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BUILD KING HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 00240)

ANNOUNCEMENT OF INTERIM RESULTS FOR SIX MONTHS ENDED 30 JUNE 2011

FINANCIAL PERFORMANCE HIGHLIGHTS

Percentage of increase in equity** per share	8%
Equity	HK$244 million
Equity per share	HK20 cents
Group revenue and share of revenue of jointly controlled entities	HK$676 million
Profit attributable to owners of the Company	HK$17 million

** *equity refers to equity attributable to owners of the Company*

RESULTS

The board of directors (the "Board") of Build King Holdings Limited (the "Company") announces the unaudited interim results of the Company and its subsidiaries (the "Group") for the six months ended 30 June 2011 together with the comparative figures for the last corresponding period as follows:

CONDENSED CONSOLIDATED INCOME STATEMENT

For the six months ended 30 June 2011

	Notes	**Six months ended 30 June** **2011** **(Unaudited)** **HK$'000**	2010 (Unaudited) HK$'000
Revenue	3	**440,525**	346,234
Cost of sales		**(389,956)**	(323,557)
Gross profit		**50,569**	22,677
Other income	5	**8,158**	12,881
(Decrease) increase in fair value of held-for-trading investments		**(5,321)**	1,025
Administrative expenses		**(45,377)**	(44,230)
Finance costs	6	**(1,251)**	(953)
Share of results of jointly controlled entities		**11,318**	31,813
Share of results of associates		**(49)**	(479)
Profit before tax	7	**18,047**	22,734
Income tax expense	8	**-**	(56)
Profit for the period		**18,047**	22,678
Profit for the period attributable to:			
Owners of the Company		**16,704**	24,285
Non-controlling interests		**1,343**	(1,607)
		18,047	22,678
		HK cents	HK cents
Earnings per share	9		
- Basic		**1.3**	2.0

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six months ended 30 June 2011

	Six months ended 30 June	
	2011	2010
	(Unaudited)	(Unaudited)
	HK$'000	HK$'000
Profit for the period	**18,047**	22,678
Other comprehensive income		
Exchange differences arising on translation of foreign operations	**684**	(427)
Reclassification adjustment upon disposal of a jointly controlled entity	**-**	(4,156)
Other comprehensive income (expense) for the period	**684**	(4,583)
Total comprehensive income for the period	**18,731**	18,095
Total comprehensive income for the period attributable to:		
Owners of the Company	**17,334**	19,682
Non-controlling interests	**1,397**	(1,587)
	18,731	18,095

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 June 2011

	Notes	**30 June 2011 (Unaudited) HK$'000**	31 December 2010 (Audited) HK$'000
Non-current assets			
Property, plant and equipment		**27,977**	28,448
Intangible assets		**65,877**	65,826
Goodwill		**30,554**	30,554
Interests in jointly controlled entities		**48,849**	61,272
Available-for-sale investment		**-**	-
Other financial asset		**52,815**	52,381
		226,072	238,481
Current assets			
Amounts due from customers for contract work		**94,469**	66,493
Debtors, deposits and prepayments	10	**252,395**	256,840
Amounts due from fellow subsidiaries		**670**	631
Amounts due from associates		**7,181**	7,072
Amounts due from jointly controlled entities		**27,761**	17,035
Held-for-trading investments		**24,535**	24,915
Tax recoverable		**32**	-
Pledged bank deposit		**6,195**	19
Bank balances and cash		**50,704**	26,812
		463,942	399,817
Current liabilities			
Amounts due to customers for contract work		**53,277**	30,373
Creditors and accrued charges	11	**271,776**	247,836
Amount due to an intermediate holding company		**15,208**	14,065
Amount due to an associate		**9,947**	8,842
Amounts due to jointly controlled entities		**2,917**	2,782
Amounts due to non-controlling shareholders		**3,469**	3,094
Tax liabilities		**193**	193
Bank loans - due within one year		**14,568**	36,350
		371,355	343,535
Net current assets		**92,587**	56,282
Total assets less current liabilities		**318,659**	294,763

