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MEXAN LIMITED
茂盛控股有限公司*

(Incorporated in Bermuda with limited liability)
(Stock Code: 22)

**ANNOUNCEMENT OF INTERIM RESULTS
FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2013**

The board of directors (the “Board”) of MEXAN LIMITED (the “Company”) announces the unaudited interim results of the Company and its subsidiaries (the “Group”) for the six months ended 30 September 2013. The results have been reviewed by the Audit Committee. The unaudited condensed consolidated accounts of the Group for the six months ended 30 September 2013 together with the comparative figures for the corresponding previous period are as follows:

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six months ended 30 September 2013

		Unaudited Six months ended 30 September	
	Notes	2013	2012
		HK\$'000	HK\$'000
Turnover	2	90,498	69,465
Direct costs		<u>(11,859)</u>	<u>(13,102)</u>
Gross profit		78,639	56,363
Other revenues	2	4	3
Administrative expenses		<u>(20,118)</u>	<u>(19,478)</u>
Profit from operations		58,525	36,888
Finance costs	4	<u>(1,270)</u>	<u>(2,010)</u>
Profit before taxation		57,255	34,878
Taxation	5	<u>(10,994)</u>	<u>(8,344)</u>
Profit and total comprehensive income for the period	6	<u>46,261</u>	<u>26,534</u>

** For identification purpose only*

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
(CONTINUED)**

For the six months ended 30 September 2013

		Unaudited	
		Six months ended	
		30 September	
	Notes	2013	2012
		HK\$'000	HK\$'000
Attributable to:			
Equity holders of the Company		46,335	26,608
Non-controlling interests		<u>(74)</u>	<u>(74)</u>
		<u>46,261</u>	<u>26,634</u>
Dividend		<u>-</u>	<u>-</u>
Earnings per share (cents)			
Basic	7	<u>3.535</u>	<u>2.030</u>
Diluted	7	<u>N/A</u>	<u>N/A</u>

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2013

	Notes	Unaudited 30 September 2013 HK\$'000	Audited 31 March 2013 HK\$'000
ASSETS AND LIABILITIES			
Non-current assets			
Property, plant and equipment		537,508	545,327
Intangible assets		3,597	4,180
Investment property		10,189	10,339
Club debentures		<u>1,350</u>	<u>1,350</u>
		<u>552,644</u>	<u>561,196</u>
Current assets			
Inventories		55	198
Trade and other receivables, deposits and prepayments	8	13,752	11,072
Amount due from a related company		-	48
Tax recoverable		50	37
Cash and cash equivalents		<u>23,450</u>	<u>22,895</u>
		<u>37,307</u>	<u>34,250</u>
Current liabilities			
Other payables, deposits received and accrued charges		26,957	45,847
Amounts due to directors		-	15
Amount due to a non-controlling shareholder of subsidiary		6,414	6,414
Amount due to a related company		-	2
Dividend payable		422	422
Bank loans	9	190,713	233,293
Tax payable		<u>15,698</u>	<u>6,885</u>
		<u>240,204</u>	<u>292,878</u>
Net current liabilities		<u>(202,897)</u>	<u>(258,628)</u>
Total assets less current liabilities		<u>349,747</u>	<u>302,568</u>
Non-current liabilities			
Deferred tax liabilities		<u>8,819</u>	<u>7,901</u>
		<u>8,819</u>	<u>7,901</u>
Net assets		<u>340,928</u>	<u>294,667</u>

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
(CONTINUED)**

As at 30 September 2013

	Notes	Unaudited 30 September 2013 HK\$'000	Audited 31 March 2013 HK\$'000
EQUITY			
Share capital	10	26,218	26,218
Reserves		<u>316,175</u>	<u>269,804</u>
Equity attributable to equity holders of the Company		342,393	296,058
Minority interests		<u>(1,465)</u>	<u>(1,391)</u>
Total equity		<u>340,928</u>	<u>294,667</u>

NOTES TO CONDENSED INTERIM FINANCIAL STATEMENTS

1. BASIS OF PREPARATION AND ACCOUNTING POLICIES

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

The accounting policies and basis of preparation adopted in the preparation of the interim financial statements are consistent with those used in the annual financial statements for the year ended 31 March 2013, except for the adoption of the following new and revised Hong Kong Financial Reporting Standards (“HKFRSs”) which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (“HKASs”) and Interpretations (“HK(IFRIC)”), which are effective for the current period’s unaudited condensed consolidated interim financial statements:

Amendments to HKAS 1 (Revised)	Presentation of Items of Other Comprehensive Income
HKAS 19 (2011)	Employee Benefits
HKAS 27 (2011)	Separate Financial Statement
Amendments to HKFRSs	Annual improvements to HKFRSs 2009–2011 cycle
HKFRS 7 (Amendments)	Disclosures — Offsetting Financial Assets and Financial Liabilities
HKFRS 10	Consolidated Financial Statements
HKFRS 12	Disclosure of Interests in Other Entities
HKFRS 13	HKFRS 13 Fair Value Measurements

1. BASIS OF PREPARATION AND ACCOUNTING POLICIES - CONTINUED

The adoption of the above amendments, new and revised HKFRSs has had no material impact on the Group's result and the financial position.

