NEW CENTURY GROUP HONG KONG LIMITED
新世紀集團香港有限公司*

(Incorporated in Bermuda with limited liability)
(Stock Code: 234)

ANNOUNCEMENT OF RESULTS FOR THE YEAR ENDED 31 MARCH 2013

The board of directors (the "Board") of New Century Group Hong Kong Limited (the "Company" or "New Century") is pleased to announce the audited consolidated results of the Company and its subsidiaries (the "Group") for the year ended 31 March 2013 together with comparative figures for the previous year as follows:

CONSOLIDATED INCOME STATEMENT
Year ended 31 March 2013

	Note	**2013**	2012
		HK$'000	*HK$'000*
REVENUE	4	**228,146**	53,464
Cost of services provided		**(33,654)**	(38,889)
Gross profit		**194,492**	14,575
Other income	4	**4,149**	8,728
Selling and distribution expenses		**(2,719)**	(200)
Administrative expenses		**(31,261)**	(29,657)
Foreign exchange differences, net		**313**	1,242
Other expenses		**–**	(1,320)
Fair value losses on cruise ships		**(3,382)**	(51,741)
Fair value gains on investment properties		**41,100**	55,900
Finance costs		**(2,305)**	(1,294)

* *For identification purpose only*

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CONSOLIDATED INCOME STATEMENT *(continued)*

Year ended 31 March 2013

	Notes	**2013** **HK$'000**	2012 *HK$'000*
PROFIT/(LOSS) BEFORE TAX	5	**200,387**	(3,767)
Income tax expense	6	**(1,914)**	10,841
PROFIT FOR THE YEAR		**198,473**	7,074
Attributable to:			
Owners of the Company		**155,580**	17,163
Non-controlling interests		**42,893**	(10,089)
		198,473	7,074
EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY	7		
Basic		**HK2.70 cents**	HK0.30 cent
Diluted		**HK2.70 cents**	HK0.30 cent

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
Year ended 31 March 2013

	2013	2012
	HK$'000	*HK$'000*
PROFIT FOR THE YEAR	**198,473**	7,074
OTHER COMPREHENSIVE INCOME		
Exchange differences on translation of foreign operations	**3,425**	2,343
OTHER COMPREHENSIVE INCOME FOR THE YEAR, NET OF TAX	**3,425**	2,343
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	**201,898**	9,417
Attributable to:		
Owners of the Company	**155,307**	16,759
Non-controlling interests	**46,591**	(7,342)
	201,898	9,417

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

31 March 2013

	Notes	**2013**	2012
		HK$'000	*HK$'000*
NON-CURRENT ASSETS			
Property, plant and equipment		**117,685**	136,553
Investment properties		**501,000**	459,900
Prepaid land premiums		**906**	1,540
Deposits paid for acquisition of properties	10	**12,173**	–
Available-for-sale investments		**780**	780
Total non-current assets		**632,544**	598,773
CURRENT ASSETS			
Inventories		**1,109**	963
Prepaid land premiums		**543**	577
Trade receivables	9	**51,555**	47,292
Prepayments, deposits and other receivables	10	**4,971**	5,181
Equity investments at fair value through profit or loss		**489,817**	606,950
Due from a related company		**–**	2,844
Bank deposits		**55,308**	50,278
Cash and cash equivalents		**424,937**	275,495
Total current assets		**1,028,240**	989,580
CURRENT LIABILITIES			
Interest-bearing bank borrowings		**19,303**	28,982
Trade payables, accruals, other payables and deposits received	11	**37,340**	52,091
Due to a related company		**91**	–
Tax payable		**2,404**	847
Total current liabilities		**59,138**	81,920
NET CURRENT ASSETS		**969,102**	907,660
TOTAL ASSETS LESS CURRENT LIABILITIES		**1,601,646**	1,506,433

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CONSOLIDATED STATEMENT OF FINANCIAL POSITION *(continued)*

