POKFULAM DEVELOPMENT COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 225)

ANNOUNCEMENT OF INTERIM RESULTS FOR THE SIX MONTHS ENDED 31 MARCH 2011

The Board of Directors announces that the unaudited consolidated results of the Company and its subsidiaries ("the Group") for the six months ended 31 March 2011 together with comparative figures for the corresponding period in 2010 are as follows:

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

FOR THE SIX MONTHS ENDED 31 MARCH 2011

		Six months ended	
	NOTES	**31.3.2011 (unaudited)** ***HK$'000***	31.3.2010 (unaudited) *HK$'000*
Turnover	*2*	**62,191**	57,784
Cost of sales		**(9,983)**	(7,838)
Cost of rental and other operations		**(13,317)**	(12,514)
Gross profit		**38,891**	37,432
Other income		**8,457**	6,664
Increase in fair value of investments held for trading		**4,260**	8,662
Gain on fair value change of investment properties		**308,247**	27,382
Selling and marketing expenses		**(725)**	(734)
Administrative expenses		**(4,464)**	(4,624)
Finance costs	*3*	**(458)**	(538)
Share of loss of a jointly controlled entity		**(2,318)**	(1,073)
Profit before taxation	*4*	**351,890**	73,171
Income tax expense	*5*	**(57,837)**	(11,966)
Profit for the period		**294,053**	61,205

	NOTES	Six months ended **31.3.2011** **(unaudited)** ***HK$'000***	31.3.2010 (unaudited) *HK$'000*
Other comprehensive income			
Exchange difference arising on translation of a foreign operation		**591**	102
Exchange gain arising from long term advances to a jointly controlled entity		**1,098**	190
Other comprehensive income for the period		**1,689**	292
Total comprehensive income for the period		**295,742**	61,497
Profit attributable to:			
Owners of the Company		**292,883**	60,895
Non-controlling interests		**1,170**	310
		294,053	61,205
Total comprehensive income attributable to:			
Owners of the Company		**294,572**	61,187
Non-controlling interests		**1,170**	310
		295,742	61,497
		HK cents	*HK cents*
Earnings per share – basic	*7*	**265.8**	55.3
Interim dividend per share	*6*	**4.0**	4.0

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AT 31 MARCH 2011

	NOTES	**31.3.2011 (unaudited) *HK$'000***	30.9.2010 (restated) *HK$'000*
Non-current Assets			
Investment properties		**3,203,297**	2,895,050
Property, plant and equipment		**6,908**	6,414
Interest in a jointly controlled entity		**11,326**	11,955
Amount due from a jointly controlled entity		**71,808**	69,728
Available-for-sale investments		**8,000**	8,000
		3,301,339	2,991,147
Current Assets			
Inventories		**6,685**	9,921
Investments held for trading		**42,748**	38,516
Trade and other receivables	*8*	**3,423**	3,595
Deposits and prepayments		**2,002**	1,999
Bank balances and cash		**3,393**	3,330
		58,251	57,361
Current Liabilities			
Trade and other payables	*9*	**8,232**	14,199
Rental and management fee deposits		**19,424**	18,938
Provision for taxation		**5,516**	10,644
Bank loans, secured		**50,000**	61,000
Bank overdrafts, secured		**2,223**	–
		85,395	104,781
Net Current Liabilities		**(27,144)**	(47,420)
Total Assets less Current Liabilities		**3,274,195**	2,943,727
Capital and Reserves			
Share capital		**110,179**	110,179
Reserves		**2,717,473**	2,440,530
Equity attributable to owners of the Company		**2,827,652**	2,550,709
Non-controlling interests		**7,259**	6,089
Total equity		**2,834,911**	2,556,798
Non-current Liability			
Deferred taxation		**439,284**	386,929
		3,274,195	2,943,727

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 31 MARCH 2011

1. BASIS OF PREPARATION AND PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared in accordance with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and with Hong Kong Accounting Standard 34 "Interim Financial Reporting".

The condensed consolidated financial statements have been prepared on the historical cost basis except for investment properties and certain financial instruments, which are measured at fair values.

