WING LEE PROPERTY INVESTMENTS LIMITED
永利地產發展有限公司*

(Incorporated in Bermuda with limited liability)
(Stock Code: 864)

ANNUAL RESULTS ANNOUNCEMENT FOR THE YEAR ENDED 31 DECEMBER 2013

RESULTS

The board (the "**Board**") of directors (the "**Directors**") of Wing Lee Property Investments Limited (the "**Company**") is pleased to announce the audited consolidated results of the Company and its subsidiaries (collectively, the "**Group**") for the year ended 31 December 2013 as follows:

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 DECEMBER 2013

	NOTES	**2013** ***HK$'000***	2012 *HK$'000*
Turnover	3	**25,237**	24,213
Direct operating expenses		**(1,363)**	(1,308)
		23,874	22,905
Other income		**972**	710
Net changes in fair value of investment properties	9	**35,690**	307,834
Administrative expenses		**(11,281)**	(10,196)
Other expenses		**(3,994)**	(11,184)
Finance costs	4	**(1,800)**	(2,006)
Profit before taxation	5	**43,461**	308,063
Taxation	6	**(2,496)**	(1,774)
Profit and total comprehensive income for the year attributable to owners of the Company		**40,965**	306,289
Earnings per share - basic	8	**HK$0.107**	HK$0.852

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AT 31 DECEMBER 2013

	NOTES	**2013** **HK$'000**	2012 *HK$'000*
Non-current assets			
Investment properties	9	**966,692**	956,054
Property, plant and equipment		**18,591**	570
		985,283	956,624
Current assets			
Rental and other receivables	10	**682**	772
Fixed deposits		**33,167**	30,053
Bank balances and cash		**27,459**	31,289
		61,308	62,114
Current liabilities			
Other payables and rental deposits received	11	**8,880**	11,549
Amount due to MSC	12	**–**	320,839
Amount due to Wing Lee Holdings	13	**–**	5,344
Taxation payable		**714**	455
Bank loans – due within one year	14	**44,169**	32,007
		53,763	370,194
Net current assets (liabilities)		**7,545**	(308,080)
Total assets less current liabilities		**992,828**	648,544
Non-current liabilities			
Bank loans – due after one year	14	**71,140**	94,227
Deferred taxation		**4,579**	4,356
		75,719	98,583
		917,109	549,961
Capital and reserves			
Share capital	15	**3,862**	30
Reserves		**913,247**	549,931
		917,109	549,961

NOTES:

1. GENERAL AND BASIS OF PRESENTATION OF CONSOLIDATED FINANCIAL STATEMENTS

The Company, formerly known as Wing Lee Properties Limited, was incorporated and registered as an exempted company with limited liability in Bermuda on 23 March 2012 under the Companies Act 1981 of Bermuda and its shares are listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange"). Pursuant to a written resolution passed by the then sole shareholder of the Company, on 1 August 2012, the name of the Company was changed from Wing Lee Properties Limited to Wing Lee Property Investments Limited.

The Company acts as an investment holding company and its subsidiaries are principally engaged in property investment.

During the year ended 31 December 2012 and up to the date of the listing of the shares of the Company on the Stock Exchange (the "Listing"), the ultimate holding company and immediate holding company of the Company are Bright Asia Holdings Limited, a company which was incorporated in the British Virgin Islands ("BVI") and Wing Lee Holdings Limited ("Wing Lee Holdings"), a company incorporated in Bermuda with limited liability and whose shares are listed on the Stock Exchange, respectively. Subsequent to the Listing, the ultimate holding company and immediate holding company of the Company is Bright Asia Holdings Limited.

To effect the reorganization (the "Group Reorganization") as more fully explained in the listing document of the Company dated 28 February 2013 (the "Listing Document"), for the purpose of the Listing, the Company incorporated Tierra Development Limited ("Tierra Development") on 8 May 2012 and the entire issued share capital of Extra Rich Development Limited ("Extra Rich"), Fast Silver Development Limited ("Fast Silver") and Good Ocean Development Limited ("Good Ocean") was transferred from Wing Lee Land Company Limited ("Wing Lee Land") to Tierra Development. The consideration of the transfer was the issue of an aggregate of 1,998 shares in Tierra Development to Wing Lee Land, and the novation from Wing Lee Land to Tierra Development of an existing shareholder's loan of HK$14,400 owed from Wing Lee Land to M S C Holdings Limited ("MSC") (both Wing Lee Land and MSC are wholly owned subsidiaries of Wing Lee Holdings). The novated loan was in turn settled by capitalization, resulting in the issue of one share in Tierra Development to MSC. On the same date, MSC and Wing Lee Land, respectively, directed that the one and 1,998 shares in Tierra Development to be issued to the Company, with resultant loans in aggregate of HK$30,000 due from the Company to MSC and Wing Lee Land capitalized with the issue of shares by the Company. On 28 June 2012, the Company issued and allotted in aggregate of 300,000 shares to Wing Lee Holdings credited as fully paid as directed by MSC and Wing Lee Land.

