CHEUK NANG (HOLDINGS) LIMITED
卓 能 (集 團) 有 限 公 司

(Incorporated in Hong Kong with limited liability)
(Stock Code: 131)

RESULTS
FOR THE YEAR ENDED 30 JUNE 2010

CHAIRMAN'S STATEMENT

I present herewith to shareholders the report of Cheuk Nang (Holdings) Limited (the "Company", together with its subsidiaries, the "Group") for the year ended 30 June 2010.

RESULTS AND DIVIDEND

The consolidated profit after income tax of our Group for the year ended 30 June 2010 is HK$259,041,000 (2009: loss of HK$504,642,000). Details are set out in the consolidated income statement.

The Directors resolved to recommend the payment of a final dividend of HK4 cents (2009: Nil cent) per share payable to those shareholders whose names appeared in the register of members as at the close of business on 26 November 2010, which together with the interim dividend of HK3 cents (2009: Nil cent) per share, makes a total distribution of HK7 cents (2009: Nil cent) per share this year.

After approval by the shareholders at the Annual General Meeting, the final dividend will be paid on 23 December 2010.

SCRIP DIVIDEND

The Company proposes that a scrip dividend election will be offered to shareholders with Hong Kong addresses. Details of the scrip dividend scheme will be announced later.

BONUS ISSUE OF WARRANTS

(i) A bonus warrants of 22,712,263 units at an initial share subscription price at HK$1.70 per share were issued on 20 May 2010 ("2011 May Warrants"). The 2011 May Warrants are exercisable at any time between 20 May 2010 and until 4:00 p.m. on 20 May 2011. The warrants are listed on the Hong Kong Stock Exchange with stock code no. 942 and the dealing was commenced on 25 May 2010.

    Until now, there are a total of 152,341 units of 2011 May Warrants are being exercised, being approximately 0.67% of the total issued warrants and a sum of HK$258,979 being credited to the accounts.

(ii) The subscription price of the bonus warrants (stock code: 714) with expiry date on 23 November 2010 was adjusted from HK$1.60 to HK$1.56 per share following the issue of bonus warrants on 20 May 2010. Until 11 October 2010, there are a total of 26,061,016 units of warrants being exercised, being approximately 83.99% of the total issued warrants and a sum of HK$41,641,561 being credited to the accounts. The last trading day of the warrants is 18 November 2010 and the last day for exercising the subscription rights attached to the warrants is 23 November 2010.

On 11 October 2010, the trading prices of the bonus warrants (Stock 714 and 942) on the market are HK$1.23 and HK$1.13 respectively. Shareholders are well benefited from the issuance of warrants.

PROPOSED BONUS ISSUE OF WARRANTS

The directors proposed to issue a new bonus warrants to shareholders in the proportion of every twenty existing shares held be allotted one bonus warrant. Holder of one bonus warrant is entitled to exercise the warrant within 12 months after issuance for subscription of one share at an initial subscription price of HK$1.80 per share. Subject to the shareholders' and stock exchange approval, the proposed bonus warrants will be issued on 8 December 2010.

REVIEW OF OPERATIONS AND PROSPECTS

Hong Kong Property

The residential market in Hong Kong further strengthened both in price and volume in the second quarter of 2010. Market sentiment has not been dampened despite of the government's announcement of measures to monitor the housing market. The outlook for the Hong Kong luxury residential sector remains optimistic following enthusiastic bidding at a number of recent land auctions for luxury residential sites.

The continue appreciation of Renminbi in addition to the loosen Monetary Policy cause the historical low bank interest rate. The housing loan mortgage will remain affordable which in term attract more local and mainland investors to property market.

The rental market continued to perform well in the second quarter owing to the buoyant domestic consumption and quick recovery of economy. Prime rental is expected to grow on renewal.

The progress of our projects in Hong Kong are as follows:

1. *One Kowloon Peak at No. 8 Po Fung Terrace, Ting Kau, Tsuen Wan*

   As soon as the site formation work and foundation of Phase II (5 garden villas) completed, the application for pre-sale consent for the whole project (Phases I and II) will be applied in due course. The site formation work of Phase II has commenced and it is anticipated that the work will be completed by end of 2010 and the foundation and superstructure work will be followed thereafter.

2. *Villa Cecil Phase II, 192 Victoria Road, Pokfulam*

   All the units are rented out except one which is under decoration for the show apartment. The rental for the new and renewed tenancies signed this year was increased. All three blocks at Phase II are under renovation so to upgrade the quality.

3. *Villa Cecil Phase III, 216 Victoria Road, Pokfulam*

   All the units except one of Block 1 are all rented out. The superstructure work of Block II is expected to be completed in December 2010 and the Occupation Permit will be applied in the first quarter of 2011 resulting more rental income.

4. *Cheuk Nang Plaza, 250 Hennessy Road*

   The occupancy of the building is maintained at 80%. Renovation of the building will be carried out in stages in order to improve the quality of the building.

5. *Cheuk Nang Lookout, 30 Severn Road, The Peak*

   House B is under leased. The renovation of House C is completed. We have appointed an exclusive agent Savills (Hong Kong) Limited to market the property by Private Tender.

6. *New Villa Cecil, Lot No. 1848, Shui Hang, Cheung Chau*

   The construction of superstructure work of Phase I which includes 19 blocks of villas is in progress. It is anticipated that the work for Phase I will be finished in one year. The construction work of Phase II will be commenced thereafter.

China Property

Apart from the American economy still crowded with uncertainties, the Chinese government has been faced the calamity after the natural disaster. The Central Government has convened meetings to discuss the economic situation of the second half of the year and the practicable future direction, i.e. to continue the existing financial policies and monetary policy, and at the same time to strengthen the monitoring of the economy and to control the property market.

In Shenzhen, new supply in residential properties remained low and Baoan and Longgang districts took up over 75% of the new supply. On 17 April 2010, new government policies were issued to cool down the residential market, aimed at better control of investment and speculation activities. Signs of some reasonable adjustment were evident both in price and volume for the residential sector after the new policies were implemented.

Cheuk Nang Garden

Longhwa, Longgang, Shenzhen

The completion of the Metro Line 5 and the Longhwa High Speed Rail Station in 2011 will benefit our investment in Longhwa.

