SW KINGSWAY CAPITAL HOLDINGS LIMITED

滙富金融控股有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 00188)

ANNUAL RESULTS ANNOUNCEMENT FOR THE YEAR ENDED 30 JUNE 2010

The Board of Directors of SW Kingsway Capital Holdings Limited ("the Company") hereby submit the consolidated financial results of the Company and its subsidiaries ("the Group") for the year ended 30 June 2010 together with comparative figures for the corresponding year as follows:

CONSOLIDATED INCOME STATEMENT
For the year ended 30 June 2010

	Notes	**2010**	2009
		HK$	*HK$*
Turnover	*2*		
Net gain/(loss) on disposal of financial assets at fair value through profit or loss and remeasurement to fair value		**43,073,490**	(6,799,047)
Commission and fee income		**80,634,801**	65,769,206
Interest and dividend income		**7,390,646**	8,848,051
		131,098,937	67,818,210
Other income	*2*	**863,910**	1,064,052
		131,962,847	68,882,262
Operating expenses			
Commission expenses		**(20,346,221)**	(13,508,240)
General and administrative expenses		**(95,766,052)**	(95,953,020)
Finance costs		**(804,658)**	(365,130)
		15,045,916	(40,944,128)
Loss on disposal of the disposal group	*7*	**(957,115)**	–
Impairment loss for the disposal group	*7*	**(2,427,392)**	–
Share of losses of associates		**(170,016)**	(14,184,480)
Share of losses of jointly controlled entities		**(1,074,716)**	(18,069,571)
Profit/(loss) before tax	*3*	**10,416,677**	(73,198,179)
Income tax credit	*4*	**57,029**	19,052,523
Profit/(loss) for the year		**10,473,706**	(54,145,656)
Attributable to:			
Owners of the Company	*6*	**10,494,426**	(61,239,560)
Non-controlling interests		**(20,720)**	7,093,904
Profit/(loss) for the year		**10,473,706**	(54,145,656)
Basic earnings/(loss) per share	*6*	**0.3 cent**	(1.9) cents
Diluted earnings/(loss) per share	*6*	**0.3 cent**	(1.9) cents

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 30 June 2010

	2010	2009
	HK$	*HK$*
Profit/(loss) for the year	**10,473,706**	(54,145,656)
Other comprehensive income:		
Exchange differences arising on translation of financial statements of overseas subsidiaries	**(334,516)**	48,385
Share of exchange differences arising on translation recognised by associates	**(4,059)**	770
Surplus/(deficit) on revaluation of land and buildings held for own use	**3,037,664**	(1,528,963)
Other comprehensive income/(expenses) for the year	**2,699,089**	(1,479,808)
Total comprehensive income/(expenses) for the year	**13,172,795**	(55,625,464)
Total comprehensive income/(expenses) attributable to:		
Owners of the Company	**13,193,515**	(62,719,368)
Non-controlling interests	**(20,720)**	7,093,904
Total comprehensive income/(expenses) for the year	**13,172,795**	(55,625,464)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 June 2010

	Notes	**2010**	2009
		HK$	*HK$*
Non-current assets			
Properties and equipment		**26,955,547**	25,471,672
Intangible assets		**2,331,141**	2,331,141
Interests in associates		**31,116,724**	31,513,175
Interests in jointly controlled entities	*7*	**–**	39,137,566
Other financial assets		**9,670,137**	8,809,081
		70,073,549	107,262,635
Current assets			
Financial assets at fair value through profit or loss		**314,977,473**	222,660,272
Accounts, loans and other receivables	*8*	**274,063,690**	186,186,483
Amounts due from related companies		**17,804**	17,804
Amounts due from jointly controlled entities	*7*	**–**	102,840,608
Cash and cash equivalents		**198,799,944**	133,446,689
		787,858,911	645,151,856
Current liabilities			
Accruals, accounts and other payables	*9*	**296,383,976**	116,742,804
Bank loans		**757,938**	50,737,516
Obligations under finance leases		**629,492**	561,659
Current taxation		**1,450,324**	3,934,957
		299,221,730	171,976,936
Net current assets		**488,637,181**	473,174,920
Total assets less current liabilities		**558,710,730**	580,437,555
Non-current liabilities			
Non-current bank loans		**3,275,788**	4,032,181
Non-current obligations under finance leases		**55,569**	685,061
Deferred tax liabilities		**305,199**	362,228
		3,636,556	5,079,470
NET ASSETS		**555,074,174**	575,358,085
CAPITAL AND RESERVES			
Share capital		**324,822,391**	324,822,391
Reserves		**230,092,194**	250,355,385
Equity attributable to owners of the Company		**554,914,585**	575,177,776
Non-controlling interests		**159,589**	180,309
TOTAL EQUITY		**555,074,174**	575,358,085