31 March 2013

	Notes	**2013** **HK$'000**	2012 *HK$'000*
NON-CURRENT LIABILITIES			
Loans advanced from non-controlling shareholders of the Group's subsidiaries		**192,926**	187,536
Deposits received	11	**1,999**	2,345
Deferred tax liabilities		**1,038**	864
Total non-current liabilities		**195,963**	190,745
Net assets		**1,405,683**	1,315,688
EQUITY			
Equity attributable to owners of the Company			
Issued capital		**14,417**	14,417
Reserves		**1,397,049**	1,293,645
Proposed final dividend	8	**34,602**	34,602
		1,446,068	1,342,664
Non-controlling interests		**(40,385)**	(26,976)
Total equity		**1,405,683**	1,315,688

Notes:

1. BASIS OF PREPARATION

The 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 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, cruise ships and equity investments, which have been measured at fair value. The financial statements are presented in Hong Kong dollars ("HK$") and all values are rounded to the nearest thousand except when otherwise indicated.

Basis of consolidation

The consolidated financial statements include the financial statements of the Company and its subsidiaries (collectively referred to as the "Group") for the year ended 31 March 2013. The financial statements of the subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies. The results of subsidiaries are consolidated from the date of acquisition, being the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases. All intra-group balances, transactions, unrealised gains and losses resulting from intra-group transactions and dividends are eliminated on consolidation in full.

Total comprehensive income within a subsidiary is attributed to the non-controlling interest even if it results in a deficit balance.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

If the Group loses control over a subsidiary, it derecognises (i) the assets (including goodwill) and liabilities of the subsidiary, (ii) the carrying amount of any non-controlling interest and (iii) the cumulative translation differences recorded in equity; and recognises (i) the fair value of the consideration received, (ii) the fair value of any investment retained and (iii) any resulting surplus or deficit in profit or loss. The Group's share of components previously recognised in other comprehensive income is reclassified to profit or loss or retained profits, as appropriate.

2. CHANGES IN ACCOUNTING POLICY AND DISCLOSURES

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

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 revised HKFRSs has had no significant financial effect on the financial statements.

3. OPERATING SEGMENT INFORMATION

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

(a) the cruise ship charter services segment engages in the provision of chartering services of cruise ships;

(b) the hotel operations segment engages in the operation of a hotel property in Indonesia;

(c) the property investments segment invests in prime office space and commercial shops for its rental income potential; and

(d) the securities trading segment engages in the trading of marketable securities for short-term investment purposes.

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) before tax. The adjusted profit/(loss) before tax is measured consistently with the Group's profit/(loss) before tax except that interest income, finance costs, as well as head office and corporate expenses are excluded from such measurement.

Segment assets exclude bank deposits, cash and cash equivalents, and other unallocated head office and corporate assets as these assets are managed on a group basis.

Segment liabilities exclude interest-bearing bank borrowings, tax payable, deferred tax liabilities and other unallocated head office and corporate liabilities as these liabilities are managed on a group basis.

There were no intersegment sales and transfers during the year (2012: Nil).

Group

	Cruise ship charter services		Hotel operations		Property investments		Securities trading		Total	
	2013	2012	**2013**	2012	**2013**	2012	**2013**	2012	**2013**	2012
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*	***HK$'000***	*HK$'000*	***HK$'000***	*HK$'000*	***HK$'000***	*HK$'000*
Segment revenue:										
Income from external customers	**71,833**	67,140	**23,643**	20,838	**16,168**	14,685	**116,502**	(49,199)	**228,146**	53,464
Other income	**–**	1,607	**1,923**	3,584	**–**	60	**–**	188	**1,923**	5,439
Total revenue and other income	**71,833**	68,747	**25,566**	24,422	**16,168**	14,745	**116,502**	(49,011)	**230,069**	58,903
Segment results	**50,225**	1,458	**(79)**	(7,399)	**53,303**	66,793	**116,529**	(48,479)	**219,978**	12,373
Reconciliation:										
Interest income									**2,115**	3,289
Unallocated gains									**731**	448
Corporate and other unallocated expenses									**(20,132)**	(18,583)
Finance costs									**(2,305)**	(1,294)
Profit/(loss) before tax									**200,387**	(3,767)