The litigation with the main contractor Guangdong Provincial 8th Construction Group Co., Ltd. (廣東省八建集團有限公司) was awarded in our favour in July 2010. The Court Order provides that the contract with the main contractor be rescinded and the main contractor has to vacate the site. In return, we shall pay the main contractor a sum of RMB14,688,000 being the net amount of the work done on site after offset the amount for breach of contract payable by the main contractor. However, the Main Contractor has submitted its appeal to the Shenzhen Intermediate People's Court (深圳市中級人民法院) and again refused to vacate and handover the site to us. In this circumstance, we have also submitted our appeal in order to safeguard our interest. The hearing date is yet to be fixed.

Cheuk Nang • Riverside

Yue Hang Zu, Hangzhou City

The basic design and planning of the project has been approved by the government authorities and the relevant permit was obtained. The detail working drawings are under preparation and it is expected that tender for construction will be issued next year.

Macau Property

The property market in Macau has achieved a steady growth and it is anticipated that this will carry forward to the year to come. The overall property market sentiment is positive despite of some control policies from the government.

Estrada de Seac Pai Van, Coloane

The building plans (ante projecto de obra) submitted has received the comments from Government authorities. We have recently conducted meeting with various departments including the Land, Public Works and Transport Bureau, the Traffic Bureau, the Fire Services Bureau, the Environmental Protection Bureau and the Macau Electric Company. The revised building plans are under preparation and will be submitted as soon as possible.

The original vendor of the land "Wealthy Victor Limited" has agreed us to set aside HK$50,000,000 to an escrow account to guarantee the approval of the building plans within 18 months after our first submission of the plans. Owing to the delay of the approval of the building plans, the litigation was initiated by Wealthy Victor in 2007 to prevent us from forfeiting the escrow amount. Litigation is now in progress and hearing is scheduled in March, 2011.

Malaysia Property

The Malaysian economy registered growth in the second quarter of 2010. Bank Negara has once again revised the economic growth forecast upwards. The residential sector continued to experience a recovery, as evidenced by study take-up in the recent launches of several luxurious residential properties in Kuala Lumpur.

Cecil Chao Centre

Lot 690, 849, 851 and 1280, Section 57, Lorong Perak, Kuala Lumpur, Malaysia

Phase I named "Parkview"

Our serviced apartments recorded 85% occupancy with steady income.

Phases II to V named "Central Plaza"

The piling wall which form part of the foundation work and basement commenced in June 2010. It is anticipated that the work will finish by early of 2011 and the piling and foundation work will be followed thereafter.

INVESTMENT IN HONG KONG STOCK MARKET

The market price of our investment in the Hong Kong stocks as at 30 June 2010 is HK$97,544,000 as compared to HK$152,167,000 as at 30 June 2009. During the year, a total of HK$82,648,000 stock was sold.

OUTLOOK

The Asian economy has shown recovery since the financial tsunami as international trade became active. The labour market is also showing signs of improvement. With the increase of money supply in the market, property and stock are expected to perform with steady growth in the foreseeable future in Hong Kong, Mainland, Macau and Malaysia. Looking forward, as the Hong Kong government intends to increase the land supply for small to medium-sized residential flats, the luxury residential market should continue to outperform the market.

DIRECTORS AND STAFF

I appreciate on behalf of the Group for the dedication of our directors and staff during the year.

As at the date of this announcement, the Executive Directors are Dr. Chao Sze Tsung Cecil (Chairman), Mr. Chao Howard, Mr. Yung Philip and Ms. Ho Sau Fun, Connie; the Non-Executive Director is Mr. Lee Ding Yue Joseph; the Independent Non-Executive Directors are Dr. Sun Ping Hsu, Samson, Mr. Leung Wing Kong, Joseph and Mr. Lam Ka Wai, Graham.

By order of the Board
CECIL CHAO
Executive Chairman

Hong Kong, 12 October 2010

RESULTS

The Group's audited consolidated income statement for the year ended 30 June 2010 is listed as follows:

Consolidated Income Statement
For the year ended 30 June 2010

	Notes	**2010** **HK$'000**	2009 *HK$'000*
Revenue	4	**38,790**	46,949
Direct costs		**(14,360)**	(12,217)
Gross profit		**24,430**	34,732
Other income	6	**101,438**	24,751
Changes in fair value of investment properties		**199,952**	(479,043)
Change in fair value of property, plant and equipment		**–**	(3,306)
Change in fair value of financial assets at fair value through profit or loss		**2,371**	(31,565)
Administrative expenses		**(29,026)**	(23,092)
Other operating expenses		**(304)**	(73,183)
Finance costs	7	**(13,922)**	(15,752)
Profit/(Loss) before income tax	8	**284,939**	(566,458)
Income tax (expense)/credit	9	**(25,898)**	61,816
Profit/(Loss) for the year		**259,041**	(504,642)
Profit/(Loss) for the year attributable to:			
Owners of the Company	10	**232,722**	(448,392)
Non-controlling interest		**26,319**	(56,250)
		259,041	(504,642)
Earnings/(Loss) per share for profit/(loss) attributableto the owners of the Company during the year	12		
Basic		**HK$0.78**	(HK$1.67)
Diluted		**HK$0.73**	N/A

Consolidated Statement of Financial Position
as at 30 June 2010

	Notes	**2010** **HK$'000**	2009 HK$'000
ASSETS AND LIABILITIES			
Non-current assets			
Investment properties		**3,558,220**	3,309,209
Property, plant and equipment		**84,491**	83,494
Mortgage loans		**108**	126
Other financial assets		**1,452**	–
Other non-current asset		**950**	950
		3,645,221	3,393,779
Current assets			
Properties under development for sale		**1,065,745**	798,297
Completed properties for sale		**368,772**	347,878
Financial assets at fair value through profit or loss		**97,544**	152,167
Trade and other receivables	13	**6,912**	15,151
Amount due from ultimate holding company	15	**132**	132
Amounts due from related companies	15	**1,200**	900
Prepaid tax		**139**	263
Bank balances and cash		**101,251**	35,922
		1,641,695	1,350,710
Current liabilities			
Trade and other payables	14	**41,165**	62,988
Amounts due to non–controlling shareholders	15	**239,990**	239,990
Current portion of interest-bearing borrowings		**171,841**	536,000
Financial liabilities at fair value through profit or loss		**304**	–
Taxation		**3,020**	3,541
		456,320	842,519
Net current assets		**1,185,375**	508,191
Total assets less current liabilities		**4,830,596**	3,901,970

