

CREATING VALUE



大凌集團有限公司
STYLAND HOLDINGS LIMITED

股份代號 Stock Code: 0211

年報 Annual Report 2014/15


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CREATING VALUE

We work to create value. We work to create value for our shareholders by delivering good performance. We work to create value for our customers by helping them achieve their goals. We work to create value for our employees by providing them a great place to work. We work to create value for society by wholeheartedly dedicating ourselves to good causes. We work to create value for the environment by engaging in sustainable activities. We work to create value for our business partners by being the partner they want to work with most.

OUR STRATEGY FOR GROWTH



We strive to generate growth for the Group by **building high growth businesses** that yield fruitful returns. We have an unwavering drive to **create excellence** in all areas of our business, and will continue to seek good opportunities that propel the Group to **greater success**.

WHO WE ARE

Styland Holdings Limited (“Styland Holdings” or the “Company”) and its subsidiaries (collectively referred to as the “Styland Group” or the “Group”) are a Hong Kong based conglomerate that provides financial products and services as well as develops and invests in commercial and residential properties. The Styland Group’s financial services arm Ever-Long Securities Company Limited is a pioneer in Hong Kong’s financial industry with over 20 years of experience in providing quality financial solutions to individual, corporate and institutional clients. The Group aims to deliver profitable growth to shareholders and other stakeholders through building strong businesses that yield competitive returns. Being a good corporate citizen is a fundamental part of the Group’s core values. To this end, the Group contributes positively to society and the environment by participating in a variety of socially responsible initiatives on an on-going basis.

WHAT WE DO

Stock Broking	<ul style="list-style-type: none"> • Provide stock broking services to individual, corporate and institutional clients. • Provide stock broking services for Hong Kong-Shanghai Stock Connect transactions. • Provide online stock trading services.
Margin Financing	<ul style="list-style-type: none"> • Provide margin financing services to individual, corporate and institutional clients for trading stocks and other listed securities, and for subscribing to new shares in initial public offerings (“IPOs”). • Provide margin loans to qualifying online stock trading clients.
Corporate Finance	<ul style="list-style-type: none"> • Provide a broad range of corporate financing products and services to corporate clients. • Provide equity financing solutions such as new share placements and IPOs. • Provide debt financing solutions. • Act as the co-manager, placing agent or underwriter for corporate financing clients.
Mortgage Financing	<ul style="list-style-type: none"> • Provide loans to individuals, corporations and institutions that are secured by real estate collaterals.
Property Development & Investment	<ul style="list-style-type: none"> • Investment in residential and commercial properties. • Development of residential properties. • Focus on properties with a good rental yield and good appreciation prospects.

OUR VALUES



DELIVERING RESULTS

The Styland Group is a results-oriented organization. We aim to deliver good results to our shareholders and other stakeholders. We strive to deliver the most suitable financial solutions to our customers. It is our everyday focus to provide our customers the finest financial expertise, products and services in view of creating a wonderful customer experience.



ACTING WITH INTEGRITY

We act with the highest level of integrity. To us, this means doing what's right for our shareholders, customers, employees and other company stakeholders. Acting with integrity, to us, also means acting responsibly, that is, being a good corporate citizen that acts responsibly towards the environment and society.

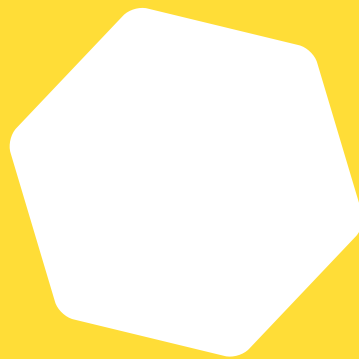


CARING FOR PEOPLE

We value and care deeply about people. We do our best to provide our employees a great working environment. We care about our employees' personal development and implement employee programs that help our employees in some way. We also care about our fellow citizens in our communities. We focus our efforts on caring for people who are underprivileged or disadvantaged by supporting them through our corporate social responsibility (CSR) initiatives.

CREATING VALUE

FOR SHAREHOLDERS



CHAIRMAN'S STATEMENT

HKD **\$94,081,000** in net profit
Net Profit **+15%**

Dear Shareholders,

The year ended March 31, 2015 ("FY2015") was another year of strong performance at Styland. We are proud to have delivered profitable growth to shareholders during FY2015. This was made possible through our intense efforts to grow our businesses, which contributed to the sterling set of results that we achieved during the year.

PERFORMANCE

FY2015 was a good year for the Styland Group. Group turnover amounted to HK\$184,373,000 in FY2015, a year-on-year increase of 29%. We also grew our bottom line, as evident by the 15% rise in the Group's FY2015 net profit to HK\$94,081,000. We view these financial results as a testament to our Group's operational excellence and sound business model.

A key driver that led to the strong performance we achieved in FY2015 was the continued strength in all channels of our financial services business. In particular, we experienced strong demand from customers for our financial services. This led to an increase in trading volume in our securities broking business, and also boosted our interest income to a new level under our mortgage financing business.

During the year, we also performed well in our corporate financing activities. The Group's subsidiary Ever-Long Securities Company Limited is a pioneer in the financial industry with over 20 strong years of experience in providing quality equity and debt financing services to corporate clients. In FY2015, we have continued our winning streak by bagging a number of capital raising deals including IPO underwriting deals, placement of bonds, convertible notes and new shares. These deals, along with other corporate finance achievements, gave rise to the higher commission incomes we recorded for the year.

Chairman's Statement

To reward shareholders, a final dividend of HK0.238 cent per share with a scrip alternative in respect to FY2015 has been proposed by our Directors and is subject to the approval by shareholders at the forthcoming annual general meeting of the Company. The dividends paid for FY2014 totalled HK0.306 cent per share, and the amounts paid or to be paid for FY2015 will be HK0.438 cent per share, an increase of 43%.

FOCUS ON HIGH GROWTH BUSINESSES

Styland is a growth-oriented company. We believe that maintaining a valuable business requires our unwavering focus to stay on course and further develop our high growth businesses – the securities broking, margin financing, corporate financing and mortgage financing businesses. These are the businesses where we have strong competitive advantages – a good reputation, a highly marketable line of products and services, a loyal customer base, and solid financial expertise just to name a few.

In focusing on our high growth businesses, we expanded our securities trading offerings to customers since November 2014 whereby we provided our customers in Hong Kong the opportunity to buy and sell shares listed on the Shanghai Stock Exchange. We were able to offer these new services to customers as our subsidiary, Ever-Long Securities Company Limited, was a participant in The Shanghai-Hong Kong Stock Connect (the "Stock Connect"), the mutual market access program of the Hong Kong and Shanghai stock markets.

To capture the new business opportunities arising from the Stock Connect, in FY2015, we intensified our marketing efforts at our securities trading division. This included setting up a new representative office in Jiangmen City, Guangdong Province, China to increase awareness for our securities trading services as well as our other financial service businesses.

CREATING VALUE

At Styland, value creation is at the heart of everything we do.

To us, this means delivering exceptional value to shareholders by being the company that shareholders are proud to be investing in. Creating value for shareholders also entails operating our business responsibly, in addition to generating growth and profitability.

Styland aims to create value for customers. In our everyday work, we strive to provide the best possible value to customers by offering customers intelligent, cost-effective financial solutions that meet their financial and investment objectives. We also provide value to customers by offering them friendly customer service and great products. To keep our customers satisfied with our services, we are always looking at ways to



Chairman's Statement



further enhance the customer experience. After all, keeping our customers satisfied with our services is our priority.

Styland believes in creating value for society. Each year, we engage in a number of socially responsible initiatives to help those who are disadvantaged. We also strive to create value for the environment by undertaking green initiatives that protect and/or preserve the goodness in our environment.

GOING FORWARD

Going forward, we plan to focus on growing our financial service core businesses. We will work diligently to execute our strategy for growth to create long-term value for our shareholders and other company stakeholders.

Styland is a customer-centric organization. This means we always put the customer first and tailor our financial solutions to suit customer needs. Moving forward, we will go above and beyond to provide our customers the very best we have to offer.

We believe the future of the financial industry looks very promising. In our journey ahead, we will continue to seize good business opportunities that advance the Group ahead to greater prosperity and success.

APPRECIATION

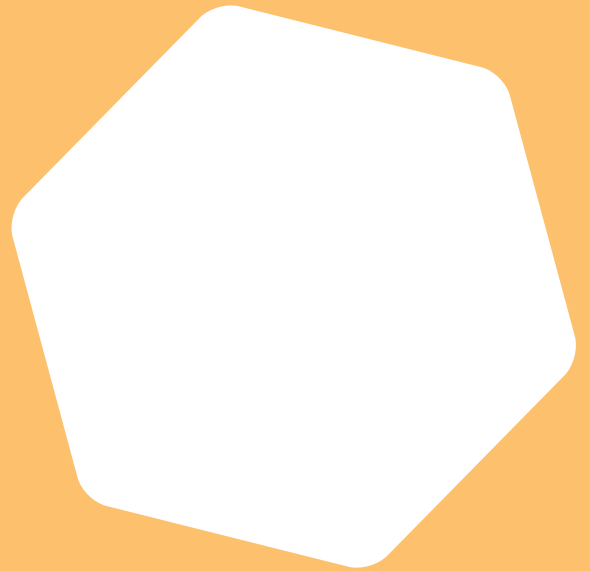
In closing, I wish to extend my heartfelt thanks to everyone who helped make FY2015 a successful year for Styland.

To you, our valued shareholders, I thank you on behalf of all of us at Styland for your trust in us. We assure you we will continue to do our very best to create value for you.

There are good prospects in our path ahead. We are excited about entering our next chapter of growth and invite you to join us on this journey.

Zhao Qingji
Chairman

Hong Kong, 18 June, 2015



CREATING VALUE FOR CUSTOMERS



MANAGEMENT DISCUSSION AND ANALYSIS

15%

increase in active customer accounts.

13%

increase in mortgage financing revenue.

BUSINESS REVIEW AND PROSPECTS

FY2015 Results and Dividends

In FY2015, the Group achieved a turnover of approximately HK\$184,373,000, an increase of 29% compared to that in FY2014 (approximately HK\$143,212,000 in FY2014). Benefiting from the encouraging results from our business, the Group's net profit in FY2015 had risen to approximately HK\$94,081,000, an increase of 15% compared to that in FY2014 (approximately HK\$81,603,000 in FY2014).

The dividends paid or to be paid for FY2015 amount to HK0.438 cent per share (HK0.306 cent per share in FY2014), an increase of 43% compared to that in FY2014.

Review of Operations

Brokerage Business:

The Group is a financial services provider. Our wholly-owned subsidiary Ever-Long Securities Company Limited is a reputable broker firm in Hong Kong that offers clients a range of financial services such as securities broking, margin financing and corporate finance services.

- **Securities Broking**

After the launch of the Stock Connect in November 2014, our brokerage arm Ever-Long Securities Company Limited has been recognised as one of the market participants that is allowed to provide brokerage services for the Stock Connect transactions. To prepare ourselves for the Stock Connect, we upgraded our computer hardware and software system, which not only enabled us to handle transaction orders under the Stock Connect, but also let us provide our clients a more efficient and reliable trading platform for

Management Discussion and Analysis



even larger transaction volumes. During FY2015, the turnover contributed by our online trading transactions continued to account for an important portion of our overall brokerage turnover.

To broaden our client base, during the year under review, we introduced new marketing promotional programs to the market. The programs were well received by our clients. Not only did the programs expedite the growth of new accounts, they also encouraged dormant clients to reactivate their accounts. Moreover, to capture new clients from the mainland China market, the Group has set up a representative office in Jiangmen City, Guangdong Province, China to facilitate the development of our financial services business in mainland China. Thanks to such efforts, we have attracted a number of new clients in FY2015. The number of active accounts has increased approximately 15% in FY2015.

During FY2015, the Group recorded a total securities dealing turnover of approximately HK\$7 billion, an increase of approximately 7% when compared to that in FY2014. All of the transactions were completed smoothly and clients were satisfied with our services.

Management Discussion and Analysis

- **Margin Financing**

To provide flexibility to our clients, we offer clients margin financing for trading listed securities and subscribing for new shares in initial public offerings ("IPOs"). During FY2015, with our improved working capital level and efficient credit control measures in place, we extended our margin financing services to online clients who have a sound credit record. We closely monitored the margin levels maintained by our margin clients, and there was no record of additional bad debts provision for our margin financing business during FY2015.

With our enhanced capacity in offering margin financing services to clients, coupled with the exceptionally low interest rates in the territory, we believe these factors encouraged our clients to use our margin loans for their investment transactions. As at 31 March 2015, the Group's margin loan balance was increased by 5% when compared to that in FY2014.

- **Corporate Finance**

In the past years, the Group had undertaken a variety of corporate finance projects. In order to capture more business referrals, we strive to maintain good relationships with major investment banks and other business partners. Boasting on our established business connections and extensive experience, our corporate finance business had performed well in FY2015. During the year, we were engaged in over 10 corporate finance deals including IPO underwriting deals, placement of bonds, convertible notes and new shares. The commission income from the corporate finance exercises during the year amounted to approximately HK\$12,560,000.

Mortgage Financing:

We observed that the growth momentum of real estate-backed loan service was sustained throughout FY2015. With our strong cash flow position, we were able to provide sufficient resources to develop our mortgage financing business, thus the balance of loan receivables remained as high as approximately HK\$114,640,000 as at 31 March 2015. For the whole year, revenue earned by the mortgage financing segment was approximately HK\$26,395,000, representing an increase of 13% as compared to that of FY2014.