Group

	Cruise ship charter services		Hotel operations		Property investments		Securities trading		Total	
	2013	2012	**2013**	2012	**2013**	2012	**2013**	2012	**2013**	2012
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*	***HK$'000***	*HK$'000*	***HK$'000***	*HK$'000*	***HK$'000***	*HK$'000*
Segment assets	**98,194**	116,800	**13,652**	19,486	**529,964**	476,320	**535,265**	645,438	**1,177,075**	1,258,044
Reconciliation:										
Corporate and other unallocated assets									**483,709**	330,309
Total assets									**1,660,784**	1,588,353
Segment liabilities	**13,290**	20,566	**20,919**	28,624	**3,400**	3,581	**–**	–	**37,609**	52,771
Reconciliation:										
Corporate and other unallocated liabilities									**217,492**	219,894
Total liabilities									**255,101**	272,665
Other segment information:										
Depreciation and amortisation	**12,218**	15,455	**4,126**	4,786	**492**	490	**–**	–	**16,836**	20,731
Impairment of items of property, plant and equipment	**–**	–	**–**	1,320	**–**	–	**–**	–	**–**	1,320
Fair value gains on investment properties	**–**	–	**–**	–	**(41,100)**	(55,900)	**–**	–	**(41,100)**	(55,900)
Fair value losses on cruise ships charged to the income statement	**3,382**	51,741	**–**	–	**–**	–	**–**	–	**3,382**	51,741
Fair value losses/(gains) on equity investments at fair value through profit or loss, net	**–**	–	**–**	–	**–**	–	**(93,747)**	66,889	**(93,747)**	66,889
Capital expenditure*	**–**	50,816	**1,715**	873	**–**	211	**–**	–	**1,715**	51,900

* Capital expenditure consists of additions to property, plant and equipment.

Geographical information

(a) Revenue and other income from external customers

	2013	2012
	HK$'000	*HK$'000*
Hong Kong	**81,290**	578
Southeast Asia except Hong Kong	**148,779**	58,325
	230,069	58,903

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

(b) Non-current assets

	2013	2012
	HK$'000	*HK$'000*
Hong Kong	**518,099**	477,851
Southeast Asia except Hong Kong	**113,665**	120,142
	631,764	597,993

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

Information about major customers

Revenues of approximately HK$47,034,000 (2012: HK$43,771,000) and HK$24,799,000 (2012: HK$23,369,000) were derived from the provision of cruise ship charter services to two major customers, respectively.

4. REVENUE AND OTHER INCOME

Revenue, which is also the Group's turnover, represents cruise ship charter service income, income from hotel operations, gross rental income received, receivables from investment properties and gain/loss from securities trading during the year.

An analysis of revenue and other income is as follows:

	Group	
	2013	2012
	HK$'000	*HK$'000*
Revenue		
Cruise ship charter service income	**71,833**	67,140
Income from hotel operations	**23,643**	20,838
Gross rental income	**16,168**	14,685
Fair value gains/(losses) on equity investments at fair value through profit or loss – held for trading, net	**93,747**	(66,889)
Dividend income from equity investments at fair value through profit or loss – held for trading	**22,755**	17,690
	228,146	53,464
Other income		
Bank interest income	**2,115**	3,289
Others	**2,034**	5,439
	4,149	8,728