Upon completion of the Group Reorganization, Wing Lee Land in substance transferred its entire equity interests in the companies now comprising the Group to the Company and the Company became the holding company of the Group on 28 June 2012. The Group comprising the Company and its subsidiaries resulting from the Group Reorganization is regarded as a continuing entity. The consolidated financial statements has been prepared as if the Company has been the holding company of Tierra Development and its subsidiaries throughout the year ended 31 December 2012.

On 19 March 2013, the Company was successfully spun-off from Wing Lee Holdings through distribution in specie of approximately 83.0% of the issued share capital of the Company to the shareholders of Wing Lee Holdings. The shares of the Company were listed on the Stock Exchange on the same date and the Company has ceased to be a subsidiary of Wing Lee Holdings.

The consolidated financial statements is presented in Hong Kong Dollars ("HK$") which is the same as the functional currency of the Company.

2. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs")

The Group has applied the following new and revised HKFRSs issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") for the first time in the current year:

Amendments to HKFRSs	Annual improvements to HKFRSs 2009 – 2011 cycle
Amendments to HKFRS 7	Disclosures – Offsetting financial assets and financial liabilities
Amendments to HKFRS 10, HKFRS 11 and HKFRS 12	Consolidated financial statements, joint arrangements and disclosure of interests in other entities: Transition guidance
HKFRS 10	Consolidated financial statements
HKFRS 11	Joint arrangements
HKFRS 12	Disclosure of interests in other entities
HKFRS 13	Fair value measurement
HKAS 19 (as revised in 2011)	Employee benefits
HKAS 27 (as revised in 2011)	Separate financial statements
HKAS 28 (as revised in 2011)	Investments in associates and joint ventures
Amendments to HKAS 1	Presentation of items of other comprehensive income
HK(IFRIC) – INT 20	Stripping costs in the production phase of a surface mine

Except as described below, the application of the new and revised HKFRSs in the current year has had no material impact on the Group's financial performance and positions for the current and prior years and/or on the disclosures set out in the consolidated financial statements.

HKFRS 13 "Fair value measurement"

The Group has applied HKFRS 13 for the first time in the current year. HKFRS 13 establishes a single source of guidance for, and disclosures about, fair value measurements. The scope of HKFRS 13 is broad: the fair value measurement requirements of HKFRS 13 apply to both financial instrument items and non-financial instrument items for which other HKFRSs require or permit fair value measurements and disclosures about fair value measurements, except for share based payment transactions that are within the scope of HKFRS 2 "Share-based Payment", leasing transactions that are within the scope of HKAS 17 "Leases", and measurements that have some similarities to fair value but are not fair value (e.g. net realizable value for the purposes of measuring inventories or value in use for impairment assessment purposes).

HKFRS 13 defines the fair value of an asset as the price that would be received to sell an asset (or paid to transfer a liability, in the case of determining the fair value of a liability) in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions. Fair value under HKFRS 13 is an exit price regardless of whether that price is directly observable or estimated using another valuation technique. Also, HKFRS 13 includes extensive disclosure requirements.

HKFRS 13 requires prospective application. In accordance with the transitional provisions of HKFRS 13, the Group has not made any new disclosures required by HKFRS 13 for the 2012 comparative period. Other than the additional disclosures, the application of HKFRS 13 has not had any material impact on the amounts recognized in the consolidated financial statements.

