WAI KEE HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 610)

ANNOUNCEMENT OF FINAL RESULTS FOR THE YEAR ENDED 31ST DECEMBER, 2011

Financial Performance Highlights	
Group revenue and share of revenue of jointly controlled entities	HK$1,827 million
Profit attributable to owners of the Company	HK$322 million
Basic earnings per share	HK40.65 cents
Final dividend per share	HK5.6 cents
Equity attributable to owners of the Company per share	HK$5.63

RESULTS

The board of directors (the "Board") of Wai Kee Holdings Limited (the "Company") announces the audited results of the Company and its subsidiaries (the "Group") for the year ended 31st December, 2011 as follows:

CONSOLIDATED INCOME STATEMENT
For the year ended 31st December, 2011

	Notes	**2011** *HK$'000*	2010 *HK$'000*
Group revenue	*2*	**1,248,340**	734,273
Cost of sales		**(1,135,337)**	(673,764)
Gross profit		**113,003**	60,509
Other income	*4*	**51,367**	23,852
Investment income, gains and losses	*5*	**(16,369)**	5,641
Selling and distribution costs		**(25,624)**	(2,083)
Administrative expenses		**(185,198)**	(163,108)
Finance costs	*6*	**(4,461)**	(3,760)
Share of results of associates		**323,742**	241,019
Share of results of jointly controlled entities		**3,261**	30,039
Other gains and losses	*7*	**78,270**	17,193
Profit before tax	*8*	**337,991**	209,302
Income tax expense	*9*	**(5,074)**	(322)
Profit for the year		**332,917**	208,980
Profit for the year attributable to:			
Owners of the Company		**322,427**	205,588
Non-controlling interests		**10,490**	3,392
		332,917	208,980
		HK cents	*HK cents*
Earnings per share	*11*		
- Basic		**40.65**	25.92
- Diluted		**40.65**	25.92

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the year ended 31st December, 2011

	2011	2010
	HK$'000	*HK$'000*
Profit for the year	**332,917**	208,980
Other comprehensive income (expense)		
Exchange difference arising on translation of foreign operations	**2,542**	2,300
Reclassification adjustment for translation reserve upon disposal of interest in an associate	**-**	(8,300)
Reclassification adjustment for translation reserve upon disposal of interest in a subsidiary	**-**	3,439
Reclassification adjustment for translation reserve upon disposal of interest in a jointly controlled entity	**-**	(4,156)
Share of other comprehensive income of associates	**162,067**	57,107
Other comprehensive income for the year	**164,609**	50,390
Total comprehensive income for the year	**497,526**	259,370
Total comprehensive income for the year attributable to:		
Owners of the Company	**485,823**	254,937
Non-controlling interests	**11,703**	4,433
	497,526	259,370

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
At 31st December, 2011

	Notes	2011 HK$'000	2010 HK$'000
Non-current assets			
Property, plant and equipment		**130,882**	76,093
Intangible assets		**65,996**	65,826
Goodwill		**29,838**	29,838
Interests in associates		**4,293,964**	3,936,343
Interests in jointly controlled entities		**38,815**	59,465
Available-for-sale investments		**-**	-
Other financial asset		**53,400**	52,381
Loan and other receivables		**16,767**	-
		4,629,662	4,219,946
Current assets			
Prepaid royalties		**-**	1,274
Inventories		**5,227**	3,055
Amounts due from customers for contract work		**98,761**	66,493
Debtors, deposits and prepayments	*12*	**401,721**	305,449
Amounts due from associates		**7,218**	7,180
Amounts due from jointly controlled entities		**41,741**	17,456
Held-for-trading investments		**45,443**	36,618
Pledged bank deposit		**21**	19
Bank balances and cash		**124,450**	58,623
		724,582	496,167
Current liabilities			
Amounts due to customers for contract work		**65,549**	30,373
Creditors and accrued charges	*13*	**440,927**	298,262
Amount due to an associate		**9,947**	8,842
Amounts due to jointly controlled entities		**6,418**	2,782
Amount due to a related company		**-**	611
Amounts due to non-controlling shareholders		**3,357**	3,359
Tax liabilities		**2,767**	193
Other borrowings		**25**	44
Bank loans		**183,033**	126,600
Structured borrowing		**-**	12,561
		712,023	483,627
Net current assets		**12,559**	12,540
Total assets less current liabilities		**4,642,221**	4,232,486

	2011	2010
	HK$'000	*HK$'000*
Non-current liabilities		
Deferred tax liabilities	**5,750**	5,750
Obligations in excess of interests in associates	**18,235**	18,932
Amount due to an associate	**7,172**	8,172
Amount due to a jointly controlled entity	**4,067**	4,067
Other borrowings	**5**	30
Bank loans	**13,750**	26,345
	48,979	63,296
Net assets	**4,593,242**	4,169,190
Capital and reserves		
Share capital	**79,312**	79,312
Share premium and reserves	**4,389,093**	3,986,548
Equity attributable to owners of the Company	**4,468,405**	4,065,860
Non-controlling interests	**124,837**	103,330
Total equity	**4,593,242**	4,169,190

Notes:

1. Application of New and Revised Hong Kong Financial Reporting Standards

In the current year, the Group has applied the following 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 Hong Kong Institute of Certified Public Accountants (the "HKICPA").

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

The application of the new and revised HKFRSs in the current year has had no material impact on the Group's consolidated financial statements for the current and prior years.

