CCT LAND HOLDINGS LIMITED
（中建置地集團有限公司）

(Incorporated in Bermuda with limited liability)
(Stock Code: 00261)

ANNOUNCEMENT OF ANNUAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2015

CHAIRMAN'S STATEMENT

On behalf of the board of directors (the "**Board**") of CCT Land Holdings Limited (the "**Company**"), I present the annual results of the Company and its subsidiaries (the "**Group**") for the year ended 31 December 2015.

The Group's revenue for 2015 was HK$810 million, decreased by approximately 21.7% as compared to HK$1,034 million in the last corresponding year, due to decline in revenue of the Group's manufacturing business, partly offset by increase in property sales of the Group's mainland property business. Net loss for the year was HK$74 million, increased by 39.6% compared with the loss of HK$53 million in the previous year, primarily due to the absence of any fair value gain on the Group's investment properties in 2015. Despite increase in loss, the Group's total equity soared significantly during the year and its financial position was greatly improved as a result of the full settlement of the promissory notes by way of issue of the convertible bonds of the Company.

The Board does not recommend payment of a final dividend for the year ended 31 December 2015 (2014: Nil) as the Group was still in a loss position and the Group intends to conserve cash resources to finance operations and future development of its businesses.

BUSINESS REVIEW

Telecom Product Business and the Child Product Trading Business

In 2015, the development, design, manufacturing and sale of telecom, electronic and infant and baby products (the "**Telecom Product Business**"), continued to be the largest contributor of revenue to the Group. We manufacture products on an original design manufacturing ("**ODM**") basis and contract manufacturing basis ("**CMS**") for our worldwide customers, most of which are renowned household brands. The telecommunication products comprising mainly cordless phones, remained the Group's largest product line, followed by infant and baby products. During the year, the manufacturing business recorded revenue of approximately HK$538 million, representing a year-on-year decrease of approximately 32.6%, mainly due to reduction of sales of cordless phones. The reduction of the cordless phone sales was mainly attributable to the slowing global economy and intensifying competition. Furthermore, the significant devaluation of euro against United States dollar ("**USD**") has dampened consumer demand for telecom products in the market. Trading and sale of infant and baby products (the "**Child Product Trading Business**"), which are mainly feeding, health care, hygiene and safety products for infants and babies, were relatively stable and decreased by approximately by 7% year-on-year as most of our child products were sold to the U.S.A.

Although materials costs were stable due to weakening global demand, wages and social security costs of Chinese workers continued to rise. Shortage of labour in the Guangdong Province continued to be acute although the effect had been partly relieved by our on-going operations restructuring and streamlining measures. In response to the worsening operating environment, we continued restructuring, downsizing, optimising products, consolidating factory space and making relentless efforts of cost savings. Although restructuring costs of approximately HK$17 million were incurred as a result of these measures, all these efforts have shown positive effects on the manufacturing business and has improved its efficiency. As a result, the Telecom Product Business was able to achieve an operating profit of approximately HK$5 million as compared with the operating profit of HK$24 million reported in 2014. The comparative profit of HK$24 million, however, included a fair value gain of HK$45 million arising from revaluation of the Shenzhen investment properties, and if this gain is excluded, the manufacturing business recorded a loss of HK$21 million in 2014. Despite the reduction of sales, the Child Product Trading Business still delivered an operating profit of HK$2 million, as compared with an operating profit of HK$3 million in 2014.

The conversion of our Shenzhen R&D center into investment property has been completed and almost all the property units have been let at high rental yield. The rental income has compensated part of the overhead of the manufacturing business. No revaluation change was recorded in 2015 as compared to a fair value gain of HK$45 million recognised in the last corresponding year.

The declining cordless phone product market is expected to continue in 2016, resulting in structural change of customers. In order to compete, customers need to work with a strong manufacturer which can provide them with credit support for their product procurement, a strong research and development ("**R&D**") team which can replace their own R&D team and a solid and reliable manufacturing support which can meet their approved vendor requirements. On the other hand, due to slowing global economy, many Chinese factories have shut down. This may present an opportunity for the Group which is one of the leading manufacturers for consumer electronic products, through its 25 years of manufacturing history. With state-of-the-art production facilities, a strong R&D team and solid financial position, CCT Tech Group, the manufacturing division of the Group, has established as a highly reputable manufacturer in the global consumer electronic market. We will continue to work with our existing customers and will also seek new customers not only in the cordless phone products but also other consumer electronic products. We will expand our CMS business, as competition from low-cost Chinese factories has reduced. To meet with the market changes, we have developed and will launch Bluetooth linkage products in both our telecom products and child product lines and initial response from our customers is encouraging.

Mainland Property Business

The development of residential and commercial properties for sale in the mainland of the People's Republic of the China (the "**PRC**" or "**China**") (the **"Mainland Property Business**") was founded in 2007 by CCT Fortis Holdings Limited ("**CCT Fortis**"), our previous controlling shareholder, and was transferred into the Group in 2013. Through years of efforts, we have built up a reputable brand name in the property sector in Anshan and has become a reputable developer in the local market. All our property projects are located in Anshan City, Liaoning Province, China and comprise the following projects:

<u>Landmark City</u>

Situated in the Tiexi District of the Anshan City, Landmark City enjoys convenient transport access and well-developed comprehensive ancillary facilities, and the project provides comfortable design, and high ratio of greenery and common areas. The project comprises residential buildings, underground car parks and retail shops, with a total gross floor area of approximately 212,000 square meters, built on a site area of 69,117 square meters. Landmark City is divided into three phases, comprising 22 residential towers, offering 2,084 flats, in aggregate with wide range of sizes from one-bedroom to four-bedroom apartments. Development of the entire Landmark City project has been completed, with the last phase of the project - Phase 3 completed in 2013. Approximately 60% of the entire project has been sold accumulatively (including units sold by the Group and the CCT Fortis Group before transfer to the Group).

<u>Evian Villa</u>

Situated in the Hi-tech Development Zone of the Anshan City, Evian Garden is positioned as a luxurious residential community. Since first launch of the project, the development has received strong market response and have been well praised by the customers for its superior quality, top-notched design, a greenery ratio of over 40% and premium materials. In particular, the beautiful premier water system-an artificial lake in the center of the estate has received accolades from customers and buyers. In December 2015, the project was awarded by the Anshan Television as the "Best Low-rise Development".

