渝太地產集團有限公司*
Y. T. REALTY GROUP LIMITED

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

2012 Interim Results Announcement

The board of directors of Y. T. Realty Group Limited (the "Company") is pleased to announce the unaudited condensed consolidated results of the Company and its subsidiaries (the "Group") for the six months ended 30 June 2012. The interim results have been reviewed by the audit committee of the Company.

CONDENSED CONSOLIDATED INCOME STATEMENT
For the six months ended 30 June 2012

		Unaudited	
		Six months ended 30 June	
	Notes	**2012**	2011
		HK$'000	*HK$'000*
REVENUE	*2, 3*	**87,705**	77,299
Direct outgoings		**(4,382)**	(4,008)
		83,323	73,291
Other income		**1,037**	1,017
Other expense		**-**	(62,716)
Administrative expenses		**(11,519)**	(11,226)
Finance costs		**(2,354)**	(3,023)
Changes in fair value of investment properties		**111,530**	303,136
Share of results of an associate		**81,146**	71,406
PROFIT BEFORE TAX	*4*	**263,163**	371,885
Income tax expense	*5*	**(10,467)**	(8,877)
PROFIT FOR THE PERIOD ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY		**252,696**	363,008
EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY			
Basic earnings per share	*6*	**HK31.6 cents**	HK45.4 cents
Diluted earnings per share	*6*	**HK31.6 cents**	HK45.2 cents

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six months ended 30 June 2012

	Unaudited Six months ended 30 June	
	2012	2011
	HK$'000	*HK$'000*
PROFIT FOR THE PERIOD	**252,696**	363,008
OTHER COMPREHENSIVE INCOME/(LOSS)		
Share of other comprehensive income/(loss) of an associate	**18,258**	(3,670)
Realised reserves upon deemed dilution of investment in an associate	**-**	(122)
OTHER COMPREHENSIVE INCOME/(LOSS) FOR THE PERIOD	**18,258**	(3,792)
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY	**270,954**	359,216

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
30 June 2012

	Notes	**30 June 2012**	31 December 2011
		HK$'000	*HK$'000*
		(Unaudited)	(Audited)
NON-CURRENT ASSETS			
Property, plant and equipment		**1,373**	1,438
Investment properties		**3,446,600**	3,334,800
Investment in an associate		**1,561,379**	1,489,922
Other investments		**1,900**	1,900
Total non-current assets		**5,011,252**	4,828,060
CURRENT ASSETS			
Trade receivables	*7*	**865**	1,894
Other receivables, deposits and prepayments		**12,760**	13,380
Dividend receivable from an associate		**9,315**	-
Cash and cash equivalents		**72,238**	71,713
Total current assets		**95,178**	86,987
CURRENT LIABILITIES			
Trade payables	*8*	**889**	3,731
Other payables and accrued expenses		**61,925**	73,634
Bank loans, secured		**43,000**	73,000
Tax payable		**10,325**	1,847
Total current liabilities		**116,139**	152,212
NET CURRENT LIABILITIES		**(20,961)**	(65,225)
TOTAL ASSETS LESS CURRENT LIABILITIES		**4,990,291**	4,762,835
NON-CURRENT LIABILITIES			
Bank loans, secured		**154,600**	176,100
Deferred tax liabilities		**67,636**	65,647
Total non-current liabilities		**222,236**	241,747
Net assets		**4,768,055**	4,521,088
EQUITY			
Equity attributable to equity holders of the Company			
Issued share capital		**79,956**	79,956
Reserves		**4,688,099**	4,417,145
Proposed final dividends		**-**	23,987
Total equity		**4,768,055**	4,521,088

Notes:

1 Basis of Preparation and Accounting Policies

These unaudited interim condensed consolidated financial statements have been prepared in accordance with Hong Kong Accounting Standard ("HKAS") No. 34 "Interim Financial Reporting" issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and the disclosure requirements of Appendix 16 of the Listing Rules. These unaudited interim condensed consolidated financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the annual financial statements for the year ended 31 December 2011.