NOTES

1 APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS

In the current year, the Group has applied all of the new and revised Standards, Amendments and Interpretations issued by the Hong Kong Institute of Certified Public Accountants that are relevant to its operations and effective for annual periods beginning on or after 1 July 2009. Except as described below, the adoption of the new and revised Hong Kong Financial Reporting Standards has had no material effect on the consolidated financial statements of the Group for the current or prior accounting periods.

HKAS 1 (revised in 2007) Presentation of Financial Statements
HKAS 1 (2007) has introduced terminology changes (including revised titles for the consolidated financial statements) and changes in the format and content of the financial statements.

HKFRS 8 Operating Segments
HKFRS 8 is a disclosure Standard and it has had no impact on the designation of the Group's reportable segments, reported results or financial position of the Group.

Improving disclosures about Financial Instruments (Amendments to HKFRS 7 Financial Instruments: Disclosures)
The amendments to HKFRS 7 expand the disclosures required in relation to fair value measurements and liquidity risk. The Group has not presented comparative information for the expanded disclosures in accordance with the transitional provision set out in the amendments.

The Group has not early applied the new and revised Standards, Amendments or Interpretations that have been issued but are not yet effective.

HKFRS 9 Financial Instruments introduces new requirements for the classification and measurement of financial assets and will be effective from 1 January 2013, with earlier application permitted. The Standard requires all recognised financial assets that are within the scope of HKAS 39 Financial Instruments: Recognition and Measurement to be measured at either amortised cost or fair value. Specifically, debt investments that (i) are held within a business model whose objective is to collect the contractual cash flows and (ii) have contractual cash flows that are solely payments of principal and interest on the principal outstanding are generally measured at amortised cost. All other debt investments and equity investments are measured at fair value. The application of HKFRS 9 might affect the classification and measurement of the Group's financial assets.

2 SEGMENT REPORTING

The Group has adopted HKFRS 8 Operating Segments with effect from 1 July 2009. HKFRS 8 is a disclosure Standard that requires operating segments to be identified on the basis of internal reports about components of the Group, such reports being regularly reviewed by the chief operating decision maker for the purposes of allocating resources to segments and assessing their performance. In contrast, the predecessor Standard (HKAS 14 Segment Reporting) required an entity to identify two sets of segments (business and geographical), using a risks and returns approach. The adoption of HKFRS 8 has had no material effect on the presentation of segments information nor basis of measurement of segment profit or loss.

For management purpose, the Group's activities are organised under the following operating segments:

Investment in securities	:	Investment in securities for treasury and liquidity management
Structured investment	:	Investment in structured deals including listed and unlisted equity, debt securities and investment properties

Brokerage	:	Provision of stock, option, futures and commodities brokerage services, margin and other financing, and other related services
Corporate finance and capital markets	:	Provision of financial advisory services to corporate clients in connection with the Listing Rules and acting as underwriting and placing agent in the equity capital market
Asset management	:	Provision of real estate services, asset management and related advisory services to private equity funds and private clients
Others	:	Provision of management, administrative and corporate secretarial services, inter-group loan financing and inter-group office leasing

Inter-segment revenues are charged among segments at an agreed rate with reference to the rate normally charged to third party customers, the nature of services or the costs incurred.