	Notes	**2010**	2009
		HK$'000	*HK$'000*
Non-current liabilities			
Non-current portion of interest-bearing borrowings		**1,161,096**	582,000
Advances from a director		**43,854**	71,477
Deferred tax liabilities		**379,909**	355,289
		1,584,859	1,008,766
Net assets		**3,245,737**	2,893,204
EQUITY			
Share capital		**34,667**	27,151
Reserves		**3,172,817**	2,854,119
Equity attributable to owners of the Company		**3,207,484**	2,881,270
Non-controlling interest		**38,253**	11,934
Total equity		**3,245,737**	2,893,204

NOTES

1. GENERAL INFORMATION

Cheuk Nang (Holdings) Limited (the "Company") is a limited liability company incorporated and domiciled in Hong Kong. The address of its registered office is disclosed in the Corporate Information section of the annual report and, its principal place of business is Hong Kong. The Company's shares are listed on The Stock Exchange of Hong Kong Limited.

The Company and its subsidiaries (the "Group") are controlled by Yan Yin Company Limited ("Yan Yin"), a limited liability company incorporated and domiciled in Hong Kong. At the reporting date, the directors consider the ultimate parent company of the Group is also Yan Yin.

The principal activities of the Group are principally engaged in property development and investment and provision of property management and related services.

2. ADOPTION OF NEW OR AMENDED HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs")

In the current year, the Group has applied for the first time the following new standards, amendments and interpretations (the "new HKFRSs") issued by the HKICPA, which are relevant to and effective for the Group's financial statements for the annual period beginning on 1 July 2009:

HKAS 1 (Revised 2007)	Presentation of financial statements
HKAS 23 (Revised 2007)	Borrowing costs
HKAS 27 (Amendments)	Cost of an investment in a subsidiary, jointly controlled entity or an associate
HKAS 27 (Revised)	Consolidation and separate financial statements
HKFRS 3 (Revised)	Business combination
HKFRS 7 (Amendments)	Improving disclosures about financial instruments
HKFRS 8	Operating segments
Various	Annual improvements to HKFRSs 2008

Other than as noted below, the adoption of the new HKFRSs had no material impact on how the results and financial position for the current and prior periods have been prepared and presented.

HKAS 1 (Revised 2007) Presentation of financial statements

The adoption of HKAS 1 (Revised 2007) makes certain changes to the format and titles of the primary financial statements and to the presentation of some items within these statements. A third statement of financial position as at the beginning of the earliest comparative period is required when an entity applies an accounting policy retrospectively or makes a retrospective restatement of items in its financial statements or when it reclassifies items in its financial statements. It also gives rise to additional disclosures.

The measurement and recognition of the Group's assets, liabilities, income and expenses is unchanged. However, some items that were recognised directly in equity are now recognised in other comprehensive income, for example revaluation of property, plant and equipment. HKAS 1 affects the presentation of owner changes in equity and introduces a "Statement of comprehensive income". Comparatives have been restated to conform with the revised standard. The Group has applied changes to its accounting polices on presentation of financial statements and segment reporting retrospectively. However, the changes to the comparatives have not affected the consolidated or parent company statement of financial position at 1 July 2008 and accordingly the third statement of financial position as at 1 July 2008 is not presented.

HKAS 27 (Amendments) Cost of an investment in a subsidiary, jointly controlled entity or an associate

The amendment requires the investor to recognise dividends from a subsidiary, jointly controlled entity or associate in profit or loss irrespective the distributions are out of the investee's pre-acquisition or post-acquisition reserves. In prior years, the Company recognised dividends out of pre-acquisition reserves as a recovery of its investment in the subsidiaries, jointly controlled entity or associate (i.e. a reduction of the cost of investment). Only dividends out of post-acquisition reserves were recognised as income in profit or loss.

Under the new accounting policy, if the dividend distribution is excessive, the investment would be tested for impairment according to the Company's accounting policy on impairment of non-financial assets.

The new accounting policy has been applied prospectively as required by these amendments to HKAS 27 and therefore no comparatives have been restated.

HKFRS 3 (Revised) Business combination

The revised standard ("HKFRS 3R") introduced major changes to the accounting requirements for business combinations. It retains the major features of the purchase method of accounting, now referred to as the acquisition method. The most significant changes in HKFRS 3R that had an impact on the Group's acquisitions in 2010 are as follows:

– Acquisition-related costs of the combination are recorded as an expense in the income statement. Previously, these costs would have been accounted for as part of the cost of the acquisition.

– The assets acquired and liabilities assumed are generally measured at their acquisition-date fair values unless HKFRS 3R provides an exception and provides specific measurement rules.

– Any contingent consideration is measured at fair value at the acquisition date. If the contingent consideration arrangement gives rise to a financial liability, any subsequent changes are generally recognised in profit or loss. Previously, contingent consideration was recognised at the acquisition date only if its payment was probable.

HKFRS 3R has been applied prospectively to business combinations for which the acquisition date is on or after 1 July 2009. The Group did not have business combination transactions in the current year and therefore, the adoption of HKFRS 3R did not have an impact in the current year financial statements. Business combinations for which the acquisition date is before 1 July 2009 have not been restated.

HKAS 27 (Revised) Consolidation and separate financial statements

The adoption of HKFRS 3R required that the revised HKAS 27 ("HKAS 27R") is adopted at the same time. HKAS 27R introduced changes to the accounting requirements for transactions with non-controlling (formerly called "minority") interest and the loss of control of a subsidiary. Similar to HKFRS 3R, the adoption of HKAS 27R is applied prospectively. The Group did not have transactions with non-controlling interest in the current year and did not dispose of any of its equity interest in its subsidiaries. Therefore, the adoption of HKAS 27R did not have an impact in the current year financial statements.

HKFRS 7 (Amendments) Improving disclosures about financial instruments

The amendments require additional disclosures for financial instruments which are measured at fair value in the statement of financial position. These fair value measurements are categorised into a three-level fair value hierarchy, which reflects the extent of observable market data used in making the measurements. In addition, the maturity analysis for derivative financial liabilities is disclosed separately and should show remaining contractual maturities for those derivatives where this information is essential for an understanding of the timing of the cash flows. The Group has taken advantage of the transitional provisions in the amendments and has not provided comparative information in respect of the new requirements.