5. PROFIT/(LOSS) BEFORE TAX

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

	Group	
	2013	2012
	HK$'000	*HK$'000*
Depreciation	**16,786**	20,712
Auditors' remuneration	**1,250**	1,400
Employee benefit expense (including directors' remuneration):		
Wages and salaries	**16,751**	16,298
Pension scheme contributions	**768**	608
Total staff costs	**17,519**	16,906
Minimum lease payments under operating leases on land and buildings	**297**	247
Amortisation of land premiums	**550**	598
Foreign exchange differences, net	**(313)**	(1,242)
Rental income on investment properties less direct operating expenses of HK$1,694,000 (2012: HK$1,597,000)	**(14,474)**	(13,088)
Loss on disposal of items of property, plant and equipment	**2**	2
Impairment of items of property, plant and equipment	**–**	1,320

6. INCOME TAX

Hong Kong profits tax has been provided at the rate of 16.5% on the estimated assessable profits arising in Hong Kong during the year. In the prior year, no provision for Hong Kong profits tax was made as the Group had available tax losses brought forward from prior years to offset the assessable profits generated. Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in the countries in which the Group operates.

	2013	2012
	HK$'000	*HK$'000*
Group:		
Current – Hong Kong		
Charge for the year	**1,740**	–
Overprovision in prior years	**–**	(7,907)
Deferred	**174**	(2,934)
Total tax charge/(credit) for the year	**1,914**	(10,841)

A reconciliation of the tax expense/(credit) applicable to profit/(loss) before tax at the statutory rates for the jurisdictions in which the Company and the majority of its subsidiaries are domiciled to the tax expense/(credit) at the effective tax rates, and a reconciliation of the applicable rates (i.e., the statutory tax rates) to the effective tax rates, are as follows:

Group – 2013

	Hong Kong		**Elsewhere***		**Total**	
	HK$'000	***%***	***HK$'000***	***%***	***HK$'000***	***%***
Profit before tax	**149,111**		**51,276**		**200,387**	
Tax at the statutory tax rate	**24,603**	**16.5**	**8,721**	**17.0**	**33,324**	**16.6**
Income not subject to tax	**(17,099)**	**(11.5)**	**(8,741)**	**(17.0)**	**(25,840)**	**(12.9)**
Expenses not deductible for tax	**278**	**0.2**	**283**	**0.6**	**561**	**0.3**
Tax losses utilised	**(5,770)**	**(3.9)**	**(290)**	**(0.6)**	**(6,060)**	**(3.0)**
Tax losses not recognised	**305**	**0.2**	**–**	**–**	**305**	**0.2**
Others	**(403)**	**(0.2)**	**27**	**–**	**(376)**	**(0.2)**
Tax charge at the Group's effective rate	**1,914**	**1.3**	**–**	**–**	**1,914**	**1.0**

Group – 2012

	Hong Kong		Elsewhere*		Total	
	HK$'000	%	*HK$'000*	%	*HK$'000*	%
Profit/(loss) before tax	2,147		(5,914)		(3,767)	
Tax at the statutory tax rate	354	16.5	(489)	8.3	(135)	3.6
Adjustments in respect of current tax of previous periods	(7,907)	(368.3)	–	–	(7,907)	210.0
Income not subject to tax	(12,846)	(598.3)	(1,471)	24.9	(14,317)	380.0
Expenses not deductible for tax	7,829	364.6	1,603	(27.1)	9,432	(250.4)
Tax losses utilised	(112)	(5.2)	–	–	(112)	3.0
Tax losses not recognised	5,251	244.6	324	(5.5)	5,575	(148.0)
Others	(3,410)	(158.8)	33	(0.6)	(3,377)	89.6
Tax credit at the Group's effective rate	(10,841)	(504.9)	–	–	(10,841)	287.8

* Elsewhere comprised Singapore and Indonesia with the statutory tax rates of 17% (2012: 17%) and 10% (2012: 10%), respectively.

7. EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY

The calculation of the basic earnings per share amount is based on the profit for the year attributable to ordinary equity holders of the Company, and the weighted average number of ordinary shares of 5,766,968,705 (2012: 5,766,968,705) in issue during the year.