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

Amendments to HKFRS 7	Disclosures - Transfers of Financial Assets[1]
	Disclosures - Offsetting Financial Assets and Financial Liabilities[2]
	Mandatory Effective Date of HKFRS 9 and Transition Disclosures[3]
HKFRS 9	Financial Instruments[3]
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]
Amendments to HKAS 1	Presentation of Items of Other Comprehensive Income[4]
Amendments to HKAS 12	Deferred Tax - Recovery of Underlying Assets[5]
HKAS 19 (as revised in 2011)	Employee Benefits[2]
HKAS 27 (as revised in 2011)	Separate Financial Statements[2]
HKAS 28 (as revised in 2011)	Investments in Associates and Joint Ventures[2]
Amendments to HKAS 32	Offsetting Financial Assets and Financial Liabilities[6]
HK(IFRIC)-Int 20	Stripping Costs in the Production Phase of a Surface Mine[2]

[1] Effective for annual periods beginning on or after 1st July, 2011.
[2] Effective for annual periods beginning on or after 1st January, 2013.
[3] Effective for annual periods beginning on or after 1st January, 2015.
[4] Effective for annual periods beginning on or after 1st July, 2012.
[5] Effective for annual periods beginning on or after 1st January, 2012.
[6] Effective for annual periods beginning on or after 1st January, 2014.

New and revised standards on consolidation, joint arrangements, associates and disclosures

In June 2011, a package of five standards on consolidation, joint arrangements, associates and disclosures was issued, including HKFRS 10, HKFRS 11, HKFRS 12, HKAS 27 (as revised in 2011) and HKAS 28 (as revised in 2011). Key requirements of these five standards are described below.

HKFRS 10 replaces the parts of HKAS 27 "Consolidated and Separate Financial Statements" that deal with consolidated financial statements and HK(SIC)-Int 12 "Consolidation - Special Purpose Entities". 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) the 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.

HKFRS 11 replaces HKAS 31 "Interests in Joint Ventures" and HK(SIC)-Int 13 "Jointly Controlled Entities - Non-Monetary Contributions by Venturers". HKFRS 11 deals with how a joint arrangement of which two or more parties have joint control should be classified. Under HKFRS 11, joint arrangements are classified as joint operations or joint ventures, depending on the rights and obligations of the parties to the arrangements. In contrast, under HKAS 31, there are three 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.

HKFRS 12 is a disclosure standard and is applicable to entities that have interests in subsidiaries, joint arrangements, associates and/or unconsolidated structured entities. In general, the disclosure requirements in HKFRS 12 are more extensive than those in the current standards.

These five standards are effective for annual periods beginning on or after 1st January, 2013. Earlier application is permitted provided that all of these five standards are applied at the same time.

The directors anticipate that these five standards will be adopted in the Group's consolidated financial statements for the annual period beginning on 1st January, 2013. The Group is in the process of assessing the impact of the application of and quantifying the potential financial impact on the application of these standards.

The directors of the Company anticipate that the application of the other new and revised standards, amendments and interpretation will have no material impact on the Group's consolidated financial statements.

2. Group Revenue

	2011	2010
	HK$'000	*HK$'000*
Group revenue	**1,248,340**	734,273
Share of revenue of jointly controlled entities	**578,218**	192,572
Group revenue and share of revenue of jointly controlled entities	**1,826,558**	926,845
Group revenue analysed by revenue from:		
Construction	**1,152,639**	722,396
Construction materials	**91,383**	2,226
Quarrying	**4,318**	9,651
	1,248,340	734,273

3. Segment Information

Information reported to the Board of the Company, being the chief operating decision maker, for the purposes of resource allocation and assessment of segment performance focuses on types of goods or services delivered or provided. This is also the basis upon which the Group is organized. The Group's reportable and operating segments under HKFRS 8 are summarised as follows:

Construction
- construction of civil engineering and building projects

Construction materials
- production and sale of concrete

Quarrying
- production and sale of quarry products

Highway and expressway operations and property development
- strategic investment in Road King Infrastructure Limited ("Road King"), an associate of the Group
- strategic investment in Sunco Property Holdings Company Limited ("Sunco"), an associate of the Group *(note)*

North American ginseng
- strategic investment in Chai-Na-Ta Corp., an associate of the Group

Note: The direct investment in Sunco was disposed of to Road King during the year ended 31st December, 2010.

Segment revenue and results

The following is an analysis of the segment revenue and profit (loss):

	Segment revenue		Segment profit (loss)	
	2011	2010	**2011**	2010
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
Construction	**1,730,857**	914,968	**13,117**	13,413
Construction materials	**96,568**	2,228	**(49,073)**	(30,813)
Quarrying	**21,176**	10,546	**56,382**	(8,464)
Highway and expressway operations and property development				
Share of results of Road King	**-**	-	**312,364**	239,020
Gain on disposal of interest in Sunco	**-**	-	**-**	8,300
North American ginseng	**-**	-	**10,709**	2,213
Elimination of inter-segment revenue	**(22,043)**	(897)	**-**	-
Total	**1,826,558**	926,845	**343,499**	223,669

Segment revenue includes share of revenue of jointly controlled entities. Reconciliation between the segment revenue and the Group's revenue is disclosed in note 2.