The accounting policies and basis of preparation adopted in the preparation of these unaudited interim condensed consolidated financial statements are consistent with those used in the preparation of the Group's annual financial statements for the year ended 31 December 2011 and in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") (which include all Hong Kong Financial Reporting Standards, HKASs and Interpretations) issued by HKICPA, except that the Group has in the current period applied, for the first time the following new and revised HKFRSs:

HKFRS 1 Amendments	Amendments to HKFRS 1 First-time Adoption of Hong Kong Financial Reporting Standards - Severe Hyperinflation and Removal of Fixed Dates for First-time Adopters
HKFRS 7 Amendments	Amendments to HKFRS 7 Financial Instruments: Disclosures - Transfers of Financial Assets

The adoption of the new and revised HKFRSs has had no significant financial effect on these unaudited interim condensed consolidated financial statements.

The Group has not early applied any new and revised HKFRSs, that have been issued but are not yet effective, in these unaudited interim condensed consolidated 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)*

	Unaudited Six months ended 30 June				
	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*
2012					
Segment revenue	**82,711**	**-**	**4,994**	**-**	**87,705**
Segment results	**180,648**	**-**	**3,723**	**-**	**184,371**
Finance costs					**(2,354)**
Share of results of an associate	**-**	**-**	**-**	**81,146**	**81,146**
Profit before tax					**263,163**
Income tax expense	**(9,431)**	**-**	**(369)**	**-**	**(9,800)**
Unallocated income tax expense					**(667)**
Profit for the period					**252,696**
Assets and liabilities					
Segment assets	**3,461,035**	**-**	**563**	**-**	**3,461,598**
Investment in an associate	**-**	**-**	**-**	**1,561,379**	**1,561,379**
Dividend receivable from an associate	**-**	**-**	**-**	**9,315**	**9,315**
Unallocated assets					**74,138**
Total assets					**5,106,430**
Segment liabilities	**131,734**	**-**	**8,228**	**24**	**139,986**
Unallocated liabilities					**198,389**
Total liabilities					**338,375**
Other segment information:					
Capital expenditure	**371**	**-**	**-**	**-**	**371**
Depreciation	**165**	**-**	**1**	**-**	**166**
Changes in fair value of investment properties	**111,530**	**-**	**-**	**-**	**111,530**

2 Operating Segment Information *(continued)*

	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*
2011					
Six months ended 30 June					
(Unaudited)					
Segment revenue	73,143	-	4,156	-	77,299
Segment results	362,690	-	3,528	-	366,218
Loss on deemed dilution of investment in an associate	-	-	-	(62,716)	(62,716)
Finance costs					(3,023)
Share of results of an associate	-	-	-	71,406	71,406
Profit before tax					371,885
Income tax expense	(8,041)	-	(369)	-	(8,410)
Unallocated income tax expense					(467)
Profit for the period					363,008
At 31 December					
(Audited)					
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
Six months ended 30 June					
(Unaudited)					
Other segment information:					
Capital expenditure	1,164	-	32	-	1,196
Depreciation	-	-	22	-	22
Changes in fair value of investment properties	303,136	-	-	-	303,136

2 Operating Segment Information *(continued)*

Geographical information

(a) Revenue from external customers

	Unaudited Six months ended 30 June	
	2012	2011
	HK$'000	*HK$'000*
Hong Kong	**87,705**	77,299

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

(b) Non-current assets

	30 June 2012	31 December 2011
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
Hong Kong	**4,999,348**	4,816,155
Mainland China	**10,004**	10,005
	5,009,352	4,826,160

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

Information about a major customer

During the period ended 30 June 2012, revenue of approximately HK$10,257,000 (2011: HK$9,900,000) 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 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):

	Unaudited Six months ended 30 June	
	2012	2011
	HK$'000	*HK$'000*
Loss on deemed dilution of investment in an associate	**-**	62,716
Depreciation	**166**	22
Staff costs (including executive directors' remuneration):		
Wages and salaries	**6,504**	6,084
Pension scheme contributions	**256**	238
	6,760	6,322
Interest expenses	**1,653**	2,457
Interest income	**(141)**	(55)

5 Income Tax Expense

	Unaudited Six months ended 30 June	
	2012	2011
	HK$'000	*HK$'000*
Current - Hong Kong	**8,478**	6,873
Deferred	**1,989**	2,004
Total tax charge for the period	**10,467**	8,877

Hong Kong profits tax has been provided at the rate of 16.5% (2011: 16.5%) on the estimated assessable profits arising in Hong Kong during the period.