The accounting policies used in the condensed consolidated financial statements are consistent with those followed in the preparation of the Group's annual financial statements for the year ended 30 September 2010 except as described below.

In the current interim period, the Group has applied, for the first time, the following revised standards, amendments and interpretations ("revised HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA").

HKFRSs (Amendments)	Improvements to HKFRSs issued in 2009
HKFRSs (Amendments)	Improvements to HKFRSs issued in 2010 relation to amendments to HKFRS 3 and transition requirements for amendments arising as a result of HKAS 27
HKFRS 2 (Amendments)	Group Cash-settled Share-based Payment Transactions
HKAS 32 (Amendments)	Classification of Rights Issues
HK (IFRIC) – Int 19	Extinguishing Financial Liabilities with Equity Instruments
HK – Int 5	Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause

Except as described below, the application of these revised HKFRSs had no material effect on the condensed consolidated financial statements of the Group for the current or prior accounting periods.

Amendment to HKAS 17 Leases

As part of Improvements to HKFRSs issued in 2009, HKAS 17 Leases has been amended in relation to the classification of leasehold land. Before the amendments to HKAS 17, the Group was required to classify leasehold land as operating leases and to present leasehold land as prepaid lease payments in the condensed consolidated statement of financial position. The amendments to HKAS 17 have removed such a requirement. The amendments require that the classification of leasehold land should be based on the general principles set out in HKAS 17, that is, whether or not substantially all the risks and rewards incidental to ownership of a leased asset have been transferred to the lessee.

In accordance with the transitional provisions set out in the amendments to HKAS 17, the Group reassessed the classification of unexpired leasehold land as at 1 October 2010 based on information that existed at the inception of the leases. Leasehold land that qualifies for finance lease classification has been reclassified from prepaid lease payment to property, plant and equipment retrospectively. This resulted in prepaid lease payments with the carrying amounts of HK$922,000 and HK$914,000 as at 1 October 2009 and 30 September 2010 respectively being reclassified to property, plant and equipment.

As at 31 March 2011, leasehold land that qualifies for finance lease classification with the carrying amount of HK$911,000 has been included in property, plant and equipment. The application of the amendments to HKAS 17 has had no impact on the reported profit or loss for the current and prior periods.

Hong Kong Interpretation 5 Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause

Hong Kong Interpretation 5 Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause ("HK Int 5") clarifies that term loans that include a clause that gives the lender the unconditional right to call the loans at any time ("repayment on demand clause") should be classified by the borrower as current liabilities. The Group has applied HK Int 5 for the first time in the current period. Hong Kong Interpretation 5 requires retrospective application.

In order to comply with the requirements set out in HK Int 5, the Group has changed its accounting policy on classification of term loans with a repayment on demand clause. In the past, the classification of such term loans were determined based on the agreed scheduled repayment dates set out in the loan agreements. Under HK Int 5, term loans with a repayment on demand clause are classified as current liabilities.

As a result, a bank loan that contains a repayment on demand clause with the aggregate carrying amount of HK$61,000,000 has been reclassified from non-current liability to current liability as at 30 September 2010. As at 31 March 2011, a bank loan (that is repayable more than one year after the end of the reporting period but contains a repayment on demand clause) with the aggregate carrying amount of HK$50,000,000 has been classified as current liabilities. The application of HK Int 5 has had no impact on the reported profit or loss for the current and prior periods.

The Group has not early applied the following new or revised standards, amendments or interpretation that have been issued but are not yet effective.

HKFRSs (Amendments)	Improvements to HKFRSs issued in 2010 in relation to amendments to HKFRS 7, HKAS 1, HKAS 34 and HK (IFRIC) – Int 13[1]
HKFRS 7 (Amendments)	Disclosures – Transfers of Financial Assets[2]
HKFRS 9	Financial Instruments[3]
HKAS 12 (Amendments)	Deferred Tax: Recovery of Underlying Assets[4]
HKAS 24 (as revised in 2009)	Related Party Disclosures[1]
HK (IFRIC) – Int 14 (Amendments)	Prepayments of a Minimum Funding Requirement[1]

1 Effective for annual periods beginning on or after 1 January 2011
2 Effective for annual periods beginning on or after 1 July 2011
3 Effective for annual periods beginning on or after 1 January 2013
4 Effective for annual periods beginning on or after 1 January 2012

HKFRS 9 Financial Instruments (as issued in November 2009) introduces new requirements for the classification and measurement of financial assets. HKFRS 9 Financial Instruments (as revised in November 2010) adds requirements for financial liabilities and for derecognition.