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

Amendments to HKAS 36	Recoverable Amount Disclosures for Non-Financial Assets ²
IFRIC-Int 21	Levies ²
Amendments to HKFRS 9 and HKFRS 7	Mandatory effective date of HKFRS 9 and transaction disclosures ²
HKFRS 9	Financial Instruments ²
HKFRS 10, HKFRS 12 and HKAS 27 (2011) Amendments	Investment entities ¹
Amendments to HKAS 32	Offsetting Financial Assets and Financial Liabilities ¹
HKAS 36 (Amendments)	Impairment of Assets – Recoverable Amount Disclosures for non-Financial Assets ¹

Effective date

¹ Effective for annual periods beginning on or after 1 January 2014

² Effective for annual periods beginning on or after 1 January 2015

The Group has not early adopted any new standards and is in the process of making an assessment of the potential impact on the Group's financial statements and is not in a position to estimate the effects.

2. TURNOVER

Turnover is the Group's revenue, which represents the service provided, net of rebates and discounts. An analysis of the Group's turnover and other revenue are as follows:

	Unaudited	
	Six months ended	
	30 September	
	2013	2012
	HK\$'000	HK\$'000
Turnover		
Hotel operations and management services	90,498	69,465
Other revenues		
Bank interest income	<u>4</u>	<u>3</u>
	<u>4</u>	<u>3</u>
Total revenues	<u>90,502</u>	<u>69,468</u>

3. SEGMENT INFORMATION

The Group has only one reportable operating segment which is hotel operation. No operating segments have been aggregated to form the above reportable operating segment.

4. FINANCE COSTS

Finance costs comprise the following:

	Unaudited	
	Six months ended	
	30 September	
	2013	2012
	HK\$'000	HK\$'000
Interest on bank loans not wholly repayable within five years	677	836
Interest on bank loans wholly repayable within five years	<u>589</u>	<u>1,170</u>
Total borrowing costs incurred	1,266	2,006
Bank charges	<u>4</u>	<u>4</u>
	<u><u>1,270</u></u>	<u><u>2,010</u></u>

5. TAXATION

Hong Kong profits tax has been provided at the rate of 16.5% (2012: 16.5%) on the estimated assessable profits for the period. Overseas taxation is provided for the overseas operations in accordance with the tax laws of the countries in which the entities operate.

The amount of taxation charged to the consolidated statement of comprehensive income represents:

	Unaudited	
	Six months ended	
	30 September	
	2013	2012
	HK\$'000	HK\$'000
Current year tax charge	10,076	6,455
Deferred tax charge	<u>918</u>	<u>1,889</u>
	<u><u>10,994</u></u>	<u><u>8,344</u></u>

6. PROFIT AND TOTAL COMPREHENSIVE INCOME FOR THE PERIOD

Profit for the period is stated after charging the following:

	Unaudited	
	Six months ended	
	30 September	
	2013	2012
	HK\$'000	HK\$'000
Staff costs	9,948	10,231
Depreciation of property, plant and equipment	8,711	8,636
Amortisation of intangible assets	583	583
Depreciation of investment property	<u>151</u>	<u>151</u>

7. BASIC EARNINGS PER SHARE

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

	Unaudited	
	Six months ended	
	30 September	
	2013	2012
	HK\$'000	HK\$'000
Earnings		
Earnings attributable to equity holders of the Company for the purpose of the calculation of basic earnings per share	<u>46,335</u>	<u>26,608</u>
Number of shares		
Weighted average number of ordinary shares for the purpose of the calculation of basic earnings per share	<u>1,310,925,244</u>	<u>1,310,925,244</u>

No diluted earnings per share is shown as the Company has no potential dilutive ordinary shares at 30 September 2013 and 30 September 2012.

8. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

	Unaudited	Audited
	30 September	31 March
	2013	2013
	HK\$'000	HK\$'000
Trade receivables	12,591	9,755
Less: allowance for doubtful debts (note (b))	(19)	(19)
	<u>12,572</u>	<u>9,756</u>
Deposits and prepayments	<u>1,180</u>	<u>1,316</u>
	<u>13,752</u>	<u>11,072</u>

- (a) The Group allows an average credit period of a week to its trade customers. All the trade receivables are expected to be recovered within one year. The following is an ageing analysis of trade receivables, net of allowance, at the end of the reporting period:

	Unaudited	Audited
	30 September	31 March
	2013	2013
	HK\$'000	HK\$'000
Within 30 days	10,368	9,212
31 – 60 days	1	410
61 – 90 days	-	134
Over 90 days	<u>2,203</u>	<u>-</u>
	<u>12,572</u>	<u>9,756</u>

- (b) No additional impairment to trade receivables was made during the period. Except for HK\$19,000, the remaining balance were neither past due nor impaired, which relate to a wide range of customers for whom there was no recent history of default. The Group does not hold any collateral over these balances.

9. BANK LOANS

	Unaudited 30 September 2013 HK\$'000	Audited 31 March 2013 HK\$'000
Secured		
Bank installment loans	154,713	163,293
Bank revolving loans	36,000	70,000
Bank loans	190,713	233,293

- (a) All bank loans are denominated in Hong Kong Dollars, carried at a variable interest rate with reference to HIBOR. At 30 September 2013, the effective interest rate of the bank installment loans and revolving loans are 0.86% and 2.16% (31 March 2013: 0.93% and 2.03%) respectively.
- (b) The bank loans are secured by the first legal charge of the hotel property of the Group, the corporate guarantee from the Company and guarantees from the directors of the Group and their related companies.
- (c) The bank installment loans are repayable in monthly installments until May 2022 in accordance and the bank revolving loans are granted for a period of one to three months. In accordance with HK Interpretation 5, the Group's installment loans of HK\$154,713,000 (31 March 2013: HK\$163,293,000) containing a repayment on demand clause has been classified as a current liability in its entirety.

Based on the scheduled repayment date set out in the loan agreements, the amounts repayable in respect of the installment and revolving loans are as follows:

	Unaudited 30 September 2013 HK\$'000	Audited 31 March 2013 HK\$'000
On demand or within one year	53,696	87,038
More than one year, but not exceeding two years	17,421	17,197
More than two years, but not exceeding five years	53,164	52,559
After five years	66,432	76,499
Bank loans	190,713	233,293

10. SHARE CAPITAL

	Ordinary shares of HK\$0.02 each	
	Number of shares	HK\$'000
Authorised:		
At 1 April 2013 and 30 September 2013	<u>3,000,000,000</u>	<u>60,000</u>
Issued and fully paid:		
At 1 April 2013 and 30 September 2013	<u>1,310,925,244</u>	<u>26,218</u>

11. RELATED PARTY TRANSACTIONS

As at 30 September 2013, the directors consider the ultimate holding company of the Company to be Winland Stock (BVI) Limited which incorporated in the British Virgin Islands.

Transactions between the Company and its subsidiaries, which are related parties of the Company, have been eliminated on consolidation and are not disclosed in this note. Details of transactions between the Group and other related parties are disclosed below.

- (a) As at 30 September 2013, the Group's bank loans of HK\$190,713,000 (31 March 2013: HK\$233,293,000) were secured by personal guarantees from Mr. Lun Chi Yim and Mr. Lun Yiu Kay Edwin, directors of the Company, and corporate guarantees from Winland Finance Limited, Winland Enterprises Limited and Falcome Company Limited which are the related parties of the Company.
- (b) Amount due to a non controlling shareholder of a subsidiary is unsecured, interest free and repayable on demand.

INTERIM DIVIDEND

The Board resolved not to declare an interim dividend for the six months ended 30 September 2013 (2012: Nil).

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW AND OUTLOOK

The Group mainly focuses on the operation of Mexan Harbour Hotel, a 800-room four-star hotel in Tsing Yi. For the six months ended 30 September 2013, the Group recorded a turnover of approximately HK\$90 million (2012: HK\$69 million) generated from hotel operations. Resulted from rising number of in bound tours and visitors, increased average room rate and improved hotel room occupancy rate had led to the increase in turnover.

The profit before tax for the period was HK\$57 million (2012: HK\$35 million), representing a increase of 64% as compared with the corresponding period in last year.

Looking forward, the management will closely monitor any future fluctuations and uncertainties of the market, continues optimizing its earnings, implementing strict cost controls and keep on improving their quality of services to customers.