The project has a site area of 74,738 square meters and is divided into two phases, comprising 27 blocks of low-rise apartment buildings, under-ground car parking spaces and retail shops with total gross floor area of 126,000 square meters. Phase 1 comprises 14 blocks of gross floor area of 63,000 square meters and Phase 2 comprises 13 blocks of gross floor area of 63,000 square meters. Evian Villas provide flats and duplex apartments of 670 units in aggregate, comprising 291 units for Phase 1 and 379 units for Phase 2, with wide range of flat types. Development of the Phase 1 was completed in 2011. Approximately 51% of the Phase 1 units has been sold accumulatively (including units sold by the Group and the CCT Fortis Group before transfer of the project to the Group). All the car park spaces and retail shops have also been sold. Development of Phase 2 was commenced in early 2014 and was completed in 2015. Presale was launched and was well received. Deposits of approximately HK$70 million for 140 units pre-sold have been received from customers.

Evian Garden

The Evian Garden project is located in the land lot site "DN1" of Hi-tech Development Zone, Anshan, adjacent to the Evian Villa project. Planning of the project development is in progress and construction is planned to commence in 2016. With a site area of approximately 83,000 square meters, the project will be developed into high-end property project comprising luxurious terraced houses and villas, retail shops and car parks, with a total gross floor area of approximately 280,000 square meters.

Since beginning of 2015, China has introduced policies to stimulate its slowing economy including several rounds of interest rate cut and reductions in required reserve ratios for banks. The Chinese government has also introduced polices to support the property market, including removal of house purchase restrictions and lowering the down payment requirements. As a result, market sentiment has improved and buyer confidence has revived. We took the opportunity of the market rebound and have achieved contract sale revenue of HK$113 million, 74% up from HK$65 million in the last corresponding year. Most of the revenue in 2015 came from sale of the Evian Villa Phase 1 apartments, followed by the Landmark City units but did not include pre-sale of the flats of Evian Villa Phase 2 project. However, property prices remained weak in the lower-tier cities like Anshan, due to its high inventory level as many local developers continued to slash prices in order to get cash to meet their repayment obligations of their debts. As a result, despite sales increase our property business posted a full-year operating loss (before finance costs) of HK$25 million in 2015, compared with the loss of HK$22 million in 2014.

In 2016, de-stocking continues to be the major task of most mainland developers. It is anticipated that the Chinese government will introduce new policies to further support the property market. Capitalizing on our strong brand image in the Anshan property market, we will step up our marketing efforts to boost property sales in 2016. In view of the market changes, we plan to commence development of the Evian Garden this year, which is expected to attract strong attention from the market.

Internet finance business

In order to diversify and broaden its revenue sources, in the last quarter of 2015, the Company acquired the entire issued capital of Gold Direct Limited, which has established a 51% equity interest subsidiary in China soon after completion of acquisition. The PRC subsidiary will be engaged in the fast growing internet finance services. The first instalment of registered capital of Renminbi ("**RMB**") 25,500,000 has been injected into the PRC subsidiary, which is in the process of establishing an on-line "peer-to-peer" lending platform. The PRC subsidiary is expected to commence business within 2016.

OUTLOOK

Current market attention is focused on the slowing global economy. US economy continues to expand in a modest pace since US raised its interest rate at the end of 2015. In China, the Chinese economy has entered into a new stage of slower growth amid its structural reform from export dependence to domestic consumption. Euro government is expected to introduce more policies to stimulate its weak economy. Geopolitical tensions and instability in the Middle East continue to cause risks and uncertainty to the global financial markets.

Uncertainties of the economic outlook of our major markets, especially Europe, intensifying competition and the continuing shortage of labour and rising wage costs in the Guangdong Province remain the greatest risks and challenges to the Group's manufacturing business. We will strive to combat all these challenges and try to turn around our manufacture business. The CCT Tech Group will continue to improve its efficiency and competitiveness and will continue to cut costs. To capitalise our strength in R&D and our manufacturing capability, we will develop and launch more Bluetooth linkage products and will also expand our CMS business.

As for the Mainland Property Business, high inventory level and the low-price to cut-throat pricing policies adopted by some local developers continue to pose the greatest risks to our property business. The timing and extent of further supporting policies to be introduced by the Central Government is also important towards the revival of the property market in Anshan. We will continue to promote our brand value and pursue property quality and service excellence. We will capture any market rebound and will launch innovative sale and promotion activities to boost sales. To align our development strategy with the market changes, we plan to start development of Evian Garden in 2016. If the market further improve and property prices rebound, we may look for opportunity to replenish our land bank.

We will continue to explore and seek new business opportunities to broaden our revenue and improve our profitability. The Group's financial position has greatly strengthened by the placing in May 2015 of 4.28 billion new shares raising approximately HK$104 million and the settlement in December 2015 of all the previous promissory notes with principal amount of HK$1,096 million by issue of the convertible bonds of the same principal amount. The Group is well-positioned to meet future challenges and grasp new business opportunities to enhance shareholders' value.

APPRECIATION

On behalf of the Board, I wish to express our thanks and gratitude to the directors, the management and all our employees for their dedication, loyalty, and hard work to meet the challenges during the year. I also want to thank our shareholders, investors, bankers, customers and suppliers for their continued encouragement and strong support to the Group.

Mak Shiu Tong, Clement
Chairman

Hong Kong, 29 March 2016

FINANCIAL REVIEW

OVERVIEW OF 2015 FINANCIAL RESULTS AND OTHER COMPREHENSIVE INCOME

HK$ million	2015	2014	% increase/ (decrease)
Revenue	**810**	1,034	(21.7%)
Gross profit	**69**	43	60.5%
Other income and gains	**34**	106	(67.9%)
Finance costs	**(42)**	(47)	(10.6%)
Loss before tax	**(76)**	(43)	76.7%
Income tax credit/(expense)	**2**	(10)	N/A
Loss for the year	**(74)**	(53)	39.6%
Other comprehensive income, net of tax	**(49)**	-	N/A

Discussions on the 2015 Financial Results and Other Comprehensive Income

The Group's reported revenues decreased by HK$224 million compared with 2014, due to decline in the sales of the telecom products, offset partly by increase in property sales in the PRC. Gross profit rose 60.5% to HK$69 million, attributable mainly improvement in efficiency, cost savings and lower component costs. Other income and gains fell by 67.9% to HK$34 million. This was primarily driven by the absence of any fair value change on the Group's investment property in Shenzhen in 2015 as opposed to a fair value gain of HK$45 million recognised in 2014. As a result, loss before tax rose 76.7% to HK$76 million. Finance costs included HK$29 million interest and accounting discounting interest on the promissory notes, which have been fully settled by issue of the convertible bonds in December 2015. There was a net deferred tax credit of HK$2 million for 2015, whereas the tax provision of HK$10 million for 2014 represented mainly the deferred tax provided on the fair value gain of the investment property. The net loss after tax was HK74 million, an increase of 39.6% compared with HK$53 million in the last corresponding year.

