	**272,369**

2 Operating segment information *(continued)*

	Year ended 31 December 2008				
	Property investment *HK$'000*	Property trading *HK$'000*	Property management and related services *HK$'000*	Operation of driver training centres and tunnel operation and management *HK$'000*	Consolidated *HK$'000*
Segment revenue	114,111	-	10,233	-	124,344
Segment results	126,776	(42)	7,161	-	133,895
Finance costs					(18,770)
Excess over the cost of acquisition of additional interest in an associate	-	-	-	6,174	6,174
Share of results of an associate	-	-	-	58,837	58,837
Profit before tax					180,136
Income tax expense	(9,127)	-	(675)	-	(9,802)
Unallocated income tax credit					207
Profit for the year					170,541
Assets and liabilities					
Segment assets	2,384,643	1,151	838	-	2,386,632
Interest in an associate	-	-	-	1,327,569	1,327,569
Unallocated assets					45,901
Total assets					3,760,102
Segment liabilities	208,962	16	19,432	42,119	270,529
Unallocated liabilities					503,881
Total liabilities					774,410
Other segment information:					
Capital expenditure	8,309	-	25	-	8,334
Depreciation	-	-	385	-	385
Changes in fair value of investment properties	50,021	-	-	-	50,021

2 Operating segment information *(continued)*

Geographical information

(a) Revenue from external customers

	2009	2008
	HK$'000	*HK$'000*
Hong Kong	**136,800**	124,344

The revenue information above is based on the location of the customers.

(b) Non-current assets

	2009	2008
	HK$'000	*HK$'000*
Hong Kong	**4,067,309**	3,695,851
Mainland China	**8,317**	6,630
	4,075,626	3,702,481

The non-current asset information above is based on the location of assets and excludes financial instruments.

Information about a major customer

Revenue of approximately HK$24,035,000 (2008: HK$24,036,000) was derived from a single customer under the property investment segment.

3 Revenue

Revenue, which is also the Group's turnover, represents the aggregate of gross rental income received and receivable from investment properties, the proceeds from the sale of properties, and the income from property management and related services.

4 Profit before tax

The Group's profit before tax is arrived at after charging/(crediting):

	2009	2008
	HK$'000	*HK$'000*
Depreciation	**336**	385
Interest expenses	**6,370**	17,832
Interest income	**(3)**	(517)

5 Income tax expense

Hong Kong profits tax has been provided at the rate of 16.5% (2008: 16.5%) on the estimated assessable profits arising in Hong Kong during the year.

	2009	2008
	HK$'000	*HK$'000*
Current - Hong Kong	**9,204**	4,885
Under/(over) provision in prior years	**1**	(312)
	9,205	4,573
Deferred	**48,737**	5,022
Total tax charge for the year	**57,942**	9,595

6 Proposed final dividends

	2009	2008
	HK$'000	*HK$'000*
Proposed final dividends – HK2.5 cents (2008: HK2.0 cents) per ordinary share	**19,989**	15,991

The proposed final dividends for the year are subject to the approval of the Company's shareholders at the forthcoming annual general meeting.

7 Earnings per share attributable to ordinary equity holders of the Company

The calculation of the basic earnings per share amount is based on the profit for the year attributable to ordinary equity holders of the Company of HK$424,751,000 (2008: HK$170,781,000), and the weighted average number of 799,557,415 (2008: 799,557,415) ordinary shares in issue during the year.

No adjustment has been made to the basic earnings per share amounts presented for the years ended 31 December 2009 and 2008 in respect of a dilution as the Group had no potentially dilutive ordinary shares in issue during those years.

8 Trade receivables

An aged analysis of the trade receivables at the end of the reporting period, based on the invoice date, is as follows:

	2009	2008
	HK$'000	*HK$'000*
0 - 30 days	**752**	365
31 - 60 days	**961**	1,389
Over 60 days	**580**	22
	2,293	1,776

The trade receivables primarily include rental receivables and property management and related services receivables which are normally due on the first day of each month and within a 14-day period, respectively. The Group seeks to maintain strict control over its outstanding receivables and overdue balances are reviewed regularly by senior management. In view of the aforementioned and the fact that the Group's trade receivables relate to a large number of diversified customers, there is no significant concentration of credit risk.

9 Trade payables

An aged analysis of the trade payables at the end of the reporting period, based on the invoice date, is as follows:

	2009	2008
	HK$'000	*HK$'000*
0 - 30 days	**725**	2,193
31 - 60 days	**-**	970
	725	3,163

DIVIDENDS

The directors recommend the payment of a final dividend of HK2.5 cents per share for the year ended 31 December 2009. No interim dividend was paid during the year. In respect of the preceding year, a final dividend of HK2.0 cents per share was paid and no interim dividend was declared.