Segment profit (loss) represents profit (loss) after tax and non-controlling interests for each reportable segment and includes certain other income, investment income, gains and losses, share of results of certain associates, share of results of jointly controlled entities and certain other gains and losses, but excluding corporate income and expenses (including staff costs, other administrative expenses and finance costs), share of loss of an associate, certain gain on disposal of property, plant and equipment, discount on acquisition of additional interest in an associate, loss on deemed disposal of partial interest in an associate, change in fair value of structured borrowing, income tax expense and non-controlling interests which are not attributable to any of the reportable segments. This is the measure reported to the Board for the purposes of resource allocation and performance assessment.

Reconciliation of total segment profit to profit attributable to owners of the Company

	2011	2010
	HK$'000	*HK$'000*
Total segment profit	**343,499**	223,669
Unallocated items		
Other income	**8,569**	4,671
Investment income, gains and losses	**(6,694)**	(2,806)
Administrative expenses	**(20,857)**	(18,046)
Finance costs	**(2,138)**	(1,602)
Share of loss of an associate	**(28)**	(26)
Gain on disposal of property, plant and equipment	**20**	-
Discount on acquisition of additional interest in an associate	**-**	3,837
Loss on deemed disposal of partial interest in an associate	**-**	(7,808)
Change in fair value of structured borrowing	**81**	304
Income tax expense	**(25)**	-
Non-controlling interests	**-**	3,395
Profit attributable to owners of the Company	**322,427**	205,588

Segment assets and liabilities

As the Group's chief operating decision maker reviews the Group's assets and liabilities on a consolidation basis, no assets or liabilities are allocated to the reportable segments. Therefore, no analysis of segment assets and liabilities is presented.

Other segment information

Segment profit (loss) has been arrived at after charging (crediting):

Year ended 31st December, 2011

	Construction	**Construction materials**	**Quarrying**	**Highway and expressway operations and property development**	**North American ginseng**	**Segment total**	**Adjustments**	**Intra-group elimination**	**Total**
	HK$'000	***HK$'000***	***HK$'000***	***HK$'000***	***HK$'000***	***HK$'000***	***HK$'000*** *(note)*	***HK$'000***	***HK$'000***
Depreciation of property, plant and equipment	**14,462**	**15,087**	**1,584**	**-**	**-**	**31,133**	**596**	**-**	**31,729**
(Gain) loss on disposal of property, plant and equipment, net	**(39)**	**2,058**	**(625)**	**-**	**-**	**1,394**	**(20)**	**-**	**1,374**
Interest income	**(1,574)**	**-**	**(804)**	**-**	**-**	**(2,378)**	**(3,470)**	**3,470**	**(2,378)**
Income on settlement of prepaid royalties	**-**	**-**	**(45,563)**	**-**	**-**	**(45,563)**	**-**	**-**	**(45,563)**
Reversal of allowance on prepaid royalties	**-**	**-**	**(34,000)**	**-**	**-**	**(34,000)**	**-**	**-**	**(34,000)**
Finance costs	**2,122**	**3,671**	**-**	**-**	**-**	**5,793**	**2,138**	**(3,470)**	**4,461**
Share of results of associates	**(697)**	**-**	**-**	**(312,364)**	**(10,709)**	**(323,770)**	**28**	**-**	**(323,742)**
Share of results of jointly controlled entities	**(3,261)**	**-**	**-**	**-**	**-**	**(3,261)**	**-**	**-**	**(3,261)**
Income tax expense	**332**	**-**	**4,717**	**-**	**-**	**5,049**	**25**	**-**	**5,074**
Non-controlling interests	**13,976**	**(3,485)**	**(1)**	**-**	**-**	**10,490**	**-**	**-**	**10,490**

Year ended 31st December, 2010

	Construction	Construction materials	Quarrying	Highway and expressway operations and property development	North American ginseng	Segment total	Adjustments	Total
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000* *(note)*	*HK$'000*
Depreciation of property, plant and equipment	9,311	1,166	415	-	-	10,892	1,085	11,977
(Gain) loss on disposal of property, plant and equipment, net	(3,600)	5	-	-	-	(3,595)	-	(3,595)
Interest income	(1,494)	(6)	(13)	-	-	(1,513)	(1)	(1,514)
Finance costs	1,710	448	-	-	-	2,158	1,602	3,760
Share of results of associates	188	-	-	(239,020)	(2,213)	(241,045)	26	(241,019)
Gain on disposal of interest in an associate	-	-	-	(8,300)	-	(8,300)	-	(8,300)
Share of results of jointly controlled entities	(30,039)	-	-	-	-	(30,039)	-	(30,039)
Income tax expense	322	-	-	-	-	322	-	322
Non-controlling interests	12,798	(6,011)	-	-	-	6,787	(3,395)	3,392

Note: Adjustments represent unallocated amounts related to head office and other minor operations.

Geographical information

The Group's operations are located in the Hong Kong Special Administrative Region ("Hong Kong") (country of domicile), other regions in the People's Republic of China ("PRC") and Middle East.

The Group's revenue from external customers by geographical markets and information about its non-current assets by geographical location of the assets are detailed below:

	Revenue from external customers		Non-current assets (note)	
	2011	2010	**2011**	2010
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
Hong Kong	**1,196,727**	660,377	**4,447,339**	4,044,898
PRC	**16,490**	55,663	**61,601**	47,296
Middle East	**35,123**	18,233	**26,981**	61,517
Others	**-**	-	**23,574**	13,854
	1,248,340	734,273	**4,559,495**	4,167,565

Note: Non-current assets include all non-current assets except available-for-sale investments, other financial asset and loan and other receivables.

