渝 太 地 產 集 團 有 限 公 司*

Y. T. REALTY GROUP LIMITED

(Incorporated in Bermuda with limited liability)
(Stock Code: 75)

2 0 1 1 Annual Results Announcement

The board of directors of Y. T. Realty Group Limited (the "Company") is pleased to announce the consolidated results of the Company and its subsidiaries (the "Group") for the year ended 31 December 2011. The results have been reviewed by the audit committee of the Company.

CONSOLIDATED INCOME STATEMENT
Year ended 31 December 2011

	Notes	**2011** *HK$'000*	2010 *HK$'000* *(Restated)*
REVENUE	*2, 3*	**160,472**	145,249
Direct outgoings		**(13,707)**	(7,768)
Cost of properties sold		**-**	(280)
		146,765	137,201
Other income		**2,644**	434
Other expenses	*4*	**(63,286)**	-
Administrative expenses		**(34,301)**	(32,513)
Finance costs		**(5,774)**	(7,217)
Changes in fair value of investment properties		**301,088**	367,659
Share of results of an associate		**101,693**	157,567
PROFIT BEFORE TAX	*4*	**448,829**	623,131
Income tax expense	*5*	**(18,005)**	(16,326)
PROFIT FOR THE YEAR		**430,824**	606,805
Attributable to:			
Equity holders of the Company		**430,824**	606,822
Non-controlling interests		**-**	(17)
		430,824	606,805
EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY			
Basic earnings per share	*7*	**HK53.9 cents**	HK75.9 cents
Diluted earnings per share	*7*	**HK53.7 cents**	HK75.3 cents

Details of the dividends proposed for the year are disclosed in note 6 below.

Per share information:		
- Dividend per share	**HK3.0 cents**	HK3.0 cents
- Net asset value per share	**HK$5.65**	HK$5.20

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

Year ended 31 December 2011

	2011 *HK$'000*	2010 *HK$'000* *(Restated)*
PROFIT FOR THE YEAR	**430,824**	606,805
OTHER COMPREHENSIVE (LOSS)/INCOME		
Changes in fair value of other investments	**350**	810
Share of other comprehensive (loss)/income of an associate	**(47,555)**	23,168
Realised reserves upon deemed dilution of investment in an associate	**(122)**	-
OTHER COMPREHENSIVE (LOSS)/INCOME FOR THE YEAR	**(47,327)**	23,978
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	**383,497**	630,783
Attributable to:		
Equity holders of the Company	**383,497**	630,800
Non-controlling interests	**-**	(17)
	383,497	630,783

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

31 December 2011

	Notes	**31 December 2011 *HK$'000***	31 December 2010 *HK$'000* *(Restated)*	1 January 2010 *HK$'000* *(Restated)*
NON-CURRENT ASSETS				
Property, plant and equipment		**1,438**	92	372
Investment properties		**3,334,800**	3,031,200	2,654,900
Investment in an associate		**1,489,922**	1,545,198	1,420,354
Other investments		**1,900**	1,603	793
Total non-current assets		**4,828,060**	4,578,093	4,076,419
CURRENT ASSETS				
Properties held for sale		**-**	-	275
Trade receivables	*8*	**1,894**	1,664	2,293
Other receivables, deposits and prepayments		**13,380**	10,512	8,641
Cash and cash equivalents		**71,713**	80,320	66,934
Total current assets		**86,987**	92,496	78,143
CURRENT LIABILITIES				
Trade payables	*9*	**3,731**	1,264	725
Other payables and accrued expenses		**73,634**	71,317	75,839
Bank loans, secured		**73,000**	153,000	286,700
Tax payable		**1,847**	2,844	3,306
Total current liabilities		**152,212**	228,425	366,570
NET CURRENT LIABILITIES		**(65,225)**	(135,929)	(288,427)
TOTAL ASSETS LESS CURRENT LIABILITIES		**4,762,835**	4,442,164	3,787,992
NON-CURRENT LIABILITIES				
Bank loans, secured		**176,100**	219,100	180,000
Deferred tax liabilities		**65,647**	61,486	57,208
Total non-current liabilities		**241,747**	280,586	237,208
Net assets		**4,521,088**	4,161,578	3,550,784
EQUITY				
Equity attributable to equity holders of the Company				
Issued share capital		**79,956**	79,956	79,956
Reserves		**4,417,145**	4,057,635	3,451,129
Proposed final dividends	*6*	**23,987**	23,987	19,989
		4,521,088	4,161,578	3,551,074
Non-controlling interests		**-**	-	(290)
Total equity		**4,521,088**	4,161,578	3,550,784

Notes:

1 Basis of preparation and accounting policies

These financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("HKASs") and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants, accounting principles generally accepted in Hong Kong and the disclosure requirements of the Hong Kong Companies Ordinance. They have been prepared under the historical cost convention, except for investment properties and other investments, which have been measured at fair value.