Amendments to HKAS 1 "Presentation of items of other comprehensive income"

The Group has applied the amendments to HKAS 1 "Presentation of items of other comprehensive income". Upon the adoption of the amendments to HKAS 1, the Group's 'statement of comprehensive income' is renamed as the 'statement of profit or loss and other comprehensive income'. The amendments to HKAS 1 retain the option to present profit or loss and other comprehensive income in either a single statement or in two separate but consecutive statements. Furthermore, the amendments to HKAS 1 require additional disclosures to be made in the other comprehensive income section such that items of other comprehensive income are grouped into two categories: (a) items that will not be reclassified subsequently to profit or loss and (b) items that may be reclassified subsequently to profit or loss when specific conditions are met. Income tax on items of other comprehensive income is required to be allocated on the same basis – the amendments do not change the option to present items of other comprehensive income either before tax or net of tax. The amendments have been applied retrospectively and the application of the amendments to HKAS 1 does not result in any impact on profit or loss, other comprehensive income and total comprehensive income.

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

Amendments to HKFRSs	Annual improvements to HKFRSs 2010-2012 cycle[4]
Amendments to HKFRSs	Annual improvements to HKFRSs 2011-2013 cycle[2]
HKFRS 9	Financial instruments[3]
Amendments to HKFRS 9 and HKFRS 7	Mandatory effective date of HKFRS 9 and transition disclosures[3]
Amendments to HKFRS 10, HKFRS 12 and HKAS 27	Investment entities[1]
Amendments to HKAS 19	Defined benefit plans: Employee contributions[2]
Amendments to HKAS 32	Offsetting financial assets and financial liabilities[1]
Amendments to HKAS 36	Recoverable amount disclosures for non-financial assets[1]
Amendments to HKAS 39	Novation of derivatives and continuation of hedge accounting[1]
HK(IFRIC) – INT 21	Levies[1]

[1] Effective for annual periods beginning on or after 1 January 2014.

[2] Effective for annual periods beginning on or after 1 July 2014.

[3] Available for application – the mandatory effective date will be determined when the outstanding phases of HKFRS 9 are finalized.

[4] Effective for annual periods beginning on or after 1 July 2014 with limited exceptions.

The directors of the Company anticipate that application of these new or revised HKFRSs will have no material impact on the results and financial position of the Group.

3. SEGMENT INFORMATION

The Group's operating activities are attributable to a single operating segment focusing on properties investment. This operating segment has been identified on the basis of internal management reports prepared in accordance with accounting policies conform to HKFRSs, that are regularly reviewed by the executive directors of the Company (the "Executive Directors"). The Executive Directors regularly review revenue analysis by locations of the investment properties and relevant types of properties which generate rental income as presented below, and hence no analysis of this single operating segment is presented. Other than revenue analysis, no operating results and other discrete financial information is available for the assessment of performance of the respective locations. The Executive Directors review the overall results of the Group as a whole to make decisions about resources allocation.

Turnover represents the rental income received from operating leases.

An analysis of the Group's turnover by geographical locations of the investment properties and relevant types of properties which generate rental income are as follows:

	Turnover from external customers	
	2013	2012
	HK$'000	*HK$'000*
Hong Kong		
Hong Kong Island:		
Commercial	**16,106**	15,985
Residential	**527**	397
Kowloon:		
Commercial	**3,826**	3,185
Residential	**1,819**	1,805
Industrial	**2,584**	2,480
The People's Republic of China (the "PRC")		
Shenzhen:		
Commercial	**375**	361
	25,237	24,213

For the year ended 31 December 2013, there was no individual customer contributing over 10% of the total turnover of the Group. For the year ended 31 December 2012, there was no individual customer contributing over 10% of the total turnover of the Group, except that rental income received from a subsidiary of Wing Lee Holdings (a then fellow subsidiary of the Group) which accounted for approximately 10.9% of the total turnover.

Information about the Group's non-current assets presented based on the geographic location of the asset is as follows:

	2013	2012
	HK$'000	*HK$'000*
Hong Kong	**958,900**	948,970
PRC	**7,792**	7,654
	966,692	956,624

4. FINANCE COSTS

	2013	2012
	HK$'000	*HK$'000*
Interests on bank borrowings wholly repayable:		
– within five years	**1,276**	1,488
– over five years	**524**	518
	1,800	2,006

5. PROFIT BEFORE TAXATION

	2013	2012
	HK$'000	*HK$'000*
Profit before taxation has been arrived at after charging:		
Directors' emoluments	**4,884**	5,858
Other staff's retirement contributions benefits scheme	**52**	75
Other staff costs	**1,483**	2,533
Total staff costs	**6,419**	8,466
Auditor's remuneration	**468**	480
Depreciation of property, plant and equipment	**480**	190
Expenses in relation to Listing (included in other expenses)	**3,994**	11,184
and after crediting:		
Interest income (included in other income)	**495**	654

6. TAXATION

	2013	2012
	HK$'000	*HK$'000*
The charge comprises:		
Hong Kong Profits Tax:		
Current year	**2,277**	1,568
Overprovision in prior years	**(42)**	(71)
	2,235	1,497
PRC income tax	**38**	36
Deferred taxation charge	**223**	241
	2,496	1,774

Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profit for both years.