Information about customers

Two customers of the construction segment located in Hong Kong individually contributing over 10% of the Group's revenue in each of the current and prior years.

	2011	2010
	HK$'000	*HK$'000*
Customer A	**611,186**	305,517
Customer B	**154,556**	203,053
	765,742	508,570

4. Other Income

	2011	2010
	HK$'000	*HK$'000*
Other income includes:		
Interest on bank deposits	**218**	65
Interest on other financial asset	**1,468**	1,449
Imputed interest on loan and other receivables	**692**	-
Exchange gain, net	**89**	-
Operation fee income	**11,130**	8,811
Rental income from buildings	**192**	182
Rental income from plant and machinery	**2,375**	-
Service income from associates	**696**	493
Service income from jointly controlled entities	**28,707**	6,684

5. Investment Income, Gains and Losses

	2011	2010
	HK$'000	*HK$'000*
Net (loss) gain on change in fair value and disposal of held-for-trading investments	**(18,602)**	3,599
Dividend income from held-for-trading investments	**1,455**	2,042
Interest income from held-for-trading investments	**778**	-
	(16,369)	5,641

6. Finance Costs

	2011	2010
	HK$'000	*HK$'000*
Interest on bank and other borrowings wholly repayable within five years	**4,106**	3,447
Imputed interest on non-current interest-free amount due to an associate	**355**	313
	4,461	3,760

7. Other Gains and Losses

	2011	2010
	HK$'000	*HK$'000*
(Loss) gain on disposal of property, plant and equipment, net	**(1,374)**	3,595
Income on settlement of prepaid royalties	**45,563**	-
Reversal of allowance on prepaid royalties	**34,000**	-
Gain on disposal of interest in an associate	**-**	8,300
Discount on acquisition of additional interest in an associate	**-**	3,837
Loss on deemed disposal of partial interest in an associate	**-**	(7,808)
Gain on disposal of interest in a jointly controlled entity	**-**	3,042
Gain on disposal of a subsidiary	**-**	5,923
Change in fair value of structured borrowing	**81**	304
	78,270	17,193

8. Profit before Tax

	2011	2010
	HK$'000	*HK$'000*
Profit before tax has been arrived at after charging (crediting):		
Auditor's remuneration	**2,506**	2,404
Amortisation of intangible assets (included in cost of sales)	**1,250**	599
Bad debts written off	**119**	373
Construction contract costs recognised for sewage treatment plant	**-**	31,371
Depreciation of property, plant and equipment:		
Owned assets	**31,702**	11,946
Assets held under finance lease arrangement	**27**	45
	31,729	11,991
Less: Amount attributable to construction contracts	**-**	(14)
	31,729	11,977
Exchange loss, net	**-**	653
Hire charges for plant and machinery	**23,675**	12,822
Less: Amount attributable to construction contracts	**(23,675)**	(12,694)
	-	128
Operating lease rentals in respect of land and buildings	**43,670**	35,022
Less: Amount attributable to construction contracts	**(1,276)**	(550)
	42,394	34,472
Share of income tax expense of associates (included in share of results of associates)	**394,808**	371,542
Share of income tax (credit) expense of jointly controlled entities (included in share of results of jointly controlled entities)	**(53)**	22
Staff costs	**256,284**	201,020
Less: Amount attributable to construction contracts	**(132,223)**	(103,875)
	124,061	97,145
Write-down of inventories	**-**	1,430

9. Income Tax Expense

	2011	2010
	HK$'000	*HK$'000*
Income tax for the year		
Hong Kong	**-**	193
PRC	**5,078**	183
	5,078	376
(Over)underprovision in prior years		
Hong Kong	**(12)**	231
PRC	**8**	(285)
	(4)	(54)
	5,074	322

Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profit for both years. No tax is payable on the profit for the year arising in Hong Kong since the assessable profit for the year is wholly offset by tax losses brought forward.

Under the Law of the PRC on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25% from 1st January, 2008 onwards.

10. Dividends

	2011	2010
	HK$'000	*HK$'000*
Dividends paid and recognised as distributions during the year:		
2010 final dividend - HK5 cents per share (2010: 2009 final dividend - HK8 cents per share)	**39,656**	63,450
2011 interim dividend - HK5.5 cents per share (2010: 2010 interim dividend - HK5 cents per share)	**43,622**	39,656
	83,278	103,106

A final dividend for the year ended 31st December, 2011 of HK5.6 cents (2010: HK5 cents) per ordinary share has been proposed by the Board of the Company and is subject to approval by the shareholders in the forthcoming annual general meeting. This final dividend has not been included as a liability in the consolidated financial statements.

11. Earnings Per Share

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

	2011	2010
	HK$'000	*HK$'000*
Earnings for the purpose of basic earnings per share (Profit for the year attributable to owners of the Company)	**322,427**	205,588
Effect of dilutive potential ordinary shares:		
Decrease in share of profit of an associate arising from assumed exercise of share options issued by that associate	**(2)**	(44)
Earnings for the purpose of diluted earnings per share	**322,425**	205,544

	Number of shares	
	2011	2010
Number of ordinary shares for the purposes of basic and diluted earnings per share	**793,124,034**	793,124,034

The exercise price of the Company's outstanding share options at 31st December, 2010 was higher than the average market price of the shares of the Company during the year ended 31st December, 2010. Accordingly, the outstanding share options were anti-dilutive and had not been accounted for in the calculation of the diluted earnings per share.