HKFRS 8 Operating segments

The adoption of HKFRS 8 has affected the identified and reportable operating segments for the Group. In the previous annual financial statements, segments were identified by reference to the dominant source and nature of the Group's risks and returns. However, reported segment information are now based on internal management reporting information that is regularly reviewed by the chief operating decision maker. The adoption of HKFRS 8 has resulted in an increase in the number of reportable segments reported. Comparatives have been restated on a basis consistent with the new standard.

At the date of authorisation of these financial statements, certain new and amended HKFRSs have been published but are not yet effective, and have not been adopted early by the Group.

The directors anticipate that all of the pronouncements will be adopted in the Group's accounting policy for the first period beginning after the effective date of the pronouncement. Information on new and amended HKFRSs that are expected to have impact on the Group's accounting policies is provided below. Certain other new and amended HKFRSs have been issued but are not expected to have a material impact on the Group's financial statements.

HKFRS 9 Financial instruments

The standard is effective for accounting periods beginning on or after 1 January 2013 and addresses the classification and measurement of financial assets. The new standard reduces the number of measurement categories of financial assets and all financial assets will be measured at either amortised cost or fair value based on the entity's business model for managing the financial assets and the contractual cash flow characteristics of the financial asset. Fair value gains and losses will be recognised in profit or loss except for those on certain equity investments which will be presented in other comprehensive income. The directors are currently assessing the possible impact of the new standard on the Group's results and financial position in the first year of application.

Annual improvements 2009

The HKICPA has issued Improvements to Hong Kong Financial Reporting Standards 2009. Most of the amendments become effective for annual periods beginning on or after 1 January 2010. The Group expects the amendment to HKAS 17 Leases to be relevant to the Group's accounting policies. Prior to the amendment, HKAS 17 generally required a lease of land to be classified as an operating lease. The amendment requires a lease of land to be classified as an operating or finance lease in accordance with the general principles in HKAS 17. The Group will need to reassess the classification of its unexpired leases of land at 1 July 2010 on the basis of information existing at the inception of those leases in accordance with the transitional provisions for the amendment. The amendment will apply retrospectively except where the necessary information is not available. In that situation, the leases will be assessed on the date when the amendment is adopted. The directors are currently assessing the possible impact of the amendment on the Group's results and financial position in the first year of application.

3. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within then next financial year are discussed below:

Estimate fair value of investment properties and property, plant and equipment

The valuation of investment properties and land and building classified under property, plant and equipment under the fair value model requires management's input of various assumptions and factors relevant to the valuation. The Group conducts annual revaluation, using independent professionally qualified valuers, based on these assumptions agreed with the valuers prior to adoption.

Deferred tax

At 30 June 2010, a deferred tax asset of HK$25,396,000 (2009: HK$26,691,000) in relation to tax losses have been recognised in the Group's consolidated statement of financial position. The recognition of the deferred tax asset mainly depends on whether sufficient future profits or taxable temporary differences will be available in the future. In cases where the actual future profits generated are less than expected, a material reversal of deferred tax assets may arise, which would be recognised in profit or loss for the period in which such a reversal takes place.

4. REVENUE AND TURNOVER

The Group's principal activities are disclosed in Note 1 to these financial statements. Turnover of the Group is the revenue from these activities.

Revenue from the Group's principal activities recognised during the year is as follows:

	2010	2009
	HK$'000	*HK$'000*
Gross rental income	**36,524**	43,683
Estate management income	**1,803**	2,232
Interest income	**463**	1,034
	38,790	46,949

5. SEGEMENT INFORMATION

The executive directors have identified the Group's four product and service lines as operating segments.

These operating segments are monitored and strategic decisions are made on the basis of adjusted segment operating results.

2010

	Property sales	**Property rental**	**Estate management**	**Others**	**Total**
	HK$'000	***HK$'000***	***HK$'000***	***HK$'000***	***HK$'000***
Revenue					
Revenue from external customers	**–**	**36,524**	**1,803**	**–**	**38,327**
From other segments	**–**	**2,466**	**17,508**	**–**	**19,974**
Reportable segment revenue	**–**	**38,990**	**19,311**	**–**	**58,301**
Reportable segment profit	**–**	**227,207**	**1,539**	**16,964**	**245,710**
Depreciation of non-financial assets	**–**	**510**	**–**	**–**	**510**
Increase in fair value of investment properties	**–**	**199,952**	**–**	**–**	**199,952**
Increase in fair value of financial assets at fair value through profit or loss	**–**	**–**	**–**	**2,371**	**2,371**
Gain on sale of financial assets at fair value through profit or loss	**–**	**–**	**–**	**12,073**	**12,073**
Reportable segment assets	**1,436,285**	**3,564,248**	**236**	**98,996**	**5,099,765**
Additions to non-current segment assets (other than financial instruments) during the year	**–**	**29,866**	**–**	**–**	**29,866**
Reportable segment liabilities	**26,811**	**252,922**	**89**	**304**	**280,126**

2009

	Property sales *HK$'000*	Property rental *HK$'000*	Estate management *HK$'000*	Others *HK$'000*	Total *HK$'000*
Revenue					
Revenue from external customers	–	43,683	2,232	–	45,915
From other segments	–	2,466	17,508	–	19,974
Reportable segment revenue	–	46,149	19,740	–	65,889
Reportable segment (loss)/profit	–	(446,223)	1,986	(24,095)	(468,332)
Depreciation of non-financial assets	–	636	–	–	636
Impairment losses of trade and other receivables	–	137	–	–	137
Decrease in fair value of investment properties	–	479,043	–	–	479,043
Decrease in fair value of financial assets at fair value through profit or loss	–	–	–	31,565	31,565
Gain on sale of financial assets at fair value through profit or loss	–	–	–	3,450	3,450
Reportable segment assets	1,155,529	3,315,399	231	152,167	4,623,326
Additions to non-current segment assets (other than financial instruments) during the year	–	31,327	–	–	31,327
Reportable segment liabilities	46,496	255,088	85	–	301,669

The totals presented for the Group's operating segments reconcile to the Group's key financial figures as presented in the financial statements as follows:

	2010	2009
	HK$'000	*HK$'000*
Reportable segment revenue	**58,301**	65,889
Interest income	**463**	1,034
Elimination of inter segment revenue	**(19,974)**	(19,974)
Group revenue	**38,790**	46,949

	2010	2009
	HK$'000	*HK$'000*
Reportable segment profit/(loss)	**245,710**	(468,332)
Change in fair value of property, plant and equipment	**–**	(3,306)
Unallocated corporate income	**86,542**	17,281
Unallocated corporate expenses	**(33,391)**	(96,349)
Finance costs	**(13,922)**	(15,752)
Profit/(Loss) before income tax	**284,939**	(566,458)

	2010	2009
	HK$'000	*HK$'000*
Reportable segment assets	**5,099,765**	4,623,326
Other corporate assets	**187,151**	121,163
Group assets	**5,286,916**	4,744,489

	2010	2009
	HK$'000	*HK$'000*
Reportable segment liabilities	**280,126**	301,669
Taxation	**3,020**	3,541
Deferred tax liabilities	**379,909**	355,289
Other corporate liabilities	**1,378,124**	1,190,786
Group liabilities	**2,041,179**	1,851,285

The Group's revenues from external customers and its non-current assets (other than financial instruments) are divided into the following geographical areas:

	Revenue from external customers		Non-current assets	
	2010	2009	**2010**	2009
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
Hong Kong (domicile)	**35,389**	44,221	**2,589,468**	2,478,728
Macau	**–**	–	**821,523**	702,045
Malaysia	**3,393**	2,673	**232,628**	212,825
The People's Republic of China ("PRC")	**8**	55	**42**	55
	38,790	46,949	**3,643,661**	3,393,653

The geographical location of customers is based on the location at which the services were provided or the goods delivered. The geographical location of the non-current assets is based on the physical location of the assets.

The Company is an investment holding company and the principal place of the Group's operation is in Hong Kong. For the purpose of segment information disclosures under HKFRS 8, the Group regarded Hong Kong as its country of domicile.

6. OTHER INCOME

	2010	2009
	HK$'000	*HK$'000*
Dividend income from equity investments	**2,823**	4,020
Gain on sale of financial assets at fair value through profit or loss	**12,073**	3,450
Net exchange gain	**12,593**	10,951
Reversal of provision for late payment charges *(Note)*	**41,422**	–
Reversal of impairment losses on other receivables *(Note)*	**31,624**	–
Sundry income	**903**	6,330
	101,438	24,751

Note:

During the year ended 30 June 2010, the Group has completed the land acquisition in Hangzhou, PRC. The respective late payment charges were waived and the deposits paid in prior years were not forfeited by the seller. In these respects, reversal of provision for late payment charges and impairment losses on other receivables of HK$41,422,000 and HK$31,624,000 respectively were made during the year.

7. FINANCE COSTS

	2010	2009
	HK$'000	*HK$'000*
Interest charges on:		
Bank loans and overdrafts wholly repayable within five years	**13,340**	25,586
Advances from a related company	**–**	533
Advances from a director	**4,269**	4,733
Other incidental borrowings costs	**3,055**	284
Total borrowing costs	**20,664**	31,136
Less: interest capitalised into properties under development for sale *(Note)*	**(6,742)**	(15,384)
	13,922	15,752

Note:

The borrowing costs have been capitalised at a rate of 0.81% – 1.41% (2009: 0.88% – 9.07%) per annum.

8. PROFIT/(LOSS) BEFORE INCOME TAX

	2010	2009
	HK$'000	*HK$'000*
Profit/(Loss) before income tax is arrived at after charging:		
Staff costs (include directors' emoluments)		
Salaries, wages and other benefits	**12,734**	8,272
Contribution to defined contribution plans	**236**	214
Auditors' remuneration	**501**	492
Depreciation	**3,441**	3,640
Direct outgoings in respect of investment properties that generate rental income	**10,529**	8,818
Direct outgoings in respect of investment properties that did not generate rental income	**61**	63
Loss on change in fair value of derivative financial instruments*	**304**	–
Impairment losses on other receivables*	**–**	31,761
Provision for late payment charges*	**–**	41,422

* Included in other operating expenses

9. INCOME TAX EXPENSE/(CREDIT)

Hong Kong profits tax has been provided at the rate of 16.5% (2009: 16.5%) on the estimated assessable profit for the year. Taxation on overseas profits has been calculated on the estimated assessable profit for the year at the rates of taxation prevailing in the countries in which the Group operates.

	2010	2009
	HK$'000	*HK$'000*
Current tax		
– Hong Kong		
Current year	**1,988**	3,162
Underprovision in respect of prior years	**418**	721
	2,406	3,883
– Overseas		
Current year	**127**	–
Under/(Over)provision in respect of prior years	**311**	(12)
	438	(12)
	2,844	3,871
Deferred tax		
Current year	**23,054**	(65,687)
Total income tax expense/(credit)	**25,898**	(61,816)

Reconciliation between tax expense/(credit) and accounting profit/(loss) at applicable tax rates:

	2010	2009
	HK$'000	*HK$'000*
Profit/(Loss) before income tax	**284,939**	(566,458)
Tax at Hong Kong profits tax rate of 16.5% (2009: 16.5%)	**47,015**	(93,466)
Tax effect of non-deductible expenses	**5,950**	18,348
Tax effect of non-taxable revenue	**(22,725)**	(7,534)
Tax effect of differences in overseas tax rates	**(7,192)**	7,473
Tax effect of unused tax losses not recognised	**1,599**	6,140
Tax effect of prior year's unrecognised tax losses utilised during the year	**(2,001)**	(988)
Tax effect of unrecognised temporary differences	**–**	753
Recognition of previously unrecognised deferred tax asset	**2,523**	6,749
Underprovision in prior year	**729**	709
Income tax expense/(credit)	**25,898**	(61,816)

10. PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS OF THE COMPANY

Of the consolidated profit/(loss) attributable to the owners of the Company of HK$232,722,000 (2009: loss of HK$448,392,000), a profit of HK$39,714,000 (2009: loss of HK$50,475,000) has been dealt with in the financial statements of the Company.