According to Article 3 of the Enterprise Income Tax Law (中華人民共和國企業所得稅) and Article 91 of the Implementation of the Enterprise Income Tax Law of the PRC (中華人民共和國企業所得稅法實施條例), a non-resident enterprise without any establishment in China deriving income sourced in China is liable to Enterprise Income Tax on such income, at 10% of the gross amount. A group entity earns rental income derived from a property located in the PRC and is subject to PRC income tax calculated at 10% of the gross rental income received in the PRC.

7. DIVIDEND

No dividend was paid, declared or proposed for the year ended 31 December 2013. The Board does not recommend the payment of any final dividend.

8. EARNINGS PER SHARE

On the assumption that the Group Reorganization has been effective on 1 January 2012 and adjusted for retrospectively the sub-division of shares in the company, the Capitalization Issue (as defined in the Listing Document) and the bonus effect arising from the Capitalization Issue, the basic earnings per share is based on the following data:

	2013	2012
	HK$'000	*HK$'000*
Earnings		
Profit for year attributable to the owners of the Company for the purpose of basic earnings per share	**40,965**	306,289

	2013	2012
Number of shares		
Weight average number of ordinary shares for the purpose of basic earnings per share	**382,755,360**	359,600,705

No dilutive earnings per share is presented as there were no dilutive potential ordinary shares during both years.

9. INVESTMENT PROPERTIES

	2013	2012
	HK$'000	*HK$'000*
FAIR VALUE		
At beginning of the year	**956,054**	638,064
Additions	**2,449**	27,306
Net increase in fair value	**35,690**	307,834
Disposals	**(27,501)**	(17,150)
At end of the year	**966,692**	956,054
The carrying value of the investment properties shown above situated on:		
Land in Hong Kong		
– long lease	**778,000**	832,000
– medium-term lease	**180,900**	116,400
Land in the PRC		
– medium-term lease	**7,792**	7,654
	966,692	956,054

All of the Group's property interests held under operating leases to earn rentals or for capital appreciation purpose are measured using the fair value model and are classified and accounted for as investment properties.

The fair value of the Group's investment properties at 31 December 2013 and 31 December 2012 have been arrived at on the basis of a valuation carried out on those dates by RHL Appraisal Limited ("RHL"), an independent firm of professional property valuers not related to the Group whose address is Room 1010, Star House, Tsimshatsui, Kowloon, Hong Kong.

The valuation was arrived at by using direct comparison method by making reference to the comparable market transactions as available. The direct comparison method is based on market observable transactions of similar properties and adjusted to reflect the conditions and locations of the subject property. In estimating the fair value of the properties, the highest and best use of the properties is their current use.

10. RENTAL AND OTHER RECEIVABLES

	2013	2012
	HK$'000	*HK$'000*
Rental receivables	**–**	302
Other receivables, deposits and prepayments	**682**	470
	682	772

The following is an aged analysis of rental receivables (presented based on rental demand notices issued on the first calendar day of each month) at the end of the reporting period:

	2013	2012
	HK$'000	*HK$'000*
Age		
0 – 90 days	**–**	302

No credit period was granted tenants for rental of premises.

11. OTHER PAYABLES AND RENTAL DEPOSITS RECEIVED

	2013	2012
	HK$'000	*HK$'000*
Accrued expenses	**1,899**	4,835
Rental deposits received	**6,948**	6,636
Other payables	**33**	78
	8,880	11,549

12. AMOUNT DUE TO MSC

The amount represented amount due to MSC, a former intermediate holding company of Extra Rich, Fast Silver and Good Ocean. The amount was unsecured, interest-free and repayable on demand. Pursuant to the Capitalization Issue (as defined in the Listing Document), the amount had been capitalized prior to the Listing.