To sustain the growth of our mortgage financing business, during the year, we demonstrated our ability to effectively manage the credit risk of our loan portfolio. As such, even though our mortgage financing business had grown substantially, the Group did not record any material bad debt provisions over the past years. Benefiting from our long-standing, cordial business connections, which have been in place since the inception of this business, we believe that the revenue from our mortgage financing division will continue to be one of our major sources of income.

Management Discussion and Analysis

Property Development and Investment:

As at 31 March 2015, our property portfolio included residential and commercial properties located in Sai Kung, Fei Ngo Shan and Central. As at 31 March 2015, the combined market value of our properties totaled HK\$236,000,000. The rental revenue from our Sai Kung and Central properties provided us stable rental income. With regard to the Fei Ngo Shan property, we have planned to redevelop this property into a two-storey dignitary house to maximize its value.

The property in Central is next to the tram road. During FY2015, we have made certain renovation works to this property. After the announcement of the Stock Connect, we observed the ever-increasing demand for commercial properties in Central, the heart of Hong Kong's financial hub; thus we believe that the rental value of the Group's Central property will still have an upside potential.

Prospects

With the US Federal Reserve having ended its latest round of quantitative easing in October 2014, we continue to hold a positive view on the territory's economy, mainly because of its close proximity to mainland China, where the growth of gross domestic product will still be maintained at a reasonable level. Also, after the launch of the Stock Connect, we believe that the central government will also introduce the Shenzhen-Hong Kong Stock Connect in 2015. We expect that cross-border stock trading activities will continue to boom in the long term, and this will bring us positive development.

To capture the business opportunity from the recovery of investment sentiment in the mainland market, we will allocate more resources to strengthen our development in mainland China. The representative office in Jiangmen City, Guangdong Province, China will facilitate the promotion of our business in the mainland. The Group plans to organize a business presentation in the PRC to introduce the Group's business. Subsequent to FY2015, to diversify our financial services, we have acquired a company that engages in asset management services. The transaction was approved by the Securities and Futures Commission in May 2015 and was completed in June 2015. The scheme of Mainland-Hong Kong Mutual Recognition of Funds will be implemented on 1 July 2015. We expect our business will benefit from such scheme.

Faced with keen competition in the mortgage financing market, the Group will consolidate and reinforce its competitive advantages in risk management. In light of the continued demand for mortgage loans, in addition to our own internal resources, we will also consider to diversify our financing channels by expanding our funding source in order to further grow our loan portfolio.

The Group holds a cautiously optimistic view on Hong Kong's economy as well as the prospect of the property market. During and after FY2015, the property price index has rebounded notwithstanding the government's measures to stabilize property prices. We believe that the prices of the Group's properties will stay at a stable level in the foreseeable future. In order to raise the rental value of the Group's Central property, we will continue to make refurbishments to that property to upgrade its standard.

Management Discussion and Analysis

STAFF

As at 31 March 2015, the Group had 91 staff members including part-time employees. Remuneration packages are generally structured with reference to prevailing market practice and individual merits. Salaries are reviewed periodically based on the employee performance appraisal or other relevant factors. The Group also maintains certain staff benefit plans including medical insurance, hospitalization scheme, mandatory provident fund and share option scheme.

The emoluments of the directors of the Company (the "Directors") are determined by the Remuneration Committee as delegated by the Board of the Directors (the "Board"), with reference to market rates and the respective Directors' experience, duties and responsibilities in the Group. None of the Directors are involved in deciding their own remuneration. The Group maintains the Continued Learning Sponsorship Scheme to sponsor the continuous professional development of the members of the Group including the Directors.

FINANCIAL REVIEW ON LIQUIDITY AND FINANCIAL RESOURCES AND CAPITAL STRUCTURE

As at 31 March 2015, the Group's net asset value was approximately HK\$521,277,000 (FY2014: approximately HK\$408,704,000) and cash at bank and in hand totaled approximately HK\$117,522,000 of which approximately 95.6% was held in Hong Kong dollar, approximately 4.2% in Renminbi and approximately 0.2% in US dollar (FY2014: approximately HK\$95,247,000).

Borrowings as at 31 March 2015 amounted to approximately HK\$98,519,000 (FY2014: approximately HK\$98,911,000) of which approximately HK\$4,476,000 (FY2014: HK\$17,808,000) is repayable within one year. The gearing ratio, being the ratio of total borrowings to shareholders' fund, was about 0.19 (FY2014: 0.24).

Investment in Financial Assets

Other than the holding of a portfolio of listed securities with market value of approximately HK\$83,860,000 as at 31 March 2015 for the trading purpose, the Group did not make any other major investments during FY2015. The Group will continue to adopt a prudent approach for its investments.



Management Discussion and Analysis

Charges on Group Assets

As at 31 March 2015, time deposits of approximately HK\$6,307,000 and investment properties at a total valuation of HK\$236,000,000 were pledged to banks to secure the banking facilities that were granted to the Group.

Credit Risk

For the brokerage businesses, the Group is strictly in compliance with the Securities and Futures Ordinance (the "SFO"). Margin loans are granted to customers based on their individual assessment of financial status, repayment records and the liquidity of collaterals placed by them. The applicable interest rate charged to customers will be determined based on these factors. Generally, margin loans will be demanded for repayment once a customer fails to maintain the maintenance margin, repay the margin loan or another sum that is due to the Group.

For the mortgage financing business, mortgage loans will be granted to clients based on the aggregate market value of the pledged properties as confirmed by independent valuers. To lower the Group's exposure to risk in its mortgage financing business, the mortgage amounts to be granted to a client in general shall not exceed 80% of the aggregate market value of the pledged properties.

Operational Risk

The Group has put in place an effective internal controls system for its operations. Under the brokerage business, a monitoring team comprised of licensed responsible officers registered under the SFO and senior management who have acted in compliance with the SFO, has been set up to monitor the settlement matters of traded securities and cash, and to provide clients services of the regulated activities. Set out below is the information for the number of responsible officers of the Group for each regulated activity:

Type of Licence	Regulated activity	Number of responsible officers
Type 1	Dealing in securities	6
Type 4	Advising on securities	4
Type 6	Advising on corporate finance	3

In order to safeguard clients' interests and comply with the requirements of the SFO, our monitoring team has carried out ongoing checks and verifications so that we are able to maintain our service standard at a satisfactory level. During FY2015, the brokerage operation of the Group had complied with the SFO. Our clients were satisfied with our services. During FY2015, we have properly managed a total securities trading turnover of approximately HK\$7 billion.

Management Discussion and Analysis

To enhance the professionalism of the management force, the Group has four certified public accountants, three of them are Board members, who will monitor or advise the Group of its internal control matters. Under the mortgage financing business, we have offered a loan portfolio of approximately HK\$114,640,000 at 31 March 2015, and customers were satisfied with our services.

Interest Rate Risk

All the Group's borrowings were denominated in Hong Kong dollar, and its risk arises from interest payments which are charged according to a floating interest rate with remaining repayment periods of over 17 years. The Group monitors its interest rate exposure regularly to ensure that the underlying risk is within an acceptable range.

Liquidity Risk

The Group's policy is to regularly assess current and expected liquidity requirements and to ensure that it maintains reserves of cash, readily realizable marketable securities and adequate committed lines of funding from major financial institutions to meet its liquidity requirements. As at 31 March 2015, the amount of undrawn banking facilities of the Group was approximately HK\$18,950,000.

Foreign Exchange Exposure

During FY2015, the Group's business activities as well as its assets and liabilities were mainly denominated in Hong Kong dollar, US dollar, Euro and Renminbi. In light of the exchange rate peg between the Hong Kong dollar and US dollar, and the immaterial balance of the assets and liabilities denominated in Renminbi and Euro when compared to the Group's total assets or liabilities, the Group considers its foreign exchange risk immaterial for FY2015. It is the Group's treasury policy to manage its foreign currency exposure to minimise any material financial impact to the Group.

MATERIAL ACQUISITION AND DISPOSAL

There was no material acquisition or disposal of subsidiaries or associated companies during FY2015.

CONTINGENT LIABILITIES

As at 31 March 2015, the Group did not have any material contingent liabilities (FY2014: immaterial).

CREATING VALUE

FOR SOCIETY

60+
CATCH PHRASE
60分鐘

WWF

28/3
8:30pm
earthhour.hk

全港熄燈1小時
留住地球「捨」出未來
One Hour for One Bright Future

讓地球上熄燈一小時，與世界各國共同
Share the same and Earth Hour activities
earthhour.hk

WWF Hong Kong

公益綠語日
The Community Chest Green Day
16&17/11/2014

為公益綠語日之「醫療及保健服務」籌款
To benefit "Medical and Health Services" supported by
The Community Chest

公益行善「折」食日
The Community Chest Skip Lunch Day
為公益行善「折」食日，「捨」出未來
To benefit the "Refugees for Street Children, Handicapped Old People and Children" supported by The Community Chest

凡捐款、匯票或十元以上之現金，
均可參加「折」食日，由上午九時至下午一時，
可與香港同鄉下利菓中一起，由活潑兒童籌款助款。
By making a donation of HK\$20 or more, each donor will receive a
Skip Lunch Day Coupon to redeem ONE of the following items
sponsored by Hong Fook Tong Holdings Ltd.

20.3.2015
Friday (星期五)

查詢 Enquiries:
2599 6111
網頁 Website:
www.communitychest.org

Comedian Song with Chasen Jet and Longzi Games for "Sensibility Item"
饒輝輝與江志強與龍子遊戲
Laidi Gasterman Together Platform 2015 for "Sensibility Item"
瑞斯曼與亞當與亞當
Merkel Turkish Platform 2015 for "Sensibility Item"
謝嘉輝與亞當與亞當
Chasen Jet, She Gasterman and Longzi, 2015 for "Sensibility Item"
饒輝輝與江志強與龍子遊戲

CORPORATE SOCIAL RESPONSIBILITY

OVERVIEW

As a good corporate citizen, the Group consistently upholds the values of its founder, Mr. Cheung Chi Shing ("Mr. Cheung"), to care for the community, employees and environment. With that mission in mind, we have incorporated eco-friendly practices and social responsibility into our operations. We believe that our corporate social responsibility practices have benefited not only society, but also our Group with respect to reducing our operational costs.

Employees' Development and Occupational Health

Employees are our most valued assets, thus we care immensely about their development, health and safety. We believe in higher education and life-long learning. To provide our employees with the opportunity to upgrade their work skills and expand their knowledge, we have maintained our Continued Learning Sponsorship Scheme into FY2015, pursuant to which each employee was entitled to an annual sponsorship of HK\$10,000 for his or her continued learning. We believe that through this educational scheme, our employees will be able to gain practical skills and knowledge that can further enhance their job performance. We believe that our businesses will benefit from providing this educational sponsorship scheme to our employees. Based on our previous experience in running this program, we have found that this type of program boosts employee morale and productivity.

To care about our employees' health including their mental and physical health, we have continued to organize employee gatherings regularly with a view to foster harmony among our employees. In order to maintain the indoor air quality of the workplace at a high level, we grow a variety of plants at the office. Employees are also encouraged to keep potted plants on their desks. In addition, we have arranged to have our office's ventilation system cleaned regularly by a professional air-conditioning cleaning company. These measures have been implemented by our management team in view of creating a comfortable and healthy workplace for our employees.



Corporate Social Responsibility



Environmental Protection

Over the past years, we have actively promoted energy conservation and emission reduction. Our employees have been encouraged to make recommendations to the Group on ways to reduce wastage and save energy. A list of environmentally-friendly ways recommended by our employees is posted at the office. We believe this will help raise our employees' awareness about environmental protection. In fostering the "green office" concept, we have implemented the tips provided by CLP. Some of our green office measures include switching off the lights in the back-end area during lunch hours, using energy-saving electrical appliances and keeping the indoor temperature at appropriate levels.

Other than the participation in the "Earth Hour" campaign hosted by WWF to support its call for reactions against climate change and raise public awareness of the issue, during FY2015, we also encouraged employees to take part in the Paper Mache Pandas Adoption Scheme. The adoption fees raised through this fundraising initiative were used by WWF to carry out conservation and education work. In addition, we also showed our support to the Lai See Recycle and Reuse Program 2015 organized by Greeners Action. The used Lai See packets were collected by us from our employees and sent to the organizer for sorting, repacking and redistributing to the general public and non-profit organizations to reuse.

Giving to the Community

We have always regarded the act of giving to the community an important pursuit for us. As such, over the past years, we have participated in various charitable activities and have also provided aid to the needy. To support our chosen charitable organizations, we encourage our employees to participate in socially responsible events. During FY2015, the Group and its staff continued to participate in (i) ORBIS Pin Campaign 2014 in support of ORBIS's efforts to help blind people; and (ii) the Community Chest Skip Lunch Day 2015 for the benefit of street sleepers, residents in cage homes and cubicles; and for the first time, we supported the Community Chest Green Day event which provided medical and health services to those who were disadvantaged.

REPORT OF THE DIRECTORS

The Directors present their report and audited financial statements of the Company and the Group for FY2015.

PRINCIPAL ACTIVITIES

The Company acts as an investment holding company. The principal activities of the Company's subsidiaries consist of investment holdings, brokerage and other financing, mortgage financing, property development and investment and securities trading.

RESULTS AND DISTRIBUTIONS

The Group's results for FY2015 and the state of affairs of the Group as at 31 March 2015 are set out in the consolidated financial statements on pages 44 to 114.

Interim Dividend

Cash or scrip shares in respect of the interim dividend of HK0.2 cent per share with a scrip alternative for FY2015 (FY2014: cash dividend of HK0.138 cent per share) were paid or issued to shareholders of the Company (the "Shareholders") on 10 April 2015.

Final Dividend

A final dividend of HK0.238 cent per share with a scrip alternative for FY2015 has been proposed (FY2014: cash dividend of HK0.168 cent per share) by the Directors and is subject to approval by Shareholders at the forthcoming annual general meeting of the Company.