The Group has adopted the following new and revised HKFRSs for the first time for the current year's financial statements.

HKFRS 1 Amendment	Amendment to HKFRS 1 First-time Adoption of Hong Kong Financial Reporting Standards - Limited Exemption from Comparative HKFRS 7 Disclosures for First-time Adopters
HKAS 12 Amendments	Amendments to HKAS 12 Income Tax - Deferred Tax: Recovery of Underlying Assets
HKAS 24 (Revised)	Related Party Disclosures
HKAS 32 Amendment	Amendment to HKAS 32 Financial Instruments: Presentation - Classification of Rights Issues
HK(IFRIC)-Int 14 Amendments	Amendments to HK(IFRIC)-Int 14 Prepayments of a Minimum Funding Requirement
HK(IFRIC)-Int 19	Extinguishing Financial Liabilities with Equity Instruments
Improvements to HKFRSs 2010	Amendments to a number of HKFRSs issued in May 2010

Other than as further explained below regarding the impact of amendments to HKAS 12, the adoption of the new and revised HKFRSs has had no significant financial effect on these financial statements.

The principal effects of adopting the new and revised HKFRSs are as follows:

Early Adoption of Amendments to HKAS 12 Income Tax - Deferred Tax: Recovery of Underlying Assets

Amendments to HKAS 12 introduce a rebuttable presumption that deferred tax on investment property measured using the fair value model in HKAS 40 “Investment Property” should be determined on the basis that its carrying amount will be recovered through sale. Although the amendments are effective for annual periods beginning on or after 1 January 2012, the Group has decided to early adopt the amendments in these financial statements.

As a result of the change in accounting policy arising from amendments to HKAS 12, the Group now measures any deferred tax liability in respect of the Group’s investment properties using tax rate that would apply on recovery of the assets through sale, rather than through use prior to adoption of these amendments. This change in accounting policy has been applied retrospectively with opening balance of retained profits being adjusted for the earliest prior period presented, and income tax expense, earnings per share and deferred tax liability for prior period being adjusted for each prior period presented as if this new accounting policy had always been applied. In addition, as a result of this change and as required by HKAS 1 Presentation of Financial Statements, these financial statements also include a consolidated statement of financial position as at 1 January 2010.

1 Basis of preparation and accounting policies *(continued)*

Early Adoption of Amendments to HKAS 12 Income Tax - Deferred Tax: Recovery of Underlying Assets *(continued)*

The effects on the consolidated income statement, consolidated statement of financial position, consolidated statement of changes in equity and basic and diluted earnings per share of the Group are summarised as follows:

Consolidated income statement for the year ended 31 December

	2011	2010
	HK$'000	*HK$'000*
Decrease in income tax expense	**49,543**	60,551
Increase in profit for the year and profit attributable to equity holders of the Company for the year	**49,543**	60,551
Increase in basic and diluted earnings per share attributable to ordinary equity holders of the Company	**HK6.2 cents**	HK7.6 cents

Consolidated statement of financial position as at 31 December/1 January

	31 December 2011	31 December 2010	1 January 2010
	HK$'000	*HK$'000*	*HK$'000*
Decrease in deferred tax liabilities	**255,501**	205,958	145,407
Increase in retained profits	**255,501**	205,958	145,407

Except for the amendments to HKAS 12 Income Tax - Deferred Tax: Recovery of Underlying Assets as explained above, the Group has not early applied any new and revised HKFRSs, that have been issued but are not yet effective, in these financial statements. However, the Group is in the process of making an assessment of the impact of the new and revised HKFRSs upon initial application, certain of which may be relevant to the Group's operation and may result in changes in the Group's accounting policies, and changes in presentation and measurement of certain items of the Group's financial information.