13. AMOUNT DUE TO WING LEE HOLDINGS

The amount was unsecured, interest-free and repayable on demand. Pursuant to the Capitalization Issue (as defined in the Listing Document), the amount had been capitalized prior to the Listing.

14. BANK LOANS

	2013	2012
	HK$'000	*HK$'000*
The bank loans are repayable as follows*:		
Within one year	**17,510**	16,821
More than one year, but not exceeding two years	**12,885**	14,612
More than two years, but not more than five years	**37,848**	45,017
More than five years	**20,407**	34,598
	88,650	111,048
Carrying amounts of bank loans that are not repayable within one year from the end of the reporting period but contain a repayment on demand clause (shown under current liabilities)	**26,659**	15,186
	115,309	126,234
Less: Amounts due within one year shown under current liabilities	**(44,169)**	(32,007)
Amounts shown under non-current liabilities	**71,140**	94,227

* The amounts due are based on scheduled repayment dates set out in the loan agreements.

15. SHARE CAPITAL

	Number of shares	Amount in	Shown in the consolidated financial statements
		HK$	*HK$'000*
Ordinary shares			
Authorized:			
On 23 March 2012 (date of incorporation) and 31 December 2012 (HK$0.10 each)	1,000,000	100,000	
Share sub-division and increase in authorized share capital (note a)	999,000,000	9,900,000	
At 31 December 2013 (HK$0.01 each)	1,000,000,000	10,000,000	
Issued and fully paid:			
Issue of share on 23 March 2012 (date of incorporation) (note a)	1	–	–
Issue of shares pursuant to the Group Reorganization (note b)	300,000	30,000	30
At 31 December 2012	300,001	30,000	30
Share sub-division (note c)	2,700,009	–	–
Issue of share pursuant to Capitalization Issue (note d)	383,175,748	3,831,757	3,832
At 31 December 2013	386,175,758	3,861,757	3,862

Notes:

(a) The Company was incorporated on 23 March 2012 with an authorized share capital of HK$100,000 divided into 1,000,000 shares of HK$0.10 each and on the same date, one subscriber share of HK$0.10 each was issued at HK$nil paid to Wing Lee Holdings.

(b) On 28 June 2012, the Company allotted and issued, credited as fully paid, 300,000 ordinary shares at HK$0.10 each to Wing Lee Holdings (details of which are set out in note 1).

(c) On 18 March 2013, upon satisfaction of the Spin-Off Condition (as defined in the Listing Document) and pursuant to the written resolutions passed by the then sole shareholder of the Company on 6 February 2013 (as more fully detailed in paragraphs headed "Written resolutions of the sole shareholder dated 6 February 2013" in Appendix VI to the Listing Document), each of the existing issued and unissued share of the Company was sub-divided into ten shares of HK$0.01 each and the authorized share capital of the Company was increased from HK$100,000 to HK$10,000,000, so thereafter, the authorized share capital of the Company comprised of 1,000,000,000 shares of HK$0.01 each, of which, immediately after the share subdivision, 3,000,010 shares were in issue and 996,999,990 shares were unissued.

(d) On 18 March 2013, upon satisfaction of the Spin-Off Condition (as defined in the Listing Document) and pursuant to the written resolutions passed by the then sole shareholder of the Company on 6 February 2013 (as more fully detailed in paragraphs headed "Written resolutions of the sole shareholder dated 6 February 2013" in Appendix VI to the Listing Document) and the Capitalization Issue (also defined in the Listing Document), the Company has capitalized the amounts due to MSC and Wing Lee Holdings in aggregate of HK$326,183,000 and allotted and issued 383,175,748 ordinary shares of the Company, credited as fully paid, to Wing Lee Holdings.

All ordinary shares of the Company issued since its date of incorporation to 31 December 2013 rank pari passu with the then existing ordinary shares in all respects.

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

During the year, the Company was spun-off from Wing Lee Holdings Limited ("Wing Lee Holdings") and listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") by way of introduction on 19 March 2013.

The Group continued to focus on the property investment business, principally the leasing of completed commercial and residential properties in Hong Kong.

As at 31 December 2013, the aggregate market value of investment properties held by the Group, as appraised by RHL Appraisal Limited ("RHL"), an independent property valuer, amounted to approximately HK$966.7 million, representing a slight increase as compared to 2012.

The total rental income for the year ended 31 December 2013 was approximately HK$25.2 million, representing an increase of approximately 4.2% as compared to 2012.

