Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

CENERIC (HOLDINGS) LIMITED
新嶺域(集團)有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 542)

2014 FINAL RESULTS ANNOUNCEMENT

The Board of Directors (the "Board") of Ceneric (Holdings) Limited (the "Company") is pleased to present the audited consolidated results of the Company and its subsidiaries (the "Group") for the year ended 31 December 2014 together with the comparative figures for the year 2013 as follows:

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the year ended 31 December 2014

	Note	**2014** ***HK$'000***	2013 *HK$'000* (Restated)
TURNOVER	*6*	**96,965**	4,398
Cost of sales	*8*	**(20,603)**	(1,945)
Gross profit		**76,362**	2,453
Other income	*7*	**76,424**	2,444
Selling expenses		**(451)**	(479)
Administrative expenses		**(90,883)**	(56,538)
Finance costs	*8*	**(29,321)**	(59)
PROFIT/(LOSS) BEFORE TAX	*8*	**32,131**	(52,179)
Income tax credit	*9*	**11,577**	–
PROFIT/(LOSS) FOR THE YEAR		**43,708**	(52,179)
Attributable to:			
Owners of the Company		**44,978**	(42,642)
Non-controlling interests		**(1,270)**	(9,537)
		43,708	(52,179)
EARNINGS/(LOSS) PER SHARE			
— Basic	*10*	**HK$2.33 cents**	HK$(2.21 cents)
— Diluted		**HK$2.33 cents**	HK$(2.21 cents)

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the year ended 31 December 2014

	2014	2013
	HK$'000	*HK$'000*
Profit/(loss) for the year	**43,708**	(52,179)
OTHER COMPREHENSIVE INCOME:		
Items that may be subsequently reclassified to profit or loss:		
Changes in fair value of available-for-sale financial assets	**(17,183)**	12,987
Exchange differences arising on translation of foreign operations	**(3,707)**	2,244
Disposal and deregistration of subsidiaries	**–**	(60)
Other comprehensive (loss)/income for the year, net of tax	**(20,890)**	15,171
Total comprehensive income/(loss) for the year	**22,818**	(37,008)
Attributable to:		
Owners of the Company	**24,088**	(27,471)
Non-controlling interests	**(1,270)**	(9,537)
	22,818	(37,008)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 31 December 2014

	Note	2014 HK$'000	2013 HK$'000 (Restated)
NON-CURRENT ASSETS			
Property, plant and equipment		**853,755**	13,314
Prepaid land lease payments		**63,910**	2,991
Licensing rights		**87,691**	–
Available-for-sale financial assets	*11*	**17,183**	34,366
Other assets		**–**	7,862
Pledged bank balances		**1,845**	1,950
Deferred tax assets	*12*	**14,972**	–
TOTAL NON-CURRENT ASSETS		**1,039,356**	60,483
CURRENT ASSETS			
Properties held for sale under development		**70,201**	70,849
Properties held for sale		**9,083**	16,218
Inventories		**364**	338
Trade receivables	*13*	**6,813**	24
Prepayments, deposits and other receivables		**5,163**	289,784
Cash and cash equivalents		**67,454**	202,894
TOTAL CURRENT ASSETS		**159,078**	580,107
TOTAL ASSETS		**1,198,434**	640,590

	Note	2014 HK$'000	2013 HK$'000 (Restated)
CURRENT LIABILITIES			
Due to associates		**–**	182
Trade payables, other payables and accruals	*14*	**21,403**	36,575
Finance lease payables		**65**	–
Loan and borrowings — due within one year	*15*	**39,078**	–
Other borrowing	*16*	**4,000**	–
Non-interest bearing other borrowings		**–**	16,710
TOTAL CURRENT LIABILITIES		**64,546**	53,467
NET CURRENT ASSETS		**94,532**	526,640
NON-CURRENT LIABILITIES			
Loan and borrowings — due after one year	*15*	**127,551**	–
Bonds	*17*	**251,505**	–
Deferred tax liabilities	*12*	**113,709**	–
TOTAL NON-CURRENT LIABILITIES		**492,765**	–
NET ASSETS		**641,123**	587,123
CAPITAL AND RESERVES			
Share capital	*19*	**19,316**	19,316
Reserves		**552,101**	523,843
Equity attributable to owners of the Company		**571,417**	543,159
Non-controlling interests		**69,706**	43,964
TOTAL EQUITY		**641,123**	587,123