2 Operating segment information

For management purposes, the Group is organised into business units based on its business activities and has four reportable operating segments as follows:

(a) The property investment segment invests in properties for rental income and potential capital appreciation;

(b) The property trading segment comprises the trading of properties;

(c) The property management and related services segment comprises the provision of property management and related technical consultancy services; and

(d) The operation of driver training centres and tunnel operation and management segment refers to the Group's share of results of its associate which is engaged in the operation of and investment in driver training centres and tunnel operation and management.

Management monitors the results of its operating segments separately for the purpose of making decisions about resources allocation and performance assessment. Segment performance is evaluated based on reportable segment profit/(loss), which is a measure of adjusted profit/(loss). The adjusted profit/(loss) is measured consistently with the Group's profit/(loss) except that finance costs and head office income tax expense/(credit) are excluded from such measurement.

Segment assets exclude other investments, cash and cash equivalents as these assets are managed on a group basis.

Segment liabilities exclude bank loans and head office tax payable as these liabilities are managed on a group basis.

2 Operating segment information *(continued)*

	Year ended 31 December 2011				
	Property investment *HK$'000*	**Property trading** *HK$'000*	**Property management and related services** *HK$'000*	**Operation of driver training centres and tunnel operation and management** *HK$'000*	**Consolidated** *HK$'000*
Segment revenue	**149,947**	**-**	**10,525**	**-**	**160,472**
Segment results	**409,498**	**-**	**6,128**	**-**	**415,626**
Loss on deemed dilution of investment in an associate	**-**	**-**	**-**	**(62,716)**	**(62,716)**
Finance costs					**(5,774)**
Share of results of an associate	**-**	**-**	**-**	**101,693**	**101,693**
Profit before tax					**448,829**
Income tax expense	**(16,215)**	**-**	**(649)**	**-**	**(16,864)**
Unallocated income tax expense					**(1,141)**
Profit for the year					**430,824**
Assets and liabilities					
Segment assets	**3,350,547**	**-**	**965**	**-**	**3,351,512**
Investment in an associate	**-**	**-**	**-**	**1,489,922**	**1,489,922**
Unallocated assets					**73,613**
Total assets					**4,915,047**
Segment liabilities	**136,921**	**-**	**7,800**	**16**	**144,737**
Unallocated liabilities					**249,222**
Total liabilities					**393,959**
Other segment information:					
Capital expenditure	**3,947**	**-**	**-**	**-**	**3,947**
Depreciation	**86**	**-**	**3**	**-**	**89**
Impairment of trade receivables	**-**	**-**	**517**	**-**	**517**
Changes in fair value of investment properties	**301,088**	**-**	**-**	**-**	**301,088**

2 Operating segment information *(continued)*

	Year ended 31 December 2010 *(Restated)*				
	Property investment *HK$'000*	Property trading *HK$'000*	Property management and related services *HK$'000*	Operation of driver training centres and tunnel operation and management *HK$'000*	Consolidated *HK$'000*
Segment revenue	136,419	270	8,560	-	145,249
Segment results	466,170	(10)	6,621	-	472,781
Finance costs					(7,217)
Share of results of an associate	-	-	-	157,567	157,567
Profit before tax					623,131
Income tax expense	(14,576)	-	(686)	-	(15,262)
Unallocated income tax expense					(1,064)
Profit for the year					606,805
Assets and liabilities					
Segment assets	3,043,002	-	466	-	3,043,468
Investment in an associate	-	-	-	1,545,198	1,545,198
Unallocated assets					81,923
Total assets					4,670,589
Segment liabilities	130,611	-	5,245	14	135,870
Unallocated liabilities					373,141
Total liabilities					509,011
Other segment information:					
Capital expenditure	8,641	-	6	-	8,647
Depreciation	-	-	286	-	286
Changes in fair value of investment properties	367,659	-	-	-	367,659

2 Operating segment information *(continued)*

Geographical information

(a) Revenue from external customers

	2011	2010
	HK$'000	*HK$'000*
Hong Kong	**160,472**	145,249

The revenue information above is based on the location of the customers.

(b) Non-current assets

	2011	2010
	HK$'000	*HK$'000*
Hong Kong	**4,816,155**	4,567,280
Mainland China	**10,005**	9,210
	4,826,160	4,576,490

The non-current asset information above is based on the location of assets and excludes financial instruments.

Information about a major customer

Revenue of approximately HK$19,827,000 (2010: HK$16,055,000) was derived from a single customer under the property investment segment.