The Group's profit and total comprehensive income attributable to the owners of the Company for 2013 was approximately HK$41.0 million. There was a relatively less increase in net changes in fair value of the Group's investment properties in 2013, resulting in a decrease of approximately 86.6% in the profit and total comprehensive income attributable to the owners of the Company as compared to 2012.

Most of our properties recorded an upward adjustment in rental rates and our properties located at 59 Wellington Street, 61 Wellington Street and 27 Shing Yip Street recorded the highest increases in fair value during the year.

During the last quarter of 2013, renovations at our residential properties located at 3 Ma Tau Kok Road were completed and the properties have been fully leased out during the period.

During the year, the Group disposed of two residential properties and an industrial unit, realising an aggregate fair value gain of approximately HK$2.6 million. The Board considers the disposals were in line with the Group's overall business strategy.

During the year, the Group acquired a commercial property in Hong Kong for use as the office of the Group and a car park unit for its own use. The Group also acquired a car park unit for investment. Save for the investment properties held by the Group, there was no significant investment held during the year.

PROSPECTS

During the past year, the Hong Kong government introduced curbs in the form of upward adjustments to stamp duty rates in attempts to cool the property market. Such cooling measures resulted in a decrease in the transaction volume for properties in Hong Kong and have generally adversely affected rental rates of commercial properties.

The decrease in transaction volume of properties has also generally affected the prices of properties and is reflected by a relatively less increase in fair value of our properties for 2013 in comparison to 2012. Notwithstanding the lesser increase in fair value, a majority of our rental properties have continued to maintain the same rent rate or have increased in rent rate in comparison to 2012.

The high occupancy rates and stable rent rates of the Group's investment properties are expected to continue to provide the Group with stable rental income.

As the Group continues to focus on the holding of commercial and residential properties for long-term investment, the Group will continue to explore various opportunities to further expand its investment portfolio. Acknowledging the recent passing of bills approving the implementation of the Buyer's Stamp Duty (BSD) and Special Stamp Duty (SSD) by the Hong Kong government, the Group will monitor the effects of the BSD and SSD on the market and will tread carefully and assume a cautious approach when exploring property investment opportunities. Should a suitable opportunity arise, the Group will explore further business development and diversification to increase its profits and ensure optimal shareholder returns. The Group does not currently have any plans for any material investments or acquisitions of capital assets.

OPERATIONS

The Group is engaged in the business of property investment, principally the leasing of completed commercial and residential properties in Hong Kong. As at 31 December 2013, the Group had an investment property portfolio of 32 properties located in Hong Kong and one property located in the People's Republic of China (the "PRC").

During the year ended 31 December 2013, the Group completed the disposal of one industrial unit and two residential units as indicated below:

1. a residential property located in Kowloon Bay, Kowloon at a consideration of approximately HK$5.2 million. A fair value gain of approximately HK$0.9 million was recognized.

2. an industrial property located in Kwun Tong, Kowloon at a consideration of approximately HK$19.3 million. A fair value gain of approximately HK$1.8 million was recognized.

3. a residential property located in Wanchai, Hong Kong at a consideration of approximately HK$3.0 million. A fair value loss of approximately HK$0.1 million was recognized.

During the year ended 31 December 2013, the Group also completed the acquisition of a car park unit located in Kwun Tong, Kowloon at a consideration of approximately HK$1.1 million for investment.

During the year, the Group also acquired an office property located in Kwun Tong, Kowloon at a consideration of approximately HK$15.8 million and a car park unit located in Kwun Tong, Kowloon at a consideration of approximately HK$1.1 million for own use.

The Group did not introduce or announce any new business or services for the year ended 31 December 2013.

RESULTS

Our profit and total comprehensive income for the year attributable to owners of the Company for 2013 was approximately HK$41.0 million (2012: approximately HK$306.3 million), representing a decrease of approximately 86.6% as compared to 2012. Such decrease was mainly attributable to a relatively less increase in net changes in fair value of the Group's investment properties and increase in administrative expenses.

On the assumption that the Group Reorganization (details of which are set out in the listing document dated 28 February 2013 ("Listing Document")) had been effective on 1 January 2012 and adjusted retrospectively for the sub-division of shares in the Company, the Capitalization Issue as defined in the Listing Document and the bonus effect arising from the Capitalization Issue, earnings per share for 2013 was HK$0.107 (2012: HK$0.852), representing a decrease of HK$0.745 from last year.