Under HKFRS 9, all recognised financial assets that are within the scope of HKAS 39 Financial Instruments: Recognition and Measurement are subsequently measured at either amortised cost or fair value. Specifically, debt investments that are held within a business model whose objective is to collect the contractual cash flows, and that have contractual cash flows that are solely payments of principal and interest on the principal outstanding are generally measured at amortised cost at the end of subsequent accounting periods. All other debt investments and equity investments are measured at their fair values at the end of subsequent accounting periods.

In relation to financial liabilities, the significant change relates to financial liabilities that are designated as at fair value through profit or loss. Specifically, under HKFRS 9, for financial liabilities that are designated as at fair value through profit or loss, the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is presented in other comprehensive income, unless the presentation of the effects of changes in the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss. Changes in fair value attributable to a financial liability's credit risk are not subsequently reclassified to profit or loss. Previously, under HKAS 39, the entire amount of the change in the fair value of the financial liability designated as at fair value through profit or loss was presented in profit or loss.

HKFRS 9 is effective for annual periods beginning on or after 1 January 2013, with earlier application permitted.

The directors anticipate that HKFRS 9 that will be adopted in the Group's condensed consolidated financial statements for financial year ending 30 September 2014 and that the application of the new Standard may have a significant impact on amounts reported in respect of the Group's financial assets but not on financial liabilities. However, it is not practicable to provide a reasonable estimate of that effect until a detailed review has been completed.

The amendments to HKAS 12 titled Deferred Tax: Recovery of Underlying Assets mainly deal with the measurement of deferred tax for investment properties that are measured using the fair value model in accordance with HKAS 40 Investment Property. Based on the amendments, for the purposes of measuring deferred tax liabilities and deferred tax assets for investment properties measured using the fair value model, the carrying amounts of the investment properties are presumed to be recovered through sale, unless the presumption is rebutted in certain circumstances. The directors anticipate that the application of the amendments to HKAS 12 may have a significant impact on deferred tax recognised for investment properties that are measured using the fair value model. However, it is not practicable to provide a reasonable estimate of the effect until a detailed review has been completed.

Other than as described above, the directors of the Company anticipate that the application of the other revised standards, amendments and interpretations will have no material impact on the condensed consolidated financial statements of the Group.

2. SEGMENT INFORMATION

An analysis of the Group's turnover is as follows:

	Six months ended	
	31.3.2011	31.3.2010
	HK$'000	*HK$'000*
Property rentals and management fees	**43,772**	43,604
Sale of goods	**17,815**	13,557
Others	**604**	623
	62,191	57,784

The Group's operating segments based on information reported to the chief operating decision maker (managing director) for the purpose of resource allocation and performance assessment are as follows:

Property investment and management	–	letting and management of commercial and residential properties
Trading of goods	–	trading of visual and sound equipment
Securities investment	–	dealings in listed securities

The following is an analysis of the Group's revenue and results by operating segment for the period under review:

Six months ended 31 March 2011

	Property investment and management *HK$'000*	**Trading of goods** *HK$'000*	**Securities investment** *HK$'000*	**Eliminations** *HK$'000*	**Consolidated** *HK$'000*
REVENUE					
External	**43,772**	**17,815**	**604**	**–**	**62,191**
Inter-segment	**779**	**–**	**–**	**(779)**	**–**
	44,551	**17,815**	**604**	**(779)**	**62,191**
Segment profit	**344,016** *(note)*	**2,754**	**4,864**	**–**	**351,634**
Other income					**7,399**
Central administrative costs					**(4,367)**
Finance costs					**(458)**
Share of loss of a jointly controlled entity					**(2,318)**
Profit before taxation					**351,890**

Note: Segment profit of property investment and management division included gain on fair value change of investment properties of HK$308,247,000.