12. Debtors, Deposits and Prepayments

	2011 *HK$'000*	2010 *HK$'000*
Trade debtors	**251,579**	166,261
Less: Allowance for doubtful debts	**(623)**	(1,732)
	250,956	164,529
Retention receivables	**62,022**	52,193
Other debtors, deposits and prepayments	**82,674**	88,727
Loan and other receivables	**6,069**	-
	401,721	305,449

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 works. The following is an aged analysis of trade receivables (net of allowance for doubtful debts) presented based on the invoice date:

	2011 *HK$'000*	2010 *HK$'000*
0 to 60 days	**248,679**	163,433
61 to 90 days	**2,069**	-
Over 90 days	**208**	1,096
	250,956	164,529
Retention receivables		
Due within one year	**52,888**	26,079
Due after one year	**9,134**	26,114
	62,022	52,193

Before accepting a new customer, the Group assesses the potential customer's credit quality and defines credit limit by customer. Limits and scores attributed to customers are reviewed periodically.

13. Creditors and Accrued Charges

	2011	2010
	HK$'000	*HK$'000*
Trade creditors (aged analysis based on the invoice date):		
0 to 60 days	**94,834**	55,662
61 to 90 days	**1,071**	2,785
Over 90 days	**4,421**	5,436
	100,326	63,883
Retention payables	**58,084**	43,435
Accrued project costs	**203,307**	113,023
Other creditors and accrued charges	**79,210**	77,921
	440,927	298,262
Retention payables		
Due within one year	**46,348**	38,835
Due after one year	**11,736**	4,600
	58,084	43,435

The Group has financial risk management policies in place to ensure that all payables are within the credit timeframe. For retention payables in respect of construction contracts, the due dates are usually one year after the completion of the construction works.

DIVIDENDS

The Board recommends the payment of a final dividend of HK5.6 cents (2010: HK5 cents) per share payable to shareholders whose names appear in the Register of Members of the Company on Tuesday, 22nd May, 2012. This dividend together with the interim dividend of HK5.5 cents (2010: HK5 cents) per share paid during the year represent total dividend distributions of HK11.1 cents (2010: HK10 cents) per share for the year ended 31st December, 2011.

Subject to the approval of shareholders at the forthcoming Annual General Meeting, final dividend warrants are expected to be despatched to the shareholders on or before 22nd June, 2012.

CLOSURES OF REGISTER OF MEMBERS

For determining the entitlement to attend and vote at the Annual General Meeting to be held on Tuesday, 15th May, 2012, the Register of the Members of the Company will be closed from Monday, 14th May, 2012 to Tuesday, 15th May, 2012, both days inclusive, during which period no transfer of shares will be registered. In order to be eligible to attend and vote at the Annual General Meeting, all transfers accompanied by the relevant share certificates must be lodged with the Company's Branch Share Registrar in Hong Kong, Tricor Secretaries Limited, at 26th Floor, Tesbury Centre, 28 Queen's Road East, Hong Kong not later than 4:00 p.m. on Friday, 11th May, 2012.

The proposed final dividend is subject to the approval of the shareholders at the Annual General Meeting. The record date for the proposed final dividend is on Tuesday, 22nd May, 2012. For determining the entitlement to the proposed final dividend, the Register of Members of the Company will be closed from Monday, 21st May, 2012 to Tuesday, 22nd May, 2012, both days inclusive, during which period no transfer of shares will be registered. In order to qualify for the proposed final dividend, all transfers accompanied by the relevant share certificates must be lodged with the Company's Branch Share Registrar in Hong Kong, Tricor Secretaries Limited, at 26th Floor, Tesbury Centre, 28 Queen's Road East, Hong Kong not later than 4:00 p.m. on Friday, 18th May, 2012.

BUSINESS REVIEW

The Group's audited revenue for the year ended 31st December, 2011 was HK$1,248 million (2010: HK$734 million) and HK$1,827 million (2010: HK$927 million) if including revenue of jointly controlled entities shared by the Group, generating an audited consolidated profit attributable to owners of the Company of HK$322 million (2010: HK$206 million), an increase of 56% as compared with that of year 2010.

Highway and Expressway Operations and Property Development

For the year ended 31st December, 2011, the Group shared a total profit of HK$312 million (2010: HK$239 million) from Road King Infrastructure Limited ("Road King"), an associate of the Group. As of the date of this announcement, the Group holds 38.19% interest in Road King.

For the year ended 31st December, 2011, Road King recorded an audited profit attributable to its owners of HK$818 million (2010: HK$625 million).

In 2011, the toll road business recorded a steady growth of 5% in toll revenue. The revenue generated from delivery of properties of the property business increased by 38%, with segment profit surging by 51% to HK$727 million.

The accelerated pace of economic restructuring imposed by the PRC government, relocation of industries to inland provinces, continual increase of disposable personal income and national economic development have generated new passenger and freight demand for Road King's toll road business as well as new customer sources for the property business.

Although the PRC government continued to enforce a series of austerity measures with the priority to curb inflation and imposed new measures to regulate the property market, which posed serious impacts on the property market, Road King managed to maintain a stable sales income through its diversified geographical and business portfolio.