LIQUIDITY AND FINANCIAL INFORMATION

As at 30 September 2013, the Group's total borrowings amounted to approximately HK\$191 million (31 March 2013: HK\$233 million). As at 30 September 2013, cash and bank balances amounted to approximately HK\$23 million (31 March 2013: HK\$23 million). The Group's net assets as at 30 September 2013 amounted to HK\$341 million (31 March 2013: HK\$295 million).

Gearing ratio of the Group which is expressed as a percentage of total borrowings to shareholders' funds was approximately 56% as at 30 September 2013 compared to approximately 79% as at 31 March 2013.

Of the Group's total borrowings as at 30 September 2013, approximately HK\$53 million (28%) would be due within one year, approximately HK\$18 million (9%) would be due in more than one year but not exceeding two years, approximately HK\$53 million (28%) would be due in more than two years but not exceeding five years and the remaining balance of approximately HK\$67 million (35%) would be due in more than five years.

The Group's total borrowings were denominated in Hong Kong dollars, and bear a variable interest rate.

The above borrowings were secured by the hotel property, corporate guarantee from the Company and guarantees from directors and their related companies.

The Group has limited exposure to foreign exchange fluctuations as the Group's transactions including the borrowings are mainly conducted in Hong Kong dollars. As at 30 September 2013, the Group had no significant exposure under foreign exchange contracts, interest or currency swaps or other financial derivative.

EMPLOYEE INFORMATION AND EMOLUMENT POLICY

As at 30 September 2013, the total number of employees of the Group was approximately 125 (31 March 2013: 118). Remuneration packages are generally structured by reference to market terms and individual qualifications. The emoluments of the Directors are determined having regard to the Company's operating results, individual performance and comparable market statistics. No director, or any of his associates, and executive is involved in dealing his own remuneration. The remuneration policies of the Group are normally reviewed on a periodical basis. The Group participates in a mandatory provident fund scheme which covers all the eligible employees of the Group.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

During the six months ended 30 September 2013, there were no purchases, sales or redemptions of the Company's listed securities by the Company or any of its subsidiaries.

CORPORATE GOVERNANCE PRACTICES

In the opinion of the directors, the Company has complied with the applicable code provisions of the Code on Corporate Governance Practices ("CG Code") as set out in Appendix 14 of the Listing Rules throughout the six months ended 30 September 2013 except for the following deviation:

Under the code provision A.4.2 of the CG Code, every director, including those appointed for a specific term, should be subject to retirement by rotation at least once every three years. However, in accordance with the Bye-laws, the Chairman and Managing Director are not subject to retirement by rotation or taken into account on determining the number of directors to retire. This constitutes a deviation from code provision A.4.2 of the CG Code. As continuation is a key factor to the successful implementation of business plans, the Board believes that the roles of Chairman and Managing Director provide the Group with strong and consistent leadership and are beneficial to the Company especially in planning and execution of business strategies and also believes that the present arrangement is beneficial to the Company and the shareholders of the Company as a whole.

AUDIT COMMITTEE

The Audit Committee of the Company, with terms of reference in compliance with the provisions set out in the CG Code, comprises all the independent non-executive directors. The Audit Committee has reviewed the unaudited interim financial statements of the Group for the six months ended 30 September 2013 and discussed with the management the accounting principles and practices and internal control of the Group.

REMUNERATION COMMITTEE

The Remuneration Committee, with terms of reference in compliance with the provisions set out in the CG Code, comprises four members, a majority of whom are independent non-executive directors. The role and function of the Remuneration Committee is to review, discuss and approve the remuneration mechanism of the directors and senior management of the Company and to establish and maintain a reasonable and competitive remuneration level in order to attract and retain the directors and senior management.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company adopted a code of conduct regarding directors' securities transactions on terms no less exacting than the required standard set out in Appendix 10 of the Model Code for Securities Transactions by Directors of Listed Issuers (the Model Code") of the Listing Rules. Having made specific enquiry of all directors, all directors confirmed that they had complied with the required standard set out in the Model Code and the Company's code of conduct regarding directors' securities transactions during the six months ended 30 September 2013.

APPRECIATION

We would like to thank all of our customers, suppliers, shareholders, professional advisers and bankers for their continuous support and all members of our management and staff for their dedicated work and effort during the period under review.

By Order of the Board

MEXAN LIMITED

Lun Chi Yim

Chairman

Hong Kong, 27 November 2013

As at the date of this announcement, the executive directors are Mr. Lun Chi Yim (Chairman), Mr. Lun Yiu Kay Edwin (Managing Director), Ms. Suen Chui Fan and Mr. Ng Tze Ho Joseph and the independent non-executive directors are Dr. Tse Kwing Chuen, Mr. Ng Hung Sui Kenneth and Mr. Lam Yiu Pang Albert.