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

Ceneric (Holdings) Limited (the "Company") was incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Law of the Cayman Islands. The registered office and principal place of business of the Company are P.O. Box 1043, George Town, Grand Cayman KY1-1102, Cayman Islands and 7/F., Guangdong Finance Building, 88 Connaught Road West, Sheung Wan, Hong Kong respectively. The Company's shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange").

During the year, the Group's activities were properties development and hotel business investment in the People's Republic of China.

2. BASIS OF PREPARATION

These consolidated financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("HKASs") and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants (the "HKICPA"), accounting principles generally accepted in Hong Kong and the disclosure requirements of the Hong Kong Companies Ordinance. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange. They have been prepared under the historical cost convention except for certain financial assets which have been measured at fair value. These consolidated financial statements are presented in Hong Kong dollars and all values are rounded to the nearest thousand except when otherwise indicated.

3. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

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

Amendments to HKFRS 10, HKFRS 12 and HKAS 27 (2011)	*Investment Entities*
Amendments to HKAS 32	*Offsetting Financial Assets and Financial Liabilities*
Amendments to HKAS 39	*Novation of Derivatives and Continuation of Hedge Accounting*
HK(IFRIC)-Int21	*Levies*

The adoption of the above revised standards and interpretation has had no significant financial effect on these financial statements.

4. ISSUED BUT NOT YET EFFECTIVE HONG KONG FINANCIAL REPORTING STANDARDS

The Group has not applied the following new and revised HKFRSs, that have been issued but are not yet effective, in these consolidated financial statements:

HKFRS 9	*Financial Instruments*[4]
Amendments to HKFRS 10 and HKAS 28 (2011)	*Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*[2]
Amendments to HKFRS 11	*Accounting for Acquisitions of Interests in Joint Operations*[2]
HKFRS 14	*Regulatory Deferral Accounts*[5]
HKFRS 15	*Revenue from Contracts with Customers*[3]
Amendments to HKAS 1	*Disclosure Initiative*[2]
Amendments to HKAS 16 and HKAS 38	*Clarification of Acceptable Methods of Depreciation and Amortisation*[2]
Amendments to HKAS 16 and HKAS 41	*Agriculture: Bearer Plants*[2]
Amendments to HKAS 19	*Defined Benefit Plans: Employee Contributions*[1]
Amendments to HKAS 27 (2011)	*Equity Method in Separate Financial Statements*[2]
Annual Improvements 2010–2012 Cycle	*Amendments to a number of HKFRSs*[1]
Annual Improvements 2011–2013 Cycle	*Amendments to a number of HKFRSs*[1]
Annual Improvements 2012–2014 Cycle	*Amendments to a number of HKFRSs*[2]

[1] Effective for annual periods beginning on or after 1 July 2014
[2] Effective for annual periods beginning on or after 1 January 2016
[3] Effective for annual periods beginning on or after 1 January 2017
[4] Effective for annual periods beginning on or after 1 January 2018
[5] Effective for an entity that first adopts HKFRSs for its annual financial statements beginning on or after 1 January 2016

5. OPERATING SEGMENT INFORMATION

For management purposes, the Group identifies reportable segments, on the basis of the products and services, for internal reports about components of the Group that are regularly reviewed by the chief operation decision makers for the purpose of allocating resources to segments and assessing their performances. There are three reportable operating segments identified as follows:

(a) The property development segment comprises the development and sales of properties;

(b) The hotel business segment comprises the sub-licensing rights to hotel operators and certain hotel management activities, and

(c) The corporate and other businesses segment includes general corporate expense items.