No adjustment has been made to the basic earnings per share amounts presented for the years ended 31 March 2013 and 2012 in respect of a dilution as the exercise price of the share options of the Company outstanding during the years was higher than the average market price of the Company's ordinary shares and, accordingly, such share options held have no dilutive effect on the basic earnings per ordinary share.

The calculation of the basic earnings per share amounts is based on:

	2013	2012
	HK$'000	*HK$'000*
Earnings		
Profit attributable to ordinary equity holders of the Company	**155,580**	17,163
Shares		
Weighted average number of ordinary shares in issue during the year, used in the basic earnings per share calculation	**5,766,968,705**	5,766,968,705

8. DIVIDENDS

	2013	2012
	HK$'000	*HK$'000*
Interim – HK0.3 cent (2012: HK0.3 cent) per ordinary share	**17,301**	17,301
Proposed final – HK0.6 cent (2012: HK0.6 cent) per ordinary share	**34,602**	34,602
	51,903	51,903

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

9. TRADE RECEIVABLES

	Group	
	2013	2012
	HK$'000	*HK$'000*
Trade receivables	**51,555**	47,292

The Group's billing terms with customers are mainly on credit. Invoices are normally payable within 30 days of issuance. Each customer has a maximum credit limit. The Group seeks to maintain strict control over its outstanding receivables. Overdue balances are regularly reviewed by senior management. The main type of collateral held by the Group as security is rental deposits received from tenants with a fair value of HK$15,608,000 (2012: HK$15,557,000). Trade receivables are non-interest-bearing.

Below is an aged analysis of trade receivables, net of impairment, based on the invoice date, which is the date when the services are rendered.

	Group	
	2013	2012
	HK$'000	*HK$'000*
Within 1 month	**49,902**	43,729
1 to 2 months	**705**	2,807
2 to 3 months	**258**	190
Over 3 months	**690**	566
	51,555	47,292

10. PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES

	Group	
	2013	2012
	HK$'000	*HK$'000*
Prepayments	**1,237**	1,215
Deposits and other receivables	**3,734**	3,966
Deposits paid for acquisition of properties	**12,173**	–
	17,144	5,181
Less: Non-current deposits paid	**(12,173)**	–
Current portion	**4,971**	5,181

None of the above assets is either past due or impaired and there was no recent of default.

Included in the above assets are deposits paid for acquisition of properties located in Singapore of S$1,945,000, approximately HK$12,173,000. As the Group has not yet obtained the property ownership certificates at the end of reporting period, the amounts were recorded as deposits.

11. TRADE PAYABLES, ACCRUALS, OTHER PAYABLES AND DEPOSITS RECEIVED

The aged analysis below shows the Group's trade payables, based on the goods receipt date and the date when services are rendered.

	Group	
	2013	2012
	HK$'000	*HK$'000*
Trade payables:		
Current to 180 days	**4,398**	10,109
Over 180 days	**–**	13,535
	4,398	23,644
Accruals	**3,511**	3,024
Other payables and deposits received	**31,430**	27,768
	39,339	54,436

Deposits received of HK$1,999,000 (2012: HK$2,345,000) were included as non-current liabilities. The trade and other payables are non-interest-bearing and are normally settled on 90-day terms.

CHAIRMAN'S STATEMENT

It gives me great pleasure on behalf of the Board to report on the activities and progress of the Company for the year ended 31 March 2013 (the "Year").

Throughout 2012/13, New Century once again demonstrated its resilience. We battled through the uncertainties of global economic environment in the first half of 2012. By contrast, we have enjoyed strong performance since the third quarter of 2012, confirming the success of our "buy low, sell high" investment approach in the stock markets in Hong Kong and Singapore.

Proven Profitability

Our business strategy remains fundamentally unchanged. In view of no drydock arrangement for two cruise ships during the Year, this enabled the Group to fully utilize the cruise ships and no significant fair value losses in cruise ships were recorded.