Driven by the increase in the traffic volume of expressway projects, the total traffic volume and toll revenue in 2011 respectively reached 90 million vehicles and RMB2,045 million, representing an increase of 4% and 5% respectively over 2010. Toll revenue contributed by expressway projects increased from 67% of the entire toll road portfolio in 2007 to 82% in 2011. Road King is also making preparation for the withdrawal from highway projects in accordance with its strategy. In 2011, Road King withdrew from Taiyu Highway in Shanxi Province at the consideration of RMB25 million. Road King is still in discussion with respect to the compensation for withdrawing from other highway projects.

In 2011, as the macroeconomic controlling policies implemented by the PRC government dampened the property market, Road King focused on maintaining a robust financial position as its primary strategy. Benefited from the geographic diversity of business, Road King recorded sales (including car parking spaces) of RMB5,633 million in 2011, with the average selling price increased 8% year-on-year to RMB9,400 per sqm.

For 2011, revenue generated mainly by the delivery of properties (including car parking spaces) increased 38% to HK$6,833 million and total area delivered in 2011 was 733,000 sqm, representing a growth of 48% as compared with that in 2010. The segment profit of the property business also increased to HK$727 million.

The disputes with the former major shareholders of Sunco Property Holdings Company Limited ("Sunco") have principally been settled through the mediation by Tianjin Municipal Government. Both parties have withdrawn their respective lawsuit. The former major shareholders of Sunco have reiterated their recognition that Road King is the lawful owner of the interests attributable to two subsidiaries in Tianjin.

As at 31st December, 2011, Road King's landbank had an attributable GFA of over 4.36 million sqm. For toll road business, Road King will continue to dispose of certain Class I and Class II highways and increase the proportion of expressway assets in its portfolio, and to optimise and enhance the toll road business.

For the property business, Road King anticipates that the PRC government will continue to implement stringent austerity measures towards the property sector in 2012. Road King will continue to adopt a prudent investment strategy and professional management approach, and respond to relevant control measures by adjusting the pace and size of project investment.

Construction

For the year ended 31st December, 2011, the Group shared a profit of HK$13 million (2010: HK$13 million) from Build King Holdings Limited ("Build King"), construction arm of the Group. As of the date of this announcement, the Group holds 51.17% interest in Build King.

For the year ended 31st December, 2011, Build King recorded revenue and share of revenue of jointly controlled entities of HK$1,731 million (2010: HK$915 million) and an audited profit attributable to its owners of HK$26 million (2010: HK$29 million) which comprises profit of HK$36 million (2010: HK$21 million) from construction operation and loss of HK$10 million (2010: profit of HK$8 million) from the investments in marketable securities.

In 2011, Build King has been able to take advantage of the current high level of activity in the construction market in Hong Kong. This achievement reflects its continuing strategy of focusing on projects where it believes it has a competitive edge.

The expected market recovery in the UAE and particularly in Abu Dhabi did not materialise and as a result, Build King's joint venture there failed to secure any new projects this year. As the UAE marine civil engineering market is showing no improvement, Build King has decided to transfer most of its staff back to Hong Kong together with the majority of the marine plant. This will be completed in the first half of 2012.

During 2011, the number of new contracts secured was 21 and the value of outstanding works recorded a 38% increase to HK$5.4 billion as at the date of this announcement compared with HK$3.9 billion reported in its Annual Report 2010.

In Hong Kong, Build King was awarded 16 new civil engineering projects, including 3 projects awarded to joint ventures, totalling in all HK$2.3 billion in value.

In regard to the future, Build King is confident that there are good opportunities in civil engineering coming for it in 2012, and also beyond. Tenders for the MTRC Shatin to Central Line will be available in the first half of 2012 and physical works will commence in the second half. Build King has teamed up with partners for most of the packages and is confident that they will be prequalified for most of them.

Build King's building division secured a major new building project as management contractor for the development of Hang Seng Management College at Shatin. This contract is the biggest building work undertaken to date by Build King.

In the long term, Build King is confident that there will be many opportunities in Hong Kong for substantial growth of Build King during the next 5 years or so. To capitalize on these opportunities, its tendering strategy will continue to be selective and focus on those projects where Build King believes a decent margin can be obtained, where they have a real edge and which have healthy cashflow.

In the PRC, no new projects have been identified by Build King during the year. However, the existing operation at the sewage treatment plant in Wuxi continued to generate steadily increasing income and profit. For 2011, the income increased by HK$3 million to HK$16 million due to the increased average daily throughput from 25,000 tonnes to 30,000 tonnes as well as the levy for domestic users being finally increased by 9%. With the increasing population and industrial needs, Build King may need to consider further expansion of the plant capacity in 2013 from the current maximum capacity of daily volume 35,000 tonnes to 50,000 tonnes.

Construction Materials

For the year ended 31st December, 2011, the Group shared a loss of HK$49 million (2010: HK$31 million) from Mega Yield International Holdings Limited ("Mega Yield"), the construction materials division of the Group, and the revenue of Mega Yield was HK$97 million (2010: HK$2 million). As of the date of this announcement, the Group holds 94.05% interest in Mega Yield.

The substantial loss recorded was mainly due to the pre-operating expenses incurred for the establishment of the concrete batching plant and the rental payment for the Aberdeen site. In addition, the orders from customers were slower than expected due to the demand for concrete is significantly lower at early stage of most construction projects. The orders gradually picked up during the last quarter in 2011.