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resources allocation and performance assessment. Segment results represent the profit or loss earned before tax before taking into account interest income from bank deposits, unallocated other income, unallocated corporate expenses (including central administration costs and directors' remuneration) and finance costs. This is the measure reported to the chief operation decision makers and the board of directors for the purposes of resource allocation and performance assessment.

The following is an analysis of the Group's revenue and results by reportable segment:

	For the year ended 31 December									
	Property development		Hotel Business		Corporate and other business		Elimination		Total	
	2014	2013	**2014**	2013	**2014**	2013	**2014**	2013	**2014**	2013
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*	***HK$'000***	*HK$'000*	***HK$'000***	*HK$'000*	***HK$'000***	*HK$'000*
Segment revenue:										
Sales to external customers	**11,365**	4,398	**85,600**	–	**–**	–	**–**	–	**96,965**	4,398
Other income	**1,192**	595	**1,055**	–	**801**	449	**–**	–	**3,048**	1,044
Total segment revenue	**12,557**	4,993	**86,655**	–	**801**	449	**–**	–	**100,013**	5,442
Segment results	**(2,388)**	(16,976)	**18,152**	–	**(687)**	(28,693)	**–**	–	**15,077**	(45,669)
Reconciliation:										
Unallocated expenses									**(19,626)**	(7,851)
									(4,549)	(53,520)
Interest income									**1,158**	1,163
Gain on liquidation of subsidiaries									**–**	237
Gain on restructuring of group companies (see Note 7)									**6,480**	–
Gain on Bargain Purchase (see Note 18)									**65,738**	–
Acquisition related costs (see Note 8)									**(7,375)**	–
Finance costs (see Note 8)									**(29,321)**	(59)
Profit/(Loss) before tax									**32,131**	(52,179)

Geographical information

The Group operates in two main geographical areas — Hong Kong and the People's Republic of China (excluding Hong Kong) (the "PRC").

	31 December 2014	31 December 2013
	HK$'000	*HK$'000*
SEGMENT SALES		
— Hong Kong	**–**	–
— PRC	**96,965**	4,398
	96,965	4,398

6. TURNOVER

Turnover represents income from sub-licensing of operating rights, services rendered, and proceeds from the sales of properties held for sale to external customers during the year.

	2014	2013
	HK$'000	*HK$'000*
Sales of properties held for sale	**11,365**	4,398
Licensing income	**85,600**	–
	96,965	4,398

7. OTHER INCOME

	2014	2013
	HK$'000	*HK$'000*
Bank interest income	**1,158**	1,133
Other interest income	**–**	30
Gain on liquidation of a subsidiary	**–**	237
Gain on restructuring of group companies*	**6,480**	–
Gain on bargain purchase *(see Note 18)*	**65,738**	–
Rental Income	**1,030**	–
Others	**2,018**	1,044
	76,424	2,444

* The gain is arising from the restructuring of certain Group companies subsequent to the disposal of travel business of the Group in 2012.

8. PROFIT/(LOSS) BEFORE TAX

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

	2014	2013
	HK\$'000	*HK\$'000*
Cost of sales		
Cost of inventories sold	**600**	654
Cost of properties sold	**6,523**	1,291
Amortisation of licensing rights	**5,465**	–
PRC withholding tax and business tax	**8,015**	–
	20,603	1,945
Depreciation	**52,032**	4,139
Amortisation of prepaid land lease payments	**1,450**	77
Minimum lease payments under operating lease in respect of land and building	**2,180**	10,673
Auditor's remuneration	**1,100**	523
Employee benefit expenses (including directors' remuneration)		
— Wages and salaries	**10,829**	9,940
— Retirement benefits scheme contributions	**608**	248
	11,437	10,188
Acquisition related costs	**7,375**	–
Interest Income		
Bank interest income	**(1,158)**	(1,133)
Other interest income	**–**	(30)
	(1,158)	(1,163)
Finance costs		
Interest on loan and borrowings	**9,937**	–
Interest on other borrowings	**149**	59
Interest on bonds	**19,235**	–
	29,321	59

9. INCOME TAX

Hong Kong profits tax has been provided at the rate of 16.5% (2013: 16.5%) on the estimated assessable profits arising in Hong Kong during the year under review. Subsidiaries in the People's Republic of China ("PRC") are subject to PRC Enterprise Income Tax at 25% (2013: 25%). Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in the countries (or jurisdictions) in which the Group operates.