3 Revenue

Revenue, which is also the Group's turnover, represents the aggregate of gross rental income received and receivable from investment properties, the proceeds from the sale of properties, and the income from property management and related services.

4 Profit before tax

The Group's profit before tax is arrived at after charging/(crediting):

	2011	2010
	HK$'000	*HK$'000*
Depreciation	**89**	286
Interest expenses	**4,398**	5,686
Impairment of trade receivables#	**517**	-
Impairment of other investments#	**53**	-
Loss on deemed dilution of investment in an associate#	**62,716**	-
Gain on disposal of an item of property, plant and equipment	**(200)**	-
Interest income	**(135)**	(28)

These items are included in "Other expenses" in the consolidated income statement.

5 Income tax expense

Hong Kong profits tax has been provided at the rate of 16.5% (2010: 16.5%) on the estimated assessable profits arising in Hong Kong during the year.

	2011	2010
	HK$'000	*HK$'000*
		(Restated)
Current - Hong Kong	**13,848**	11,325
(Over)/under provision in prior years	**(4)**	723
	13,844	12,048
Deferred	**4,161**	4,278
Total tax charge for the year	**18,005**	16,326

6 Proposed final dividends

	2011	2010
	HK$'000	*HK$'000*
Proposed final dividends - HK3.0 cents (2010: HK3.0 cents) per ordinary share	**23,987**	23,987

The proposed final dividends for the year are subject to the approval of the Company's shareholders at the forthcoming annual general meeting.

7 Earnings per share attributable to ordinary equity holders of the Company

The calculation of the basic earnings per share amount for the year is based on the profit for the year attributable to ordinary equity holders of the Company, and the weighted average number of ordinary shares in issue during the year.

The calculation of the diluted earnings per share amount for the year is based on the adjusted profit for the year attributable to ordinary equity holders of the Company, adjusted to reflect the effects of all potentially dilutive ordinary shares of an associate of the Group as a result of dilution of investment in an associate, and the weighted average number of ordinary shares in issue during the year.

The calculation of basic and diluted earnings per share is based on:

	2011 ***HK$'000***	2010 *HK$'000* *(Restated)*
Earnings		
Profit for the year attributable to ordinary equity holders of the Company	**430,824**	606,822
Effects of all potentially dilutive ordinary shares of an associate of the Group	**(1,691)**	(5,242)
	429,133	601,580

	Number of shares **2011**	 2010
Shares		
Weighted average number of ordinary shares in issue during the year	**799,557,415**	799,557,415

8 Trade receivables

An aged analysis of the trade receivables at the end of the reporting period, based on the invoice date and net of provisions, is as follows:

	2011	2010
	HK$'000	*HK$'000*
0 - 30 days	**1,680**	116
31 - 60 days	**141**	1,460
Over 60 days	**73**	88
	1,894	1,664

The trade receivables primarily include rental receivables and property management and related services receivables which are normally due on the first day of each month and within a 14-day period, respectively. The Group seeks to maintain strict control over its outstanding receivables and overdue balances are reviewed regularly by senior management. In view of the aforementioned and the fact that the Group's trade receivables relate to a large number of diversified customers, there is no significant concentration of credit risk.

9 Trade payables

An aged analysis of the trade payables at the end of the reporting period, based on the invoice date, is as follows:

	2011	2010
	HK$'000	*HK$'000*
0 - 30 days	**3,731**	1,264

10 Comparative amounts

As further explained in note 1 above, due to the adoption of new and revised HKFRSs during the current year, the accounting treatment and presentation of certain items and balances in the financial statements have been revised to comply with the new requirements. Accordingly, certain prior year adjustments have been made, certain comparative amounts have been restated to conform with the current year's presentation and accounting treatment, and a third statement of financial position as at 1 January 2010 has been presented.

DIVIDENDS

The directors recommend the payment of a final dividend of HK3.0 cents per share for the year ended 31 December 2011. No interim dividend was paid during the year. In respect of the preceding year, a final dividend of HK3.0 cents per share was paid and no interim dividend was declared.

Dividend warrants in respect of the proposed final dividend will be despatched on Thursday, 31 May 2012 to shareholders registered on Tuesday, 29 May 2012 (subject to shareholder approval).