During the Year, hotel operations had a great improvement. The segment loss of hotel operations has narrowed significantly due to proven effective cost control, increase in average room rate and an exchange gain from the appreciation of the Singapore dollar to the Indonesian Rupiah.

Despite the sharp drop of commercial property deals in Hong Kong over the past few months causing a fall in fair value gain of our investment properties, the Group continued to achieve 100% occupancy rate with higher rental rate.

As Singapore continues to promote its image as a tourism hotspot with casinos and a theme park opened in town, the Group believes tourist arrivals will be augmented on the back of the new and reinvented attractions. Therefore, we made a successful bid at a public auction earlier this year to acquire four adjoining retail units of 2-storey conservation shophouses located at North Bridge Road, Singapore, which were acquired with the benefit of the shop tenancies. The acquisition was completed in April 2013 and we intended to hold them for investment purposes.

While we continued to look for potential investment properties, we kept pace with the stock markets. After hitting hard in the previous year, Asian stock markets have been picking up the pieces during the Year, which led to a significant growth in fair value of the Group's stock portfolio. With a portfolio of blue chips in Hong Kong and Singapore markets, we proved that our proactive but prudent investment strategy remained sound and solid.

Moving Forward

We believe the external environment will be equally challenging in the year ahead. We also do not expect the economic uncertainties to diminish shortly. Yet we are confident that the Group is well-positioned to deal with these challenges building on our strategy of business diversification, allowing us to adjust our approach in each business segment through closely monitoring the latest market trend.

By setting our eyes on the future, I, on behalf of the Board, wish to express my sincere gratitude to our shareholders, customers, suppliers, bankers and other business associates for their long-term support. I would also like to thank every director, management team and all our staff, whose talents and efforts are the most valuable resources of the Group.

MANAGEMENT DISCUSSION AND ANALYSIS

Results

For the year ended 31 March 2013, the Group recorded a consolidated profit attributable to owners of the Company of HK$155,580,000 (2012: HK$17,163,000). Basic earnings per share was HK2.70 cents (2012: HK0.30 cent). Revenue for the Group was HK$228,146,000 (2012: HK$53,464,000).

Net asset value as at 31 March 2013 was approximately HK$1,405,683,000 compared with HK$1,315,688,000 in the last corresponding year.

Dividend

The Board recommends a final dividend of HK0.6 cent per share, payable to shareholders of the Company whose names appeared on the register of members of the Company on 5 September 2013. Subject to the approval of the Company's shareholders at the forthcoming annual general meeting to be held on 30 August 2013, the final dividend will be paid on 25 September 2013.

Closure of Register of Members

The annual general meeting of the Company is scheduled to be held on Friday, 30 August 2013 (the "Annual General Meeting"). For determining the entitlement to attend and vote at the Annual General Meeting, the register of members of the Company will be closed from Tuesday, 27 August 2013 to Friday, 30 August 2013, both days inclusive, during which period, no transfer of shares will be effected. In order to be eligible to attend and vote at the Annual General Meeting, all transfers of shares, accompanied by the relevant share certificates, must be lodged with the Company's branch share registrar in Hong Kong, Tricor Tengis Limited at 26th Floor, Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:30 p.m. on Monday, 26 August 2013.

The proposed final dividend is subject to the approval of the Company's shareholders at the Annual General Meeting. The record date for entitlement to the proposed final dividend is on Thursday, 5 September 2013. For determining the entitlement to the proposed final dividend, the register of members of the Company will be closed on Thursday, 5 September 2013 and no transfer of shares will be effected on such date. In order to qualify for the proposed final dividend, all transfers of shares, accompanied by the relevant share certificates, must be lodged with the Company's branch share registrar in Hong Kong, Tricor Tengis Limited, for registration not later than 4:30 p.m. on Wednesday, 4 September 2013.