FIXED ASSETS AND INVESTMENT PROPERTIES

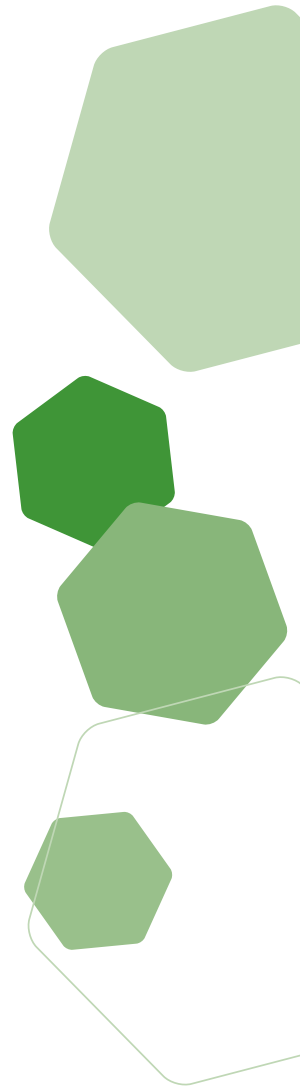
Details of movements in fixed assets and investment properties of the Group are set out in notes 17 and 18 to the consolidated financial statements, respectively. Further details of the Group's investment properties are set out on page 116.

SHARE CAPITAL

Details of movements in the share capital are set out in note 32 to the consolidated financial statements.

PRE-EMPTIVE RIGHTS

There are no provisions for pre-emptive rights under the Memorandum of Association and Bye-Laws of the Company (the "Bye-Laws") or the laws of Bermuda which would oblige the Company to offer new shares on a pro-rata basis to existing Shareholders.



REPORT OF THE DIRECTORS

RESERVES

Details of movements in the reserves of the Company during the year are set out in note 43(b) to the consolidated financial statements. Details of movements in the reserve of the Group during the year are set out on page 47.

DISTRIBUTABLE RESERVES

As at 31 March 2015, the Company's reserves available for distribution were HK\$274,414,000. Under the laws of Bermuda, the Company's share premium account, in the amount of HK\$84,483,000, may be distributed in the form of fully-paid bonus shares.

SUMMARY OF FINANCIAL INFORMATION

A summary of the published results, assets, liabilities and non-controlling interests of the Group for the last five financial years, as extracted from the audited consolidated financial statements and reclassified as appropriate, is set out on page 115. This summary does not form part of the audited consolidated financial statements.

DIRECTORS

The Directors of the Company in FY2015 and up to the date of this report are:

Executive Directors

Mr. Cheung Hoo Win (Chief Executive Officer)
Mr. Ng Yiu Chuen
Ms. Mak Kit Ping
Ms. Zhang Yuyan
Ms. Chen Lili

Independent Non-Executive Directors

Mr. Zhao Qingji (Chairman)
Mr. Li Hancheng
Mr. Yeung Shun Kee
Mr. Lo Tsz Fung Philip

In accordance with the Company's Bye-Laws 182(vi), Mr. Cheung Hoo Win, Ms. Mak Kit Ping and Ms. Zhang Yuyan shall retire from office by rotation and, being eligible, offer themselves for re-election at the forthcoming annual general meeting of the Company ("Annual General Meeting").

REPORT OF THE DIRECTORS

Other than Mr. Cheung Hoo Win, Mr. Ng Yiu Chuen and Ms. Mak Kit Ping, the directors of the subsidiaries of the Company in FY2015 and up to the date of this report include:

Mr. Ng Shun Fu
Mr. Choy Shuen Yan Andy
Mr. Tang Kwan Chung
Ms. Hung Lai Kam Diana

CONNECTED TRANSACTION

In FY2015, the Group had the following transaction with connected persons (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") (the "Listing Rules")) of the Company which is required to be reported in this annual report in compliance with the disclosure requirements under Chapter 14A of the Listing Rules:

On 1 November 2013, the Group as landlord and K. C. (Asset) Limited as tenant ("KC Asset") and Mr. Cheung as a guarantor entered into a tenancy agreement to rent the property owned by the Group at HK\$85,000 per month for the period from 1 November 2013 to 31 October 2014 with an option for KC Asset to renew the tenancy agreement for the next 12 months (the "Lease"). The Lease was renewed in FY2015 for the next 12 months with the other terms remain unchanged. During FY2015, the Group's rental income under the Lease amounted to HK\$1,020,000.

Mr. Cheung is a substantial shareholder of the Company and the father of Mr. Cheung Hoo Win, who is an executive Director and chief executive officer of the Company. Mr. Cheung is the beneficial owner of KC Asset. As such, Mr. Cheung and KC Asset are connected persons of the Company and thus the Lease is a connected transaction as defined under Chapter 14A of the Listing Rules.

The independent non-executive Directors of the Company ("INEDs") have reviewed the Lease and confirmed that it has been entered into:

- (i) in the ordinary and usual course of business of the Group;
- (ii) on normal commercial terms; and
- (iii) in accordance with the relevant agreement governing it on terms that are fair and reasonable and in the interests of the Shareholders as a whole.

REPORT OF THE DIRECTORS

UHY Vocation HK CPA Limited (“UHY”), the Company’s auditor, was engaged to report on the Group’s continuing connected transaction in accordance with Hong Kong Standard on Assurance Engagements 3000 “Assurance Engagements Other Than Audits or Reviews of Historical Financial Information” and with reference to Practice Note 740 “Auditor’s Letter on Continuing Connected Transactions under the Hong Kong Listing Rules” issued by the Hong Kong Institute of Certified Public Accountants. UHY has issued an unqualified letter containing its findings and conclusions in respect of the continuing connected transaction disclosed above by the Group in accordance with the Listing Rules. A copy of the auditor’s letter has been provided by the Company to the Stock Exchange.

DIRECTORS’ SERVICE CONTRACTS

No Director proposed for re-election at the forthcoming Annual General Meeting has a service contract with the Company which is not determinable by the Company within one year without payment other than statutory compensation.

DIRECTORS’ INTERESTS IN SECURITIES

As at 31 March 2015, none of the Directors and chief executive of the Company had any interest or short positions in the shares of the Company (the “Shares”), underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which required notification to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they have taken or deemed to have taken under such provisions of the SFO), or which were required pursuant to section 352 of the SFO to be entered in the register maintained by the Company referred to therein, or which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers.

DIRECTORS’ INTERESTS IN CONTRACTS

Save for Mr. Cheung Hoo Win, an executive Director, is a son of Mr. Cheung, who, in turn, is a party to the Lease, none of the Directors had a material interest, either direct or indirect, in any contract of significance to the business of the Group to which the Company or any of its subsidiaries was a party in FY2015.

REPORT OF THE DIRECTORS

SUBSTANTIAL SHAREHOLDERS

The register of substantial shareholders maintained under Section 336 of the SFO shows that, as at 31 March 2015, the Company had been notified of the following interests in the Company:

	Number of Shares	Underlying Shares	Total	Percentage
Mr. Cheung (Note1)	802,979,609	160,595,916	963,575,525	24.77%
Ms. Yeung (Note 2)	802,979,609	160,595,916	963,575,525	24.77%
Mr. Cheung Hoo Yin (Note 3)	206,010,000	10,000	206,020,000	5.3%

Notes:

1. Mr. Cheung personally held 722,866,457 Shares and underlying Shares. As Mr. Cheung is the sole shareholder of K.Y. Limited ("KY"), he was deemed to have interests in 114,318,870 Shares and underlying Shares held by KY. Mr. Cheung is the spouse of Ms. Yeung Han Yi Yvonne ("Ms. Yeung") and accordingly deemed to be interested in the 126,390,198 Shares and underlying Shares beneficially interested by Ms. Yeung.
2. Ms. Yeung is the spouse of Mr. Cheung and accordingly deemed to be interested in the 837,185,327 Shares and underlying Shares beneficially interested by Mr. Cheung.
3. Mr. Cheung Hoo Yin is the son of the Mr. Cheung and Ms. Yeung.

REPORT OF THE DIRECTORS

BONUS ISSUE OF WARRANTS

On 27 November 2013, the Board proposed an issue of bonus warrants to Shareholders on the basis of 2 warrants for every 10 shares (the "Bonus Issue of Warrants"). For details of the Bonus Issue of Warrants, please refer to the announcement of the Company dated 30 December 2013 (the "Announcement"). On 27 January 2014, Shareholders approved the Bonus Issue of Warrants, pursuant to which 713,154,617 warrants were issued. The initial subscription price is HK\$0.10 and the subscription period will be from 19 February 2014 to 18 August 2015 (both days inclusive). Full exercise of the subscription rights attaching to the 713,154,617 warrants would result in the issue of 713,154,617 new shares. Details of exercise of warrants during FY2014 and FY2015 are set out as follows:

	Number of warrants	Amount HK\$'000
Number of warrants issued	713,154,617	71,315
Exercised during FY2014	(3,663,126)	(366)
At 1 April 2014	709,491,491	70,949
Exercised during FY2015	(321,138,629)	(32,114)
At 31 March 2015	388,352,862	38,835

As disclosed in the Announcement, the Group will apply any subscription monies received as and when subscription rights are exercised (the "Subscription Monies") towards general working capital of the Group and potential investments to be identified. Up to 31 March 2015, a total amount of HK\$28 million of the Subscription Monies had been used for general working capital, and the remaining balance was placed in a bank.

To act in the best interest of the Shareholders, the Directors will consider proposing an issue of new bonus warrants to the Shareholders (the "New Bonus Issue of Warrants"). Details of the New Bonus Issue of Warrants (if any) will be announced in due course.

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

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities during FY2015.

REPORT OF THE DIRECTORS

MAJOR CUSTOMERS AND SUPPLIERS

In FY2015, sales to the Group's single largest and five largest customers combined accounted for approximately 4% and approximately 11%, respectively, of the Group's total sales, whereas purchases from the Group's single largest and five largest suppliers combined accounted for 28% and 69%, respectively, of the Group's total purchases. KC Asset, one of our tenants, was one of the five largest customers in FY2015.

Other than as mentioned above, none of the Directors or any of their associates or any Shareholders (which, to the best knowledge of the Directors, own more than 5% of the Company's issued share capital) had any beneficial interest in the Group's five largest customers and suppliers.

CORPORATE GOVERNANCE

The Company is committed to maintain high standards of corporate governance. Information on the corporate governance practices adopted by the Company is set out in the "Corporate Governance Report" on pages 28 to 35.

SHARE OPTION SCHEME

A summary of the share option scheme is set out in note 33 to the consolidated financial statements.

SUFFICIENCY OF PUBLIC FLOAT

Based on information that is publicly available to the Company and within the knowledge of its Directors as at the latest practicable date prior to the issue of this report, the public float of the Shares is sufficient.

EVENTS AFTER THE REPORTING PERIOD

Details of significant events occurring after the reporting period are set out in note 40 to the consolidated financial statements.

AUDITOR

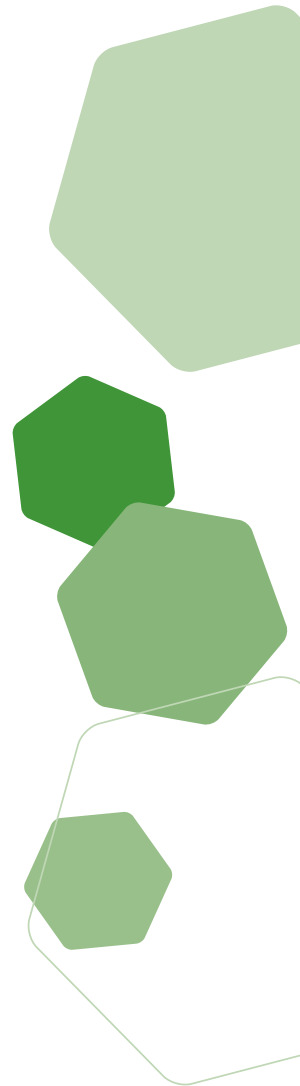
UHY will retire at the forthcoming Annual General Meeting. A resolution will be proposed to appoint auditor and to authorise the Board to fix their remuneration.

On behalf of the Board

Mak Kit Ping

Executive Director

Hong Kong, 18 June 2015



CORPORATE GOVERNANCE REPORT

The Board of the Company is committed to the maintenance of good corporate governance practices and procedures. The Company believes that good corporate governance provides a framework that is essential for effective management, a healthy corporate culture, sustainable business growth and enhancing Shareholders' value.

The Company has adopted the Corporate Governance Code (the "CG Code") as contained in Appendix 14 to the Listing Rules as its own code of corporate governance practices. The Company has complied with the applicable code provisions of the CG Code during FY2015, except for certain deviations as specified below.

BOARD OF DIRECTORS

The Board currently comprises five executive Directors, namely Mr. Cheung Hoo Win (Chief Executive Officer), Mr. Ng Yiu Chuen, Ms. Mak Kit Ping, Ms. Zhang Yuyan and Ms. Chen Lili and four INEDs, namely Mr. Zhao Qingji (Chairman), Mr. Yeung Shun Kee, Mr. Li Hancheng and Mr. Lo Tsz Fung Philip. The number of INEDs represents more than one third of the Board members. The Directors believe that the composition of the Board has a balance of skills and experience that is appropriate for the requirements of the business of the Group.

As four of the nine Directors are INEDs, there is a strong independent element within the Board, which can effectively exercise independent judgment and monitor the corporate governance of the Group. All INEDs are appointed for a specific term of two years and each of them has made a confirmation on independency. After reviewing their confirmations on independency, the Company believes that they are still independent under Rule 3.13 of the Listing Rules.