CLOSURE OF BOOKS

The register of members and transfer books of the Company will be closed from Friday, 25 May 2012 to Tuesday, 29 May 2012, both days inclusive, during which period no transfer of shares in the Company shall be effected. In order to qualify for the final dividend, all transfers of shares accompanied by the relevant share certificates must be lodged with the Company's branch registrar in Hong Kong, Tricor Abacus Limited, at 26/F, Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong for registration by 4:30 p.m., Thursday, 24 May 2012.

NET ASSET VALUE

The consolidated net asset value per share of the Group as at 31 December 2011 was HK$5.65 based on the 799,557,415 shares in issue, an increase of approximately 8.6%, as compared to HK$5.20 (as restated) per share based on 799,557,415 shares in issue as at 31 December 2010.

BUSINESS REVIEW

The Group's net profit attributable to shareholders for the year was HK$430.8 million as compared to the net profit of HK$606.8 million (as restated) in 2010, representing a 29.0% decrease from 2010. Revenue for the year increased by 10.5% to HK$160.5 million as compared to HK$145.3 million reported in 2010. The increase in overall revenue was primarily due to increase in rental income.

Revaluation of the Group's portfolio of properties resulted in a surplus of HK$301.1 million (2010: HK$367.7 million). The revaluation surplus was reported in the income statement.

The Group's share of profit after taxation from the associated company, The Cross-Harbour (Holdings) Limited ("Cross-Harbour"), for the year was HK$101.7 million (2010: HK$157.6 million), a decrease of 35.5% from last year. Cross-Harbour is listed on The Stock Exchange of Hong Kong Limited and it is engaged in investment and management of tunnels, motoring schools and highway and tunnel toll system.

BUSINESS REVIEW *(continued)*

Property Business

The Group's major investment properties include:

Century Square
Prestige Tower

Gross rental income for the year amounted to HK$149.9 million which represents an increase of about 9.9% when compared with last year's rental income of HK$136.4 million. The increase in rental income in 2011 was due to the increase in rental rates of the Group's investment properties.

During the last financial year, the European debt crisis which has been pervading the world economy for the past years continued to beset the global market despite persistent concerted efforts by many world leaders. Much expected expansionary quantitative monetary easing policies did not materialise in 2011 though initial attempts did effectively stabilise the financial market and boosted the asset and commodity value but failed to stimulate a sustainable growth of real economy. Market confidence and investment sentiment in many business communities remained weak, banking sector in particular.

In Mainland China, there was no apparent relaxation of austerity measures which were introduced in 2010 to cool off overheated property speculation but these administrative attempts resulted in wide spread of liquidity problem which inevitably affected many businesses.

In Hong Kong, it is pleased to note that our local economy during the last financial year remained resilient and had been able to maintain a strong growth. Record arrival of tourists and escalating value of Renminbi continued to be the major factors in boosting the consumer spending which benefited a wide spectrum of businesses, of which the Group was amongst those to benefit as our core investment is in rental properties which predominantly are of commercial and retail nature. Rental rate across the Group's property portfolio continued to climb upward in 2011 whilst occupancy rate stayed pleasingly at high level of 97.0%. For Prestige Tower at Tsimshatsui, the entire building has over the years been transformed into an up-market fashion hub. In 2011, we successfully attracted another three experienced fashion operators to the building to strengthen our market niche. Whereas for Century Square in Central, our effort in building up a luxurious watch hub for the retail podium reached another milestone after the moving-in of three more luxurious brands Bell & Ross, Chronoswiss and VIP Station during the course of last year. On the other hand, the leasing and marketing divisions of the Group spared no effort in branding the rest of the building into a premium beauty centre. Currently, we have successfully attracted over twenty different quality tenants providing spa, beauty, wellness and services of similar sort to a large different categories of clients.

FINANCING AND LIQUIDITY

Financial expenses for the year ended 31 December 2011 amounted to HK$5.8 million (2010: HK$7.2 million), decreased by 20.0% as compared with last year. As at the end of 2011, the bank loan balance was HK$249.1 million (2010: HK$372.1 million).

The bank loans are secured by mortgages on certain investment properties with an aggregate carrying value of HK$3,315.6 million (2010: HK$3,015.0 million) and the assignment of rental income from these properties.