	30 June 2011 (Unaudited) HK$'000	31 December 2010 (Audited) HK$'000
Capital and reserves		
Ordinary share capital	**124,188**	124,188
Reserves	**120,204**	102,870
Equity attributable to owners of the Company	**244,392**	227,058
Non-controlling interests	**15,636**	4,439
Total equity	**260,028**	231,497
Non-current liabilities		
Deferred tax liabilities	**5,750**	5,750
Obligations in excess of interests in associates	**18,981**	18,932
Amount due to an associate	**7,244**	8,172
Amount due to a jointly controlled entity	**4,067**	4,067
Bank loans - due after one year	**22,589**	26,345
	58,631	63,266
	318,659	294,763

Notes:

1. **BASIS OF PREPARATION OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

   The condensed consolidated financial statements have been prepared in accordance with the applicable disclosure requirements of Appendix 16 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Hong Kong Accounting Standard ("HKAS") 34 "Interim Financial Reporting" issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA").

2. **PRINCIPAL ACCOUNTING POLICIES**

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

   The accounting policies and methods of computation 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 31 December 2010 except as described below.

   In the current interim period, the Group has applied, for the first time, the following new and revised Hong Kong Accounting Standards ("HKAS(s)"), Hong Kong Financial Reporting Standards ("HKFRS(s)"), amendments and interpretations ("HK(IFRIC) - Int") (hereinafter collectively referred to as the "new and revised HKFRSs") issued by the HKICPA:

HKFRSs (Amendments)	Improvements to HKFRSs 2010
HKFRS 1 (Amendment)	Limited Exemption from Comparative HKFRS 7 Disclosures for First-time Adopters
HKAS 24 (Revised 2009)	Related Party Disclosures
HKAS 32 (Amendment)	Classification of Rights Issues
HK(IFRIC) - Int 14 (Amendment)	Prepayments of a Minimum Funding Requirement
HK(IFRIC) - Int 19	Extinguishing Financial Liabilities with Equity Instruments

The application of the new and revised HKFRSs has had no material effect on the condensed consolidated financial statements of the Group for the current or prior accounting periods.

The Group has not early applied new or revised standards and amendments that have been issued but are not yet effective. The following new or revised standards and amendments, which are not yet effective, have been issued after the date the Group's annual financial statements for the year ended 31 December 2010 were authorised for issuance:

HKFRS 10	Consolidated Financial Statements[2]
HKFRS 11	Joint Arrangements[2]
HKFRS 12	Disclosure of Interests in Other Entities[2]
HKFRS 13	Fair Value Measurement[2]
HKAS 1 (Amendments)	Presentation of Items of Other Comprehensive Income[1]
HKAS 19 (Revised 2011)	Employee Benefits[2]
HKAS 27 (Revised 2011)	Separate Financial Statements[2]
HKAS 28 (Revised 2011)	Investments in Associates and Joint Ventures[2]

1 Effective for annual periods beginning on or after 1 July 2012.
2 Effective for annual periods beginning on or after 1 January 2013.

HKFRS 10 replaces the parts of HKAS 27 Consolidated and Separate Financial Statements that deal with consolidated financial statements. Under HKFRS 10, there is only one basis for consolidation, that is control. In addition, HKFRS 10 includes a new definition of control that contains three elements: (a) power over an investee, (b) exposure, or rights, to variable returns from its involvement with the investee, and (c) ability to use its power over the investee to affect the amount of the investor's returns. Extensive guidance has been added in HKFRS 10 to deal with complex scenarios. Overall, the application of HKFRS 10 requires a lot of judgement.

HKFRS 11 replaces HKAS 31 "Interests in Joint Ventures". HKFRS 11 deals with how a joint arrangement of which two or more parties have joint control should be classified. Under HKFRS 11, there are two types of joint arrangements: joint ventures and joint operations. The classification in HKFRS 11 is based on parties' rights and obligations under the arrangements. In contrast, under HKAS 31, there are three different types of joint arrangements: jointly controlled entities, jointly controlled assets and jointly controlled operations.

In addition, joint ventures under HKFRS 11 are required to be accounted for using the equity method of accounting, whereas jointly controlled entities under HKAS 31 can be accounted for using the equity method of accounting or proportionate accounting.   .

The directors of the Company are in the process of ascertaining the financial impact on application of HKFRS 10 and HKFRS 11.

The directors of the Company anticipate that the application of the other new or revised standards and interpretations will not have material impact on the results and the financial position of the Group.

3. **REVENUE**

The Group's revenue represents mainly the revenue on construction contracts recognised during the period.