Net other comprehensive loss reported in the Consolidated Statement of Comprehensive Income represented the unrealised exchange loss of HK$49 million arising from the translation of the accounts of the property subsidiaries in the mainland China, as a result of devaluation of RMB during the year. Since the year end, the RMB exchange rate has stablised and the Chinese leaders have indicated that China is not in a position to devalue RMB to a large extent.

ANALYSIS BY BUSINESS SEGMENT

	Revenue				
	2015		2014		
HK$ million	**Amount**	**Relative %**	Amount	Relative %	% change
Telecom Product Business	**538**	**66.4%**	798	77.2%	(32.6%)
Child Product Trading Business	**159**	**19.6%**	171	16.5%	(7.0%)
Mainland Property Business	**113**	**14.0%**	65	6.3%	73.8%
Total	**810**	**100.0%**	1,034	100.0%	(21.7%)

	Operating profit/(loss) *		
HK$ million	**2015**	2014	% change
Telecom Product Business	**5**	24	(79.2%)
Child Product Trading Business	**2**	3	(33.3%)
Mainland Property Business	**(25)**	(22)	(13.6%)
Total	**(18)**	5	N/A

* The operating result represented operating profit/(loss) before finance costs, impairment of goodwill, corporate expense and taxation.

The Telecom Product Business, the largest business segment of the Group, recorded revenue of HK$538 million, fell by HK$260 million, primarily led by lower sales of telecom products due to weak demand of cordless phones and intensified competition. Despite lower revenue, the manufacturing business delivered an operating profit of HK$5 million, decreased by HK$19 million, compared with 2014. The decrease in operating profit was primarily caused by the absence of any fair value gain on investment property during the year whereas a fair value gain of HK$45 million was recorded in the comparable year. Excluding the effect of the fair value gain, this segment in fact achieved improvement in results as compared with operating loss of HK$21 million in the equivalent year. Revenue of the Child Product Business decreased by 7% to HK$159 million and an operating profit of HK$2 million was recorded as compared with an operating profit of HK$3 million in 2014, due to reduction of sales.

The Mainland Property Business achieved increase in revenue of HK$48 million, as compared with 2014, as a result of higher sales of flat units, amid rebound in property demand in Anshan. Operating loss was marginally increased by HK$3 million to HK$25 million, led primarily by the continued weak property prices.

ANALYSIS BY GEOGRAPHICAL SEGMENT

	Revenue				
	2015		2014		%
HK$ million	**Amount**	**Relative %**	Amount	Relative %	Change
Europe	**372**	**45.9%**	554	53.5%	(32.9%)
Mainland China	**198**	**24.4%**	192	18.6%	(3.1%)
North America	**145**	**17.9%**	161	15.6%	(9.9%)
Asian Pacific and others	**95**	**11.8%**	127	12.3%	(25.2%)
Total	**810**	**100.0%**	1,034	100.0%	(21.7%)

European market continued to be the Group's largest market, contributed revenue of HK$372 million, a decrease of HK$182 million compared with 2014, caused mainly by lower sales of telecom products. This was driven by lower consumer demand in Europe as a result of the weak European economy, devaluation of euro and keen competition. Revenue from mainland China, our second largest market, broadly unchanged, which reflected the combined effect of higher property sales in Anshan, offset by lower sales of telecom products to the mainland China. Sales to North American market fell by HK$16 million, due to decrease in sales of our child products. Revenue from the Asian Pacific and other regions was HK$95 million, representing decrease of HK$32 million or 25.2% compared with 2014 due to less sales of telecom products.

FUND RAISING AND ISSUE OF THE CONVERTIBLE BONDS

During the year, the Company raised net proceeds of HK$104 million by placing 4,280,000,000 new shares under the general mandate of the Company. The net proceeds have been applied as to approximately HK$65 million for working capital of the Group's manufacturing business and mainland property business, HK$9 million for general working capital of the Group and HK$30 million for capital injection into the newly established internet finance PRC subsidiary. The application of the placing proceeds are in line with the proposed usage of funds for general working capital and any possible business development and investment of the Group as disclosed in the Company's announcement dated 11 May 2015.

In December 2015, all the promissory notes with principal amount of approximately HK$1,096 million have been cancelled to settle the consideration for issue of the convertible bonds (the "**Convertible Bonds**") with the same principal amount as the promissory notes. The Convertible Bonds have a term of three years from date of issue, are interest-free and are not redeemable. The Convertible Bonds entitle the bondholders to convert into shares of the Company at the initial conversion price of HK$0.01 per conversion share (subject to adjustments pursuant to the terms of the Convertible Bonds). During the year, Convertible Bonds with the principal amount of HK$180 million were converted into the Shares. The settlement of the promissory notes have substantially improved the financial position of the Group and also reduce interest expenses in the future.

OVERVIEW OF SIGNIFICANT CHANGES TO KEY ITEMS IN CONSOLIDATED STATEMENT OF FINANCIAL POSITION

HK$ million	**2015**	2014	% increase/ (decrease)
Property, plant and equipment	**151**	178	(15.2%)
Prepaid land lease payments	**40**	41	(2.4%)
Investment properties	**333**	333	0.0%
Goodwill	**80**	-	N/A
Properties under development	**-**	292	(100.0%)
Completed properties held for sale	**983**	739	33.0%
Prepayment, deposits and other receivables	**345**	312	10.6%
Current and non-current pledged time deposits	**109**	193	(43.5%)
Cash and cash equivalents	**185**	208	(11.1%)
Current and non-current interest-bearing bank and other borrowings	**364**	530	(31.3%)
Deferred tax liabilities	**110**	115	(4.3%)
Promissory notes	**-**	985	(100.0%)
Equity attributable to owners of the parent	**1,583**	420	276.9%
- Share Capital	**923**	654	41.1%
- Convertible Bonds	**916**	-	N/A
- Reserves	**(256)**	(234)	9.4%

Discussions on significant changes to key items in Consolidated Statement of Financial Position

As at 31 December 2015, the property, plant and equipment balance decreased by HK$27 million, compared with 31 December 2014, attributable mainly to depreciation for the year. The prepaid land lease reduced by HK$1 million, due to the amortisation for the year.

The balance of the investment properties at year end was HK$333 million, same as balance brought forward from 2014 as there was no fair value change during the year.

Goodwill of HK$80 million was recognised on the acquisition of the internet finance service business, which is expected to commence business in 2016.

There was no balance of the properties under development as at 31 December 2015 because Evian Villa Phase 2 has been completed and all the development costs of the project have been transferred to completed properties held for sale during the year. This resulted in the increase of completed properties balance of HK$244 million or 33.0%, after netting off the cost of properties sold during the year.