During FY2015, six Board meetings (including four regular Board meetings to which 14 days' notice was given to all Directors) and one general meeting of the Company was held. Details of the Directors' attendance records during the year are as follows:

	Number of Board meetings attended	Number of General meeting attended
Executive Directors:		
Mr. Cheung Hoo Win (Chief Executive Officer)	6/6	1/1
Mr. Ng Yiu Chuen	6/6	1/1
Ms. Mak Kit Ping	6/6	1/1
Ms. Zhang Yuyan	6/6	0/1
Ms. Chen Lili	5/6	0/1
Independent Non-Executive Directors		
Mr. Zhao Qingji (Chairman)	4/6	0/1
Mr. Yeung Shun Kee	6/6	1/1
Mr. Li Hancheng	6/6	0/1
Mr. Lo Tsz Fung Philip	6/6	1/1

CORPORATE GOVERNANCE REPORT

According to the code provision A.6.7 of the CG Code, INEDs should attend general meetings of the Company, and according to code provision E.1.2, the Chairman of the Board should attend the annual general meeting of the Company. Due to their other business commitments, during FY2015, two INEDs, one of whom is the Chairman of the Company, were unable to attend the annual general meeting of the Company.

FUNCTIONS OF THE BOARD

To avoid concentration of power in any one individual, a clear division of responsibilities between the Chairman and the Chief Executive Officer is crucial to the effective running of the Board and the day-to-day management of the Group's businesses. The positions of the Chairman and the Chief Executive Officer of the Company are held by two different Directors, namely Mr. Zhao Qingji and Mr. Cheung Hoo Win. Their roles and duties are segregated with a clear division of responsibilities.

The Board meets regularly to discuss the overall strategy as well as the operation and business performance of the Group, and to approve the Group's annual and interim results and other matters which need to be dealt with. The Board has delegated the day-to-day responsibilities to the management through the operation manuals which are reviewed from time to time to ensure that they meet the requirements of business development.

To ensure the Directors' contribution to the Board remains informed and relevant, all Directors had participated in continuous professional development activities that are relevant to their performance of duties as the Directors. According to the training records provided by the Directors, Ms. Mak Kit Ping, Ms. Chen Lili and Mr. Lo Tsz Fung Philip had also attended training courses, seminars or conferences to develop and refresh their knowledge and skills. In FY2015, relevant materials on legislative and regulatory updates were circulated to the Directors for them to be updated on any changes of regulations. In addition, the Group maintains the Continued Learning Sponsorship Scheme to sponsor the Directors' continuous professional development.

The Board is also responsible for performing the corporate governance duties as required under the CG Code. The major roles and functions of the Board in respect of the corporate governance duties are:

- to develop and review the Company's policies and practices on corporate governance;
- to review and monitor the training and continuous professional development of the Directors and senior management;
- to review and monitor the Company's policies and practices on compliance with legal and regulatory requirements;
- to develop, review and monitor the code of conduct and compliance manual applicable to employees and the Directors; and

CORPORATE GOVERNANCE REPORT

- to review the Company's compliance with the CG Code and disclosure in this Corporate Governance Report.

In FY2015 and up to the date of this report, the Board has performed the corporate governance duties in accordance with its terms of reference.

BOARD DIVERSITY POLICY

The Board has adopted a board diversity policy which sets out the approach to achieve diversity on the Board. The Company recognises that increasing diversity at the Board level will support the attainment of the Company's strategic objectives and sustainable development.

The Company seeks to achieve board diversity through the consideration of a number of factors, including but not limited to gender, age, cultural and educational background, professional experience, skills, knowledge and length of service. All board appointments will be based on merit while taking into account diversity including gender diversity.

Selection of candidates will be based on a range of diversity perspectives, including but not limited to gender, age, cultural and educational background, professional experience, skills, knowledge and length of service. The ultimate decision will be based on merit and contribution that the selected candidates will bring to the Board.

BOARD COMMITTEES

Audit Committee

The Company has an Audit Committee comprising all INEDs. The principal duties of the Audit Committee are to review the Group's interim and annual results, internal controls and make recommendations to the Board. The detailed terms of reference of the Audit Committee are available for inspection on the Company's website and the Stock Exchange's website.

Three Audit Committee meetings were held in FY2015. The attendance of each member of the Audit Committee is set out as follows:

Members of Audit Committee	Number of Audit Committee meetings attended
Mr. Lo Tsz Fung Philip (Chairman)	3/3
Mr. Zhao Qingji	3/3
Mr. Yeung Shun Kee	3/3
Mr. Li Hancheng	3/3

CORPORATE GOVERNANCE REPORT

The Audit Committee had performed the following work in FY2015:

- (i) reviewed and approved the audit scope and fee proposed by the external auditor for the annual audit for the year ended 31 March 2015;
- (ii) discussed with the external auditor any major audit issues of the Group;
- (iii) reviewed the change in accounting standards and assessment of potential impacts on the Group's consolidated financial statements;
- (iv) reviewed and recommended for the Board's approval of the consolidated financial statements and the related draft results announcement for the year ended 31 March 2014 and reviewed the audit committee report from the external auditor;
- (v) reviewed and recommended for the Board's approval of the consolidated financial statements and the related draft results announcement for the six months ended 30 September 2014;
- (vi) review of effectiveness of the system of internal control of the Group ;
- (vii) review of the adequacy of resources, qualifications and experience of staff of the Group's accounting and financial reporting function, and their training programmes and budget; and
- (viii) reviewed the Group's continuing connected transaction.

Remuneration Committee

The Company has a Remuneration Committee comprising all INEDs. The Remuneration Committee's principal duties are to make recommendations to the Board on the remuneration policy and structure for Directors and senior management and to ensure that they are fairly rewarded for their individual contribution to the Group's overall performance. It is also the Remuneration Committee's duty to determine the specific remuneration packages of all executive Directors and senior management. The detailed terms of reference of the Remuneration Committee are available for inspection on the Company's website and the Stock Exchange's website.

CORPORATE GOVERNANCE REPORT

One Remuneration Committee meeting was held in FY2015. The attendance of each member of the Remuneration Committee is set out as follows:

Members of Remuneration Committee	Number of Remuneration Committee meeting attended
Mr. Yeung Shun Kee (Chairman)	1/1
Mr. Zhao Qingji	0/1
Mr. Li Hancheng	1/1
Mr. Lo Tsz Fung Philip	1/1

The Remuneration Committee had performed the following work in FY2015:

- (i) reviewed and approved the payment of bonus to certain Directors; and
- (ii) reviewed and determined the increment in salary for executive Directors and senior management.

Pursuant to the code provision of B.1.5 of the CG Code, details of the annual remuneration of the members of senior management by band for FY2015 is as follows:

	Number of employees
HK\$400,000 to HK\$700,000	3
HK\$700,001 to HK\$900,000	2

Nomination Committee

The Company has set up a Nomination Committee comprising all INEDs. The Nomination Committee shall make recommendations to the Board on all new appointments or re-appointments of Directors. In addition to the Board diversity policy, the selection criteria will also be based on the professional qualifications and work experience of the candidates. There are no fixed terms of services for executive Directors while INEDs are engaged for a term of two years, subject to retirement by rotation and re-election in accordance with the provisions of the Bye-Laws of the Company. The detailed terms of reference of the Nomination Committee are available for inspection on the Company's website and the Stock Exchange's website.

CORPORATE GOVERNANCE REPORT

One Nomination Committee meeting was held in FY2015. The attendance of each member of the Nomination Committee is set out as follows:

Members of Nomination Committee	Number of Nomination Committee meeting attended
Mr. Li Hancheng (Chairman)	1/1
Mr. Zhao Qingji	1/1
Mr. Yeung Shun Kee	1/1
Mr. Lo Tsz Fung Philip	1/1

The Nomination Committee had performed the following work in FY2015:

- (i) review of the structure, size and composition of the Board to ensure they were suitable for the Group's corporate strategy and development;
- (ii) reviewed and recommended for the Board's approval the proposed resolutions for re-election of the retiring Directors at the 2014 Annual General Meeting; and
- (iii) review of the Board diversity policy.

Directors' Securities Transactions

The Board has adopted the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 to the Listing Rules (the "Model Code") as its own code for securities transactions by Directors. All members of the Board have confirmed, following specific enquiry by the Company, that they have complied with the required standard as set out in the Model Code in FY2015.

AUDITOR'S REMUNERATION

For FY2015, the remuneration paid or payable in respect of statutory audit services by the external auditor of the Company was approximately HK\$780,000.

SHAREHOLDERS' RIGHTS

Convening a Special General Meeting of the Company by Shareholders

In accordance with Article 62 of the articles of association of the Company, as provided by the Companies Act, a special general meeting can be convened on the requisition of Shareholders holding at the date of deposit of the requisition not less than one-tenth of the paid up capital of the Company as at the date of the deposit carries the right of voting at general meetings of the Company. Such requisition must state the purposes of the meeting, and must be signed by the requisitionists and deposited at the registered office of the Company.

CORPORATE GOVERNANCE REPORT

Procedures for Sending Enquiries to the Board

Enquiries by Shareholders to be put to the Board can be sent in writing to the Directors or Company Secretary at the principal place of business in Hong Kong. The Shareholders may make any enquiry about the Company through the following hotlines:

Telephone:	(852) 2959 7200
Facsimile:	(852) 2310 4824
E-mail address:	shareholder@styland.com

For share registration related matters, such as share transfer and registration, change of name or address, loss of share certificates or dividend warrants, the registered Shareholders can contact the Company's branch share registrar in Hong Kong, Tricor Tengis Limited.

Procedures for Making Proposals at Shareholders' Meetings

If a Shareholder wishes to nominate a person to stand for election as a Director, the following documents must be validly sent to the Company's principal place of business in Hong Kong namely (i) his/her notice of intention to propose a resolution at the general meeting; and (ii) a notice executed by the nominated candidate of the candidate's willingness to be appointed. The period for lodgment of the notices of (i) and (ii) above will commence no earlier than the day after the despatch of the notice of the general meeting and end no later than seven days prior to the date of such meeting.

To put forward proposals other than the above at a general meeting, Shareholders should submit a written notice of those proposals with their detailed contact information to the Company Secretary at the Company's principal place of business in Hong Kong. The notice period to be given to all the Shareholders for consideration of the proposal raised by the Shareholders concerned at general meetings varies according to the nature of the proposal.

SHAREHOLDERS AND INVESTORS RELATIONS

The Board adopts an open and transparent communication policy and ensures that there is full disclosure to the public as a way to enhance corporate governance. The Board aims to provide the Shareholders and the public with the necessary information for them to form their own judgment on the Company. Corporate communication materials such as annual reports, interim reports and circulars are issued in printed form and are also available in electronic format on the websites of the Company, the Stock Exchange and irasia.com. There was no significant change in the Company's constitutional documents for FY2015.

CORPORATE GOVERNANCE REPORT

ACCOUNTABILITY AND AUDIT

Financial Reporting

The Board acknowledges its responsibility for the preparation of the financial statements for each financial period, which shall give a true and fair view of the state of affairs of the Company. During FY2015, the Board was not aware of any material uncertainties relating to events or conditions that might cast significant doubt upon the Company's ability to continue in business. Accordingly, the Board has prepared the financial statements of the Company on a going concern basis.

All of the Directors acknowledged their responsibility for preparing the financial statements of the Company for FY2015.

The statement of the external auditor of the Company about their reporting responsibilities on the consolidated financial statements of the Group is set out in the Independent Auditor's Report on pages 42 to 43 of this annual report.

The Company announces its interim and annual results as soon as reasonably practicable after the end of the relevant financial period and the financial year respectively pursuant to the requirements of the Listing Rules, disclosing all such information as would enable the Shareholders to assess the performance, financial position and prospects of the Company.

Internal Controls Review

It is the Board's responsibility to ensure that the Company maintains sound and effective internal controls, whereby safeguarding its shareholders' investments and the Group's assets. The Board, through the Audit Committee, had reviewed the adequacy of resources, qualifications and experience of staff of the Group's accounting and financial reporting function, and their training programmes and budget.

In FY2015, the Board has conducted a review of the effectiveness of the Group's internal controls system and is of the view that the internal control system of the Group has been effective without the occurrence of any significant failure.

On behalf of the Board
Cheung Hoo Win
Chief Executive Officer

Hong Kong, 18 June 2015

CORPORATE INFORMATION

BOARD OF DIRECTORS

Executive Directors

Mr. Cheung Hoo Win (Chief Executive Officer)
Mr. Ng Yiu Chuen
Ms. Mak Kit Ping
Ms. Zhang Yuyan
Ms. Chen Lili

Independent Non-Executive Directors

Mr. Zhao Qingji (Chairman)
Mr. Yeung Shun Kee
Mr. Li Hancheng
Mr. Lo Tsz Fung Philip

AUDIT COMMITTEE

Mr. Lo Tsz Fung Philip (Chairman)
Mr. Zhao Qingji
Mr. Yeung Shun Kee
Mr. Li Hancheng

REMUNERATION COMMITTEE

Mr. Yeung Shun Kee (Chairman)
Mr. Zhao Qingji
Mr. Li Hancheng
Mr. Lo Tsz Fung Philip

NOMINATION COMMITTEE

Mr. Li Hancheng (Chairman)
Mr. Zhao Qingji
Mr. Yeung Shun Kee
Mr. Lo Tsz Fung Philip

COMPANY SECRETARY

Mr. Wang Chin Mong

AUDITOR

UHY Vocation HK CPA Limited

LEGAL ADVISERS

As to Hong Kong Law

Michael Li & Co.
TC & Co.
Patrick Mak & Tse

As to Bermuda Law

Appleby

As to the PRC Law

Hills & Co.