	2014	2013
	HK$'000	*HK$'000*
Current tax:		
Hong Kong	**–**	–
PRC	**–**	–
	–	–
Deferred tax	**(11,577)**	–
Income tax credit	**(11,577)**	–

10. EARNINGS/(LOSS) PER SHARE

The calculation of basic and diluted earnings per share amounts is based on the profit/(loss) for the year attributable to ordinary equity holders of the Company, and the weighted average number of ordinary shares of 1,931,638,040 (31 December 2013: 1,931,638,040) in issue during the year.

11. AVAILABLE-FOR-SALE FINANCIAL ASSETS

	At 31 December 2014	At 31 December 2013
	HK$'000	*HK$'000*
Listed equity investment, at fair value		
Hong Kong	**17,183**	34,366

12. DEFERRED TAX ASSETS AND LIABILITIES

As at 31 December 2014 and 2013, the Group's deferred tax assets and liabilities shown in the consolidated statement of financial position are as follows:

	At 31 December 2014	At 31 December 2013
	HK$'000	*HK$'000*
Deferred tax assets	**14,972**	–
Deferred tax (liabilities)	**(113,709)**	–

The movements in deferred tax assets/(liabilities) for the year ended 31 December 2014 were as follows:

	Deferred tax assets *HK$'000*	**Deferred tax liabilities** *HK$'000*	**Total** *HK$'000*
At 1 January 2014	**–**	**–**	**–**
Additions — acquisition of subsidiaries	**9,752**	**(120,084)**	**(110,332)**
Credited/(charged) to profit or loss	**5,202**	**6,375**	**11,577**
Exchange realignment	**18**	**–**	**18**
At 31 December 2014	**14,972**	**(113,709)**	**(98,737)**

Deferred tax assets are recognized for tax losses carry-forwards to the extent that the realization of the related benefit through the future taxable profits is probable.

13. TRADE RECEIVABLES

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

	At 31 December 2014 *HK$'000*	At 31 December 2013 *HK$'000*
Within 1 month	**6,813**	24
1–3 months	**–**	–
4–12 months	**–**	–
Over 1 year	**–**	–
	6,813	24

14. TRADE PAYABLES, OTHER PAYABLES AND ACCRUALS

	At 31 December 2014 *HK$'000*	At 31 December 2013 *HK$'000* (Restated)
Trade payables	**–**	–
Amount received in advance for the sales of properties held for sale	**48**	7,947
Other payables and accruals	**21,355**	28,628
	21,403	36,575

15. LOAN AND BORROWINGS

	At 31 December 2014 *HK$'000*	At 31 December 2013 *HK$'000*
Within 1 year	**39,078**	–
After 1 year but within 2 years	**31,262**	–
After 2 years but within 5 years	**96,289**	–
	166,629	–

At 31 December 2014, loan and borrowings lent by a financial institution to a subsidiary of the Group were secured by the leasehold land and buildings located in Maoming City, the PRC.

16. OTHER BORROWING

The borrowing is an unsecured loan from an independent third party.

	At 31 December 2014 *HK$'000*	At 31 December 2013 *HK$'000*
Within 1 year	**4,000**	–
After 1 year but within 2 years	**–**	–
After 2 years but within 5 years	**–**	–
After 5 years	**–**	–
	4,000	–

17. BONDS

	At 31 December 2014 *HK$'000*	At 31 December 2013 *HK$'000*
Unsecured bonds, at amortised cost		
First tranche, issued on 14 April 2014	**117,451**	–
Second tranche, issued on 21 May 2014	**134,054**	–
	251,505	–

These two tranches of bond were issued by the Group as part of consideration payable for the acquisition of hotel which had been completed on 14 April 2014. The bonds with principal amount of HK$150,000,000 and HK$175,000,000 respectively bear interest rate at 3.50% per annum and are unsecured and to be matured on the fourth anniversary from the issuance date. The bonds were initially measured at fair value and subsequently measured at amortised cost using the effective interest method.