Prepayments, deposits and other receivables balance was broadly unchanged. This account balance included a prepayment at carrying value of HK$299 million for the acquisition of the land use right of Evian Garden.

Pledged deposits fell by HK$84 million, primarily due to unwinding of the RMB deposits pledged to secure equivalent amount of Hong Kong dollar ("**HKD**") loan in order to reduce our exposure to RMB devaluation.

Cash balance reduced by 11.1% to HK$185 million at the end of 2015. The funds raised from placing of new shares during the year has been used primarily to finance working capital of the Group's business and capital injection into internet finance service company.

Bank and other borrowings decreased by HK$166 million, or 31.3%, as a result of net repayment of bank loans (including the HKD loans secured by RMB deposits) during the year.

Deferred tax liabilities were HK$110 million, broadly unchanged as 2014. This balance comprised estimated deferred tax liability arising from the assignment of the Anshan property projects into the Group in 2013 and deferred tax liability on the fair value gain of the investment property.

All the promissory notes were cancelled at the end of 2015 as settlement of the consideration for subscription of convertible bonds by the note holders. The settlement of the promissory notes has greatly improved the Group's financial position.

Equity attributable to owners of the parent surged HK$1,163 million to reach HK$1,583 million due to the combined effect of the followings:

(a) increase of the share capital by approximately HK$269 million due to issue of placing shares, issue of consideration shares for acquisition of the internet finance service business, conversion shares issued upon conversion of the Convertible Bonds and issue of shares upon exercise of share options;

(b) the accounting of the outstanding Convertible Bonds not yet converted at year end as equity at fair value, as the Convertible Bonds are not redeemable and do not constitute liability of the Company;

(c) increase of the negative reserves due primarily to loss incurred during the year offset partly by increase in share premium arising from issue of placing shares and the consideration shares.

CAPITAL STRUCTURE AND GEARING RATIO

	2015		2014	
HK$ million	**Amount**	**Relative %**	Amount	Relative %
Bank borrowings	**362**	**18.6%**	529	55.7%
Finance lease payable	**2**	**0.1%**	1	0.1%
Total borrowings	**364**	**18.7%**	530	55.8%
Equity including the convertible bonds	**1,583**	**81.3%**	420	44.2%
Total capital employed	**1,947**	**100.0%**	950	100.0%

The Group's gearing ratio was 18.7% as at 31 December 2015, significantly improved from the gearing ratio of 55.8% at the corresponding balance sheet date, mainly as a result of issue of the Convertible Bonds catergorised as equity and reduction of bank borrowings.

The Group's outstanding bank and other borrowings decreased to HK$364 million as at 31 December 2015 (2014: HK$530 million), due to net repayment of bank loans during the year. The maturity profile of the outstanding borrowings falling due within one year, in the second to the fifth year amounted to HK$296 million and HK$68 million respectively (2014: HK$475 million and HK$55 million respectively). There was no material effect of seasonality on the Group's borrowing requirements.

LIQUIDITY AND FINANCIAL RESOURCES

HK$ million	**2015**	2014
Current assets	**1,813**	2,041
Current liabilities	**660**	1,032
Current ratio	**274.7%**	197.8%

Current ratio improved to 274.7% (2014: 197.8%), primarily driven by reduction of trade and bills payables and short-term bank borrowings. Among the total cash balance of HK$294 million, deposits with an aggregate amount of HK$109 million (2014: HK$193 million) were pledged for banking facilities.

In view of the Group's current cash position and the unutilised banking facilities available, the Group continued to maintain a sound financial position and has sufficient resources to finance its operations and its future expansion plan.

CAPITAL COMMITMENTS

The Group has no capital commitment as at 31 December 2015 (2014: HK$2 million).

TREASURY MANAGEMENT

The Group employs a conservative approach to cash management and risk control. To achieve better risk control and efficient fund management, the Group's treasury activities are centralised.

During the financial year 2015, the Group's receipts were mainly denominated in US dollar and RMB. Payments were mainly made in HKD, US dollar and RMB. Cash was generally placed in short-term deposits denominated in HKD and RMB. In 2015, the Group's borrowings were mainly denominated in HKD, US dollar and RMB and interest on the borrowing was principally determined on a floating rate basis.

The objective of the Group's treasury policies is to minimise risks and exposures due to the fluctuations in foreign currency exchange rates and interest rates. The Group does not have any significant interest rate risk at present as the interest rates currently remain at low level. In terms of foreign exchange exposures, the Group is principally exposed to two major currencies, namely the US dollar and RMB in terms of receipts and the RMB in terms of expenditures. Since the HKD remains pegged to the US dollar, the exchange exposure to US currency is minimal.

As for RMB exposure, the current devaluation of RMB benefits our manufacturing business as our factory wages and overhead are paid in RMB. We have already unwound the previous arrangement of pledging RMB deposits for HK dollar loans, in order to reduce our exposure to RMB devaluation. As the mainland property business incurred loss in 2015, the impact of the devaluation of RMB to the profit and loss of the Group was not material. The Group has not entered into any high-risk exchange derivatives.

ACQUISITION AND DISPOSAL OF MATERIAL SUBSIDIARIES AND ASSOCIATES

Save for the acquisition of the subsidiaries to be engaged in the internet finance business, the Group did not acquire or dispose of any material subsidiaries and associates during the year under review.

SIGNIFICANT INVESTMENT

Save as disclosed in the financial review of this announcement, the Group did not hold any significant investment as at 31 December 2015 (2014: Nil).

PLEDGE OF ASSETS

As at 31 December 2015, certain of the Group's assets with a net book value of HK$1,122 million (2014: HK$963 million), net asset value of HK$385 million of a subsidiary of the Company (2014: HK$289 million) and time deposits of the Group of HK$109 million (2014: HK$193 million) were pledged to secure the general banking facilities granted to the Group to finance operations.

CONTINGENT LIABILITIES

As at 31 December 2015, the Group did not have any significant contingent liabilities.

EMPLOYEES AND REMUNERATION POLICY

The total number of employees of the Group as at 31 December 2015 was 1,492 (2014: 3,404). The reduction in the number of employees was primarily resulted from the restructuring and downsizing of the Group's manufacturing operations. The Group’s remuneration policy is built on principle of equality, motivating, performance-oriented and market-competitive remuneration package to employees. Remuneration packages are normally reviewed on an annual basis. Apart from salary payments, other staff benefits include provident fund contributions, medical insurance coverage and performance related bonuses. Share options may also be granted to eligible employees and persons of the Group. At 31 December 2015, there were outstanding share options of 15,000,000 shares.