Operations

Cruise Ship Charter Services

The charter services of the two cruise ships namely "Leisure World" and "Amusement World" (collectively referred to as the "Cruise Ships") recorded a revenue of HK$71,833,000 for the Year (2012: HK$67,140,000), representing a 7.0% increase over the last year. The increase in revenue was due to no drydock arrangement during the Year. In order to comply with requirements of classification society, drydock services are usually arranged for the Cruise Ships once every two years. During the drydock period, the Cruise Ships have to stop all its operations and no charter hires are received. The Cruise Ships were drydocked last year, resulting the fair value losses of HK$51,741,000 on the Cruise Ships recorded for the year ended 31 March 2012. For this year, the fair value losses on the Cruise Ships were only HK$3,382,000. Thus, the segment profit increased from HK$1,458,000 to HK$50,225,000 as compared to last year.

Hotel Operations

Due to the increase in average room rate, hotel operations in Batam Resort recorded an increase in revenue to HK$23,643,000 (2012: HK$20,838,000). The Group also implemented an effective cost control on hotel operations. In addition, there was an exchange gain of HK$1,117,000 (2012: HK$223,000) resulting from the appreciation of the Singapore dollar to Indonesian Rupiah at the translation of receivables in Singapore dollar at the end of the reporting period. With all the above factors, the Group successfully narrowed its segment loss to HK$79,000 (2012: HK$7,399,000).

Property Investments

During the Year, the revenue of the segment increased by 10.1% to HK$16,168,000 (2012: HK$14,685,000). The increase in revenue was mainly attributable to the increase in rental rate charged to tenants yet the segment profit recorded a drop of approximately 20.2%, from HK$66,793,000 last year to HK$53,303,000 this year due to the decrease in fair value gain of investment properties to HK$41,100,000 (2012: HK$55,900,000). The Group still recorded about a 100% occupancy rate and an average annual rental yield of 3.1% (2012: 3.1%) for the Group's investment properties.

Securities Trading

Our investment portfolio consists mainly of blue chips in Hong Kong and Singapore. During the Year, the segment result was turned around from a loss of HK$48,479,000 last year to a profit of HK$116,529,000 this year mainly due to the recovery in the Hang Seng Index ("HSI") and Straits Times Index ("STI").

	31 March 2013	31 March 2012	Change	31 March 2012	31 March 2011	Change
HSI	22,300	20,556	**1,744**	20,556	23,528	**(2,972)**
STI	3,308	3,010	**298**	3,010	3,106	**(96)**

As shown in the table above, HSI recorded a drop of 2,972 points while STI experienced a drop of 96 points respectively from 31 March 2011 to 31 March 2012, due to the global economy was overshadowed by uncertainties coming from Eurozone crisis and a weak American economy. Comparatively, from 31 March 2012 to 31 March 2013, the increase in both indices were also noteworthy. Both HSI and STI experienced an increase of 1,744 points and 298 points respectively, attributable to the recovery of the stock markets since early 2012. It is obvious that the turnaround of segment result from loss to profit was mainly attributable to the Group's approach to proactively adjust its securities portfolio by buying potential stocks at a lower price.

Contingent Liabilities

As of 31 March 2013, the Company had outstanding guarantees of HK$149,725,000 (2012: HK$131,385,000) given to banks to secure general credit facilities for certain subsidiaries. Credit facilities in an aggregate amount of HK$19,303,000 (2012: HK$28,982,000) had been utilized by the subsidiaries from such guarantees at the end of the reporting period.

Charge on the Group's Assets

As of 31 March 2013, some of the Group's land and building and investment properties with an aggregate value of HK$363,114,000 (2012: HK$423,431,000) and equity investments with a carrying value of HK$485,948,000 (2012: HK$601,122,000) were pledged to banks and securities dealers for loan facilities worth HK$260,603,000 (2012: HK$184,614,000) granted to the Group. As of 31 March 2013, HK$19,303,000 (2012: HK$28,982,000) of the loan facilities had been utilized by the Group.