11. DIVIDENDS

(a) Dividends attributable to the year

	2010	2009
	HK$'000	*HK$'000*
Interim dividend of HK3 cents (2009: Nil cents) per ordinary share	**10,220**	–
Proposed final dividend of HK4 cents (2009: HK Nil cents) per ordinary share *(Note)*	**13,926**	–
	24,146	–

Scrip dividend alternative was offered to shareholders in respect of the 2010 interim dividend. This alternative was accepted by the shareholders as follows:

	2010	2009
	HK$'000	*HK$'000*
Dividends:		
Cash	**1,357**	–
Share alternative	**8,863**	–
	10,220	–

Note:

The final dividend proposed after the reporting date has not been recognised as a liability at the reporting date, but will reflected as an appropriation of retained profits for the year ended 30 June 2011.

(b) Dividends attributable to the previous financial year, approved and paid during the year

	2010	2009
	HK$'000	*HK$'000*
Final dividend in respect of the previous financial years, of Nil cents (2009: HK3 cents) per ordinary share	**–**	7,924

Scrip dividend alternative was offered to shareholders in respect of the 2008 final dividend. This alternative was accepted by the shareholders as follows:

	2010	2009
	HK$'000	*HK$'000*
Dividends:		
Cash	**–**	2,040
Share alternative	**–**	5,884
	–	7,924

12. EARNINGS/(LOSS) PER SHARE

The calculation of the basic and diluted earnings/(loss) per share is based on the following data:

Earnings/(Loss)

	2010	2009
	HK$'000	*HK$'000*
Profit/(Loss) attributable to owners of the Company for the purpose of calculating basic and diluted earnings/(loss) per share	**232,722**	(448,392)

Number of shares

	2010	2009
Weighted average number of ordinary shares for the purposes of basic earnings/(loss) per share	**299,099,205**	268,012,727
Effect of dilutive potential ordinary shares:		
Warrants	**20,559,959**	–
Weighted average number of ordinary shares for the purposes of diluted earnings/(loss) per share	**319,659,164**	268,012,727

No diluted loss per share has been presented for the year ended 30 June 2009 as the outstanding warrants had an anti-dilutive effect on the basic loss per share.

13. TRADE AND OTHER RECEIVABLES

	2010	2009
	HK$'000	*HK$'000*
Trade receivables		
From third parties	**422**	918
Other receivables		
Prepayments and deposits	**3,327**	11,627
Other receivables	**3,163**	2,606
	6,490	14,233
	6,912	15,151

The trade receivables of the Group represent rental and management fee in arrears. Before accepting any new customers, the Group performs credit check to assess the potential customer's credit quality and tenants are required to pay deposits. All invoices are due upon presentation.

The directors of the Group considered that the fair values of trade and other receivables are not materially different from their carrying amounts because these amounts have short maturity periods on their inception.

Based on the debit note or invoice dates, the ageing analysis of the trade receivables is as follows:

	2010	2009
	HK$'000	*HK$'000*
0 – 30 days	**256**	499
31 – 60 days	**56**	83
61 – 90 days	**–**	155
Over 90 days	**110**	181
	422	918

At each reporting date the Group reviews receivables for evidence of impairment on both an individual and collective basis. No impairment has been recognised on receivables through the provision account for the two years ended 30 June 2010 and 2009.

Included in the Group's trade receivables balance are debtors with a carrying amount of HK$422,000 (2009: HK$918,000) which are past due as at the reporting date for which the Group has not been provided. These receivables are related to a number of diversified debtors that has a good track record of credit with the Group. Based on past credit history, management believe that no impairment allowance is necessary in respect of these balances as there has not been a significant change in credit quality and the balances are still considered to be fully recoverable. Except for deposits received from tenants, the Group does not hold any other collateral over these balances.

No amounts in relation to other receivables were past due at the reporting date (2009: HK$Nil).

14. TRADE AND OTHER PAYABLES

	2010	2009
	HK$'000	*HK$'000*
Trade payables		
To third parties	**921**	817
Other payables		
Tenant deposit	**7,030**	7,001
Other payable and accruals	**33,214**	55,170
	40,244	62,171
	41,165	62,988

All amounts are short term and hence the carrying values of trade and other payables are considered to be a reasonable approximation of their fair value.

Based on the invoice dates, the ageing analysis of the trade payables as of the reporting date is as follows:

	2010	2009
	HK$'000	*HK$'000*
0 – 30 days	**606**	517
31 – 60 days	**48**	47
61 – 90 days	**48**	48
Over 90 days	**219**	205
	921	817

15. AMOUNTS DUE FROM/TO ULTIMATE HOLDING COMPANY/RELATED COMPANIES/NON-CONTROLLING SHAREHOLDERS

The amounts due are unsecured, interest-free and have no fixed repayment term. The carrying amounts of the amounts due approximate their fair values.

Details of amounts due from related companies are as follows. At the reporting date, there was no provision had been made for non-repayment of the amounts.

Name of related companies	**Connected director**	**Maximum amount outstanding during the year**	**Balance at 30 June 2010**	**Balance at 1 July 2009**
		HK$'000	*HK$'000*	*HK$'000*
Cecil Chao & Associate Limited	Dr. Chao Sze Tsung Cecil	1,200	1,200	600
Resource Development Limited	Dr. Chao Sze Tsung Cecil	300	–	300
			1,200	900

16. CONTINGENT LIABILITIES

In November 2008, 雄偉房地產開發(深圳)有限公司 ("PRC Subsidiary"), a wholly owned subsidiary of the Company, commenced legal proceedings against a contractor for non-performance of construction contracts and seeking declarations from the court and compensation of RMB32,285,000 (equivalent to HK$37,225,000).

After a series of legal proceedings, the PRC Subsidiary received a judgement ("Judgement") issued by Shenzhen Baoan People's Court, the PRC, on 5 July 2010. The PRC Subsidiary was liable to pay a net construction costs of approximately HK$16,935,000 (equivalent to approximately RMB14,688,000).

Both the PRC Subsidiary and the contractor have subsequently lodged an appeal to the Shenzhen Intermediate People's Court, PRC. Taken consideration of the legal opinion, the directors of the Company are of the opinion that in view of the uncertainty of the outcome, hence based on the Judgement, a provision of construction costs of HK$16,935,000 has been made in the 2010 financial statements. In view of the uncertainty it is not practicable to assess any additional potential loss at this moment.