PURCHASE, SALE OR REDEMPTION OF THE LISTED SHARES OF THE COMPANY

Allotment and issue of the shares of the Company of par value of HK$0.01 each (the “**Shares**”) during the year are as follows:

(i) a total of 4,280,000,000 new Shares were placed through an independent placing agent under the Company’s general mandate at a price of HK$0.025 per Share, to not less than six independent placees which are professional, institutional, and/or individual investors;

(ii) an aggregate of 585,000,000 new Shares were allotted and issued at the exercise price of HK$0.01 per Share upon the exercise of 585,000,000 share options;

(iii) an aggregate of 4,000,000,000 new Shares were allotted and issued under the Company’s general mandate at a price of HK$0.017 per Share as consideration to acquire the entire issued share capital of a target company from an independent third party; and

(iv) an aggregate of 18,000,000,000 new Shares of the Company were allotted and issue under the Company’s specific mandate at the conversion price of HK$0.01 per Share to the bondholders upon conversion of the Convertible Bonds of principal amount of HK$180,000,000.

Save for the new Shares as placed, allotted and issued as mentioned above, neither the Company, nor any of its subsidiaries has purchased, sold or redeemed any of the listed Shares of the Company during the year.

INCREASE IN AUTHORISED SHARE CAPITAL

In December 2015, an ordinary resolution was passed at an special general meeting of the Company to increase the Company’s authorised share capital from HK$1,200,000,000 divided into 120,000,000,000 Shares to HK$3,000,000,000 divided into 300,000,000,000 Shares by the creation of an additional 180,000,000,000 Shares of HK$0.01 each which rank pari passu with all existing Shares.

CORPORATE GOVERNANCE

The Company has always recognised the importance of the shareholders' transparency and accountability. It is the belief of the Board that the shareholders of the Company (the "**Shareholder(s)**") can maximise their benefits from good corporate governance. The Company is committed to maintaining and ensuring high standards of corporate governance in the interests of the Shareholders.

In the opinion of the directors of the Company (the "**Director(s)**"), the Company has complied with all the Code Provisions under the Corporate Governance Code (the "**CG Code**") as set out in Appendix 14 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") (the "**Listing Rules**") throughout the year from 1 January 2015 to 31 December 2015, except for the following minor deviations from the Code Provisions of the CG Code:-

(1) A.2.1: the roles of chairman and chief executive should be separate; and

(2) A.4.2: all directors appointed to fill a casual vacancy should be subject to election by shareholders at the first general meeting after their appointment and every director should be subject to retirement by rotation at least once every three years.

Detailed information of such deviations and their respective considered reasons as well as other information on the corporate governance practices of the Company have been disclosed in the interim report of the Company for the six months ended 30 June 2015 and will be disclosed in the corporate governance report contained in the 2015 annual report of the Company, which will be despatched to the Shareholders on or before 30 April 2016.

MODEL CODE FOR SECURITIES TRANSACTIONS BY THE DIRECTORS OF THE COMPANY

The Company has adopted its code of conduct regarding the securities transactions by the Directors on terms no less exacting than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") contained in Appendix 10 to the Listing Rules. Having made specific enquiry of all Directors, they confirmed that they have complied with the required standard set out in the Model Code adopted by the Company throughout the financial year under review.

AUDIT COMMITTEE

The Company has established an audit committee (the "**Audit Committee**") since 2002 with specific written terms of reference formulated in accordance with the requirements of the Listing Rules. The Audit Committee consists of three members who are the three independent non-executive directors (the "**INED(s)**") of the Company. During the period from 1 January 2015 to the date of this announcement, the members of the Audit Committee were Mr. Chow Siu Ngor (INED), Mr. Lau Ho Kit, Ivan (INED), Mr. Chen Li (INED)(served the committee from 1 January 2015 to the date of resignation on 17 June 2015), Mr. William Robert Majcher (INED)(served the committee from date of appointment on 17 June 2015 to date of resignation on 29 February 2016) and Mr. Tam King Ching, Kenny (INED)(has served the committee since the date of his appointment on 29 February 2016). Each of Mr. Lau Ho Kit, Ivan and Mr. Tam King Ching, Kenny is a qualified accountant with extensive accounting and financial experience. The Audit Committee is currently chaired by Mr. Lau.

The Audit Committee has reviewed and discussed the adopted accounting principles and practices and the auditing, internal control and financial reporting matters of the Group. The Audit Committee has also reviewed the consolidated financial statements of the Group for the year ended 31 December 2015. Regular meetings have been held by the Audit Committee since its establishment and the Audit Committee held four meetings in 2015.

Further information of the Audit Committee will be disclosed in the corporate governance report contained in the 2015 annual report of the Company, which will be despatched to the Shareholders on or before 30 April 2016.

REMUNERATION COMMITTEE

The Company has established a remuneration committee (the "**Remuneration Committee**") since 2005 with specific written terms of reference formulated in accordance with the requirements of the Listing Rules. The Remuneration Committee consists of five members who are the three INEDs and two executive Directors. During the period from 1 January 2015 to the date of this announcement, the members of the Remuneration Committee were Mr. Chow Siu Ngor (INED), Mr. Lau Ho Kit, Ivan (INED), Mr. Chen Li (INED)(served the committee from 1 January 2015 to the date of resignation on 17 June 2015), Mr. William Robert Majcher (INED)(served the committee from date of appointment on 17 June 2015 to date of resignation on 29 February 2016), Mr. Tam King Ching, Kenny (INED)(has served the committee since the date of his appointment on 29 February 2016), Mr. Mak Shiu Tong, Clement (executive Director) and Mr. Tam Ngai Hung, Terry (executive Director). The Remuneration Committee is chaired by Mr. Chow who is an INED of the Company. During 2015, the Remuneration Committee held one meeting.

Further information of the Remuneration Committee will be disclosed in the corporate governance report contained in the 2015 annual report of the Company, which will be despatched to the Shareholders on or before 30 April 2016.

NOMINATION COMMITTEE

The Company has established a nomination committee (the "**Nomination Committee**") since 29 March 2012 with specific written terms of reference in line with the Code Provisions under the CG Code. The Nomination Committee consists of five members who are the three INEDs and two executive Directors. During the period from 1 January 2015 to the date of this announcement, the members of the Nomination Committee were Mr. Chow Siu Ngor (INED), Mr. Lau Ho Kit, Ivan (INED), Mr. Chen Li (INED) (has served the committee from 1 January 2015 to the date of resignation on 17 June 2015), Mr. William Robert Majcher (INED) (served the committee from date of appointment on 17 June 2015 to date of resignation on 29 February 2016), Mr. Tam King Ching, Kenny (INED) (served the committee since the date of his appointment on 29 February 2016), Mr. Mak Shiu Tong, Clement (executive Director) and Mr. Tam Ngai Hung, Terry (executive Director). The Nomination Committee is currently chaired by Mr. Mak. During 2015, the Nomination Committee held five meetings.