4. **SEGMENTAL INFORMATION**

The Group is mainly engaged in civil engineering work. Information reported to the Group's chief operating decision maker (i.e. the chief executive officer) for the purposes of resource allocation and assessment of performance is focused on geographical location of its customers including Hong Kong, the People's Republic of China ("PRC") and the Middle East. The Group's reportable segments under HKFRS 8 are as follows:

Six months ended 30 June 2011

	Hong Kong	**The PRC**	**Middle East**	**Total**
	HK$'000	**HK$'000**	**HK$'000**	**HK$'000**
Results				
Group revenue	**416,688**	**7,060**	**16,777**	**440,525**
Share of revenue of jointly controlled entities	**167,979**	**-**	**67,651**	**235,630**
Segment revenue	**584,667**	**7,060**	**84,428**	**676,155**
Group results	**14,854**	**2,449**	**1,018**	**18,321**
Share of results of jointly controlled entities	**1,578**	**-**	**9,740**	**11,318**
Segment profit	**16,432**	**2,449**	**10,758**	**29,639**
Unallocated corporate expenses				**(5,661)**
Dividends from held-for-trading investments				**690**
Decrease in fair value of held-for-trading investments				**(5,321)**
Share of results of associates				**(49)**
Finance costs				**(1,251)**
Profit before tax				**18,047**

Six months ended 30 June 2010

	Hong Kong HK$'000	The PRC HK$'000	Middle East HK$'000	Total HK$'000
Results				
Group revenue	336,954	5,304	3,976	346,234
Share of revenue of jointly controlled entities	28,149	-	57,339	85,488
Segment revenue	365,103	5,304	61,315	431,722
Group results	441	4,671	(6,432)	(1,320)
Share of results of jointly controlled entities	2,436	-	29,377	31,813
Segment profit	2,877	4,671	22,945	30,493
Unallocated corporate expenses				(8,263)
Dividends from held-for-trading investments				911
Increase in fair value of held-for-trading investments				1,025
Share of results of associates				(479)
Finance costs				(953)
Profit before tax				22,734

There are no inter-segment sales for both periods.

All of the segment revenue reported above is from external customers.

5. OTHER INCOME

	Six months ended 30 June	
	2011	2010
	HK$'000	HK$'000
Other income includes:		
Service income from jointly controlled entities	**6,448**	7,670
Gain on disposal of property, plant and equipment	**25**	-
Dividends from held-for-trading investments	**690**	911
Interest on bank deposits	**6**	5
Interest on other financial assets	**718**	704
Gain on disposal of a jointly controlled entity (Note)	**-**	3,042

Note: On 25 February 2010, the Group entered into a sale and purchase Agreement ("S&P Agreement") to dispose of the Group's entire interest in China Railway Tenth Group Third Engineering Co., Ltd., an equity joint venture established in the PRC to third parties for a consideration of RMB19,080,000 (equivalent to approximately HK$21,723,000). Details of the disposal were set out in the Company's Announcement and Notices - Disclosable Transactions dated 25 February 2010. The Group had reported a gain on disposal of the jointly controlled entity of HK$3,042,000 during the last period.

6. FINANCE COSTS

	Six months ended 30 June	
	2011	2010
	HK$'000	HK$'000
Interest on:		
Bank borrowings wholly repayable within five years	**1,073**	544
Interest bearing amount due to an associate	**-**	71
Interest bearing loans from a director	**-**	181
Imputed interest expense on non-current interest free amount due to an associate	**178**	157
	1,251	953

7. PROFIT BEFORE TAX

	Six months ended 30 June	
	2011	2010
	HK$'000	HK$'000
Profit before tax has been arrived at after charging (crediting):		
Amortisation of intangible assets	**611**	-
Depreciation of property, plant and equipment	**8,170**	4,271
Share of income tax credit of jointly controlled entities (included in share of results of jointly controlled entities)	**(53)**	(62)

8. INCOME TAX EXPENSE

	Six months ended 30 June	
	2011	2010
	HK$'000	HK$'000
Current tax:		
Hong Kong	**-**	-
Under(over)provision in prior years:		
Hong Kong	-	317
Other jurisdictions	-	(261)
	-	56

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 weighted average annual tax rate used is 16.5% (six months ended 30 June 2010: 16.5%) for the six months ended 30 June 2011.