Six months ended 31 March 2010

	Property investment and management *HK$'000*	Trading of goods *HK$'000*	Securities investment *HK$'000*	Eliminations *HK$'000*	Consolidated *HK$'000*
REVENUE					
External	43,604	13,557	623	–	57,784
Inter-segment	779	–	–	(779)	–
	44,383	13,557	623	(779)	57,784
Segment profit	63,145 *(note)*	771	9,284	–	73,200
Other income					6,066
Central administrative costs					(4,484)
Finance costs					(538)
Share of loss of a jointly controlled entity					(1,073)
Profit before taxation					73,171

Note: Segment profit of property investment and management division included gain on fair value change of investment properties of HK$27,382,000.

Segment profit represents the profit earned by each segment without allocation of other income (mainly including interest income and management service income), central administrative costs, share of loss of a jointly controlled entity, finance costs and income tax expense. This is the measure reported to the chief operating decision maker for the purpose of resource allocation and performance assessment.

No segment assets, liabilities and other segment information in the measure of Group's segment result and segment assets are presented as the information is not reportable to the chief operating decision maker in the resource allocation and assessment of performance.

3. FINANCE COSTS

The amounts represent interests on bank loans and overdrafts wholly repayable within five years.

4. PROFIT BEFORE TAXATION

	Six months ended	
	31.3.2011	31.3.2010
	HK$'000	*HK$'000*
		(restated)
Profit before taxation has been arrived at after charging (crediting):		
Depreciation on property, plant and equipment	**713**	440
Imputed interest on amount due from a jointly controlled entity	**(2,066)**	(2,066)
Dividend from listed securities	**(604)**	(623)
Management service income from an investee company classified as an available-for-sale investment	**(5,333)**	(4,000)

Pursuant to the amendment to HKAS 17 Leases, amortisation on prepaid lease payments of HK$4,000 in respect of the six months ended 31.3.2010 was reclassified as depreciation on property, plant and equipment.

5. INCOME TAX EXPENSE

	Six months ended	
	31.3.2011	31.3.2010
	HK$'000	*HK$'000*
Company and subsidiaries		
Hong Kong Profits Tax	**5,482**	5,476
Deferred tax charge	**52,355**	6,490
	57,837	11,966

Hong Kong Profits Tax is recognised based on management's best estimate of the weighted average annual income tax rate expected for the full financial year. The estimated average annual tax rate used is 16.5% for the periods under review.

6. DIVIDEND

In January 2011, the final dividend in respect of the financial year ended 30 September 2010 of HK16 cents (2010: HK16 cents in respect of the financial year ended 30.9.2009) per share totalling HK$17,629,000 (2010: HK$17,629,000) was paid to shareholders.

The directors have determined that an interim dividend in respect of the financial year ending 30 September 2011 of HK4 cents (2010: HK4 cents) per share totalling HK$4,407,000 (2010: HK$4,407,000) shall be paid to the shareholders of the Company whose names appear in the register of members on 27 June 2011.

7. EARNINGS PER SHARE

The calculation of the basic earnings per share is based on the profit attributable to the owners of the Company for the period of approximately HK$292,883,000 (six months ended 31.3.2010: approximately HK$60,895,000) and on 110,179,385 (six months ended 31.3.2010: 110,179,385) shares in issue during the period.

Diluted earnings per share is not presented as there were no potential ordinary shares in issue for both periods and as at 31 March 2011 and 2010.

8. TRADE AND OTHER RECEIVABLES

For sales of goods, the Group allows an average credit period of 30 days to its trade customers. Rentals receivable from tenants are payable on presentation of invoices.