MANAGEMENT DISCUSSION AND ANALYSIS

RESULTS

Turnover for the year ended 30 June 2010 (the "Year") amounted to HK$38,790,000 (Year ended 30 June 2009: HK$46,949,000), a 17.4% decrease over the same period last year. It was mainly due to the decrease in turnover of rental income from investment properties in Hong Kong.

For property leasing, the Year recorded a decrease of 16.4% in rental income as compared with the corresponding year in 2009, amounting HK$36,524,000 (2009: HK$43,683,000).

Gross profit for the Year amounted to HK$24,430,000, a 29.7% decrease as compared with the same period last year.

Other income recorded an increase of 309.8% to HK$101,438,000 when compared with the same period last year. The other income was mainly attributed to the written back of provision for late payment charges of HK$41,422,000 and the impairment loss on other receivables of HK$31,624,000 relating to the land acquisition in Hangzhou. The remaining other income were attributed to exchange gain from overseas investment, gain on disposal of listed securities and dividend income from listed securities. Gain on fair value adjustment on financial assets at fair value through profit or loss amounted to HK$2,371,000 (2009: loss of HK$31,565,000). Fair value adjustment on investment properties changed from loss to gain for the year amounted to HK$199,952,000 (2009: loss of HK$479,043,000). Administrative expenses increased by 25.7% to HK$29,026,000 as compared with the same period last year. Other operating expenses of HK$304,000 recorded for the Year (2009: HK$73,183,000 mainly represent the provision for late payment charges of HK$41,422,000 and the impairment loss on other receivable of HK$31,761,000. Both of which were related to the land acquisition in Hangzhou which was written back this year). Finance costs recorded a decrease of 11.6% to HK$13,922,000 as compared with the same period last year.

Profit attributable to equity holders of the Company for the Year was HK$232,722,000 as compared to a loss of HK$448,392,000 for the same period last year. Basic earnings per share was HK$0.78 (2009: basic loss per share HK$1.67) and fully diluted earnings per share was HK$0.73 (2009: no diluted loss per share).

No final dividend for the year ended 30 June 2009 (2008: HK3 cents) and an interim dividend of HK3 cents per share for the half year ended 31 December 2009 (half year ended 31 December 2008: Nil). Total dividend of HK3 cents per share were paid during the Year. Scrip dividend alternative was offered to shareholders in respect of 31 December 2009 interim dividend. Bonus warrants on the basis of one 2010 warrants for every ten issued shares held for the year ended 30 June 2009 and one 2011 Warrants for every fifteen issued shares held for the half year ended 31 December 2009 were issued during the Year.

Final dividend of HK4 cents and interim dividend of HK3 cents for the Year (2009: no final and interim dividend). The Board has proposed a bonus issue of warrants on the basis of one warrants for every twenty issued share held.

TOTAL EQUITY ATTRIBUTABLE TO OWNERS OF THE COMPANY

As at 30 June 2010, the Group's total equity attributable to owners of the Company amounted to approximately HK$3,207,484,000 (30 June 2009: HK$2,881,270,000), an increase of HK$326,214,000 or 11.3% when compared with 30 June 2009. With the total number of ordinary shares in issue of 346,667,517 as at 30 June 2010 (2009: 271,510,696 shares), the total equity attributable to owners of the Company per share was HK$9.25, a decrease of 12.8% over 30 June 2009: HK$10.61. The decrease in total equity attributable to owners of the Company per share was mainly attributable to the increase in number of ordinary share but partly offset by increase in fair value of investment properties and listed securities investment of the Group during the Year.

Included in the total equity attributable to owners of the Company is deferred tax liabilities of HK$399,744,000 on fair value gains on investment properties and property, plant and equipment. If the deferred tax liabilities are excluded, the total equity attributable to owners of the Company will become HK$3,607,228,000 or HK$10.41 per share.

During the Year, the Group had acquired of lands in Hangzhou, China, bought and sold listed securities investment. Other than the existing projects and those disclosed in the annual report, the Group did not have any confirmed future plans for material investment or acquiring capital assets.

SECURITIES INVESTMENT

As at 30 June 2010, the listed securities investment was HK$97,544,000. During the year, the portfolio was decreased by a net disposal of HK$56,994,000 and gain in fair value of HK$2,371,000. The listed securities investments of HK$97,544,000 as at 30 June 2010 representing 1.9% (30 June 2009: 3.2%) of the total assets, which formed part of the Group's cash management activities.

RISK MANAGEMENT

The Group has established adequate risk management procedures that enable it to identify, measure, monitor and control the various types of risk it faces. This is supplemented by active management involvement and effective internal controls in the best interests of the Group.

EQUITY

The number of issued ordinary shares as at 30 June 2010 and 30 June 2009 were 346,667,517 and 271,510,696 respectively.

DEBT AND GEARING

As at 30 June 2010, the Group's bank and other borrowings amounted to HK$1,376,791,000 (30 June 2009: HK$1,189,477,000). Cash and bank balances amounted to HK$101,251,000 (30 June 2009: HK$35,922,000) and net borrowing amounted to HK$1,275,540,000 (30 June 2009: HK$1,153,555,000).

Total debts to equity ratio was 42.4% (30 June 2009: 41.1%) and net debt to equity ratio was 39.3% (30 June 2009: 39.9%).

The increase in the total debt to equity ratio and the decrease in net debt to equity ratio were mainly due to increase in bank borrowing during the Year resulted from acquisition of land in Hangzhou.

At the reporting date, the Group's bank and other borrowings were denominated in Hong Kong dollars. Of the Group's total bank and other borrowings HK$1,376,791,000, 12.5%, 6.9% and 80.6% were repayable within 1 year, 1 to 2 years and 2 to 5 years respectively. The Group's bank and other borrowings carried interest rates by reference to HIBOR. No hedging for interest rate subsisted at the end of the Year.

PLEDGE OF ASSETS

As at 30 June 2010, the Group's investment properties, properties for sales, property, plant and equipment and listed securities investment with their respective carrying value of HK$2,556,997,000 (30 June 2009: HK$2,449,464,000), HK$378,745,000 (30 June 2009: HK$355,826,000), HK$80,000,000 (30 June 2009: HK$78,000,000) and HK$68,864,000 (2009: HK$ Nil) were pledged to secure general banking facilities of the Group.