No provision for Hong Kong Profits Tax for both periods has been made in the condensed consolidated financial statements as the estimated assessable profit has been wholly absorbed by tax losses brought forward.

9. EARNINGS PER SHARE

The calculation of the basic earnings per share attributable to the owners of the Company is based on the following data:

	Six months ended 30 June	
	2011	2010
	HK$'000	HK$'000
Profit for the period attributable to the owners of the Company and earnings for the purpose of basic earnings per share	**16,704**	24,285
	Number of shares	
	'000	'000
Weighted average number of ordinary shares for the purpose of basic earnings per share	**1,241,878**	1,198,325

The weighted average number of shares for the purpose of calculating basic earnings per share for the last period had been adjusted for the effect of bonus element in connection to the open offer completed in February 2010.

The Company has no potential dilutive ordinary shares outstanding during both periods.

10. DEBTORS, DEPOSITS AND PREPAYMENTS

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

	30 June	31 December
	2011	2010
	HK$'000	HK$'000
Trade debtors analysed by age:		
0 to 60 days	**139,690**	162,520
Over 90 days	**9,578**	1,090
	149,268	163,610
Retention receivables	**52,656**	52,193
Other debtors, deposits and prepayments	**50,471**	41,037
	252,395	256,840
Retention receivables		
Due within one year	**22,798**	26,079
Due more than one year	**29,858**	26,114
	52,656	52,193

The Group allows an average credit period of 60 days to its trade customers. For retention receivables in respect of construction contracts, the due dates are usually one year after the completion of the construction work.

11. **CREDITORS AND ACCRUED CHARGES**

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

	30 June 2011 HK$'000	31 December 2010 HK$'000
Trade creditors analysed by age:		
0 to 60 days	**44,847**	54,608
61 to 90 days	**2,094**	2,824
Over 90 days	**2,609**	4,745
	49,550	62,177
Retention payables	**47,964**	43,435
Accrued project costs	**135,528**	113,023
Other creditors and accrued charges	**38,734**	29,201
	271,776	247,836
Retention payables		
Repayable within one year	**24,197**	38,835
Repayable more than one year	**23,767**	4,600
	47,964	43,435

For retention payables in respect of construction contracts, the due dates are usually one year after the completion of the construction work.

INTERIM DIVIDEND

The Board does not recommend the payment of an interim dividend for the six months ended 30 June 2011.

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW AND PROSPECTS

Operating Results

For the six months ended 30 June 2011, the Group recorded a turnover, including our share of jointly controlled entities, of HK$676 million representing an increase of 57% compared with HK$432 million for the corresponding period in 2010. The major projects awarded in 2010 are now more advanced and therefore contributed to the growth of turnover for the period.

The Group profit for the period was HK$18 million comprised of HK$23 million (2010: HK$21 million) from construction and a loss of HK$5 million (2010: HK$2 million profit) from investments in listed securities, although this loss was unrealised.

In Hong Kong construction returned to a profit of HK$9 million compared with a loss of HK$7 million for the corresponding period of last year. However, this was counteracted by a smaller contribution from the Middle East; the UAE achieved a profit of HK$11 million for 2011 against HK$23 million for 2010. The UAE market continues to be difficult.

The outstanding value of contracts on hand at the date of this announcement was HK$3.7 billion.

Hong Kong

Our tender strategy of bidding for projects which we believe will provide good cashflows and sensible margins is proving successful. Since the Annual Report 2010, the Group has been awarded eight projects in Hong Kong totalling over HK$630 million. These include our share of a joint venture with international contractors to carry out major underground extension and modification works at Admiralty Station for the new MTR South Island Line, a third hangar for the Business Aviation Centre at HK International Airport, and several smaller projects below HK$100 million for MTRC, the Airport Authority and the Hong Kong Government, most of which have already commenced.

Of the major projects in hand mention must be made of the Polar Adventure and Thrill Mountain Ride at Ocean Park. This is expected to be substantially complete by the end of this year. The two sewage treatment plants on Lamma Island are now well advanced and progressing satisfactorily. Package C1 on Central Wanchai Bypass at the Hong Kong Convention and Exhibition Centre is behind programme but is now picking up with the cross harbour water main well in hand and the commencement of diaphragm walls imminent. Although early days, the progress of joint venture working on a tunnels of Express Rail Link Contract C824 for the MTRC is on programme and within budget. This project is targeted to complete in 2016. Package C4 on the Central Wanchai Bypass, also in joint venture, is progressing well. All other projects including those of the building division are proceeding satisfactorily.