6 Earnings Per Share Attributable to Ordinary Equity Holders of the Company

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

No adjustment has been made to the basic earnings per share amount for the period ended 30 June 2012 as no diluting events existed during the period.

The calculation of the diluted earnings per share amount for the period ended 30 June 2011 is based on the adjusted profit for the period 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 period.

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

	Unaudited Six months ended 30 June	
	2012	2011
	HK$'000	*HK$'000*
Earnings		
Profit for the period attributable to ordinary equity holders of the Company	**252,696**	363,008
Effects of all potentially dilutive ordinary shares of an associate of the Group	**-**	(1,433)
	252,696	361,575

	Number of shares	
	2012	2011
Shares		
Weighted average number of ordinary shares in issue during the period	**799,557,415**	799,557,415

7 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:

	30 June 2012 *HK$'000* **(Unaudited)**	31 December 2011 *HK$'000* (Audited)
0 - 30 days	**498**	1,680
31 - 60 days	**358**	141
Over 60 days	**9**	73
	865	1,894

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.

8 Trade Payables

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

	30 June 2012 *HK$'000* **(Unaudited)**	31 December 2011 *HK$'000* (Audited)
0 - 30 days	**889**	3,731

MANAGEMENT DISCUSSION AND ANALYSIS

Business Review

The Group's net profit attributable to shareholders for the first six months of 2012 was HK$252.7 million which is 30.4% lower than the results of the corresponding period of 2011. Earnings per share for the first six-month period of 2012 amounted to HK31.6 cents (2011: HK45.4 cents). Excluding the effect of property revaluation and the loss resulting from deemed dilution of investment in the associated company recorded in the first half of 2011, the Group recorded a net profit increase of 15.2% when compared with the last corresponding period.

For the first half of 2012, the Group's revenue increased by 13.5% to HK$87.7 million as compared to the last corresponding period. Rental income from investment properties amounted to HK$82.7 million, up 13.1% from HK$73.1 million. During the period under review, the Group's core properties recorded steady increase in overall rental rates.

Business Review *(continued)*

During the first half of 2012, Hong Kong was able to continue its steady advancement on an economic recovery path amidst instability of global market environment. Strong public fiscal reserve which is needed to fund our infrastructural projects and investments, coupled with low interest rate environment were the major supportive factors to our economic growth and the constant improvement in employment rate. Tourist arrival in Hong Kong reached another new milestone; thanks to strong Renminbi and the staunch support of the Central Government, which in term boosted our year-on-year retail transaction volume to an enviable level despite at slower growth rate when compared with previous years' records. In the property sector, the Special Stamp Duty which was introduced some two years ago to curb overheated residential property market did effectively serve its purpose. Investors shifted their focus on retail sector instead and there were notable rise in both transactions and value in the otherwise quiet first half of 2012 while the market was expecting a clear direction from the new Government of Hong Kong who assumed new administrative responsibility on 1st July, 2012.

Under this volatile market environment with global economic uncertainties, the Group was pleased to report a solid half-year result for 2012. Overall rental rate recorded a double-digit growth whilst occupancy rate was pleasingly maintained at over 97%. During the period under review, we had successfully attracted a number of new quality tenants to our buildings, including Just Gold, Hakata Ippudo noodle restaurant, Sen-ryo sushi restaurant, Prive entertainment club and S.P.H. fashion retailer, etc., The successful rebranding of our properties as "vertical fashion, retail and beauty centre" together with proactive services to the tenants were, inter alia, the main contributors to such satisfactory leasing result.

The Group's investment property portfolio was independently valued at the end of the period resulting in a revaluation surplus of HK$111.5 million. The revaluation surplus of the Group's investment properties 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 period was HK$81.1 million (2011: HK$71.4 million), an increase of 13.6% from last period. 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.