				2010			
	Investment in securities	Structured investment	Brokerage	Corporate finance and capital markets	Asset management	Others	Consolidated
	HK$	*HK$*	*HK$*	*HK$*	*HK$*	*HK$*	*HK$*
Segmental income statement							
Turnover (Segment revenue)	51,703,666	(5,044,350)	66,241,454	16,087,366	23,452	2,087,349	131,098,937
Inter-segment revenue	84	–	764,792	–	–	20,780,484	21,545,360
Other income	(37)	–	357,472	3,551	–	502,924	863,910
	51,703,713	(5,044,350)	67,363,718	16,090,917	23,452	23,370,757	153,508,207
Eliminations							(21,545,360)
Total income							131,962,847
Segment results	44,803,040	(5,769,726)	(14,428,214)	(2,710,943)	(1,381,159)	(5,467,082)	15,045,916
Loss on disposal of the disposal group	–	(957,115)	–	–	–	–	(957,115)
Impairment loss for the disposal group	–	(2,427,392)	–	–	–	–	(2,427,392)
Share of (losses)/profits of associates	–	(133,948)	116,291	–	(152,359)	–	(170,016)
Share of losses of jointly controlled entities	–	(1,074,716)	–	–	–	–	(1,074,716)
Profit before tax							10,416,677
Segment assets							
Segment assets	317,773,070	–	414,541,176	7,880,686	875,408	112,727,175	853,797,515
Interests in associates	–	18,368,348	12,748,376	–	–	–	31,116,724
							884,914,239
Eliminations							(26,981,779)
Total assets							857,932,460
Other segmental information							
Depreciation	–	–	1,005,401	94,774	6,076	1,788,071	2,894,322
Addition to non-current assets	–	–	976,890	–	–	359,927	1,336,817
Impairment losses for accounts and other receivables	–	–	1,707	500,000	–	–	501,707

	Investment in securities	Structured investment	Brokerage	2009 Corporate finance and capital markets	Asset management	Others	Consolidated
	HK$	*HK$*	*HK$*	*HK$*	*HK$*	*HK$*	*HK$*
Segmental income statement							
Turnover (Segment revenue)	98,652	3,044,653	49,914,627	16,657,711	(4,657,631)	2,760,198	67,818,210
Inter-segment revenue	585	1,857	716,468	–	238,261	20,863,166	21,820,337
Other income	–	–	407,731	88,719	5,656	561,946	1,064,052
	99,237	3,046,510	51,038,826	16,746,430	(4,413,714)	24,185,310	90,702,599
Eliminations							(21,820,337)
Total income							68,882,262
Segment results	(4,246,118)	2,419,173	(19,450,175)	(7,760,530)	(6,597,260)	(5,309,218)	(40,944,128)
Share of losses of associates	–	(13,246,264)	(645,736)	–	(292,480)	–	(14,184,480)
Share of losses of jointly controlled entities	–	(18,069,571)	–	–	–	–	(18,069,571)
Loss before tax							(73,198,179)
Segment assets							
Segment assets	205,276,398	24,055,230	283,902,545	7,748,744	1,073,206	61,202,803	583,258,926
Interests in associates	–	18,506,355	12,632,084	–	374,736	–	31,513,175
Interests in jointly controlled entities	–	39,137,566	–	–	–	–	39,137,566
Amounts due from jointly controlled entities	–	102,840,608	–	–	–	–	102,840,608
							756,750,275
Eliminations							(4,335,784)
Total assets							752,414,491
Other segmental information							
Depreciation	–	–	1,093,154	162,752	8,536	2,067,465	3,331,907
Addition to non-current assets	–	–	639,467	–	–	829,400	1,468,867
Impairment losses for accounts and other receivables	–	–	9,304	5,019,354	–	–	5,028,658
Net loss on disposal of equipment	–	4,875	–	–	–	–	4,875