Subject to the approval of the proposed final dividend by the Company's shareholders at the forthcoming annual general meeting, it is expected that the final dividend will be paid on Friday, 4 June 2010 to shareholders registered on Monday, 24 May 2010.

BOOK CLOSE

The register of members and transfer books of the Company will be closed from Wednesday, 19 May 2010 to Monday, 24 May 2010, both days inclusive, during which period no transfer of shares in the Company shall be effected. In order to qualify for the final dividend, all transfers of shares accompanied by the relevant share certificates must be lodged with the Company's branch registrar in Hong Kong, Tricor Abacus Limited, at 26/F, Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong for registration by 4:30 p.m., Tuesday, 18 May 2010.

NET ASSET VALUE

The consolidated net asset value per share of the Group as at 31 December 2009 was HK$4.26 based on the 799,557,415 shares in issue, an increase of approximately 14.1%, as compared to HK$3.73 per share based on 799,557,415 shares in issue as at 31 December 2008.

BUSINESS REVIEW

The Group's net profit attributable to shareholders for the year was HK$424.8 million as compared to the net profit of HK$170.8 million in 2008, representing a 148.7% increase from 2008. The overall performance of the Group had improved in various key aspects as compared to the preceding year. During 2009, overall revenue increased by 10.0%, financial expenses decreased by 59.4%, contribution from associated company increased by 117.5% as compared to the preceding year. In addition, fair value gain in the Group's investment properties increased substantially when compared with 2008 as the property market had improved in 2009. Excluding the effect of property revaluation, its related deferred tax, the Group recorded a net profit increase of 52.7% over 2008. Revenue for the year increased by 10.0% to HK$136.8 million as compared to HK$124.3 million reported in 2008. The increase in overall revenue was primarily due to increase in rental income.

Revaluation of the Group's portfolio of properties resulted in a surplus of HK$272.4 million (2008: HK$50.0 million). The revaluation surplus and the corresponding deferred tax arising from the revaluation of the Group's investment properties were reported in the income statement.

The Group's share of profit after taxation from the associated company, The Cross-Harbour (Holdings) Limited ("Cross-Harbour"), for the year was HK$128.0 million (2008: HK$58.8 million), an increase of 117.5% from last year. Cross-Harbour is listed on The Stock Exchange of Hong Kong Limited and it is engaged in investment and management of tunnels, motoring schools and highway and tunnel toll system.

Property Business

The Group's major investment properties include:

Century Square
Prestige Tower

Gross rental income for the year amounted to HK$124.3 million which represents an increase of about 9.0% when compared with last year's rental income of HK$114.1 million. The increase in rental income in 2009 was due to the increase in rental rates as well as improvement in occupancy rates of the Group's investment properties.

The global economy particularly the Asia Pacific Region recorded a sharp rebound during the past financial year. The concerted efforts by all governments of major global economies in introducing quantitative monetary easing policies and financial stimulus packages reaped some initial successes in rescuing the financial market from further dipping and to some extent restoring market confidence. Banking sector alongside many multi-national conglomerates were able to announce positive results during the last financial year and such phenomenon was scarcely noticed since the outbreak of financial tsunami in later part of 2008. Renowned for its resilience, Hong Kong was amongst a few leading cities in Asia who successfully emerged out first from the economic downturn. Many listed entities and influential corporations in our Stock Exchange were able to meet market expectation to report satisfactory results for the passing year.

Against this backdrop of economic recovery, the Group is pleased to report that during the financial year under review our business performed exceptionally well with double digits growth in revenue and net profit up by over 148%. The occupation rate of the Group's property portfolio which is mainly of commercial and retail nature, exceeded 98% at the end of last year. We ascribe such encouraging results to robust economic activities and strong retail consumption which were brought about by both influx of visitors from the Mainland and foreign capital from around the globe resulting in a very favourable low interest market environment. All these positive external factors coupled with our sustainable building improvement programmes which we implemented for our properties last year, helped not only to improve occupancy rate in properties and hence increased rental revenue but to attract quality tenants to join our property portfolio. Amongst those popular brands joining our quality tenant array last year were Corum Watch, Prince Jewellery and Watch Shop, Donna Moda and Pompei fashion retailers.

In conclusion, the Group was able to deliver a satisfactory result to its shareholders for the last financial year to meet, if not exceed, market expectation. Enduring efforts will continue to be made by the management in enhancing services to our tenants and their clients to ensure satisfactory performance of our core property investment will continue to be achieved in the years to come.

FINANCING AND LIQUIDITY

Financial expenses for the year ended 31 December 2009 amounted to HK$7.6 million (2008: HK$18.8 million), a 59.4% decrease as compared to last year. The substantial decrease in financial expenses was primarily the result of lower interest rates in 2009 as compared to last year. As at the end of 2009, the bank loan balance was HK$466.7 million (2008: HK$503.9 million).