Further information of the Nomination Committee will be disclosed in the corporate governance report contained in the 2015 annual report of the Company, which will be despatched to the Shareholders on or before 30 April 2016.

INDEPENDENT NON-EXECUTIVE DIRECTORS OF THE COMPANY

Each of the INEDs served the Company during 2015 has filed a written confirmation to the Company confirming his independence pursuant to Rule 3.13 of the Listing Rules and has undertaken to inform the Stock Exchange and the Company as soon as practicable if there is any subsequent change in circumstances which may affect his independence. Throughout the year of 2015 and as at the date of this announcement, the INEDs of the Company were considered to be independent.

The Company has complied with Rules 3.10(1), 3.10(2) and 3.10A of the Listing Rules relating to the appointment of a sufficient number of the INEDs and at least an INED with appropriate professional qualifications or accounting or related financial management expertise and the number of INEDs representing at least one-third of the Board throughout the financial year ended 31 December 2015.

REVIEW OF RESULTS ANNOUNCEMENT

The figures in respect of this results announcement of the Group's results for the year ended 31 December 2015 have been agreed by the Group's auditor, Ernst & Young, to the amounts set out in the Group's consolidated financial statements for the year. The work performed by Ernst & Young in this respect did not constitute an assurance engagement in accordance with 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 Ernst & Young on this results announcement for the year ended 31 December 2015.

PUBLICATION OF THE ANNUAL RESULTS, ANNUAL REPORT AND CORPORATE GOVERNANCE REPORT

The results announcement of the Company for the year ended 31 December 2015 is published on the website of the Company at www.cctland.com/eng/investor/statutory.php and that of the Stock Exchange at www.hkexnews.hk. The annual report, corporate governance report and notice of the annual general meeting of the Company (the "**AGM**") will be despatched to the Shareholders and made available on the website of the Company and that of the Stock Exchange on or before 30 April 2016.

ANNUAL GENERAL MEETING

The 2016 AGM will be held at 31/F., Fortis Tower, 77-79 Gloucester Road, Hong Kong on Monday, 23 May 2016 at 10:00 a.m. and the notice of the AGM will be published and despatched to the Shareholders in the manner as required by the Listing Rules in due course.

CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed from Thursday, 19 May 2016 to Monday, 23 May 2016 (both days inclusive), during which period, no transfer of share(s) will be effected. In order to determine the entitlement to attend and vote at the AGM, all transfer of share(s), accompanied by the relevant share certificate(s) with the properly completed transfer form(s) either overleaf or separately, must be lodged with the branch share registrar and transfer office of the Company in Hong Kong, Tricor Tengis Limited, at Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong, for registration not later than 4:00 p.m. on Wednesday, 18 May 2016.

BOARD OF DIRECTORS

As at the date of this announcement, the executive Directors are Mr. Mak Shiu Tong, Clement, Ms. Cheng Yuk Ching, Flora, Mr. Tam Ngai Hung, Terry, Mr. Huanfei Guan and Ms. Lai Mei Kwan and the INEDs are Mr. Chow Siu Ngor, Mr. Lau Ho Kit, Ivan and Mr. Tam King Ching, Kenny.

By Order of the Board of
CCT LAND HOLDINGS LIMITED
Mak Shiu Tong, Clement
Chairman

Hong Kong, 29 March 2016

ANNUAL RESULTS

The Board presents the consolidated annual results of the Group for the year ended 31 December 2015, together with the comparative amounts for the previous year as follows:

Consolidated Statement of Profit or Loss
For the year ended 31 December 2015

HK$ million	*Notes*	**2015**	2014
REVENUE	*3, 4*	**810**	1,034
Cost of sales		**(741)**	(991)
Gross profit		**69**	43
Other income and gains, net		**34**	106
Selling and distribution expenses		**(24)**	(29)
Administrative expenses		**(85)**	(85)
Other expenses, net		**(28)**	(31)
Finance costs	*5*	**(42)**	(47)
LOSS BEFORE TAX	*6*	**(76)**	(43)
Income tax credit/(expense)	*7*	**2**	(10)
LOSS FOR THE YEAR ATTRIBUTABLE TO OWNERS OF THE PARENT		**(74)**	(53)
LOSS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT	*9*		
Basic		**(HK0.10 cent)**	(HK0.08 cent)
Diluted		**(HK0.10 cent)**	(HK0.08 cent)

Consolidated Statement of Comprehensive Income
For the year ended 31 December 2015

HK$ million	2015	2014
LOSS FOR THE YEAR ATTRIBUTABLE TO OWNERS OF THE PARENT	**(74)**	(53)
OTHER COMPREHENSIVE INCOME		
Other comprehensive income to be reclassified to profit or loss in subsequent periods, net of tax:		
Exchange differences on translation of foreign operations	**(49)**	(19)
Other comprehensive income not to be reclassified to profit or loss in subsequent periods, net of tax:		
Gain on property revaluation, net of tax	**-**	19
OTHER COMPREHENSIVE INCOME FOR THE YEAR, NET OF TAX	**(49)**	-
TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO OWNERS OF THE PARENT	**(123)**	**(53)**

Consolidated Statement of Financial Position
31 December 2015

HK$ million	*Notes*	**2015**	2014
ASSETS			
Non-current assets			
Property, plant and equipment		**151**	178
Investment properties		**333**	333
Prepaid land lease payments		**40**	41
Goodwill		**80**	-
Pledged time deposits		**4**	14
Total non-current assets		**608**	566
Current assets			
Inventories		**46**	65
Properties under development		**-**	292
Completed properties held for sale		**983**	739
Trade receivables	*11*	**135**	246
Prepayments, deposits and other receivables		**345**	312
Financial assets at fair value through profit or loss		**14**	-
Pledged time deposits		**105**	179
Cash and cash equivalents		**185**	208
Total current assets		**1,813**	2,041
Total assets		**2,421**	2,607
EQUITY AND LIABILITIES			
Equity attributable to owners of the parent			
Issued capital		**923**	654
Convertible bonds		**916**	-
Reserves		**(256)**	(234)
Total equity		**1,583**	420
Non-current liabilities			
Interest-bearing bank and other borrowings		**68**	55
Deferred tax liabilities		**110**	115
Promissory notes		**-**	985
Total non-current liabilities		**178**	1,155
Current liabilities			
Trade and bills payables	*12*	**234**	442
Tax payable		**6**	7
Other payables and accruals		**124**	108
Interest-bearing bank and other borrowings		**296**	475
Total current liabilities		**660**	1,032
Total liabilities		**838**	2,187
Total equity and liabilities		**2,421**	2,607
Net current assets		**1,153**	1,009
Total assets less current liabilities		**1,761**	1,575

Notes:

1. BASIS OF PREPARATION

These 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 ("**HKICPA**") and 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 and financial assets at fair value through profit or loss which have been measured at fair value. These financial statements are presented in Hong Kong dollars ("**HK$**") and all values are rounded to the nearest million except when otherwise indicated.

2. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

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

Amendments to HKAS 19 *Defined Benefit Plans: Employee Contributions*
Annual Improvements to HKFRSs 2010-2012 Cycle
Annual Improvements to HKFRSs 2011-2013 Cycle

The nature and the impact of each amendment is described below:

(a) Amendments to HKAS 19 apply to contributions from employees or third parties to defined benefit plans. The amendments simplify the accounting for contributions that are independent of the number of years of employee service, for example, employee contributions that are calculated according to a fixed percentage of salary. If the amount of the contributions is independent of the number of years of service, an entity is permitted to recognise such contributions as a reduction of service cost in the period in which the related service is rendered. The amendments have had no impact on the Group as the Group does not have defined benefit plans.

(b) The *Annual Improvements to HKFRSs 2010-2012 Cycle* issued in January 2014 sets out amendments to a number of HKFRSs. Details of the amendments that are effective for the current year are as follows:

- HKFRS 8 *Operating Segments:* Clarifies that an entity must disclose the judgements made by management in applying the aggregation criteria in HKFRS 8, including a brief description of operating segments that have been aggregated and the economic characteristics used to assess whether the segments are similar. The amendments also clarify that a reconciliation of segment assets to total assets is only required to be disclosed if the reconciliation is reported to the chief operating decision maker. The amendments have had no impact on the Group.

- HKAS 16 *Property, Plant and Equipment* and HKAS 38 *Intangible Assets:* Clarifies the treatment of gross carrying amount and accumulated depreciation or amortisation of revalued items of property, plant and equipment and intangible assets. The amendments have had no impact on the Group as the Group does not apply the revaluation model for the measurement of these assets.

- HKAS 24 *Related Party Disclosures:* Clarifies that a management entity (i.e., an entity that provides key management personnel services) is a related party subject to related party disclosure requirements. In addition, an entity that uses a management entity is required to disclose the expenses incurred for management services. The amendment has had no impact on the Group as the Group does not receive any management services from other entities.

(c) The *Annual Improvements to HKFRSs 2011-2013 Cycle* issued in January 2014 sets out amendments to a number of HKFRSs. Details of the amendments that are effective for the current year are as follows:

- HKFRS 3 *Business Combinations:* Clarifies that joint arrangements but not joint ventures are outside the scope of HKFRS 3 and the scope exception applies only to the accounting in the financial statements of the joint arrangement itself. The amendment is applied prospectively. The amendment has had no impact on the Group as the Company is not a joint arrangement and the Group did not form any joint arrangement during the year.

- HKFRS 13 *Fair Value Measurement:* Clarifies that the portfolio exception in HKFRS 13 can be applied not only to financial assets and financial liabilities, but also to other contracts within the scope of HKFRS 9 or HKAS 39 as applicable. The amendment is applied prospectively from the beginning of the annual period in which HKFRS 13 was initially applied. The amendment has had no impact on the Group as the Group does not apply the portfolio exception in HKFRS 13.

- HKAS 40 *Investment Property:* Clarifies that HKFRS 3, instead of the description of ancillary services in HKAS 40 which differentiates between investment property and owner-occupied property, is used to determine if the transaction is a purchase of an asset or a business combination. The amendment is applied prospectively for acquisitions of investment properties. The amendment has had no impact on the Group as the Group did not acquire any investment properties during the year and so this amendment is not applicable.

In addition, the Company has adopted the amendments to the Listing Rules issued by the Hong Kong Stock Exchange relating to the disclosure of financial information with reference to the Hong Kong Companies Ordinance (Cap. 622) during the current financial year. The main impact to the financial statements is on the presentation and disclosure of certain information in the financial statements.

3. OPERATING SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on their products and has the following reportable operating segments:

(a) the telecom and electronic products segment which is the manufacture and sale of telecom, electronic and infant and baby products;

(b) the child products trading segment which is engaged in the trading and sale of child products; and

(c) the property development segment which is engaged in the development and sale of properties in Mainland China.

Management monitors the results of the Group's 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 head office and corporate expenses are excluded from such measurement.

Segment assets exclude corporate and other unallocated assets as these assets are managed on a group basis.

Segment liabilities exclude tax payable, deferred tax liabilities and corporate and other unallocated liabilities as these liabilities are managed on a group basis.

3. OPERATING SEGMENT INFORMATION (CONTINUED)

HK$ million	Telecom and electronic products **2015**	2014	Trading of child products **2015**	2014	Property development **2015**	2014	Reconciliations **2015**	2014	Total **2015**	2014
Segment revenue:										
Sales to external customers	**538**	798	**159**	171	**113**	65	**-**	-	**810**	1,034
Other revenue	**31**	27	**1**	2	**-**	5	**2**	-	**34**	34
	569	825	**160**	173	**113**	70	**2**	-	**844**	1,068
Operating profit/(loss)	**5**	24*	**2**	3	**(25)**	(22)	**-**	-	**(18)**	5
Loss on disposal of items of property, plant and equipment	**-**	(1)	**-**	-	**-**	-	**-**	-	**-**	(1)
Impairment of goodwill	**-**	(22)	**-**	-	**-**	-	**-**	-	**-**	(22)
Waiver of a promissory note	**-**	-	**-**	-	**-**	27	**-**	-	**-**	27
Loss on extinguishment of the promissory notes	**-**	-	**-**	-	**-**	-	**(12)**	-	**(12)**	-
Finance costs	**(13)**	(15)	**-**	-	**(29)**#	(32)#	**-**	-	**(42)**	(47)
Reconciled items:										
Corporate and other unallocated expenses	**-**	-	**-**	-	**-**	-	**(4)**	(5)	**(4)**	(5)
(Loss)/profit before tax	**(8)**	(14)	**2**	3	**(54)**	(27)	**(16)**	(5)	**(76)**	(43)
Income tax credit/(expense)							**2**	(10)	**2**	(10)
Loss for the year							**(14)**	(15)	**(74)**	(53)
Other segment information:										
Interest income	**4**	4	**-**	-	**-**	-	**-**	-	**4**	4
Expenditure for non-current assets	**8**	8	**-**	-	**-**	-	**-**	-	**8**	8
Depreciation and amortisation	**(33)**	(40)	**-**	(1)	**-**	-	**-**	-	**(33)**	(41)
Other material non-cash items:										
Impairment of trade receivables	**(2)**	-	**-**	-	**2**	-	**-**	-	**-**	-
Equity-settled share option expense	**-**	-	**-**	-	**-**	-	**-**	(2)	**-**	(2)
Fair value gain on investment properties	**-**	45	**-**	-	**-**	-	**-**	-	**-**	45
Waiver of a promissory note	**-**	-	**-**	-	**-**	27	**-**	-	**-**	27
Loss on extinguishment of the promissory notes	**-**	-	**-**	-	**-**	-	**(12)**	-	**(12)**	-
Provision for slow-moving and obsolete inventories	**(3)**	-	**-**	-	**-**	-	**-**	-	**(3)**	-
Loss on disposal of items of property, plant and equipment	**-**	(1)	**-**	-	**-**	-	**-**	-	**-**	(1)