Liquidity and Financial Resources

As of 31 March 2013, the Group had net current assets of HK$969,102,000 (2012: HK$907,660,000) and equity attributable to owners worth HK$1,446,068,000 (2012: HK$1,342,664,000).

The Group's total indebtedness (representing the aggregate amount of interest-bearing loans from bank) was HK$19,303,000 (2012: HK$28,982,000) repayable on demand. All loans were denominated in the Hong Kong dollar and charged at floating interest rates. It was secured by mortgages over some of the Group's properties that have an aggregate net book value of HK$363,114,000 (2012: HK$423,431,000).

The Group's gearing ratio (total indebtedness divided by equity attributable to owners of the Company) at the end of the reporting period was reduced to 0.01 (2012: 0.02).

Exposure to Equity Price, Foreign Exchange and Interest Rate Risks

The Group is exposed to risk arising from individual equity investments classified as trading equity investments. The Group's investments are listed on the stock exchanges of Hong Kong and Singapore and are valued at quoted market prices at the end of the reporting period.

The Group's cash and cash equivalents are mainly held predominately in the Hong Kong dollar and Singapore dollar. The Group's borrowings are denominated in the Hong Kong dollar at floating interest rates. The Group's exposure to the risk of changes in interest rates relates primarily to the Group's long-term debt obligations with floating interest rates. In the opinion of the directors, the Group has no significant interest rate risk. As the impact from foreign exchange exposure is minimal, no hedging against foreign currency exposure is necessary.

Human Resources

As of 31 March 2013, the Group had a total of 226 staff. 196 of them were based in Indonesia, 5 in Singapore and 25 in Hong Kong. Remuneration packages for employees and directors are structured according to market terms as well as individual performance and experience. Benefits plans maintained by the Group include mandatory provident fund scheme, medical insurance, share option schemes and discretionary bonuses. As of 31 March 2013, the Group had 256,128,000 outstanding share options granted to eligible executives and employees of the Group.

Acquisition of Properties

On 23 January 2013, the Group made a successful bid at a public auction in Singapore to acquire the properties with tenancies, which are four adjoining retail units of 2-storey conservation shophouses located at 762, 764, 766 and 768, North Bridge Road, Singapore, at an aggregate consideration of S$15,000,000 (equivalent to approximately HK$93,900,000). The acquisition was completed on 22 April 2013. For details, please refer to the Company's announcement dated 24 January 2013.

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.

CORPORATE GOVERNANCE

The Company has complied with all the code provisions set out in the Corporate Governance Code contained in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") for the year ended 31 March 2013.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix 10 of the Listing Rules as its own code of conduct regarding securities transactions by the directors of the Company. Having made specific enquiry of all directors of the Company, all of them confirmed that they have complied with the required standard set out in the Model Code during the Year.

AUDIT COMMITTEE

The Company's audit committee comprises three independent non-executive directors, namely, Mr. Cheung Chun Kwok, Mr. Kwan Kai Kin, Kenneth and Mr. Ho Yau Ming. The audit committee has reviewed the audited consolidated financial statements of the Group for the year ended 31 March 2013 including the accounting principles and practices adopted by the Group and discussed auditing, internal controls and financial reporting matters.

On behalf of the Board
Ng Wee Keat
Chairman

Hong Kong, 26 June 2013

As at the date of this announcement, the Board comprises Mr. Ng Wee Keat (Chairman), Ms. Sio Ion Kuan (Deputy Chairman), Ms. Ng Siew Lang, Linda (Chief Operating Officer), Ms. Lilian Ng, Ms. Chen Ka Chee and Mr. Yu Wai Man as executive directors and Mr. Cheung Chun Kwok, Mr. Kwan Kai Kin, Kenneth and Mr. Ho Yau Ming as independent non-executive directors.