18. ACQUISITION OF SUBSIDIARIES

On 14 April 2014, the Group acquired 100% equity interest in Born King Investment Holdings Limited, First Max International Limited and their respective subsidiaries which specialise in hotel business. Fair values of the identifiable assets acquired and liabilities assumed as well as consideration given for the acquisition were as follows:

	Fair value recognised on acquisition *HK$'000*
Fair value of the identifiable assets acquired and liabilities assumed:	
Property, plant and equipment	**876,307**
Licensing rights	**93,131**
Prepaid land lease payments	**62,415**
Deferred tax assets	**9,752**
Trade and other receivables	**13,164**
Cash and cash equivalents	**2,709**
Trade payables, other payables and accruals	**(36,168)**
Tax payable	**(5,932)**
Loan and borrowings	**(189,742)**
Deferred tax liabilities	**(120,084)**
Total identifiable net assets at fair value	**705,552**
Gain on bargain purchase	**(65,738)**
Total	**639,814**
Satisfied by:	
Fair value of consideration given	
Cash	**400,000**
Bonds at fair value, at issuance date	**239,814**
	639,814

19. SHARE CAPITAL

	At 31 December 2014 *HK$'000*	At 31 December 2013 *HK$'000*
Authorised:		
100,000,000,000 (31 December 2013: 100,000,000,000) ordinary shares of HK$0.01 (31 December 2013: HK$0.01) each	**1,000,000**	1,000,000
Issued and fully paid:		
1,931,638,040 (31 December 2013: 1,931,638,040) ordinary shares of HK$0.01 (31 December 2013: HK$0.01) each	**19,316**	19,316

20. CAPITAL COMMITMENTS

As at 31 December 2014, the Group's capital commitments were as follows:

	At 31 December 2014 *HK$'000*	At 31 December 2013 *HK$'000*
Contracted, but not provided for	–	445,000
	–	445,000

21. CONTINGENT LIABILITIES

As at 31 December 2014, the Group had contingent liabilities amounting to HK$1,710,000 (31 December 2013: HK$1,565,000) in respect of the buy-back guarantee in favor of banks to secure mortgage loans facilities granted to the purchasers of the Group's properties held for sales.

The directors consider that in case of default in payments, the net realisable value of the related properties can cover the repayment of the outstanding mortgage principals together with the accrued interest and penalty and therefore no provision has been made in the accounts for the guarantees.

22. DIVIDEND

No dividend was paid or proposed for the year ended 31 December 2014, nor has any dividend been proposed since the end of the reporting period (31 December 2013: Nil).

MANAGEMENT DISCUSSION AND ANALYSIS

Business Review

For the year ended 31 December 2014, the Group's total turnover amounted to HK$97.0 million, compared to HK$4.4 million for 2013. The Group recorded a profit before tax of HK$32.1 million, compared to the loss of HK$52.2 million for 2013. The Group's consolidated profit attributable to the owners of the Company for 2014 amounted to HK$45.0 million, compared to a loss of HK$42.6 million in 2013. The increase in the Group's profit is mainly attributable to (i) a gain on bargain purchase arising from an acquisition of subsidiaries which had been completed in April 2014, and (ii) a gain arising from the restructuring of certain Group companies subsequent to the disposal of travel business of the Group in 2012. The operation of the Group was actually making a loss in 2014.

Property Development Segment

In 2014, sales of the Property Development Segment amounted to HK$11.4 million, compared to HK$4.4 million for 2013. Loss of the segment for 2014 was HK$2.4 million, compared to the loss of HK$17.0 million for 2013.

As at 31 December 2014, approximately 99.8% of residential units of Morning Star Villa ("MSV") and approximately 98.1% of all residential and commercial units of Morning Star Plaza ("MSP") were sold.

The Board is optimistic in the property market in Hong Kong and the PRC. The Group continues focusing on the sale of completed unsold properties.