The bank loans are secured by mortgages on certain investment properties with an aggregate carrying value of HK$2,641.0 million (2008: HK$2,363.0 million) and the assignment of rental income from these properties.

The following is the maturing profile of the Group's bank borrowings as of 31 December 2009:

Within one year	44.2%
In the second year	43.5%
In the third to fifth years, inclusive	12.3%
	100.0%

FINANCING AND LIQUIDITY *(continued)*

The gearing ratio, which is calculated as the ratio of the net bank borrowings to shareholders' funds, was 11.7% (2008: 15.4%). Revolving loans with outstanding balance of HK$160.0 million will be renewable within the next financial year. The sum of term loan instalment payments repayable within one year is HK$46.2 million which will be serviced mainly by the Group's rental income.

At the end of 2009, the Group's cash and cash equivalents was HK$66.9 million. With its cash, available banking facilities and recurring rental income, the Group has sufficient resources to meet foreseeable funding needs for its working capital and capital expenditure.

Since the Group's borrowings are denominated in Hong Kong dollars and its sources of income are primarily denominated in Hong Kong dollars, there is basically no exposure to foreign exchange rate fluctuations.

PROSPECTS

The Group is cautiously optimistic about the economic outlook for Hong Kong, the Mainland China as well as other developed and emerging markets in the world at large in the coming year. The large influx of foreign capital in the last twelve months has inevitably pushed up the asset and capital value and investors hence will become more cautious in pursuing investment decisions. On the other hand, fearing asset bubble to expand and ultimately burst, authorities in Hong Kong and the Mainland have taken controlling steps in curbing the overheated economy, particularly in the property market where substantial speculative funds have been drawn into. Moreover, various governments which have injected large capital into the financial and banking sectors in the past year are contemplating various exit strategies. All of these protective measures which undoubtedly are good for the long run will inevitably bring about short term market adjustment and consolidation.

Fortunately, the Mainland which Hong Kong has close tie with is expected to continue achieving strong economic growth. Moreover, Hong Kong has already forged closer collaboration with cities in the Pan Pearl River Delta Region. This partnership development will provide ample opportunities for Hong Kong on many business fronts. This close working relationship with neighbouring cities together with the staunch support from Central Government will strengthen Hong Kong as a global financial centre, regional asset management centre as well as an offshore centre for Renminbi.

Furthermore, the Hong Kong Government has already commissioned its mega infrastructure projects for the coming years, most notable of which will be the construction of a mega bridge linking Hong Kong, Macau and Zhuhai as well as the Hong Kong's high speed railway linking Hong Kong with the Mainland's national network. These major investments not only create ample business and employment opportunities for many but will better connect Hong Kong with its flourishing cities in the Mainland.

The Group will capture these opportunities to explore and pursue business expansion in an usual cautious manner, whilst extra effort will be made to strengthen existing investment return. These include boosting marketing endeavours to expand client base and enhance services to tenants to reinforce loyalty. The prime objective of these extra endeavours is to ensure stable revenue stream from our core business and property portfolio for sustainable business growth and delivery of satisfactory financial results to shareholders.

CONTINGENT LIABILITIES

As at 31 December 2009, the Company has executed guarantees totaling HK$1,107.3 million (2008: HK$1,164.5 million) with respect to banking facilities made available to its subsidiaries, of which HK$466.7 million were utilised (2008: HK$503.9 million).

STAFF

As at 31 December 2009, the Group employed a staff of 37 members. Staff remuneration is reviewed by the Group from time to time. In addition to salaries, the Group provides staff benefits including medical insurance, life insurance, pension scheme and discretionary vocational tuition/training subsidies. Share options and bonuses are also available to employees of the Group at the discretion of the directors and depending upon the financial performance of the Group.

CORPORATE GOVERNANCE PRACTICES

Throughout the accounting period covered by the annual report, the Company has met the code provisions of the Code on Corporate Governance Practices in Appendix 14 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted a code (the "Securities Code") for directors' dealing in its securities (of which the Model Code for Securities Transactions by Directors of Listed Issuers in Appendix 10 to the Listing Rules as amended from time to time (the "Model Code") forms part) at least as exacting as the Model Code.

All directors have confirmed, following specific enquiries by the Company, that they have complied with the required standard set out in the Model Code and the Securities Code throughout the year.

PURCHASE, SALE OR REDEMPTION OF SHARES

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any shares in the Company during the year.

On behalf of the board
Wong Chi Keung
Managing Director

Hong Kong, 26 March 2010

As at the date of this announcement, the board of directors of the Company comprises Cheung Chung Kiu, Wong Chi Keung, Yuen Wing Shing and Tung Wai Lan, Iris who are executive directors; Lee Ka Sze, Carmelo and Wong Yat Fai who are non-executive directors; and Ng Kwok Fu, Luk Yu King, James and Leung Yu Ming, Steven who are independent non-executive directors.

* *For identification purposes only*