FINANCIAL REVIEW

Liquidity and Capital Resources

As at 31 December 2013, the net current assets of the Group amounted to approximately HK$7.5 million. As at 31 December 2012, the net current liabilities of the Group amounted to approximately HK$308.1 million. The current ratio, expressed as current assets over current liabilities, was approximately 1.1 (31 December 2012: approximately 0.17).

Total equity of the Group rose to approximately HK$917.1 million (31 December 2012: approximately HK$550.0 million) was primarily due to the capitalization of the amounts due to M S C Holdings Limited ("MSC") and Wing Lee Holdings of approximately HK$326.2 million and recognized as equity as at 19 March 2013. As at 31 December 2013, there were no outstanding amounts due to MSC and Wing Lee Holdings.

Bank deposits and cash of the Group as at 31 December 2013 were approximately HK$60.6 million (2012: approximately HK$61.3 million), which included fixed deposits of approximately HK$33.2 million (2012: approximately HK$30.1 million).

As at 31 December 2013, the carrying amount of our bank loans were approximately HK$115.3 million (2012: approximately HK$126.2 million). As at 31 December 2013, all of the bank loans were secured by mortgages over certain investment properties of the Group with carrying amounts of approximately HK$473.1 million (2012: approximately HK$466.8 million) and carry interest at HIBOR plus 0.70% to 2.75% per annum (2012: HIBOR plus 0.70% to 2.75% per annum). As at 31 December 2013, our Group had available unutilized bank loan facilities of approximately HK$20.0 million. As at 31 December 2012, our Group had no available unutilized bank loan facilities.

Of the total bank loans at 31 December 2013, approximately HK$44.2 million (or approximately 38.3%) was repayable within one year or on demand. Approximately HK$12.9 million (or approximately 11.2%) was repayable after one year but within two years. Approximately HK$37.8 million (or approximately 32.8%) was repayable after two years but within five years. Approximately HK$20.4 million (or approximately 17.7%) was repayable after five years.

Of the total bank loans at 31 December 2012, approximately HK$32.0 million (or approximately 25.3%) was repayable within one year or on demand. Approximately HK$14.6 million (or approximately 11.6%) was repayable after one year but within two years. Approximately HK$45.0 million (or approximately 35.7%) was repayable after two years but within five years. Approximately HK$34.6 million (or approximately 27.4%) was repayable after five years.

The Group's total debt to equity ratio, calculated as total borrowings (being the aggregate of total bank borrowings and amounts due to MSC and Wing Lee Holdings) of approximately HK$115.3 million (31 December 2012: approximately 452.4 million) divided by shareholder's equity of the Group of approximately HK$917.1 million (31 December 2012: approximately HK$550.0 million) was approximately 0.13 as at 31 December 2013 (31 December 2012: approximately 0.82). The decrease was mainly due to the Capitalization Issue, under which the amounts due to MSC and Wing Lee Holdings of approximately HK$326.6 million have been capitalized and recognized as equity as at 19 March 2013.

Capital Expenditure

Capital expenditure incurred by our Group (representing acquisition of investment properties and property, plant and equipment) for the year ended 31 December 2013 was approximately HK$21.0 million (2012: approximately HK$27.3 million). The Group anticipates that the funding required for future capital expenditure will be principally financed by cash generated from operations and bank borrowings, although the Group may consider raising additional funds as and when appropriate.

Capital commitments

The Group had no material capital commitments as at 31 December 2013 (2012: nil).

Contingent liabilities

The Group had no significant contingent liabilities as at 31 December 2012 and 2013.

Pledge of assets

As at 31 December 2013, certain of the Group's investment properties with a carrying value of approximately HK$473.1 million (2012: approximately HK$466.8 million) have been pledged to secure banking facilities of the Group.

MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES

Save for the Group Reorganization as described in the Listing Document, there was no material acquisition or disposal of subsidiaries and associated companies by the Company during the year ended 31 December 2013 under review.

TREASURY POLICIES

The Group principally operates in Hong Kong and the revenue, operating cost and borrowings were mainly denominated in Hong Kong dollars. As a result, the Group has minimal exposure to exchange rate fluctuation.

The Group adopts conservative treasury policies in cash and financial management. Cash is generally placed in short-term deposits mostly denominated in Hong Kong dollars. The Group does not use any financial instruments for hedging purpose.