In Annual Report 2010, we stated that we expect the construction market in Hong Kong to remain buoyant for at least the coming five to seven years. This continues to be our view as evidenced by the many projects that commenced last year and to date this year and also the many projects that are in an advanced stage of planning and design. In the financial year 2010-11, the Government's total expenditure on capital works was circa HK$50 billion (compared with $20.5 billion in 2007-08). This is expected to increase to over HK$58 billion in 2011-12.

With the recent commencement of the South Island Line by the MTRC, four new railway lines are now under construction. The first phase of the fifth, the Shatin to Central Line is likely to start early next year. This will be the section from Tai Wai to Hung Hom. The construction of the Hong Kong Section of the Hong Kong-Zhuhai-Macao Bridge will also start next year.

The proposed Tuen Mun Western Bypass and the Tuen Mun-Chek Lap Kok Link together with the Tseung Kwan O Cross Bay Link and Tseung Kwan O and Lam Tin Tunnel are all planned to start in 2013. The Airport Authority is currently carrying out a public consultation for their Master Plan 2030.

The challenge in front of us now is not only to expand our turnover and secure a good order book, but also to be able to ensure delivery of all projects on time and within budget. The current resources available in the market will be unable to cope with the anticipated demand. The rapid increase in works volume coupled with the weak US dollar have pushed the local construction costs up significantly. In the first five months of 2011, the government construction indices for major materials have generally risen by more than 5% and we anticipate this rising trend will continue, albeit may be not at the same pace. Staff costs and labour wages have also increased significantly during the same period.

Other challenges that the industry is facing is the rapidly aging work force, the lack of skilled labour and the lack of front line supervision. Notwithstanding that the Government has been working closely with the Construction Industry Council on programmes to attract and train more skilled labour to meet the expected demands, such labour will need time to acquire the necessary experience to be productive on site. Hence, the effect of generic training to tackle the problems will not be prominent until a few years later. For our part we have stepped up our labour training on site.

Shortage of experienced staff is also a problem for the industry and, as stated above, this is already reflected in salary increases. To counter this shortfall, we have been proactively recruiting from overseas and as well as increasing training for existing staff.

Our tendering strategy will continue to focus on those projects where we believe we have an edge and which have a price fluctuation clause. We will also bid with sensible margins and with the aim of achieving a positive cashflows. To put us in a better competing position, we have re-structured our estimating team and strengthened our engineering team to cope with the market expectations where more emphasis is being placed on technical excellence.

The outlook for the group's construction operations in Hong Kong is promising. With the current order book and the many new projects that will be launched gradually in the next 7-10 years, we will aim to sustain an annual growth in the next 5-7 years, if not longer.

Middle East – United Arabic Emirates ("UAE")

The general market sentiment has not yet improved. Despite the slow down during the first half of 2011, our share of the joint venture with Arabian Construction Company recorded an increase of turnover of 18% to HK$68 million. Together with the plant hire operation, the Group generated a profit of HK$11 million for the first half of 2011 compared with HK$23 million for the corresponding period of 2010.

Currently, there are two projects in progress, the main one being the marine reclamation project for the new Presidential Palace in Abu Dhabi awarded late last year. This is progressing well and is targeted to complete early 2012. We expect this tough market environment will however persist but in medium term we are optimistic as we believe the planned infrastructure works will eventually be pushed forward. Hence, we will continue to maintain our core team of professional staff in the UAE and we will be actively searching for new projects.

PRC

The operation of the sewage treatment plant in Wuxi City was within budget with the operational income and profit for the first half of 2011 increased by 33% and 50% respectively, compared with the corresponding period of 2010. This was a result of steadily increasing volume of sewage treated. During the period the average volume has already exceeded 30,000 tonnes per day. As the current design capacity is 35,000 tonnes per day, we may consider a further extension in 2012 to expand the plant capacity to 50,000 tonnes per day. Further, we are continuing to pursue a rise in the treatment fee in line with inflation and as provided in the contract.