Geographical information

The Group's revenue from external customers and information about its non-current assets (excluded interests in associates, interests in jointly controlled entities and other financial assets) by geographical location are detailed below:

	Group			
	Turnover		Non-current assets	
	2010	2009	**2010**	2009
	HK$	*HK$*	***HK$***	*HK$*
Hong Kong	**125,242,135**	65,930,846	**5,570,139**	6,446,718
The People's Republic of China (the "PRC")	**4,811,661**	1,753,596	**23,716,549**	21,356,095
Other	**1,045,141**	133,768	**–**	–
	131,098,937	67,818,210	**29,286,688**	27,802,813

Information about major customers

Included in revenues arising from brokerage division of HK$66.2 million (2009: HK$49.9 million) are revenues of approximately HK$11.4 million (2009: HK$7.9 million) which arose from commission income received from the Group's largest customer.

3 PROFIT/(LOSS) BEFORE TAX

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

	2010	2009
	HK$	*HK$*
Net gain/(loss) on disposal of financial assets at fair value through profit or loss and remeasurement to fair value		
– equity securities	**43,021,232**	4,117,355
– debt securities designated at fair value through profit or loss	**–**	(591,298)
– derivatives and others	**52,258**	(10,325,104)
Dividends from listed equity securities	**3,396,401**	3,764,726
Interest expenses on:		
– bank loans and overdrafts	**(690,625)**	(190,363)
– obligations under finance leases	**(113,940)**	(174,463)
– other	**(93)**	(304)
Staff costs	**(58,651,251)**	(55,306,465)
Impairment losses for accounts and other receivables	**(501,707)**	(5,028,658)
Operating lease charges – land and buildings	**(9,809,289)**	(8,645,068)
Share of associates' taxation	**(44,150)**	(384,208)
Depreciation	**(2,894,322)**	(3,331,907)
Net loss on disposal of equipment	**–**	(4,875)
Auditors' remuneration	**(1,574,717)**	(1,587,696)
Exchange gain/(loss) (net)	**343,961**	(270,514)

4 INCOME TAX

Hong Kong Profits Tax is calculated at 16.5% (2009: 16.5%) of the estimated assessable profits for the year. No tax is payable on the profit for the year arising in Hong Kong since the estimated assessable profit is wholly absorbed by tax losses brought forward.

	2010	2009
	HK$	*HK$*
Current tax – Provision for Hong Kong Profits Tax		
Tax for the year	**–**	–
Over provision in prior years (net)	**–**	(18,989,586)
	–	(18,989,586)
Deferred tax		
Tax for the year	**(57,029)**	(62,937)
Income tax credit	**(57,029)**	(19,052,523)

The Group has not recognised deferred tax assets in respect of cumulative tax losses of HK$372 million (2009: HK$389 million) as it is not probable that future taxable profits against which the losses can be utilised will be available in the relevant tax jurisdiction and entity. The tax losses will not expire under current tax regulation.

5 DIVIDENDS PAYABLE TO OWNERS OF THE COMPANY ATTRIBUTABLE TO THE YEAR

	2010	2009
	HK$	*HK$*
Interim dividend paid of 0.33 HK cent per share (2009: 0.33 HK cent per share)	**10,719,139**	10,719,139
Final dividend proposed after the end of the reporting period of 0.7 HK cent per share (2009: 0.7 HK cent per share)	**22,737,567**	22,737,567
	33,456,706	33,456,706

6 EARNINGS/(LOSS) PER SHARE

The calculation of basic and diluted earnings/(loss) per share is based on the Group's profit for the year attributable to owners of the Company of HK$10,494,426 (2009: loss of HK$61,239,560) and on 3,248,223,906 (2009: 3,248,223,906) ordinary shares in issue during the year.