The following is an aged analysis of trade receivables presented based on the invoice date at the end of reporting period:

	31.3.2011	30.9.2010
	HK$'000	*HK$'000*
0 – 30 days	**1,792**	2,212
31 – 60 days	**118**	709
61 – 90 days	**1**	339
Over 90 days	**868**	66
	2,779	3,326
Other receivables	**644**	269
	3,423	3,595

9. TRADE AND OTHER PAYABLES

The following is an aged analysis of trade payables presented based on the invoice date at the end of reporting period:

	31.3.2011	30.9.2010
	HK$'000	*HK$'000*
0 – 30 days	**857**	1,686
31 – 60 days	**–**	162
61 – 90 days	**–**	3
Over 90 days	**46**	60
	903	1,911
Other payables	**7,010**	8,202
Deposit received for sale of goods	**319**	4,086
	8,232	14,199

DIVIDEND

The Board of Directors has resolved to declare an interim dividend of HK4 cents per ordinary share (2010: HK4 cents per ordinary share) payable on 6 July 2011 to shareholders whose names appear on the Register of Members on 27 June 2011.

CLOSURE OF REGISTER OF MEMBERS

The Register of Members will be closed from Wednesday, 22 June 2011 to Monday, 27 June 2011, both days inclusive, during which period no transfer of shares will be effected. In order to qualify for the interim dividend, all transfers accompanied by the relevant share certificates must be lodged with the Company's registrars, Tricor Standard Limited at 26/F., Tesbury Centre, 28 Queen's Road East, Hong Kong not later than 4:00 p.m. on Tuesday, 21 June 2011.

MANAGEMENT DISCUSSION AND ANALYSIS

Interim Profit

The consolidated net profit of the Group after taxation and minority interests for the six months ended 31 March 2011 was HK$292.9 million (2010: HK$60.9 million). Had the revaluation surplus net of deferred tax on investment properties been excluded, the underlying net profit for the period would have been HK$35.9 million (2010: HK$39.1 million). The decrease is mainly attributable to lower unrealized gain from the listed securities held by the Group at balance sheet date.

Business Review

Hong Kong

The major portion of the Group's operation profit for the six months ended 31 March 2011 was derived from rental income generated by the Group's investment properties in Hong Kong, which had shown a moderate increase over that of the same period last year. The increase was due to higher rental rates for new leases and lease renewals for the Group's residential properties in Hong Kong during the period under review.

The business of Elephant Holdings Limited was satisfactory during the six months under review, and this subsidiary continued to contribute profit to the Group.

Property Projects in Mainland China

Silver Gain Plaza in Guangzhou (in which the Group has a one-third interest) – The internal fitting-out work for the two residential towers in Phase III is in progress, and is scheduled to be completed by the end of calendar year 2011. Over 90 percent of the residential units in Phase III had been pre-sold since pre-selling began in February 2010. The Central Government's recent policy to reinforce previous measures in moderating residential property price rise – by further raising bank reserve requirement ratios and implementing new regulations to restrict home purchases and mortgages, had slowed down the pre-sale of the remaining residential units in Phase III of this project.

Residential units in Vivaldi Court of Manhattan Garden, Chao Yang District, Beijing – the occupancy rate of the Group's properties in this project had further improved in the past six months, and the rental rates remained steady.

Prospects

Hong Kong's economy has continued to benefit from the economic growth of China and high-end residential property prices had experienced a dramatic rise in the past six months. A major renovation program is being planned for some of the Group's Hong Kong residential properties for implementation in the second half of calendar year 2011. Rental revenue from the concerned properties inevitably will be adversely affected. Nevertheless, rental income from the Group's other properties is anticipated to improve as a result of favourable rental market conditions. In view of the above, the Group's overall rental income for the second half of the financial year is expected to be at the same level as the current period under review.

Financial Review

Liquidity and financial resources

The Group maintains a conservative approach to its financial management, funding and treasury policies. Shareholders' funds as at 31 March 2011 were HK$2,827.7 million (30.9.2010: HK$2,550.7 million). The increase was mainly due to the upward revaluation of the Group's investment properties.

At 31 March 2011, the Group's total borrowings, which were all denominated in Hong Kong dollars, were HK$52.2 million (30.9.2010: HK$61.0 million). The decrease was due to repayment of borrowings out of cash flow from operating activities.