The following is the maturing profile of the Group's bank borrowings as of 31 December 2011:

Within one year	29.3%
In the second year	17.3%
In the third to fifth years, inclusive	28.7%
After the fifth years	24.7%
	100.0%

FINANCING AND LIQUIDITY *(continued)*

The gearing ratio at the end of 2011, which is calculated as the ratio of the net bank borrowings to shareholders' funds, was 3.9% (2010: 7.0% (as restated)). Revolving loans with outstanding balance of HK$30.0 million will be renewable within the next financial year. The sum of term loan instalment payments repayable within one year is HK$43.0 million which will be serviced mainly by the Group's rental income.

At the end of 2011, the Group's cash and cash equivalents was HK$71.7 million. With its cash, available banking facilities and recurring rental income, the Group has sufficient resources to meet foreseeable funding needs for its working capital and capital expenditure.

Since the Group's borrowings are denominated in Hong Kong dollars and its sources of income are primarily denominated in Hong Kong dollars, there is basically no exposure to foreign exchange rate fluctuations.

PROSPECTS

We are cautiously optimistic about the economic development of Hong Kong in the coming year. On a macro view, the global economy will gradually move towards clearing some uncertainties and the European debt crisis will somehow find its longer term solution in the near term with the concerted efforts by leaders in the Eurozone. It is therefore anticipated that with the gradual removal of major economic uncertainties, our economy will continue to record growth albeit at a slower pace, as already reflected in the recent decline in exports. The situation nonetheless will soon be improved as there are clear signs of economic recovery in our major trading partners' markets, such as the United States of America where improvement in gross domestic products and unemployment has been witnessed. Liquidity of global capital will remain sufficient as central banks of major economies will make all efforts to prevent potential economic downturn. In China, it is hopeful that some easing off measures by the Mainland Authority to stabilise the market will be promulgated during the course of the coming months.

In Hong Kong, unemployment rate will stay at low level due to the commencement of large-scale infrastructure projects, such as Hong Kong-Zhuhai-Macao Bridge, Express Rail Link and South Island Line, etc. Low interest rate environment will unlikely to be drastically altered in the coming years hence providing a strong stabling factor for the property market, of which the retail sector is expected to be the outperformer due to large amount of tourists, Mainlanders in particular, will continue to be attracted to Hong Kong. Cross boarder co-operation between the Mainland and Hong Kong in the area of trade, finance, professional services and tourism will further be strengthened and business opportunity will be vast for both places.

The Group has now reached a very favourable financial position as our gearing ratio dropped to a very low level. As such, we will grasp this advantageous opportunity to actively explore investment options in our usual cautious and prudent manner. The underlining objective of our business endeavours is to ensure sustainable business growth and delivery of satisfactory financial results to our shareholders.

CONTINGENT LIABILITIES

As at 31 December 2011, the Company has executed guarantees totaling HK$969.7 million (2010: HK$1,012.7 million) with respect to banking facilities made available to its subsidiaries, of which HK$249.1 million were utilised (2010: HK$372.1 million).

STAFF

As at 31 December 2011, the Group employed 47 staff members. Staff remuneration is reviewed by the Group from time to time. In addition to salaries, the Group provides staff benefits including medical insurance, life insurance, pension scheme and discretionary vocational tuition/training subsidies. Share options and bonuses are also available to employees of the Group at the discretion of the directors and depending upon the financial performance of the Group.

CORPORATE GOVERNANCE

Throughout the accounting period covered by the annual report, the Company has met the code provisions of the Code on Corporate Governance Practices set out within Appendix 14 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

DIRECTORS' DEALINGS

The Company has adopted a code (the "Securities Code") for directors' securities dealings (of which the Model Code for Securities Transactions by Directors of Listed Issuers set out within Appendix 10 to the Listing Rules as amended from time to time (the "Model Code") forms part) at least as exacting as the Model Code.

All directors have confirmed, following specific enquiries by the Company, that they have complied with the required standard set out within the Model Code and the Securities Code throughout the year.

PURCHASE, SALE OR REDEMPTION OF SHARES

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

On behalf of the board
Wong Chi Keung
Managing Director

Hong Kong, 28 March 2012

As at the date hereof, the board of directors of the Company comprises Cheung Chung Kiu, Wong Chi Keung, Yuen Wing Shing and Tung Wai Lan, Iris who are executive directors; Lee Ka Sze, Carmelo and Wong Yat Fai who are non-executive directors; and Ng Kwok Fu, Luk Yu King, James and Leung Yu Ming, Steven who are independent non-executive directors.

* *For identification purposes only*