7 DISPOSAL OF JOINTLY CONTROLLED ENTITIES

On 26 November 2009, the Group entered into a share purchase agreement to dispose of the Group's interest in jointly controlled entity, Total Express Investments Limited ("Total Express"), and to assign the debts due from the jointly controlled entities. Total Express is the ultimate holding company of Overseas Billion Limited, Well Talent Limited and Luxury Development Limited which jointly held the entire interest in investment properties in the PRC. The Group's interest in Total Express has been classified as a disposal group held for sale and was measured at the lower of its carrying amount and fair value less cost to sell and an impairment loss of HK$2,427,392 was recognised. The disposal was completed in March 2010 with sale proceeds (less selling costs) of HK$193,426,097 and a loss on disposal of HK$957,115.

8 ACCOUNTS, LOANS AND OTHER RECEIVABLES

	2010	2009
	HK$	*HK$*
Accounts and loans receivables		
Amounts due from brokers and clearing houses	**171,658,135**	59,850,685
Amounts due from margin clients	**31,079,627**	12,353,379
Amounts due from cash clients	**70,106,839**	113,407,160
Loans receivable	**–**	1,214,505
Other accounts receivable	**7,782,943**	6,500,235
	280,627,544	193,325,964
Less: Impairment losses	**(9,135,136)**	(9,847,934)
	271,492,408	183,478,030
Prepayments, deposits and other receivables	**2,571,282**	2,708,453
	274,063,690	186,186,483

The ageing analysis of accounts and loans receivables net of impairment losses based on invoice/advanced/trade date is as follows:

	2010	2009
	HK$	*HK$*
Current and within one month	**269,908,377**	182,217,650
More than one month and within three months	**700,612**	1,141,354
More than three months	**883,419**	119,026
	271,492,408	183,478,030

9 ACCRUALS, ACCOUNTS AND OTHER PAYABLES

	2010	2009
	HK$	*HK$*
Accounts payable (current and within one month)		
Amounts due to brokers and clearing houses	**33,272,450**	17,979,152
Clients' accounts payable (net of bank and clearing house balances in segregated clients' accounts)	**238,970,330**	78,940,221
Others	**5,027,902**	5,801,352
	277,270,682	102,720,725
Other creditors and accruals	**19,113,294**	14,022,079
	296,383,976	116,742,804

MANAGEMENT DISCUSSION AND ANALYSIS

The Market

Following the strong re-bound from first calendar quarter of 2009, the Hong Kong market moved sideways towards the end of 2009 and remained range bound in 2010. The market was excited by a few mega transactions like the listing of the Agricultural Bank of China but the general volume of trading was still well below the peak level reached in 2007-2008. The economies are divided into two camps, with the developed countries still fighting hard to stimulate their economies in the aftermath of the global financial tsunami and European sovereign debt crisis and the emerging markets adopting tightening measures to reign in the inflation expectation whilst keeping growth at a long term sustainable level. However, there is one thing in common, uncertainty is the key theme shared by most economies.

The Hang Seng Index closed at 20,129 at the end of June 2010, compared with 18,379 at the end of June 2009 and 21,873 at the end of December 2009. The average monthly turnover on the Main Board during the year ended 30 June 2010 ("FY2010") was approximately HK$1,338 billion, as compared to HK$1,176 billion for FY2009. Funds raised from IPOs on the Main Board in FY2010 amounted to HK$276 billion, as compared to HK$43 billion in FY2009.

Financial Highlights

The Group recorded a profit of HK$10 million for FY2010. Net gain on the disposal of financial assets and the remeasurement to fair value was HK$43 million. Commission and fee income for our financial intermediary business increased from HK$66 million for FY2009 to HK$81 million for FY2010 due to the increase in market activities. General and administrative expenses were HK$96 million, same as FY2009. The specific provision on the outstanding client receivables decreased from HK$5 million in FY2009 to HK$0.5 million in FY2010. However, the discretionary staff bonus and office rental expenses increased in this year offset the decrease in impairment loss.