RISK MANAGEMENT

The Group has established and maintained sufficient risk management procedures to identify and control various types of risk within the organisation and the external environment with active management participation and effective internal control procedures in the best interest of the Group and its shareholders.

HUMAN RESOURCES

As at 31 December 2013, the Group had 8 employees (2012: 11 employees) in Hong Kong. The Group recorded staff costs of approximately HK$6.4 million (2012: approximately HK$8.5 million).

All of our employees have employment contracts that cover matters such as wages, benefits and grounds for termination. The Group's remuneration policies and packages are reviewed by the management on a regular basis. The Group grants discretionary bonuses to qualified employees based on operation results and individual performance.

DIVIDEND

The Board does not recommend the payment of any dividend for the year ended 31 December 2013 (2012: nil).

CLOSURE OF REGISTER OF MEMBERS

To ascertain the shareholders' entitlement to attend and vote at the forthcoming annual general meeting of the Company, the register of members of the Company will be closed from 24 June 2014 (Tuesday) to 27 June 2014 (Friday) both days inclusive, during which period no transfer of Shares will be registered for ascertaining Shareholders' eligibility to attend and vote at the AGM. In order to be eligible for attending and voting at the AGM, all transfers of Shares, accompanied by the relevant share certificates, must be lodged with the Hong Kong branch Share registrar of the Company, Tricor Investor Services Limited, at 26th Floor, Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong (which address will be changed to Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong with effect from 31 March 2014), for registration no later than 4:30 p.m. on 23 June 2014 (Monday).

PURCHASE, SALE OR REDEMPTION OF SECURITIES

Neither the Company nor its subsidiaries purchased, sold or redeemed any of the Company's listed securities during the year ended 31 December 2013.

COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

The Company has adopted the code provisions in the Corporate Governance Code (the "CG Code") contained in Appendix 14 of the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules") as its own code of corporate governance. The Board considers that the Company was in compliance with all applicable code provisions set out in the CG Code from 19 March 2013, the date of listing of the Company, to the date of this announcement.

COMPLIANCE WITH MODEL CODE

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 to the Listing Rules (the "Model Code") as its model code for securities transactions by Directors. Having made specific enquiries, all the Directors confirmed that they have complied with the Model Code from 19 March 2013, the date of listing of the Company, to the date of this announcement.

AUDIT COMMITTEE

The Audit Committee has reviewed the accounting principles and practices adopted by the Group with the management and discussed auditing, internal control and financial reporting matters including the review of the audited financial statements and continuing connected transactions of the Group for the year ended 31 December 2013.

SCOPE OF WORK OF MESSRS. DELOITTE TOUCHE TOHMATSU

The figures in respect of the Group's consolidated statement of financial position, consolidated statement of profit or loss and other comprehensive income and the related notes thereto for the year ended 31 December 2013 as set out in this announcement have been agreed by the Group's auditor, Messrs. Deloitte Touche Tohmatsu, to the amounts set out in the Group's audited consolidated financial statements for the year. The work performed by Messrs. Deloitte Touche Tohmatsu in this respect did not constitute an assurance engagement in accordance with the Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by Messrs. Deloitte Touche Tohmatsu on this announcement.

PUBLICATION OF ANNUAL RESULTS AND ANNUAL REPORT

This annual results announcement is published on the Company's website (http://www.wingleeproperties.com) and the Stock Exchange's website (http://www.hkexnews.hk). The 2013 annual report will be despatched to the shareholders of the Company and will be made available on the websites of the Company and the Stock Exchange in due course in accordance with the Listing Rules.

APPRECIATION

On behalf of the Board, I would like to express my sincere gratitude to all of our shareholders, tenants and professional parties for their continued support.

I would also like to extend my appreciation to all of our colleagues for their dedication and hard work.

By Order of the Board of
Wing Lee Property Investments Limited
Chau Choi Fa
Chairperson

Hong Kong, 19 March 2014

As at the date of this announcement, the Board comprises four executive Directors, namely Ms. Chau Choi Fa, Ms. Wong Siu Wah, Ms. Wong, Vivien Man-Li and Mr. Lui Siu Fung, and three independent non-executive Directors, namely Mr. Lam John Cheung-wah, Dr. Tse Kwok Sang and Mr. Chui Chi Yun Robert.

* *for identification purposes only*