The maturity profile of the Group's total borrowings, which is based on the scheduled repayment dates set out in the loan agreements, is set out as follows:

	31.3.2011 ***HK$ Million***	30.9.2010 *HK$ Million*
Repayable:		
Within one year	**2.2**	–
After one year but not exceeding two years	**50.0**	–
After two years but within five years	–	61.0
Total borrowings	**52.2**	61.0
Classified under:		
Current liabilities	**52.2**	61.0

The new classification of Group's borrowings reflected above is due to the application of Hong Kong Interpretation 5 Presentation of Financial Statements for the first time in the current period. As a result, a bank term loan that contained a repayment on demand clause and had a carrying amount of HK$61 million as at 30 September 2010 has been reclassified from a non-current liability to a current liability. For the period under review, a bank term loan (that is repayable more than one year after the end of the reporting period but contains a repayment on demand clause) with carrying amount of HK$50 million as at 31 March 2011 has been classified as a current liability.

The Group's bank loans and overdraft carry interest at HIBOR/prime rate plus/minus a margin. At 31 March 2011, the debt to equity ratio, based on the Group's total borrowings of HK$52.2 million and shareholders' funds of HK$2,827.7 million, was 1.8%, as compared with 2.4% on 30 September 2010. The decrease was mainly due to the reduction of total borrowings and the upward revaluation of the Group's investment properties as mentioned above.

At 31 March 2011, investment properties and properties for the Group's own use and with aggregate carrying values of HK$3,068.8 million and HK$3.3 million respectively were pledged to banks to secure general banking facilities granted to the Group.

At 31 March 2011, the Group had undrawn banking facilities of HK$318 million which will provide adequate funding for the Group's operational and capital expenditure requirements.

Employees

At 31 March 2011, the Group had 109 employees. Staff remuneration including directors' emoluments and other employee expenses for the six months ended 31 March 2011 amounted to approximately HK$8.4 million (2010: HK$8.6 million). There has been no change in employment and remuneration policies of the Group and the Group does not have any share option scheme for employees.

PURCHASE, SALE OR REDEMPTION OF SHARES

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's shares during the six months ended 31 March 2011.

CORPORATE GOVERNANCE

Throughout the six months ended 31 March 2011, the Company had complied with the provisions of the Code on Corporate Governance Practices (the "Code") as set out in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"), save for the following:

Code A.2.1 stipulates that the roles of chairman and chief executive officer should be separate and should not be performed by the same individual.

Although Mr. Wong Tat Chang, Abraham holds both the positions of the Chairman and Managing Director of the Company starting from 1 December 2010, the Board considers that vesting the roles of Chairman and Managing Director in the same person will not impair the balance of power and authority between the Board and the management of the Company. The Board will meet regularly to consider major matters affecting the operations of the Company and believes that this structure will enable us to make and implement decisions promptly and efficiently.

Code A.4.1 stipulates that non-executive directors should be appointed for a specific term, subject to re-election.

Although the independent non-executive directors of the Company are not appointed for a specific term, all directors of the Company are subject to retirement by rotation at least once every three years in accordance with Article 119 of the Company's Articles of Association.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix 10 to the Listing Rules as the code for dealing in securities of the Company by the directors (the "Model Code"). Having made specific enquiry of all directors of the Company, the Company confirms that all directors of the Company have complied with the required standard set out in the Model Code for the period under review.

AUDIT COMMITTEE

The Audit Committee has reviewed with management the accounting principles and practices adopted by the Group and discussed auditing, internal control and financial reporting matters including the review of the unaudited interim financial report. In addition, the condensed consolidated financial statements of the Company for the six months ended 31 March 2011 have been reviewed by our auditors, Messrs. Deloitte Touche Tohmatsu, in accordance with Hong Kong Standard on Review Engagements No. 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Hong Kong Institute of Certified Public Accountants and an unqualified review report is issued.

Wong Tat Chang, Abraham
Chairman and Managing Director

Hong Kong, 27 May 2011

As at the date of this announcement, the Board of Directors of the Company comprises Mr. Wong Tat Chang, Abraham (Chairman and Managing Director), Mr. Wong Tat Kee, David and Mr. Wong Tat Sum, Samuel as Executive Directors, and Mdm. Lam Hsieh Lee Chin, Linda, Mr. Li Kwok Sing, Aubrey and Mr. Sit Hoi Wah, Kenneth as Independent Non-Executive Directors.