FINANCIAL AND INTEREST EXPENSES

Financial costs included interest expenses on bank and other loans, arrangement, facility and commitment fee expenses. Interest capitalized for the Year was HK$6,742,000 as compared to HK$15,384,000 for the last year. Interest expenses for the Year amounted to HK$13,922,000, representing 11.6% decrease over the interest expenses of HK$15,752,000 recorded for the same period last year. The decrease in interest expense was mainly due to decrease in interest rate during the Year. The average interest rate over the year under review was 1.1% (2009: 1.3%) which was expressed as a percentage of total interest expenses over the average total borrowing.

REMUNERATION POLICIES AND SHARE OPTION SCHEME

During the year under review, the Group employed a total of 43 (Year ended 30 June 2009: 45) staff.

Employees were remunerated on the basis of their performance, experience and prevailing industry practice. Remuneration packages comprised salary, year end double pay and year end discretionary bonus based on market conditions and individual performance. The Executive Directors continued to review employees' contributions and to provide them with necessary incentives and flexibility for their better commitment and performance. No share option scheme was adopted for the Year.

HONG KONG

During the year 2010 the properties market, especially the deluxe residential market has significant growth which is our core business. The construction of One Kowloon Peak Phase II has commenced. The marketing of the whole project will be started after Pre-sale Consent obtained. The development of Block 2 Villa Cecil Phase III has commenced and to be completed in early 2011. Superstructure of "New Villa Cecil" at Cheung Chau commenced in June 2010.

MACAU

The development project at Estrada de Seac Pai Van, Coloane was at the building plan approval stage at the reporting date.

CHINA

The Group's development project "Cheuk Nang Garden" in Longhwa Shenzhen was delayed by the main contractor. In July 2010, the Shenzhen Baoan People's Court has made a judgement on the claim against the main contractor on damages and termination of the contract. However both parties appeal for the judgement as at the reporting date.

The acquisition of land in Hangzhou was completed in December 2009. The development project "Cheuk Nang • Riverside" was at the stage of development plan approval.

MALAYSIA

Development Order for Phase II named "Central Plaza" has been approved by the local authority and the Building Plan (structural and detail) of 2 blocks of buildings are also approved. Foundation work has commenced at the reporting date.

PROPERTY VALUATION

A property valuation has been carried out by Messrs. K.T. Liu Surveyors Limited, Roma Appraisals Limited and Henry Butcher Malaysia Sdn. Bhd. in respect of the Group's investment properties and certain property, plant and equipment as at 30 June 2010 and that valuation was used in preparing 2010 financial statements. The Group's investment properties and investment properties under development were valued at HK$1,749,100,000 and HK$1,809,120,000 respectively making the total HK$3,558,220,000 (2009: investment properties and investment properties under development were valued at HK$1,665,400,000 and HK$1,643,809,000 making the total HK$3,309,209,000). The aggregate increase in fair value of approximately HK$199,952,000 was credited to the income statement for the Year. The Group's land and building held for own use carried at fair value were valued at HK$80,000,000 (2009: HK$78,000,000). The aggregate increase in fair value of approximately HK$3,625,000 was credited to the reserve for the Year. Properties under development for sale of the Group were stated at lower of cost or net realisable value in the financial statements.

POLICY AND OUTLOOK

To diversified its investment risk, the Group will continue its policy by diversifying its investment in China, Hong Kong, Macau and Malaysia.

Following the recovery of the global economic, the Group is expecting a good future prospect in long run.

FINAL DIVIDEND

The Directors resolved to recommend the payment of a final dividend of HK4 cents (2009: Nil cent) per share payable to those shareholders whose names appeared in the register of members as at the close of business on 26 November 2010, which together with the interim dividend of HK3 cents (2009: Nil cent) per share, makes a total distribution of HK7 cents (2009: Nil cent) per share this year.

After approval by the shareholders at the Annual General Meeting, the final dividend will be paid on 23 December 2010.

CLOSURE OF REGISTER

The register of members of the Company will be closed from 24 November 2010 to 26 November 2010 (both days inclusive) during which period no transfers of shares would be effected. In order to qualify for the final dividend and attendance at the 2010 Annual General Meeting, all transfer of shares together with the relevant share certificates must be lodged with the Company's Share Registrars, Computershare Hong Kong Investor Services Limited at Room 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Hong Kong not later than 4:00 p.m. on 23 November 2010.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

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

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS (THE "MODEL CODE")

The Company has adopted codes of conduct regarding securities transactions by Directors (the "Securities Code") and relevant employees on terms no less exacting than the required standard set out in the Model Code contained in Appendix 10 of the Listing Rules throughout the year ended 30 June 2010. The Company had also made specific enquiries of all Directors and the Company was not aware of any non-compliance with the required standard of dealings set out in the Model Code and its code of conduct regarding securities transactions by Directors.

COMPLIANCE WITH THE CODE ON CORPORATE GOVERNANCE PRACTICES

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

BOARD AUDIT COMMITTEE

The Board Audit Committee comprises Messrs. Lam Ka Wai, Graham, Leung Wing Kong Joseph and Dr. Sun Ping Hsu Samson, all being independent non-executive directors of the Company. The Committee has reviewed with the management the accounting principles and practices adopted by the Company and discussed the auditing, internal controls and financial reporting matters including a review of the results of the Company for the year ended 30 June 2010.

PUBLICATION OF DETAILED ANNUAL RESULTS ON THE STOCK EXCHANGE'S WEBSITE

All information required by paragraph 45(1) to 45(8) of Appendix 16 of the Listing Rules will be published on the Stock Exchange's website and the Company's website http://www.cheuknang.com.hk in due course.

By order of the Board
CONNIE S.F. HO
Company Secretary

Hong Kong, 12 October 2010

As at the date of this announcement, the Board comprises of eight Directors, of which Dr. Cecil Sze-Tsung Chao, Mr. Philip Yung, Mr. Chao Howard, Ms. Connie Sau-Fun Ho are executive Directors; Mr. Lee Ding Yue, Joseph is non-executive Director and Messrs. Leung Wing Kong, Joseph, Lam Ka Wai, Graham and Dr. Sun Ping Hsu, Samson are independent non-executive Directors.