The division continues to focus on increasing its order book as well as gearing up the efficiency and effectiveness of the concrete batching facilities. Our emphasis is on our product quality control and we value our customers and work closely with them. In addition, management continues to adopt prudent cost control measures. The road ahead is not smooth as the division is facing the challenge of increases in raw materials costs, shortage of skillful labour and severe competition from the existing operators.

Quarrying

For the year ended 31st December, 2011, the quarrying division recorded revenue of HK$21 million (2010: HK$11 million) and net profit of HK$56 million (2010: net loss of HK$8 million).

The significant improvement in the current year result is due to an one-off income recognised upon an agreement made with the local government of Wanshan in the PRC ("Wanshan Government") during the year that the Wanshan Government would settle the outstanding amount of the advances and the cost of construction work together with the interest thereon by cash instead of the waiver of royalty fees arising from the sale of quarry products from a quarry of the Group in the PRC. At the date of the agreement, an allowance of prepaid royalties amounting to HK$34 million made in 2004 has been reversed and an additional income (net of tax) of HK$41 million has been recognised.

During the current year, the Group's licence for operation in Niu Tou Island has been successfully extended for 6 years to 2017 and relocation of the crushing plant in Niu Tou Island has also been completed.

Following the increase in the production volume in the Group's concrete batching facilities at Aberdeen in 2012, the demand of aggregates from the quarrying division is anticipated to be increased.

North American Ginseng

For the year ended 31st December, 2011, Chai-Na-Ta Corp. ("CNT"), an associate of the Group in Canada, recorded revenue of C$9.5 million (2010: C$9.0 million) and net profit of C$3.0 million (2010: C$0.8 million). For the year ended 31st December, 2011, the Group shared CNT's profit of HK$11 million (2010: HK$2 million). As of the date of this announcement, the Group holds 46.19% interest in CNT.

In 2011, CNT harvested its remaining 140 acres (2010: 125 acres) of ginseng crops in Ontario which resulted in a yield of 367,000 pounds (2010: 545,000 pounds) of roots. The decrease in yield is a result of the 2011 harvest being primarily composed of three-year-old ginseng crops which have less time to mature and increase in size. As three-year-old crops would normally have been allowed to mature one more year and the final year's harvest in 2011 has absorbed a greater proportion of farm overhead costs, CNT recorded a write-down of C$0.2 million on the inventory that was harvested at the end of 2011 due to lower than expected sales prices on its final harvest which reduced the estimated net realizable value of the inventory below its carrying value at 31st December, 2011.

CNT is currently in the process of closing its ginseng farming operations. The operating assets and real property of CNT have been sold in January 2012 and CNT is currently selling its inventory from its final harvest in 2011. CNT has not yet received any proposal for attractive new potential venture to invest in, and thus will begin the process of winding up the company and repatriating all remaining assets to its shareholders in accordance with the relevant rules and regulations of Canada.

FINANCIAL REVIEW

Liquidity and Financial Resources

During the year, total borrowings increased from HK$165 million to HK$197 million with the maturity profile summarised as follows:

	At 31st December,	
	2011	2010
	HK$'million	*HK$'million*
Within one year	**123**	82
In the second year	**47**	42
In the third to fifth year inclusive	**27**	41
	197	165
Classified under:		
Current liabilities ((a) and (b))	**183**	139
Non-current liabilities	**14**	26
	197	165

(a) At 31st December, 2011, bank loans (that are repayable more than one year after the end of the reporting period but contain a repayment on demand clause) with the aggregate carrying amount of HK$60 million (2010: HK$57 million) have been classified as current liabilities.

(b) At 31st December, 2010, total borrowings included a structured borrowing of HK$13 million that was designated as at fair value through profit or loss upon initial recognition and was subsequently measured at fair value based on the valuation provided by the counterparty. The structured borrowing was denominated in United States dollar and was fully repaid during the year 2011.

At 31st December, 2011, bank loans included a carrying amount of HK$4 million (2010: HK$8 million) which is denominated in United States dollar.

During the year, the Group had no fixed-rate borrowings and no financial instruments for hedging purpose.

At 31st December, 2011, the Group's cash and bank balances were HK$124 million (2010: HK$59 million), of which bank deposit amounting to HK$0.02 million (2010: HK$0.02 million) was pledged to a bank to secure certain general banking facilities granted to the Group.

For the year ended 31st December, 2011, the Group recorded finance costs of HK$4 million (2010: HK$4 million).

At 31st December, 2011, a portfolio of held-for-trading investments were stated at their fair values in a total amount of HK$45 million (2010: HK$37 million), majority of which were equity securities listed in Hong Kong and debts securities listed in Singapore. Certain listed equity securities held by Build King with market value of HK$13 million (2010: HK$21 million) were pledged to a bank to secure certain general banking facilities granted to Build King. For the year ended 31st December, 2011, the Group recorded a net loss (net amount of change in fair value, gain or loss on disposal, impairment loss, interest and dividend income) from these investments of HK$16 million (2010: a net gain of HK$6 million), of which a net loss of HK$10 million (2010: a net gain of HK$8 million) was suffered from the securities invested by Build King.

The Group's borrowings, investments and bank balances are principally denominated in Hong Kong dollar, Renminbi and United States dollar. Hence, there is no significant exposure to foreign exchange rate fluctuations.