* Taking into account an unrealised revaluation gain on an investment property of HK$45 million.
# Included a notional interest of HK$24 million (2014: HK$24 million) in the discounted amount of the promissory note arising from the passage of time.

3. OPERATING SEGMENT INFORMATION (CONTINUED)

HK$ million	Telecom and electronic products 2015	2014	Trading of child products 2015	2014	Property development 2015	2014	Reconciliations 2015	2014	Total 2015	2014
Segment assets	**941**	1,229	**46**	50	**1,308**	1,327	-	-	**2,295**	2,606
Reconciled items:										
Corporate and other unallocated assets	-	-	-	-	-	-	**126**	1	**126**	1
Total assets	**941**	1,229	**46**	50	**1,308**	1,327	**126**	1	**2,421**	2,607
Segment liabilities	**431**	890	**17**	21	**273**	1,151	-	-	**721**	2,062
Reconciled items:										
Corporate and other unallocated liabilities	-	-	-	-	-	-	**117**	125	**117**	125
Total liabilities	**431**	890	**17**	21	**273**	1,151	**117**	125	**838**	2,187

Geographical information

(a) Revenue from external customers

HK$ million	**2015**	2014
Mainland China	**198**	192
Europe	**372**	554
Asian Pacific and others	**95**	127
North America	**145**	161
	810	1,034

The revenue information above is based on the final locations where the Group's products and properties were sold to customers.

(b) Non-current assets

HK$ million	**2015**	2014
Hong Kong	**88**	7
Mainland China	**516**	545
	604	552

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

Information about major customers

For the year ended 31 December 2015, revenue of approximately HK$262 million (2014: HK$319 million) and HK$93 million (2014: HK$105 million) was derived from sales by the telecom and electronic products segment to two (2014: one) customers and child products trading segment to one (2014: one) customer, respectively, which individually accounted for over 10% of the Group's total revenue.

4. REVENUE

Revenue represents the net invoiced value of goods sold, after allowances for returns and trade discounts and interest income, and gross proceeds from the sale of properties during the year.

An analysis of revenue is as follows:

HK$ million	**2015**	2014
Manufacture and sale of telecom, electronic and child products	**693**	965
Sale of properties	**113**	65
Bank interest income	**4**	4
	810	1,034

5. FINANCE COSTS

An analysis of finance costs is as follows:

HK$ million	**2015**	2014
Interest on bank loans	**13**	18
Interest on promissory notes	**5**	5
Total interest expense on financial liabilities not at fair value through profit or loss	**18**	23
Imputed interest of the discounted amount of interest-free promissory note arising from the passage of time	**24**	24
	42	47

6. LOSS BEFORE TAX

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

HK$ million	2015	2014
Cost of inventories sold	**625**	930
Cost of properties sold	**113**	61
Depreciation	**32**	40
Amortisation of prepaid land lease payments	**1**	1
Impairment of goodwill	**-**	22
Equity-settled share option expense	**-**	2
Impairment of trade receivables, net	**-**	-
Provision for slow-moving and obsolete inventories	**3**	-
Loss on disposal of items of property, plant and equipment, net	**-**	1
Changes in fair value of investment properties	**-**	(45)
Waiver of a promissory note	**-**	(27)
Loss on extinguishment of the promissory notes	**12**	-

7. INCOME TAX EXPENSE

Hong Kong profits tax has been provided at the rate of 16.5% (2014: 16.5%) on the estimated assessable profits arising in Hong Kong during the year. Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in the jurisdictions in which the Group operates.

HK$ million	2015	2014
Current — Mainland China		
Charge of Mainland China income tax for the year	**-**	1
Underprovision in prior years	**-**	2
Mainland China land appreciation tax	**3**	1
Deferred	**(5)**	6
Total tax (credit)/charge for the year	**(2)**	10

8. DIVIDENDS

No dividends have been paid or declared by the Company for the year ended 31 December 2015 (2014: Nil).

9. LOSS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT

The calculation of the basic loss per share amount for the year is based on the loss for the year attributable to ordinary equity holders of the parent of HK$74 million (2014: HK$53 million), and the weighted average number of 70,897,583,031 (2014: 65,413,993,990) ordinary shares in issue during the year.

No adjustment has been made to the basic loss per share amount presented for the years ended 31 December 2015 and 2014 in respect of a dilution as the impact of the outstanding share options and convertible bonds (2014: outstanding share options) had an anti-dilutive effect on the basic loss per share amounts presented.

10. PROPERTY, PLANT AND EQUIPMENT

During the year ended 31 December 2015, the Group acquired fixed assets of HK$8 million (2014: HK$8 million) and disposed of fixed assets of HK$3 million (2014: HK$1 million).

11. 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:

	2015		2014	
HK$ million	**Balance**	**Percentage**	Balance	Percentage
Current to 30 days	**41**	**30**	83	34
31 to 60 days	**43**	**32**	82	33
61 to 90 days	**39**	**29**	50	20
Over 90 days	**12**	**9**	31	13
	135	**100**	246	100

The Group allows an average credit period of 30 to 90 days to its trade customers.

12. TRADE AND BILLS PAYABLES

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

	2015		2014	
HK$ million	**Balance**	**Percentage**	Balance	Percentage
Current to 30 days	**44**	**19**	175	39
31 to 60 days	**34**	**14**	56	13
61 to 90 days	**23**	**10**	47	11
Over 90 days	**133**	**57**	164	37
	234	**100**	442	100

As at 31 December 2015, included in the trade and bills payables are trade payables of HK$7 million (2014: HK$47 million) due to CCT Plastic Limited, a wholly-owned subsidiary of CCT Fortis, which are unsecured, interest-free and repayable within 90 days from the invoice date.

The trade payables are non-interest-bearing and are normally settled on terms ranging from 30 to 120 days.