Leveraging on the experience of this project, we are positive about the prospect of further investment in environmental projects in China and are actively seeking opportunities in this sector.

Employees and Remuneration Policies

At 30 June 2011, the Group had a total of 862 employees and total remuneration for the six months ended 30 June 2011 was approximately HK$117 million. Competitive remuneration packages are structured for each employee commensurate with individual responsibility, qualifications, experience and performance. In addition, discretionary bonuses may be paid depending upon the financial performance of the Group as well as that of the individual.

FINANCIAL REVIEW

Liquidity and Financial Resources

At 30 June 2011, the Group had liquid assets of HK$76 million (at 31 December 2010: HK$52 million) comprising held-for-trading investments of HK$25 million (at 31 December 2010: HK$25 million) and bank balances and cash of HK$51 million (at 31 December 2010: HK$27 million).

At 30 June 2011, the Group had a total of interest bearing borrowings of HK$37 million (at 31 December 2010: HK$63 million) with following maturity profile.

	At 30 June 2011 HK$'million	At 31 December 2010 HK$'million
Borrowings due within one year	**14**	36
Borrowings due in the second year	**23**	13
Borrowings due in the third to fifth year inclusive	**-**	14
	37	63

The Group's borrowings, bank balances and cash and held-for-trading investments were principally denominated in Hong Kong dollars. Hence, there is no exposure to foreign exchange rate fluctuations. During the period, the Group had no significant borrowings at fixed interest rate and had no financial instrument for hedging purpose.

Capital Structure and Gearing

At 30 June 2011, total equity was HK$260 million comprising ordinary share capital of HK$124 million, reserves of HK$120 million and non-controlling interests of HK$16 million.

At 30 June 2011, the gearing ratio, representing total interest bearing borrowings as a percentage of total equity, was 14% (at 31 December 2010: 27%).

Pledge of Assets

At 30 June 2011, bank deposit of the Group amounting to HK$6,195,000 (at 31 December 2010: HK$19,000) was pledged to a bank for securing banking facilities granted to the Group.

At 30 June 2011, certain equity securities with market value of HK$17,790,000 (at 31 December 2010: HK$21,150,000) were pledged to a bank to secure general facilities granted to the Group.

At 30 June 2011, the Group had pledged certain motor vehicles with an aggregate carrying value of HK$6,000 (at 31 December 2010: HK$53,000) to secure bank loans granted to the Group.

Contingent Liabilities

	At 30 June 2011 HK$'million	At 31 December 2010 HK$'million
Outstanding tender/performance/retention bonds in respect of construction contracts	**155**	201

AUDIT COMMITTEE
The Audit Committee has reviewed with the management, internal auditor and external auditor the accounting principles and policies adopted by the Group and the unaudited interim financial information for the six months ended 30 June 2011.

DIRECTORS' SECURITIES TRANSACTIONS
The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") set out in Appendix 10 of the Listing Rules. Upon enquiry by the Company, all Directors have confirmed that they have complied with the required standards set out in the Model Code throughout the six months ended 30 June 2011.

CORPORATE GOVERNANCE
The Company has complied with the Code on Corporate Governance Practices (the "Code") as set out in Appendix 14 of the Listing Rules throughout the six months ended 30 June 2011, except for the deviations in respect of the separate roles of the chairman and chief executive officer under code provision A.2.1 of the Code and the service term under code provision A.4.1 of the Code. The details have been explained in "Corporate Governance Report" on pages 25 and 26 of Annual Report 2010.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES
Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities for the six months ended 30 June 2011.

APPRECIATION
I would like to take this opportunity to express my hearty gratitude to our shareholders, our business partners, directors and loyal and dedicated colleagues.

By Order of the Board
Zen Wei Peu, Derek
Chairman

Hong Kong, 16 August 2011

As at the date hereof, the Board comprises two executive Directors, namely Mr. Zen Wei Peu, Derek and Mr. Chang Kam Chuen, Desmond, three non-executive Directors, namely Mr. David Howard Gem, Dr. Cheng Chi Pang, Leslie and Mr. Chan Chi Hung, Anthony, and three independent non-executive Directors, namely Dr. Chow Ming Kuen, Joseph, Mr. Ng Chi Ming, James and Mr. Ho Tai Wai, David.