Hotel Business Segment

On 14 April 2014, the Group completed an acquisition of a hotel located in Maoming, the PRC (the "Acquisition"). Revenue of the hotel business segment is mainly generated from the sub-licensing of operating rights to hotel operators, which comprises a fixed monthly amount of RMB5.42 million plus a royalty fee equivalent to 10% of the total monthly revenue generated by the hotel operators. From the date of the Acquisition to 31 December 2014, the hotel business segment recorded revenue from the sub-licensing of operating right amounting to HK$85.6 million and a profit amounting to HK$18.2 million.

Geographical Segments

During the year, the Group did not have revenue generated from Hong Kong, and the revenue generated from elsewhere in the PRC mainly related to hotel business and property development.

REVIEW OF FINANCIAL POSITION

Overview

Non-current assets as at 31 December 2014, consisting mainly of property, plant and equipment, prepaid land lease payment, licensing rights, and available-for-sale financial assets amounted to HK$1,039.4 million, compared to HK$60.5 million as at 31 December 2013. Current assets as at 31 December 2014 amounted to HK$159.1 million, compared to HK$580.1 million as at 31 December 2013. Current liabilities as at 31 December 2014 amounted to HK$64.5 million, compared to HK$53.5 million as at 31 December 2013. Non-current liabilities as at 31 December 2014 amounted to HK$492.8 million, compared to nil as at 31 December 2013.

Capital Structure, Liquidity and Financial Resources

As at 31 December 2014, the Group's total borrowings amounted to HK$422.1 million (31 December 2013: HK$16.7 million). The borrowings mainly comprised borrowings from a financial institution of HK$166.6 million, bonds measured at amortised costs of HK$251.5 million. As at 31 December 2014, the Group's available banking facilities not utilised is nil (31 December 2013: nil).

The Group's total equity as at 31 December 2014 was HK$641.1 million (31 December 2013: HK$587.1 million).

The Group's gearing ratio as at 31 December 2014 was 55.0% (31 December 2013: nil). The gearing ratio was calculated on the basis of net borrowings (the total borrowings minus total cash and cash equivalents and restricted cash) over the total equity of the Group. In past years, gearing ratios of the Group were calculated on the basis of the total borrowings over the total equity of the Group. The Board believes that the 2014 calculation of gearing ratio would provide a more appropriate representation on the capital structure of the Group.

The increase in gearing ratio as at 31 December 2014 as compared to those as at 31 December 2013 is mainly due to the consolidation of loan and borrowings brought in after the Acquisition and the issuance of two tranches of bond as part of the consideration for the Acquisition.

As part of treasury management, the Group centralises funding for all of its operations at the Group level. The Group's foreign currency exposure relates mainly to Renminbi, which is derived from its hotel business and the sales of property units in Zhongshan, the PRC.

Capital Commitments

The Group did not have any capital commitments as at 31 December 2014 (31 December 2013: HK$445.0 million).

Contingent Liabilities

As at 31 December 2014, the Group had contingent liabilities amounting to HK$1.7 million (31 December 2013: HK$1.6 million). The contingent liabilities were mainly in respect of buy-back guarantees in favour of banks to secure mortgage loans granted to the purchasers of the properties developed by MSV and MSP. The Board considered that the fair value of such guarantees were insignificant.

Charges on Group Assets

As at 31 December 2014, part of the Group's leasehold land and buildings acquired through the Acquisition with a carrying value of HK$827.3 million (31 December 2013: nil) had been pledged to a financial institution to secure mortgage loans. In addition, non-current bank balances of HK$1.9 million (31 December 2013: HK$2.0 million) were pledged to banks to secure mortgage loan facilities granted to purchasers of the Group's properties held for sale. They also serve to secure the issuance of a bank guarantee in favour of a landlord under an operating lease.