Capital Structure and Gearing Ratio

At 31st December, 2011, the equity attributable to owners of the Company amounted to HK$4,468 million, representing HK$5.63 per share (2010: HK$4,066 million, representing HK$5.13 per share). Increase in equity attributable to owners of the Company was mainly attributable to the profit generated after deduction of dividends paid during the year.

At 31st December, 2011, the net gearing ratio, being the ratio of net borrowings (total borrowings less cash and bank balances) to equity attributable to owners of the Company, was 1.6% (2010: 2.6%).

Pledge of Assets

At 31st December, 2011, apart from the bank deposit and certain listed equity securities pledged to a bank to secure certain general banking facilities granted to the Group, certain motor vehicles with an aggregate carrying value of HK$23 million (2010: HK$0.05 million) were pledged to secure certain bank loans granted to the Group. In addition, the share of a Company's subsidiary was pledged to secure certain bank loans granted to the Group.

Tender/Performance/Retention Bonds

At 31st December, 2011, the Group had outstanding tender/performance/retention bonds for construction contracts amounting to HK$154 million (2010: HK$203 million).

Capital Commitments

At 31st December, 2011, the Group has committed capital expenditure in respect of the acquisition of property, plant and equipment contracted for but not provided in the Group's consolidated financial statements and authorised but not contracted for amounting to HK$4 million (2010: HK$21 million) and HK$1 million (2010: HK$12 million) respectively.

EMPLOYEES AND REMUNERATION POLICIES

At 31st December, 2011, the Group had 1,033 employees (2010: 949 employees), of which 810 (2010: 705) were located in Hong Kong, 113 (2010: 125) were located in the PRC and 110 (2010: 119) were located in UAE. For the year ended 31st December, 2011, the Group's total staff costs were about HK$256 million (2010: HK$201 million).

Competitive remuneration packages are structured to commensurate with individual responsibilities, qualification, experience and performance. In addition, discretionary bonuses may be paid depending upon the financial performance of the Group as well as the performance of the individual.

The emoluments of Executive Directors and senior management are to be determined by the Remuneration Committee with reference to salaries paid by comparable companies, time commitment and responsibilities, employment conditions and prevailing market conditions.

FUTURE OUTLOOK

With an increased order book in the concrete business, it is anticipated that the quarrying division will achieve stable performance, which together with the prudent cost control measures and the construction materials division's increased production levels in 2012 and 2013, the Group believes that the division will likely turn around. The construction materials division is fully committed to achieve the target.

To enhance the shareholders' interests, we will continue to look for similar investment opportunities that create synergy for the Group. In making investment decisions, we will continue to cautiously consider our financial capability.

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 during the year ended 31st December, 2011.

CORPORATE GOVERNANCE

The Company is committed to attaining good standard of corporate governance practices.

The Company has adopted the code provisions of the Code on Corporate Governance Practices (the "Code") set out in Appendix 14 of the Rules Governing the Listing of Securities (the "Listing Rules") on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") as its own code and has complied with the Code throughout the year ended 31st December, 2011, with deviations from code provisions A.2.1 and A.4.1 of the Code in respect of the separate role of chairman and chief executive officer and service term of directors.

Since the role of the Chairman and Vice Chairman are clearly segregated and the Vice Chairman is in practice, the chief executive officer, even though he does not carry that title, the Company does not currently intend to re-designate the Vice Chairman as the chief executive officer of the Company. None of the existing Non-executive Directors (including Independent Non-executive Director) of the Company is appointed for a specific term. However, all the Directors of the Company are subject to the retirement provisions under the Bye-laws of the Company. As such, the Company considers that sufficient measures have been taken to ensure that the Company's corporate governance practices are no less exacting than those in the Code. Details of corporate governance will be set out in Annual Report 2011.

The Audit Committee has conducted a meeting with the management and external auditor to review the accounting policies adopted by the Group, the Group's consolidated financial statements for the year ended 31st December, 2011, the general scope of audit work conducted by the external auditor and assessment of the Group's internal controls.

ANNUAL GENERAL MEETING

The Annual General Meeting of the Company will be held at Academy Room I-II, 1st Floor, InterContinental Grand Stanford Hong Kong, 70 Mody Road, Tsimshatsui East, Kowloon, Hong Kong on Tuesday, 15th May, 2012 at 11:00 a.m. and the Notice of the Annual General Meeting will be published and despatched to the shareholders in the manner as required by the Listing Rules.

PUBLICATION OF THE FINAL RESULTS AND ANNUAL REPORT

This announcement is published on the Company's website (www.waikee.com) and the Stock Exchange's website (www.hkexnews.hk). The Annual Report 2011 containing all the information required by the Listing Rules will be published on the websites of the Company and the Stock Exchange, and despatched to the shareholders in due course.

APPRECIATION

The Board would like to take this opportunity to extend its heartiest thanks to the entire loyal and dedicated staff.

By Order of the Board
William Zen Wei Pao
Chairman

Hong Kong, 27th February, 2012

As at the date of this announcement, the Board comprises three executive directors, namely Mr. William Zen Wei Pao, Mr. Derek Zen Wei Peu and Miss Anriena Chiu Wai Yee, three non-executive directors, namely Mr. Patrick Lam Wai Hon, Mr. Chu Tat Chi and Dr. Leslie Cheng Chi Pang and three independent non-executive directors, namely Dr. Steve Wong Che Ming, Mr. Samuel Wan Siu Kau and Mr. Francis Wong Man Chung.