Brokerage

Total revenue of the division was HK$67.4 million for FY2010, compared with HK$51 million for FY2009. With the recovery in the fund raising markets and the resultant increase in market activities, commission income and margin financing interest income improved in FY2010.

The division organised many company road shows to provide the latest information about the business environment and development of our SME clients to various fund managers. The division also organised several seminars to help our retail clients to understand the structure and investment strategy of new derivative products. Our relationship with clients are strengthened through these activities.

During the period, our resources have been enriched by newly joined account executives and dealers. Together with the new internet trading platform implemented in April 2010, it is expected that our client base will be expanded and our services delivery standard will be improved.

Kingsway was ranked the Best Local Brokerage in Hong Kong by the Asiamoney Brokers Poll in October 2009. Kingsway has enjoyed top three honors for the last five consecutive years.

Corporate Finance and Capital Markets

The division contributed HK$16.1 million in revenue for FY2010, compared with HK$16.7 million for FY2009.

The division participated in several underwriting and placing activities during the year. Apart from focusing on securing more advisory work, the division is also working on a number of projects including IPO sponsorship. When completed, income from corporate finance will be increased in FY2011.

The division provided a specific provision of HK$0.5 million for the outstanding accounts receivable from a corporate finance client due to the uncertainty on collectability. A specific provision of HK$5 million was provided for the outstanding accounts receivable in FY2009.

Asset Management

The division had a net loss of HK$1.4 million for FY2010, compared with a net loss of HK$6.6 million for FY2009. The loss in last year mainly came from the loss on disposal of an investment received as management fees in prior years.

The division is now looking for suitable investment opportunities to set up new private equity funds.

Investment in Securities

The division had a turnover of HK$51.7 million for FY2010, compared with HK$0.1 million for FY2009.

The performance of the investment portfolio improved following the recovery in the stock market, as evidenced by the rise in Hang Seng Index. The division invested in several natural resources and electronics distributor and manufacturer stocks through their fund raising activities to diversify the portfolio.

Structured Investment

The division had a negative turnover of HK$5 million for FY2010, compared with a turnover of HK$3 million for FY2009.

The disposal of the jointly controlled entities, which held investment properties in Beijing, was completed in March 2010 and the Group recognised an impairment loss and loss on disposal of HK$2.4 million and HK$1 million respectively. The sale proceeds (less selling expenses) of HK$193.4 million will be used as general working capital.

The division also disposed of all its equity investment in this year to restructure the investment portfolio.

Outlook

The market is filled with mixed signals lately. Most experts agree that the economies are at a crossed road. Markets seem to stabilise from the European sovereign debt crisis but the growth momentum in most developed countries are also slowing. Demand for quality services is always present and we will continue to bring innovative solution and efficient execution services to our clients.

Liquidity and Financial Resources

Total assets as at end of June 2010 were HK$858 million, of which approximately 92% were current in nature. Net current assets were HK$489 million, accounting for approximately 88% of the net assets of the Group as at end of June 2010.

The Group generally finances its operations from internal resources. Total borrowings of approximately HK$4.7 million at the end of June 2010 comprised of the following:

– approximately HK$4 million in mortgage loans secured by the Group's office premises in Beijing and Shenzhen and

– approximately HK$0.7 million in finance lease obligations for office equipment.

These loans were mainly denominated in HK$ or US$ to match the future cash flows of our business operations.

The Group's properties with carrying values of HK$22.3 million were pledged as security against bank loans granted to the Group. At the year end, the Group's gearing ratio, calculated as a percentage of bank borrowings over shareholders' equity, was approximately 1%.

Foreign Exchange Exposure

The Group's assets are mainly in Hong Kong and the PRC and most of the monetary assets and liabilities of the Group are denominated in HK$. As part of our investment monitoring, financial assets denominated in foreign currencies, including equity and debt investments, are monitored on a daily basis together with the changes in market value of these investments. Hedging instruments may be used as part of the overall investment strategy if deemed necessary by the investment managers. The Group purchased properties in the PRC for its own use. These assets are financed by internal resources and loans denominated in either HK$ or US$. Because of the steady exchange rate of RMB against HK$ and US$, the Group believes that there is no need to hedge these assets denominated in RMB. Management will monitor the situation closely and introduce suitable hedging measures if there are any adverse changes. The Group does not have other material exposure to fluctuation in exchange rates and no hedging instruments are used.