Prospects

While we are enjoying a relatively stable market environment in Hong Kong, there are nonetheless great uncertainties and negative sentiments in other major markets of the world, particularly the US and Europe. It is becoming apparent that even with all previous economic and financial reforms, many of these countries have been unable to maintain a sustainable economic growth for their own market. For the Mainland where we heavily depend on for many policy and financial supports, economic progress is beginning to slow down. On the other side of the coin, increased threats and challenges on economic recovery and stability means better chance for triggering another new wave of stimulus measures and reforms by the world's major economies, and such economic boosters, if materialized will certainly offer ample opportunities for Hong Kong which is best known for its free market and great resiliency in attracting foreign investments. As such, the Group is cautiously optimistic about the economic development of Hong Kong in the coming years. We are confident that the new Government will not spare any efforts in making progress on business and economic development for Hong Kong and we believe that the new administration will steer us towards a more balanced and stable society in the long run.

It is envisaged that the years ahead will be full of challenges but not without opportunities. The Group will continue to strengthen its balance sheet to position itself for necessary but suitable business expansion. At the same time, we will continue to explore ways to improve and enhance our services to tenants from multiple perspectives. This long term commitment which involves investment on both hardware and software is necessary under the current fierce competitive market environment so as to attract more quality brands to join our property portfolio. The underlining objective of our endeavours is to ensure sustainable long term corporate earnings for our shareholders.

Financing and Liquidity

The Group's financial expenses for the period amounted to HK$2.4 million, decreased by 22.1% from HK$3.0 million when compared to the same period last year as the Group's bank borrowings was reduced during the period.

The gearing ratio, which is calculated as the ratio of net bank borrowings to shareholders' funds, was 2.6% (31 December 2011: 3.9%). As at 30 June 2012, the total bank borrowings decreased to HK$197.6 million from HK$249.1 million at end of 2011. Certain investment properties with aggregate carrying value of HK$3,427.0 million (31 December 2011: HK$3,315.6 million) were pledged, together with assignment of rental income, to secure loan facilities. Term loan instalments repayable within one year amounted to HK$43.0 million.

The following is the maturing profile of the Group's bank borrowings as of 30 June 2012:

Within one year	21.8%
In the second year	21.8%
In the third to fifth years, inclusive	30.3%
Beyond five years	26.1%
	100.0%

As at 30 June 2012, the Group's cash and cash equivalents was HK$72.2 million. With cash, available banking facilities, and recurring rental income, the Group has sufficient resources to meet the foreseeable funding needs for working capital and capital expenditure.

As 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.

Contingent Liabilities

As at 30 June 2012, the Company has executed guarantees totalling HK$948.2 million (31 December 2011: HK$969.7 million), with respect to banking facilities made available to its subsidiaries, of which HK$197.6 million were utilised (31 December 2011: HK$249.1 million).

STAFF

As at 30 June 2012, the Group employed 45 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 depending upon the financial performance of the Group.

INTERIM DIVIDEND

The board of directors does not recommend the payment of an interim dividend for the six months ended 30 June 2012 (2011: Nil).

CORPORATE GOVERNANCE CODE

Throughout the accounting period covered by the interim report, the Company has met the code provisions of the Corporate Governance Code set out within Appendix 14 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"), save that the Company has no formal letters of appointment for directors except the managing director and has therefore deviated from code provision D.1.4 of the Corporate Governance Code. This notwithstanding, every director, including those appointed for a specific term, shall be subject to retirement by rotation in the manner prescribed under the bye-laws of the Company and shareholders are given (at the same time as the notice of the relevant shareholders' meeting) the director's information required to be disclosed pursuant to rule 13.51(2) of the Listing Rules and such other information reasonably necessary to enable them to make an informed decision on whether to vote for and against the ordinary resolution to approve the re-election of each retiring director who stands for re-election at the meeting.

MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted codes of conduct regarding securities transactions by directors and by relevant employees (within the meaning of the Corporate Governance Code) at least as exacting as the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") set out within Appendix 10 to the Listing Rules.

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 Company's code of conduct regarding directors' securities transactions throughout the period.

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 period.

On behalf of the board
Wong Chi Keung
Managing Director

Hong Kong, 27 August 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*