CORPORATE INFORMATION

PRINCIPAL BANKERS

China Everbright Bank Company Limited,
Hong Kong Branch
Industrial and Commercial Bank of China (Asia)
Limited
Bank of China (Hong Kong) Limited
The Hongkong and Shanghai Banking Corporation
Limited
OCBC Wing Hang Bank Limited
Standard Chartered Bank (Hong Kong) Limited
Nanyang Commercial Bank Limited
DBS Bank (Hong Kong) Limited
Chong Hing Bank Limited

PRINCIPAL REGISTRAR

Appleby Management (Bermuda) Ltd.
Canon's Court
22 Victoria Street
Hamilton HM12
Bermuda

HONG KONG BRANCH REGISTRAR

Tricor Tengis Limited
Level 22
Hopewell Centre
183 Queen's Road East
Hong Kong

REGISTERED OFFICE

Canon's Court
22 Victoria Street
Hamilton HM12
Bermuda

PRINCIPAL PLACE OF BUSINESS

28th Floor
Aitken Vanson Centre
61 Hoi Yuen Road
Kwun Tong, Kowloon
Hong Kong
Telephone: (852) 2959 3123
Facsimile: (852) 2310 4824
E-mail address: sty@styland.com

SHAREHOLDERS' SERVICE HOTLINE

Telephone: (852) 2959 7200
Facsimile: (852) 2310 4824
E-mail address: shareholder@styland.com

WEBSITE

<http://www.styland.com>

INVESTORS' WEBSITE

<http://www.irasia.com/listco/hk/styland/>

BOARD OF DIRECTORS

MR. CHEUNG HOO WIN

Chief Executive Officer and Executive Director

Mr. Cheung, aged 35, joined the Group in 2004. He was appointed executive Director in 2006 and Chief Executive Officer in 2009. Mr. Cheung graduated from Peking University (Department of International Economics and Trade). During his studies at Peking University, Mr. Cheung developed good business connections in the PRC. Previously, he worked for China Development Research Foundation, the subordinate unit of the Development Research Centre of the State Council, and was the vice-president of the Macau Energy Saving Association. Mr. Cheung is a member of the Hong Kong United Youth Association.

Mr. Cheung assists the Chairman of the Company in leading the Board and is responsible for the entire Group's business and development. He is also responsible for the Group's China related businesses as well as dealing with the Group's mainland customers which also have their operations in Hong Kong. Mr. Cheung is also one of the directors of the subsidiaries of the Company.

MR. NG YIU CHUEN

Executive Director

Mr. Ng, aged 56, joined the Group in 2010 as associate director of a subsidiary. He was appointed executive Director in December 2010. Mr. Ng obtained a bachelor's degree in Business Administration from City University of Hong Kong and was elected as Associate of The Hong Kong Institute of Bankers in 2002.

Mr. Ng has over 35 years of experience in asset management and the financing business. Prior to joining the Group, he had, for more than 18 years, held senior executive management roles and was responsible for overseeing the finance division and managing the portfolios of liquid assets for various well known international companies including GE Capital (Hong Kong) Limited and American Express Bank Limited. Mr. Ng is mainly responsible for the money lending business of the Group. Mr. Ng is also one of the directors of the subsidiaries of the Company.

MS. MAK KIT PING

Executive Director

Ms. Mak, aged 49, joined the Group in April 2008. She was appointed executive Director in February 2012. Ms. Mak is a certified public accountant of the Hong Kong Institute of Certified Public Accountants and a fellow member of the Association of Chartered Certified Accountants.

Ms. Mak is licensed under the Securities and Futures Ordinance for Type 1 activity (dealing in securities) and Type 6 activity (advising on corporate finance), and is one of responsible officers of Ever-Long Securities Company Limited, a wholly-owned subsidiary of the Company. Ms. Mak has more than 22 years of experience in the securities business and is mainly responsible for the Group's brokerage business. Ms. Mak is also one of the directors of the subsidiaries of the Company.

BOARD OF DIRECTORS

MS. ZHANG YUYAN

Executive Director

Ms. Zhang, aged 53, was appointed executive Director in 2006. Ms. Zhang graduated from Zhongnan University of Economics and Law (中南財經大學), formerly known as Hubei Economics College (湖北財經學院). Ms. Zhang has extensive experience in management and is familiar with Mainland China's economic, finance and taxation matters.

MS. CHEN LILI

Executive Director

Ms. Chen, aged 33, joined the Group as executive Director in 2009. She graduated with a Bachelor of Electronics Science and Techniques degree from the School of Electronics Engineering and Computer Science at Peking University in 2004. Ms. Chen also obtained her Master of Computer Applied Technology degree from the Institute of Software at the Chinese Academy of Sciences in 2007. Ms. Chen was a manager in the Risk Assurance Department, PricewaterhouseCoopers Consultancy (Shanghai) Limited, Beijing branch, where she led multiple teams to conduct audit and advisory work, including SOX and CSOX compliance auditing, risk management and internal control services for several large energy, insurance, banking and logistics companies. Ms. Chen has extensive experience in the areas of internal controls, risk management and corporate governance of companies.

MR. ZHAO QINGJI

Chairman and Independent Non-Executive Director

Mr. Zhao, aged 42, was appointed independent non-executive Director of the Company in April 2009. Subsequently, he was appointed Chairman in July 2009. Prior to joining the Group, Mr. Zhao was the chairman, chief executive officer and an executive director of China Properties Investment Holdings Limited, a company listed on the Main Board of The Stock Exchange of Hong Kong Limited. Mr. Zhao graduated from Peking University in 1998 with a bachelor's degree in Economics.

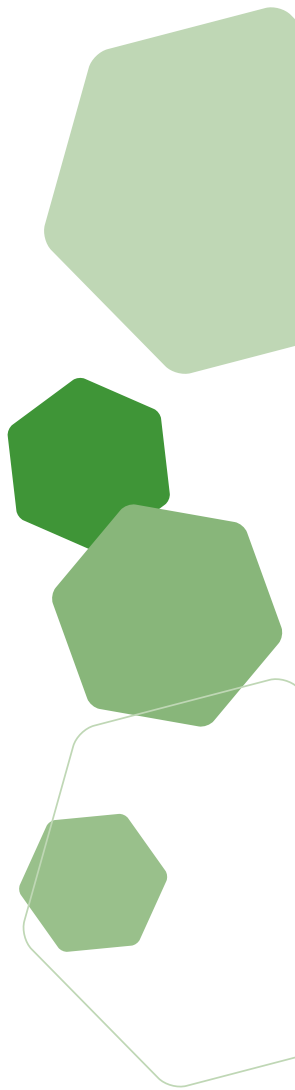
Mr. Zhao has extensive experience in mergers and acquisitions, corporate restructurings, investment management, finance and initial public offerings in the PRC. Previously, he held the position of vice president of Peking University Resource Group and was in charge of that company's property investment business and real estate development projects.

MR. YEUNG SHUN KEE

Independent Non-Executive Director

Mr. Yeung, aged 56, was appointed independent non-executive Director of the Company in 2003. He manages his own certified public accounting firm. Mr. Yeung has extensive experience in accounting, auditing and taxation works.

Mr. Yeung is a member of the Certified Public Accountants of Australia and a certified public accountant (practising) of the Hong Kong Institute of Certified Public Accountants.



BOARD OF DIRECTORS

MR. LI HANCHENG

Independent Non-Executive Director

Mr. Li, aged 52, was appointed independent non-executive Director of the Company in 2008. He graduated from Southwest University of Political Science and Law in 1984. Mr. Li had previously worked at the Supreme People's Court of the People's Republic of China as a senior judge. He possesses extensive experience and practice in law.

Mr. Li is a lawyer and the senior partner of the Beijing S&P Law Firm. He is also a member of China Maritime Law Association, Chinese Lawyers Association and Beijing Lawyers Association. Currently, Mr. Li is an independent director of Anbang Annuity Insurance Company Limited and an outside director of Beijing Electronics Holding Company Limited.

MR. LO TSZ FUNG PHILIP

Independent Non-Executive Director

Mr. Lo, aged 48, was appointed independent non-executive Director in 2009. He graduated from the University of Wollongong, NSW Australia in 1992 with a Bachelor of Commerce degree. Currently, Mr. Lo is an independent director of QKL Stores, Inc., a company listed on NASDAQ (QKLS) in the United States, and an independent director of Dragon Jade International Limited, a company listed on OTCBB in the United States.

Mr. Lo had several public service positions. He was a member of the standing committee of the Guangzhou Liwan District Committee of CPPCC in the years 2005 to 2007 and the vice president of the Council of Guangzhou Association of Enterprises with Foreign Investment in 2003.

Mr. Lo has extensive experience in the areas of corporate management, financial accounting and auditing. Mr. Lo is a member of the Certified Public Accountants of Australia and a certified public accountant of the Hong Kong Institute of Certified Public Accountants.

SENIOR MANAGEMENT

MR. NG SHUN FU

Managing Director of Subsidiaries

Mr. Ng, aged 67, joined the Group in 1996 as a director of Ever-Long Securities Company Limited, a wholly-owned subsidiary of the Company that engages in its core business of securities brokerage. He is also a director of certain subsidiaries of the Company. Prior to joining the Group, Mr. Ng worked in the banking sector for 25 years during which he held senior management positions. Mr. Ng has extensive experience in the securities business and is a responsible officer registered under the Securities and Futures Ordinance.

MR. CHOY SHUEN YAN ANDY

Director of Subsidiaries

Mr. Choy, aged 53, was appointed a director of Ever-Long Securities Company Limited in 1998. He is also a director of certain subsidiaries of the Company. Mr. Choy holds a Bachelor of Commerce degree from McMaster University of Ontario, Canada. Mr. Choy is a responsible officer registered under the Securities and Futures Ordinance and has more than 25 years of experience in the securities business.

MR. MAK CHI HO

Associate Director

Mr. Mak, aged 43, is an associate director of the Group. Mr. Mak holds a bachelor's degree in Accounting from the University of Southern California and a master's degree in Finance from the Curtin University of Technology. Mr. Mak is a representative registered under the Securities and Futures Ordinance and has over 13 years of experience in securities analysis and corporate finance.

MS. HUNG LAI KAM DIANA

Director of a Subsidiary

Ms. Hung, aged 34, joined the Group as an associate director of a subsidiary in 2010. Ms. Hung holds a bachelor's degree in International Economic and Trade from Peking University and a master's degree in Business Administration from The University of Iowa. Ms. Hung has extensive experience in management. She is a director of a wholly-owned subsidiary of the Company.

MR. WANG CHIN MONG

Financial Controller and Company Secretary

Mr. Wang, aged 43, is the Group's Financial Controller and the Company's Company Secretary. He is a certified public accountant of the Hong Kong Institute of Certified Public Accountants and a fellow member of the Association of Chartered Certified Accountants.

INDEPENDENT AUDITOR'S REPORT

天道香港會計師事務所有限公司
UHY VOCATION HK CPA LIMITED
Certified Public Accountants

TO THE SHAREHOLDERS OF
STYLAND HOLDINGS LIMITED
大凌集團有限公司
(incorporated in Bermuda with limited liability)

We have audited the consolidated financial statements of Styland Holdings Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 44 to 114, which comprise the consolidated statement of financial position as at 31 March 2015, and the consolidated statement of comprehensive income, consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

DIRECTORS' RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The directors of the Company are responsible for the preparation of consolidated financial statements that give a true and fair view in accordance with Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants, and disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on these consolidated financial statements based on our audit and to report our opinion solely to you, as a body, in accordance with section 90 of the Bermuda Companies Act, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

We conducted our audit in accordance with Hong Kong Standards on Auditing issued by the Hong Kong Institute of Certified Public Accountants. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance as to whether the consolidated financial statements are free from material misstatement.

INDEPENDENT AUDITOR'S REPORT

AUDITOR'S RESPONSIBILITY *(Continued)*

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of consolidated financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

OPINION

In our opinion, the consolidated financial statements give a true and fair view of the state of the affairs of the Group as at 31 March 2015 and of the Group's financial performance and cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards and have been properly prepared in accordance with the disclosure requirements of the Hong Kong Companies Ordinance.