STAFF ANALYSIS

The total number of staff employed by the Group as at 31 December 2014 was 74, compared to 58 as at 31 December 2013. As part of the Group's human resources policy, employees are rewarded on a performance-related basis within the general framework of the Group's salary and bonus scale. Currently, the Group continues to implement its overall human resource training and development programme and to equip its employees with the necessary knowledge, skills and experience to deal with the existing and future requirements and challenges.

Outlook and Plan

Looking forward to 2015, the economy is still challenging and will probably create a tough environment for operations in Hong Kong and the PRC.

For hotel business, in spite of the recent slowdown in local consumption in the PRC, the hotel business has started generating stable income for the Group since the completion of the Acquisition. The management expects that the income from hotel business would be persistent.

For property development business, China's governmental policies on property market such as the relaxation on purchase restrictions and interest rate cut in 2015 in China are expected. A steady increase in the property sales of the Group is foreseeable.

Apart from the above, the management has been looking for new and profitable investment projects to maximise the returns on the Company and to its shareholders.

COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

During the year ended 31 December 2014, the Company has applied the principles of, and complied with, the applicable code provisions of the Corporate Governance Code and Corporate Governance Report ("CG Code") as set out in Appendix 14 of the Listing Rules, except for certain deviations which are summarized below:

(1) Code Provisions A.2.1 to A.2.9

Code provision A.2.1 of the CG Code stipulates that the roles of chairman and chief executive should be separate and should not be performed by the same individual. The division of responsibilities between the chairman and chief executive should be clearly established and set out in writing.

Code provisions A.2.2 to A.2.9 of the CG Code further stipulate various roles and responsibilities of the chairman.

The Company does not have a Chairman of the Board at present. It is the Board's intention to appoint the Chairman of the Board as soon as a suitable and appropriate candidate is identified.

(2) Code Provision E.1.2

Code Provision E.1.2 of the CG Code stipulates that the chairman of the board should attend the annual general meeting. He should also invite the chairmen of the audit, remuneration and nomination and any other committees (as appropriate) to attend. In their absence, he should invite another member of the committee or failing this his duly appointed delegate to attend. These persons should be available to answer questions at the annual general meeting.

The Company does not have a Chairman of the Board at present. It is the Board's intention to appoint the Chairman of the Board as soon as a suitable and appropriate candidate is identified. As such, no Chairman of the Board was able to attend the annual general meeting of the Company held on 30 May 2014. However, Mr. CHI Chi Hung, Kenneth, an Executive Director of the Company, took the chair of that meeting and Chairman of Audit Committee, Remuneration Committee and Nomination Committee was present thereat to be available to answer any question to ensure effective communication with the Shareholders.

Further information on the Company's corporate governance practices during the year under review will be set out in the Corporate Governance Report to be contained in the Company's 2014 Annual Report which will be sent to the Shareholders at the end of April 2015.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors 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 to the Directors, all the Directors confirmed that they had complied with the required standards as set out in the Model Code during year ended 31 December 2014.

PURCHASE, SALE OR REDEMPTION OF SHARES

During the year ended 31 December 2014, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's shares.

AUDIT COMMITTEE

The Audit Committee has reviewed with the management of the accounting principles and practices adopted by the Group and discussed auditing, internal control and financial reporting matters including a review of the audited financial statements for the year ended 31 December 2014. The Audit Committee constituted three Independent Non-Executive Directors.

DISCLOSURE OF INFORMATION OF THE STOCK EXCHANGE'S WEBSITE

The annual report of the Group for the year ended 31 December 2014 containing the relevant information required by the Listing Rules will subsequently be published on the Stock Exchange's website in due course.

By order of the Board
Ceneric (Holdings) Limited
CHI Chi Hung, Kenneth
Executive Director

Hong Kong, 27 March 2015

As at the date of this announcement, the Board comprises Mr. CHENG Wai Lam, James, Mr. CHI Chi Hung, Kenneth, Mr. MA Erqiang and Mr. YEUNG Kwok Leung being the Executive Directors; Mr. HUANG Zhenda being the Non-executive Director; and Ms. CHAN Hoi Ling, Ms. SO Wai Lam and Mr. SUNG Yat Chun being the Independent Non-Executive Directors.