Employment, Training and Development Policies

The number of full time employees increased from 131 last year to 137 at the end of this financial year mainly due to the expansion of the brokerage team.

Remunerations and bonus are based on performance and are reviewed annually in conjunction with the annual employee performance appraisal. It also takes into consideration the results of the division to which the employee belongs and the Group as a whole.

The Group provides a full induction program and in-house training courses to all staff – particularly professionals registered with relevant regulatory bodies who must meet their mandatory continued professional training requirements.

The old employee share option scheme expired in August 2010 and a new option scheme will be proposed in the forthcoming Annual General Meeting for the approval by the shareholders.

THE CODE ON CORPORATE GOVERNANCE PRACTICES

The Company has applied the principles and has complied with the code provisions of the Code on Corporate Governance Practices as set out in Appendix 14 of the Rules Governing the Listing of Securities (the "Listing Rules") on The Stock Exchange of Hong Kong Limited throughout the year ended 30 June 2010.

SECURITIES TRANSACTIONS BY DIRECTORS

The Company 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. The Company has made specific enquiry of all directors regarding any non-compliance with the Model Code during the year under review and they have all confirmed that they have complied with the required standard set out in the Model Code.

FINAL DIVIDEND

The Board of Directors has proposed, subject to the approval of shareholders at the forthcoming Annual General Meeting on Wednesday, 10 November 2010, the payment of a final dividend of 0.7 HK cent per ordinary share for the year ended 30 June 2010 to shareholders of the Company and the dividend cheque for the final dividend, if approved, will be dispatched to shareholders on or about Wednesday, 17 November 2010.

CLOSURE OF REGISTER OF MEMBERS

The Register of Members of the Company will be closed from Friday, 5 November 2010 to Wednesday, 10 November 2010, both days inclusive, during which period no transfers of shares will be effected. To determine entitlement to the proposed final dividend, all completed transfer forms accompanied by the relevant share certificates must be lodged with the Company's Branch Share Registrars, Computershare Hong Kong Investor Services Limited (at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong), for registration not later than 4:00 p.m. on Thursday, 4 November 2010.

AUDIT COMMITTEE REVIEW

The Group's audited consolidated financial results for the year ended 30 June 2010 have been reviewed by the Audit Committee of the Company.

SCOPE OF WORK OF MESSRS. DELOITTE TOUCHE TOHMATSU

The figures in respect of the Group's consolidated statement of financial position, consolidated income statement, consolidated statement of comprehensive income and the related notes thereto for the year ended 30 June 2010 as set out in the preliminary announcement have been agreed by the Group's auditor, Messrs. Deloitte Touche Tohmatsu, to the amounts set out in the Group's audited consolidated financial statements for the year. The work performed by Messrs. Deloitte Touche Tohmatsu in this respect did not constitute an 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 Messrs. Deloitte Touche Tohmatsu on the preliminary announcement.

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

During the year ended 30 June 2010, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities.

On behalf of the Board
William Wai Leung Wu
Chief Executive Officer

Hong Kong, 16 September 2010

As at the date of this announcement, the directors of the Company are Jonathan Koon Shum Choi as Chairman, Mary Yuk Sin Lam as Deputy-Chairman & Executive Director, William Wai Leung Wu as Chief Executive Officer & Executive Director, Michael Koon Ming Choi as Executive Director, Rebecca Yuk Fung Lau and Lee G. Lam as Non-Executive Directors and Robert Tsai To Sze, Stanley Kam Chuen Ko and Michael Wai Chung Wu as Independent Non-Executive Directors.

* *For identification purpose only*