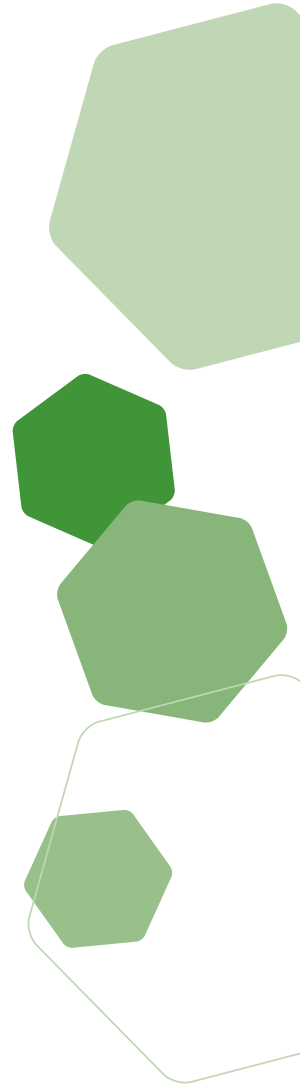
UHY Vocation HK CPA Limited

Certified Public Accountants

Pang Hon Chung, Auditor

Practising Certificate Number P01431

Hong Kong, 18 June 2015



CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

for the year ended 31 March

	Notes	2015 HK\$'000	2014 HK\$'000
Turnover	9	184,373	143,212
Revenue	9	57,885	44,183
Cost of sales	9	(4,788)	(5,214)
Gross profit	9	53,097	38,969
Other income	9	2,331	72,926
Administrative expenses		(42,397)	(32,653)
Selling and distribution expenses		(5,807)	(3,804)
Change in fair value of investment properties	18	30,000	(4,800)
Change in fair value of financial assets at fair value through profit or loss		43,959	7,757
Gain on disposal of financial assets at fair value through profit or loss		15,393	10,881
Impairment loss recognised in respect of trade receivable	23	–	(5,038)
Impairment loss recognised in respect of loan receivables	22	(1,384)	(496)
Reversal of impairment loss recognised in respect of loan receivables	22	1,437	972
Finance costs	10	(2,548)	(3,111)
Profit before taxation	11	94,081	81,603
Income tax expenses	12	–	–
Profit and total comprehensive income for the year		94,081	81,603
Profit and total comprehensive income for the year attributable to the owners of the Company		94,081	81,603
Earnings per share			
— Basic	16	HK2.51 cents	HK2.28 cents
— Diluted	16	HK2.34 cents	HK2.26 cents

The notes on pages 50 to 114 are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

as at 31 March

	Notes	2015 HK\$'000	2014 HK\$'000
Non-current assets			
Fixed assets	17	4,104	1,276
Investment properties	18	236,000	206,000
Loan receivables	22	58,522	48,840
Deposits paid for the redevelopment project	19	4,356	2,275
Available-for-sale investment	20	–	–
		302,982	258,391
Current assets			
Inventories	21	361	330
Loan receivables	22	98,248	92,584
Trade receivables	23	47,389	15,989
Other receivables, deposits and prepayments	24	6,286	5,085
Financial assets at fair value through profit or loss	25	83,860	46,183
Tax recoverable		615	–
Client trust funds	26	74,031	46,081
Pledged bank deposits	27	6,307	6,280
Bank balances and cash	28	117,522	95,247
		434,619	307,779
Current liabilities			
Trade payables	29	104,883	48,151
Other payables and accruals	30	5,196	5,480
Dividend payable		7,726	4,924
Borrowings	31	98,519	98,911
		216,324	157,466
Net current assets		218,295	150,313

The notes on pages 50 to 114 are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

as at 31 March

	Notes	2015 HK\$'000	2014 HK\$'000
Total assets less current liabilities		521,277	408,704
Net assets		521,277	408,704
Capital and reserves			
Share capital	32	38,906	35,694
Reserves		481,921	373,010
Equity attributable to the owners of the Company		520,827	408,704
Non-controlling interest		450	–
Total equity		521,277	408,704

Approved and authorised for issue by the Board of Directors on 18 June 2015 and are signed on behalf by:

Ng Yiu Chuen
Executive Director

Mak Kit Ping
Executive Director

The notes on pages 50 to 114 are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

for the year ended 31 March

	Attributable to the owners of the Company						Sub-total HK\$'000	Non- controlling interest HK\$'000	Total HK\$'000
	Share capital HK\$'000	Share premium HK\$'000	Capital redemption reserve HK\$'000	Special capital reserve HK\$'000	Contributed surplus HK\$'000	Accumulated losses HK\$'000			
At 1 April 2013	37,098	55,251	6,040	571,147	589,890	(907,922)	351,504	-	351,504
Total comprehensive income for the year	-	-	-	-	-	81,603	81,603	-	81,603
Shares repurchased and cancelled	(1,440)	-	1,440	-	(19,845)	-	(19,845)	-	(19,845)
Exercise of bonus warrants	36	330	-	-	-	-	366	-	366
Dividend recognised as distribution (Note 15)	-	-	-	-	(4,924)	-	(4,924)	-	(4,924)
At 31 March 2014 and 1 April 2014	35,694	55,581	7,480	571,147	565,121	(826,319)	408,704	-	408,704
Total comprehensive income for the year	-	-	-	-	-	94,081	94,081	-	94,081
Capital contribution from non-controlling shareholders of subsidiary	-	-	-	-	-	-	-	450	450
Dividend recognised as distribution (Note 15)	-	-	-	-	(14,072)	-	(14,072)	-	(14,072)
Exercise of bonus warrants	3,212	28,902	-	-	-	-	32,114	-	32,114
At 31 March 2015	38,906	84,483	7,480	571,147	551,049	(732,238)	520,827	450	521,277

(a) Details of the shares repurchased and exercise of bonus warrants are set out in note 32.

The notes on pages 50 to 114 are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

for the year ended 31 March

	2015 HK\$'000	2014 HK\$'000
OPERATING ACTIVITIES		
Profit before taxation	94,081	81,603
Adjustments for:		
Depreciation	1,717	794
Gain on exchange difference, net	(12)	(44)
Finance costs	2,548	3,111
Interest income	(51)	(63)
(Gain)/loss on disposal of fixed assets	(40)	2
Impairment loss recognised in respect of trade receivable	–	5,038
Change in fair value of financial assets at fair value through profit or loss	(43,959)	(7,757)
Change in fair value of investment properties	(30,000)	4,800
Other income — settlement of judgement debts	–	(71,304)
Impairment loss recognised in respect of other receivables	124	206
Impairment loss recognised in respect of loan receivables	1,384	496
Reversal of impairment loss recognised in respect of other receivables	(176)	(46)
Reversal of impairment loss recognised in respect of loan receivables	(1,437)	(972)
Operating cash flows before movements in working capital	24,179	15,864
Increase in inventories	(31)	(330)
Increase in trade receivables	(31,400)	(3,955)
Increase in loan receivables	(15,293)	(21,519)
Increase in other receivables, deposits, and prepayments	(1,149)	(1,494)
Repayment of judgement debts	–	26,389
Decrease/(increase) in financial assets at fair value through profit or loss	6,282	(177)
(Increase)/decrease in client trust funds	(27,950)	11,086
Increase/(decrease) in trade payables	56,744	(15,240)
(Decrease)/increase in other payables and accruals	(284)	807
Cash generated from operations	11,098	11,431
Hong Kong Profits Tax (paid)/recovered	(615)	859
NET CASH GENERATED FROM OPERATING ACTIVITIES	10,483	12,290

The notes on pages 50 to 114 are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

for the year ended 31 March

	2015 HK\$'000	2014 HK\$'000
INVESTING ACTIVITIES		
Increase in cash and cash equivalents balance from the transfer of a company to the Group	–	77
Interest received	51	63
Proceeds from disposals of fixed assets	254	–
Acquisition of fixed assets	(4,759)	(297)
Deposits paid for the redevelopment project	(2,081)	(1,032)
NET CASH USED IN INVESTING ACTIVITIES	(6,535)	(1,189)
FINANCING ACTIVITIES		
Proceeds from borrowings	18,000	19,929
Repayments of borrowings	(18,392)	(9,386)
Interest paid	(2,548)	(3,111)
Repayments of obligation under finance lease	–	(7)
Increase in pledged bank deposits	(27)	(11)
Repurchase of shares	–	(19,845)
Dividend paid	(11,270)	–
Contribution from non-controlling shareholders of subsidiary	450	–
Proceeds from issue of shares	32,114	366
NET CASH GENERATED/(USED IN) FROM FINANCING ACTIVITIES	18,327	(12,065)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	22,275	(964)
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR	95,247	96,211
CASH AND CASH EQUIVALENTS AT END OF THE YEAR		
Bank balances and cash	117,522	95,247

The notes on pages 50 to 114 are an integral part of these consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

1. GENERAL INFORMATION

Styland Holdings Limited (the "Company") was incorporated in Bermuda on 31 July 1991 as an exempted company with limited liability under the Companies Act of Bermuda. The shares of the Company are listed on the Main Board of the Stock Exchange of Hong Kong Limited (the "Stock Exchange"). The address of the registered office and principal place of business of the Company are Canon's Court, 22 Victoria Street, Hamilton HM12, Bermuda and 28th Floor, Aitken Vanson Centre, 61 Hoi Yuen Road, Kwun Tong, Kowloon, Hong Kong respectively.

The consolidated financial statements are presented in Hong Kong dollars ("HK\$"), which is also the functional currency of the Company.

The Company acts as an investment holding company. The principal activities of its subsidiaries (together with the Company collectively referred to as the "Group") are set out in note 41.

These consolidated financial statements have been approved for issue by the Board of Directors on 18 June 2015.

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

New and revised standards, amendments and interpretations applied in the current year

The Group has adopted the following revised HKFRSs for the first time for the current year's 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 36	Recoverable Amount Disclosures for Non-Financial Assets
Amendments to HKAS 39	Novation of Derivatives and Continuation of Hedge Accounting
HK(IFRIC)-int 21	Levies

The adoption of the revised HKFRSs has had no significant financial impact on these financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

3. ISSUED BUT NOT YET EFFECTIVE HKFRSs

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

Amendments to HKAS 19 (2011)	Defined Benefit Plans: Employee Contributions ¹
Amendments to HKFRSs	Annual Improvements to HKFRSs 2010–2012 Cycle ¹
Amendments to HKFRSs	Annual Improvements to HKFRSs 2011–2013 Cycle ¹
Amendments to HKFRSs	Annual Improvements to HKFRSs 2012–2014 Cycle ²
HKFRS 14	Regulatory Deferral Accounts ²
Amendments to HKFRS 10 to HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ²
Amendments to HKFRS 10, HKAS 12 and HKAS 28	Investment entities: Applying the consolidation exception ²
Amendments to HKFRS 11	Accounting for Acquisitions of Interest in Joint Operation ²
Amendment 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 27	Equity Method in Separate Financial Statements ²
HKFRS 15	Revenue from Contracts with Customers ³
HKFRS 9	Financial Instruments ⁴

The Group has not early adopted these new standards, amendments and interpretations to existing standards in the consolidated financial statements for the year ended 31 March 2015. The adoption of the above new standards, amendments and interpretations to existing standards in future periods is not expected to result in substantial changes to the Group's accounting policies.

In addition, the Hong Kong Institute of Certified Public Accountants ("HKICPA") also published a number of amendments to existing standards under its annual improvement project. These amendments are not expected to have a significant financial impact on the results of operations and financial position of the Group.

The Group will adopt the above new standards, amendments and interpretations when they become effective.

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

² Effective for annual periods beginning on or after 1 March 2016

³ Effective for annual periods beginning on or after 1 March 2017

⁴ Effective for annual periods beginning on or after 1 March 2018

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

4. SIGNIFICANT ACCOUNTING POLICIES

Statement of compliance

The consolidated financial statements have been prepared in accordance with HKFRSs issued by the HKICPA. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange and by the disclosure requirements of the Hong Kong Companies Ordinance.

Basis of preparation

The consolidated financial statements have been prepared on the historical cost basis, except for certain financial instruments and investment properties, which are measured at fair values, as explained in the accounting policies set out below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristic of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in the consolidated financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of HKFRS 2, leasing transactions that are within the scope of HKAS 17, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in HKAS 2 or value in use in HKAS 36.

In addition, for financial reporting purpose, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The principal accounting policies are set out below:

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the functional currency of that entity (foreign currencies) are recorded in the respective functional currency (i.e. the currency of the primary economic environment in which the entity operates) at the rates of exchanges prevailing on the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising from the settlement of monetary items, and from the retranslation of monetary items, are recognised in profit or loss in the period in which they arise.

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities (including structured entities) controlled by the Company and its subsidiaries. Control is achieved when the Company:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of comprehensive income from the date the Group gains control until the date when the Group ceases to control the subsidiary.

Profit or loss and each item of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies.

All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

Non-controlling interests in subsidiaries are presented separately from the Group entity herein.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Changes in the Group's ownership interests in existing subsidiaries

Changes in the Group's ownership interests in existing subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Company.

When the Group loses control of a subsidiary, a gain or loss is recognised in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests. All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable HKFRSs). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under HKAS 39, when applicable, the cost on initial recognition of an investment in an associate or a joint venture.

Investments in subsidiaries

Investment in a subsidiary is stated at cost less any identified impairment loss on the statement of financial position of the Company.

Revenue recognition

Revenue is measured at the fair value of the consideration received and receivable and represents amounts receivable for goods sold and services provided in the normal course of business, net of discounts.

The Group operates the "Customer Loyalty Programme" where certain customers accumulate points for purchases made which entitle them to purchase goods for free. The award points are recognised as a separately identifiable component of the initial sale transaction, by allocating the fair value of the consideration received between the award points and the other components of the sale such that the award points are recognised at their fair value. Revenue from the award points is recognised when the points are redeemed or expired. The amount of initial revenue recognised is based on the number of points redeemed relative to the total number expected to be redeemed. As at 31 March 2015, there was no material deferred revenue.

Revenue is recognised in the consolidated statement of comprehensive income on the following basis:

- (a) Revenue from sales of goods is recognised on the transfer of significant risks and rewards of ownership which generally coincides with the time when the goods are delivered and title has passed to the customers;

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenue recognition (Continued)

- (b) revenue from trading of securities and securities dealing is recognised on the trade date basis;
- (c) commission and brokerage income from securities dealing is recognised on the trade date basis when relevant services are provided;
- (d) interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Group and the amount of revenue can be measured reliably. Interest income from a financial asset is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts the estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition;
- (e) dividend income from investments is recognised when the shareholders' rights to receive payment have been established;
- (f) consultancy, financing advisory and placing service income are recognised when services are provided;
- (g) revenue from consignment sales is recognised by the shipper when the goods are sold by recipient to a third party; and
- (h) rental income from operating lease is recognised on a straight-line basis over the term of the relevant lease.

Borrowing costs

All borrowing costs are recognised in profit or loss in the period in which they are incurred.

Employee benefits

(a) Retirement benefits scheme

Payments to the Mandatory Provident Fund Scheme (the "MPF Scheme") are charged as expense when employees have rendered service entitling them to the contributions.

(b) Long service payments

Certain of the Group's employees have completed the required number of years of service to the Group in order to be eligible for long service payments under the Hong Kong Employment Ordinance ("Employment Ordinance") in the event of the termination of their employment under the circumstances specified in the Employment Ordinance. A provision is recognised in respect of the probable future long service payments expected to be made. The provision is based on the best estimate of the probable future payments which have been earned by the employees from their service to the Group to the end of the reporting period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fixed assets

Fixed assets held for use in the production or supply of services, or for administrative purposes, are stated at cost less subsequent accumulated depreciation and accumulated impairment losses, if any.

Depreciation is recognised so as to write off the cost of items of fixed assets less their residual values over their estimated useful lives, using the straight line method. The estimated useful lives and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis. Fixed assets are depreciated on a straight line method at the following rates per annum:

Leasehold improvements	Over the shorter of the term of lease, or 25%
Furniture, fixtures and equipment	15%
Motor vehicles	20%

Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets or, where shorter, the term of the relevant lease.

An item of fixed assets is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on disposal or retirement of an item of fixed assets is determined as the difference between sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation. Investment properties include land held for undetermined future use, which is regarded as held for capital appreciation purpose.

Investment properties are initially measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at their fair values using the fair value model. Gains or losses arising from changes in the fair value of investment properties are included in profit or loss for the period in which they arise.

Investment properties are derecognised upon disposal or when the investment properties are permanently withdrawn from use and no future economic benefits are expected from its disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the profit or loss in the period in which the item is derecognised.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is calculated using the weighted average cost method.

Financial instruments

Financial assets and financial liabilities are recognised when the Group becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in the consolidated statement of comprehensive income.

Financial assets

The Group's financial assets are classified into one of the four categories, including financial assets at fair value through profit or loss ("FVTPL"), loans and receivables, held-to-maturity investments and available-for-sale financial assets. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial asset and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset, or, where appropriate, a shorter period to the net carrying amount on initial recognition.

Interest income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL, of which interest income is included in other revenue.

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for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Financial assets at FVTPL

Financial assets at FVTPL are mainly financial assets that are held for trading on initial recognition.

A financial asset is classified as held for trading if:

- it has been acquired principally for the purpose of selling in the near future; or
- it is a part of an identified portfolio of financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

Financial assets at FVTPL are measured at fair value, with changes in fair value arising from remeasurement recognised directly in profit or loss in the period in which they arise. The net gain or loss recognised in profit or loss excludes any dividend or interest earned on the financial assets.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Subsequent to initial recognition, loans and receivables (including loan receivables, trade receivables, other receivables and deposits, client trust funds, pledged bank deposits, and bank balances and cash) are carried at amortised cost using the effective interest method, less any identified impairment losses (see accounting policy on impairment loss of financial assets below).

Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or determined payments and fixed maturities that the Group's management has the positive intention and ability to hold to maturity. The Group designated that the promissory note receivable as a held-to-maturity investment. Subsequent to initial recognition, held-to-maturity investments are measured at amortised cost using the effective interest method, less any identified impairment losses (see accounting policy on impairment loss of financial assets below).

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(All amounts in Hong Kong dollars unless otherwise stated)

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Available-for-sale investments

Available-for-sale investments are non-derivatives that are either designated or not classified as financial assets at FVTPL, loans and receivables and held-to-maturity investments.

Available-for-sale investments are measured at fair value at the end of each reporting period. Changes in fair value are recognised in other comprehensive income and accumulated in investment revaluation reserve, until the investment is disposed of or is determined to be impaired, at which time, the cumulative gain or loss previously accumulated in the investment revaluation reserve is reclassified to profit or loss (see accounting policy on impairment loss of financial assets below).

For available-for-sale equity investments that do not have a quoted market price in an active market and whose fair value cannot be reliably measured and derivatives that are linked to and must be settled by delivery of such unquoted equity instruments, they are measured at cost less any identified impairment losses at the end of each reporting period (see accounting policy on impairment loss of financial assets below).

Impairment loss of financial assets

Financial assets, other than those at FVTPL, are assessed for indicators of impairment at the end of each reporting period. Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows of the financial assets have been affected.

For an available-for-sale equity investment, a significant or prolonged decline in the fair value of that investment below its cost is considered to be objective evidence of impairment.

For all other financial assets, objective evidence of impairment could include:

- significant financial difficulty of the issuer or counterparty; or
- breach of contract, such as default or delinquency in interest and principal payments; or
- it becoming probable that the borrower will enter bankruptcy or financial re-organisation; or
- the disappearance of an active market for that financial asset because of financial difficulties.

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(All amounts in Hong Kong dollars unless otherwise stated)

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment loss of financial assets (Continued)

For certain categories of financial assets, such as loan receivables, trade receivable and other receivables and deposits, assets that are assessed not to be impaired individually are subsequently assessed for impairment on a collective basis. Objective evidence of impairment for a portfolio of receivables could include the Group's past experience of collecting payments, an increase in the number of delayed payments in the portfolio past the credit period, observable changes in national or local economic conditions that correlate with default on receivables.

For financial assets carried at amortised cost, an impairment loss is recognised in profit or loss when there is objective evidence that the asset is impaired, and is measured as the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the original effective interest rate.

The carrying amount of the financial asset is reduced by the impairment loss directly for all financial assets with the exception of promissory note receivable, loan receivables, trade receivables and other receivables, where the carrying amount is reduced through the use of an allowance account. Changes in the carrying amount of the allowance account are recognised in profit or loss. When a promissory note receivable, trade receivable, loan receivable and other receivable are considered uncollectible, they are written-off against the respective allowance accounts. Subsequent recoveries of amounts previously written-off are credited to profit or loss.

For financial assets measured at amortised cost, if, in a subsequent period, the amount of impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment losses was recognised, the previously recognised impairment loss is reversed through profit or loss to the extent that the carrying amount of the asset at the date the impairment is reversed does not exceed what the amortised cost would have been had the impairment not been recognised.

Impairment losses on available-for-sale equity investments will not be reversed in profit or loss in subsequent periods. Any increase in fair value subsequent to impairment loss is recognised directly in other comprehensive income and accumulated in investment revaluation reserve. For available-for-sale debt investments, impairment losses are subsequently reversed if an increase in the fair value of the investment can be objectively related to an event occurring after the recognition of the impairment loss.

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for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial liabilities and equity

Financial liabilities and equity instruments issued by the Group are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. The Group's financial liabilities are generally classified into other financial liabilities.

Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability, or, where appropriate, the shorter period.

Interest expense is recognised on an effective interest basis.

Other financial liabilities

Other financial liabilities including trade payables, other payables and accruals, dividend payable and borrowings are subsequently measured at amortised cost, using the effective interest rate method.

Equity instruments

Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised is profit or loss on the purchase, sale; issue or cancellation of the Company's own equity instruments.

Convertible bonds

The Group's convertible bonds issued with embedded derivative features are split into liability and derivative components. The initial carrying amount of the liability component is the residual amount after separating the embedded derivative. The liability component is subsequently measured at amortised cost, using the effective interest method. The derivative component is recognised as shareholders' equity and will not be revaluated in subsequent years.

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for the year ended 31 March

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4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial liabilities and equity (Continued)

Derivative financial instrument

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. The resulting gain or loss is recognised in profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

Derecognition

Financial assets are derecognised when the rights to receive cash flows from the assets expire or, the financial assets are transferred and the Group has transferred substantially all the risks and rewards of ownership of the financial assets. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received. On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income is recognised in profit or loss.

Financial liabilities are derecognised when the obligation specified in the relevant contract is discharged, cancelled or expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the consolidated statement of comprehensive income because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the year ended 31 March

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4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Taxation (Continued)

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit. In addition, deferred tax liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill.

Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries and associates, and interests in joint ventures, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

For the purposes of measuring deferred tax liabilities or deferred tax assets for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered entirely through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Taxation (Continued)

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other financial institutions, and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, having been within three months of maturity at acquisition. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are also included as a component of cash and cash equivalents for the purpose of the consolidated statement of cash flows.

Impairment losses on tangible assets

At the end of the reporting period, the Group reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss, if any. If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised as an expense immediately.

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised as income immediately.

Leasing

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

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(All amounts in Hong Kong dollars unless otherwise stated)

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

The Group as lessor

Amounts due from lessees under finance leases are recognised as receivables at the amount of the Group's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the Group's net investment outstanding in respect of the leases.

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

The Group as lessee

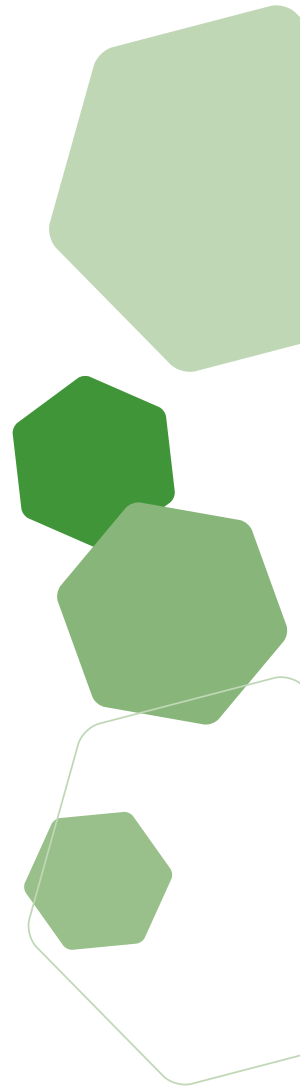
Assets held under finance leases are recognised as assets of the Group at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the consolidated statement of financial position as a finance lease obligation.

Lease payments are apportioned between finance charges and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are charged directly to profit or loss.

Operating leases payments are recognised as an expense on a straight-line basis over the term of the relevant lease.

Related parties

- (a) A person, or a close member of that person's family, is related to the Group if that person:
- (i) has control or joint control over the Group;
 - (ii) has significant influence over the Group; or
 - (iii) is a member of the key management personnel of the Group or the parent of the Group.



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4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Related parties (Continued)

(b) An entity is related to the Group if any of the following conditions applies:

- (i) The entity and the Group are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).
- (ii) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a Group of which the other entity is a member).
- (iii) Both entities are joint ventures of the same third party.
- (iv) One entity is a joint venture of a third entity and the other entity is an associate of the third entity.
- (v) The entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group.
- (vi) The entity is controlled or jointly controlled by a person identified in (a).
- (vii) A person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).

Close members of the family of a person are those family members who may be expected to influence, or be influenced by, that person in their dealings with the entity.

Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the steering committee that makes strategic decisions.

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5. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, which are described in note 4, the Directors of the Company are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Critical judgements in applying the entity's accounting policies

The following are the critical judgements, apart from those involving estimations (see below), that the Directors of the Company have made in the process of applying the entity's accounting policies and that have the most significant effect on the amounts recognised in the consolidated financial statements.

Key sources of estimation uncertainty

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Estimated useful lives of fixed assets

The Group's carrying values of fixed assets as at 31 March 2015 was approximately HK\$4,104,000 (2014: HK\$1,276,000). The Group depreciates the fixed assets over the estimated useful lives, using the straight line method, at the rate of 15–25% per annum, commencing from the date the fixed assets is placed into productive use. The estimated useful life reflects the Directors' estimates of the periods that the Group intends to derive future economic benefits from the use of the Group's fixed assets. The Group assesses annually the useful lives of fixed assets and if the expectation differs from the original estimate, such a difference may impact the depreciation in the year and the estimate will be charged in the future period.

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5. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY *(Continued)*

Estimated impairment loss recognised in respect of trade receivables, loan receivables, other receivables and prepayments and promissory note receivable

Management regularly reviews and judges the recoverability and/or age of receivables. Appropriate impairment for estimated irrecoverable amounts are recognised in the consolidated statement of comprehensive income when there is objective evidence that the asset is impaired.

In determining whether an impairment on receivables is required, the Group takes into consideration the current creditworthiness, the past collection history, age status and likelihood of collection. Specific allowance is only made for receivables that are unlikely to be collected and is recognized on the difference between the estimated future cash flow expected to receive discounts using the original effective interest rate and its carrying value. If the financial conditions of customers of the Group were to deteriorate, resulting in impairment of their ability to make payments, additional impairment may be required.

As at 31 March 2015, the carrying amount of trade receivables is approximately HK\$47,389,000 (net of accumulated impairment loss of approximately HK\$Nil) (2014: HK\$15,989,000 (net of accumulated impairment loss of approximately HK\$5,365,000)); the carrying amount of loan receivables is approximately HK\$156,770,000 (net of accumulated impairment loss of approximately HK\$23,269,000) (2014: HK\$141,424,000 (net of accumulated impairment loss of approximately HK\$23,322,000)); the carrying amount of promissory note receivable is HK\$Nil (net of accumulated impairment loss of approximately HK\$42,960,000) (2014: HK\$Nil (net of accumulated impairment loss of HK\$42,960,000)).

Fair value measurements and valuation processes

Some of the Group's assets are measured at fair value for financial reporting purposes. The management would determine the appropriate valuation techniques and inputs for fair value measurements.

In estimating the fair value of an asset, the Group uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Group engages third party qualified valuers to perform the valuation. The management works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model.

The Group uses valuation techniques that include inputs that are not based on observable market data to estimate the fair value of certain types of assets.

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5. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY *(Continued)*

Fair value measurements and valuation processes *(Continued)*

Investment properties are carried in the consolidated statement of financial position as at 31 March 2015 at the fair value of approximately HK\$236,000,000 (2014: HK\$206,000,000). The fair value was based on valuation on the properties conducted by independent firms of professional valuers using direct comparison or investment method which involve certain assumptions of market conditions. Favorable or unfavorable changes to these assumptions would result in changes in the fair value of the Group's investment properties and corresponding adjustments to the amount of gain or loss reported in the consolidated statement of comprehensive income.

Note 18 provides detailed information about the valuation techniques, inputs and key assumptions used in the determination of the fair value of investment properties

6. CAPITAL RISK MANAGEMENT

The primary objective of the Group's capital management is to safeguard the Group's ability to continue as a going concern and to maintain healthy capital ratios in order to support its business and maximise shareholders' value.

The Group is not subject to any externally imposed capital requirements except for certain subsidiaries which engage in securities dealing and broking service, corporate finance and advisory service are the regulated entities under the Hong Kong Securities and Futures Ordinance and are subject to the respective minimum capital requirements. During the two years, the subsidiaries complied with respective minimum capital requirements. No changes were made in the objective, policies or processes for managing capital during the years ended 31 March 2015 and 2014.

The capital structure of the Group consists of debts which included the borrowings (net of pledged bank deposits and cash and cash equivalents) and equity attributable to owners of the Company, comprising issued share capital and reserves.

The Directors of the Company review the capital structure on an annual basis. As part of this review, the Directors of the Company consider the cost of capital and risks associated with each class of capital and will balance its overall capital structure through the raise of bank borrowings, payment of dividends and issue of share options and new shares. There is no change in the capital risk management policy adopted by the Company during the two years ended 31 March 2015 and 2014.

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7. FINANCIAL RISK MANAGEMENT

Categories of financial instruments

	2015 HK\$'000	2014 HK\$'000
Financial assets		
Financial assets at fair value through profit or loss		
— held for trading purpose	83,860	46,183
Loans and receivables		
— loan receivables	156,770	141,424
— trade receivables	47,389	15,989
— other receivables and refundable deposits	5,225	4,005
— client trust funds	74,031	46,081
— pledged bank deposits	6,307	6,280
— bank balances and cash	117,522	95,247
	491,104	355,209
	2015 HK\$'000	2014 HK\$'000
Financial liabilities		
Other financial liabilities at amortised cost		
— trade payables	104,883	48,151
— other payables and accruals	5,196	5,480
— borrowings	98,519	98,911
— dividend payable	7,726	4,924
	216,324	157,466

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7. FINANCIAL RISK MANAGEMENT (Continued)

Financial risk management objectives and policies

The Group's financial instruments include financial assets at fair value through profit or loss, loan receivables, trade receivables, other receivables and refundable deposits, client trust funds, pledged bank deposits, bank balances and cash, available-for-sale investment, trade payables, other payables and accruals, dividend payable and borrowings. Details of the financial instruments are disclosed in the relevant notes. The risks associated with these financial instruments include market risks (currency risk, interest rate risk and other price risk), credit risk and liquidity risk.

The policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

(a) Market risk

(i) Currency risk

The Group's business activities and its assets and liabilities were mainly denominated in HK\$, Renminbi ("RMB"), United States dollars ("USD") and Euro. The management considers the Group does not expose to significant foreign currency risk as majority of its operations and transactions are denominated in the functional currency of the Group. The Group currently does not have a foreign currency hedging policy. However, the management monitors foreign exchange exposure and will consider hedging significant foreign currency exposure should the need arises.

USD is not the functional currency of the Group. However, given that HK\$ is pegged to USD, the Group does not expect any significant movements in the USD/HK\$ exchange rates. In the opinion of Directors of the Company, the foreign currency sensitivity does not give additional value in view of insignificant movement in the USD/HK\$ exchange rates and insignificant exposure of other foreign currencies in relation to bank balances (see note 28) at the end of the reporting period, except for RMB. Accordingly, the foreign currency sensitivity disclosed includes the analysis for RMB only.

The sensitivity analysis has been determined based on 5% (2014: 5%) increase and decrease in RMB against HK\$. For a 5% (2014: 5%) weakening of RMB against HK\$, there would be a decrease in post-tax profit by HK\$258,000 (2014: HK\$30,000). For a 5% (2014: 5%) strengthening of RMB against HK\$, there would be an equal and opposite impact on the profit.

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7. FINANCIAL RISK MANAGEMENT (Continued)

Financial risk management objectives and policies (Continued)

(a) Market risk (Continued)

(ii) Interest rate risk

The Group is exposed to fair value interest rate risk in relation to the promissory note receivable and the fixed-rate pledged bank deposits (see notes 24 and 27 respectively for details).

The Group is also exposed to cash flow interest rate risk in relation to loan receivables, client trust funds, bank balances, trade payables and borrowings (see notes 22, 26, 28, 29 and 31 respectively for details). The interest rate risk is managed by the Directors of the Company on an ongoing basis with the primary objective of limiting extent to which interest expense could be affected by adverse movement in interest rates.

The sensitivity analysis below has been determined based on the exposure to interest rates for loan receivables, client trust funds, bank balances, trade payables and borrowings at the end of reporting period. The analysis is prepared assuming financial instruments outstanding at the end of reporting period were outstanding for the whole year. A 100 (2014: 100) basis point increase or decrease is used when reporting interest rate risk internally to key management personnel and represents management's assessment of the reasonably possible change in interest rates.

If interest rates had been 100 (2014:100) basis points higher/lower and all other variables were held constant, the Group's post-tax profit for the year ended 31 March 2015 would increase/decrease by HK\$1,451,000 (2014: HK\$1,359,000).

(iii) Other price risk

Other price risk is the risk that the fair values of equity securities decrease as a result of changes in the levels of equity indices and the values of individual securities. The Group is exposed to equity price risk arising from individual equity investment classified as FVTPL (note 25) as at 31 March 2015. The Group's listed investments are listed on the Stock Exchange and are valued at quoted market prices at the reporting date. In addition, the Group monitors the price risk exposure and will consider hedging the risk exposure should the need arise.

The sensitivity analyses below have been determined based on the Group's exposure to equity price risks at the reporting date.

If the price of the respective equity instruments classified as FVTPL had been 5% (2014: 5%) higher/lower, the post-tax profit for the year ended 31 March 2015 would increase/decrease by approximately HK\$3,501,000 (2014: HK1,928,000) for the Group, as a result of the changes in fair value of financial assets classified as FVTPL.

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7. FINANCIAL RISK MANAGEMENT (Continued)

Financial risk management objectives and policies (Continued)

(b) Credit risk

As at 31 March 2015, the Group's maximum exposure to credit risk which will cause a financial loss to the Group due to failure to discharge an obligation by the counterparties is arising from the carrying amount of the respective recognised financial assets as stated in the consolidated statement of financial position.

In order to minimise the credit risk, the management of the Group has delegated a team responsible for determination of credit limits, credit approvals and other monitoring procedures to ensure that follow-up action is taken to recover overdue debts. In addition, the Group reviews the recoverable amount of each individual trade debt at the end of each reporting period to ensure that adequate impairment losses are made for irrecoverable amounts in this regard, the Directors of the Company consider that the Group's credit risk is significantly reduced.

The credit risk on liquid funds is limited because the counterparties are banks with high credit ratings.

For the securities dealing, broking and financial business, loan will be granted based on assessment on financial status, repayment records and the liquidity of collaterals placed by a customer and the interest rate will be determined thereon. The Group's loans to customers arising from the business of securities dealings are secured by the underlying pledged securities. Loan will be repayable on demand once a customer fails to repay any deposit, margin or other sum payable to the Group.

The account executives of the Group are responsible for making margins calls to customers whose trade exceed their respective limits. The deficiency report will be monitored daily by the Group's Director and responsible officers.

The Group has concentration of credit risk as 60% (2014: 20%) and 81% (2014: 54%) of the total trade receivables was due from the Group's largest customer and the five largest customers respectively. The Group's concentration of credit risk by geographical locations is mainly in Hong Kong, which accounted for 100% (2014: 100%) of the total trade receivables as at 31 March 2015.

Other than concentration of credit risk on liquid funds which are deposited with several banks with high credit ratings and trade receivables, the Group has no significant concentration of credit risk on loan receivables and other receivables, with exposure spread over a number of counterparties.

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for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

7. FINANCIAL RISK MANAGEMENT (Continued)

Financial risk management objectives and policies (Continued)

(c) Liquidity risk

The Group's policy is to regularly monitor current and expected liquidity requirements and its compliance with lending covenants to ensure that it maintains sufficient amount of cash and adequate banking facilities from major financial institutions to meet its liquidity requirements in the short and long term.

Due to the inclusion of a repayment on demand clause in the respective facilities agreements, such portion of secured bank loans, amounted to approximately HK\$94,043,000 (2014: HK\$81,103,000) with a contractual repayment terms maturing more than one year, were classified as current liabilities as at 31 March 2015.

In respect of the Group's securities dealing and broking services business, it is subject to various statutory liquidity requirements as prescribed by the Securities and Futures Ordinance. The Group has put in place monitoring system to ensure that it maintains adequate liquid capital to fund its business commitments and to comply with the relevant Financial Resources Rules.

Liquidity tables

The following table details the Group's remaining contractual maturity for its non-derivative financial liabilities as at 31 March 2015 and 2014. The table has been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group is required to pay.

As at 31 March 2015

	Interest Rate	On demand/ within one year HK\$'000	One year to two years HK\$'000	Over two years HK\$'000	Total contractual undiscounted cash flow HK\$'000	Carrying Amount HK\$'000
Trade payables		104,883	-	-	104,883	104,883
Other payables and accruals		5,196	-	-	5,196	5,196
Dividend payable		7,726	-	-	7,726	7,726
Secured bank loans*	2.4%-2.5%	98,519	-	-	98,519	98,519
		216,324	-	-	216,324	216,324

* The loan agreements contain a repayment on-demand clause giving the lenders unconditional right to call in the loan at any time and therefore, for the purpose of the above maturity analysis, the total amounts are classified as "on demand".

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for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

7. FINANCIAL RISK MANAGEMENT (Continued)

Financial risk management objectives and policies (Continued)

(c) Liquidity risk (Continued)

As at 31 March 2014

	Interest Rate	On demand/ within one year HK\$'000	One year to two years HK\$'000	Over two years HK\$'000	Total contractual undiscounted cash flow HK\$'000	Carrying Amount HK\$'000
Trade payables	-	48,151	-	-	48,151	48,151
Other payables and accruals	-	5,480	-	-	5,480	5,480
Dividend payable	-	4,924	-	-	4,924	4,924
Secured bank loans*	2.4%	84,779	-	-	84,779	84,779
Other secured loans	9%	14,132	-	-	14,132	14,132
		157,466	-	-	157,466	157,466

* The loan agreements contain a repayment on-demand clause giving the lenders unconditional right to call in the loan at any time and therefore, for the purpose of the above maturity analysis, the total amounts are classified as "on demand".

Fair value

The fair value of financial assets and financial liabilities are determined as follows:

- The fair value of financial assets with standard terms and conditions and traded in active liquid markets are determined with reference to quoted market bid prices; and
- The fair values of financial assets and financial liabilities are determined in accordance with generally accepted pricing models based on discounted cash flow analysis using prices from observable current market transactions as input.

The Directors of the Company consider that the other carrying amounts of financial assets and financial liabilities recorded at amortised cost in the consolidated financial statements approximate their fair values due to short-term or immediate maturities.

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for the year ended 31 March

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7. FINANCIAL RISK MANAGEMENT (Continued)

Fair value (Continued)

Fair value measurements recognised in the consolidated statement of financial position

The following table provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which the fair value is observable.

Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

As at 31 March 2015

	Level 1 HK\$'000	Level 2 HK\$'000	Level 3 HK\$'000	Total HK\$'000
Financial assets at fair value through profit or loss	83,860	–	–	83,860

As at 31 March 2014

	Level 1 HK\$'000	Level 2 HK\$'000	Level 3 HK\$'000	Total HK\$'000
Financial assets at fair value through profit or loss	46,183	–	–	46,183

There were no transfers between Level 1 and 2 in both years.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

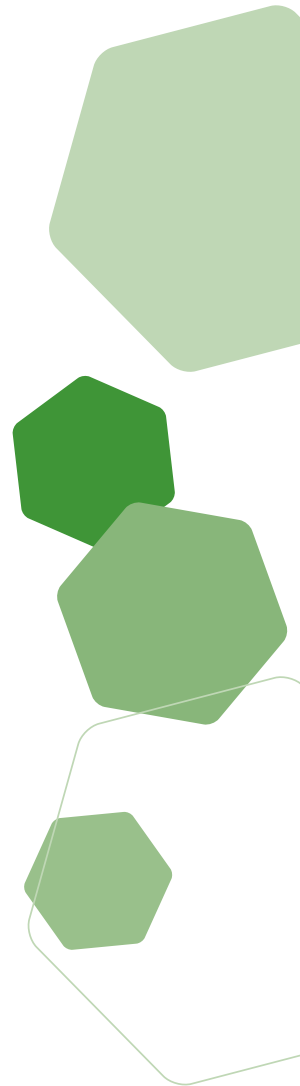
for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

8. SEGMENT INFORMATION

Information reported to the Board, being the chief operating decision makers, for the purposes of resource allocation and assessment of segment performance focuses on types of goods or services delivered or provided. In light of the insignificant turnover of the Group's segment of retail and trading, that segment was classified as others segment in the segmental analysis. The Group's reportable segments under HKFRS 8 are as follows:

- the securities dealing, broking and other financing segment provides securities broking, margin and corporate finance and other financing services;
- the mortgage financing segment mainly engages in corporate and personal loans that are secured by real properties;
- the property development and investment segment engages in property redevelopment and letting of properties;
- the securities trading segment engages in dealing with listed securities and derivative securities; and
- the segment of others includes retail and trading of food products.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

8. SEGMENT INFORMATION (Continued)

Segment revenues and results (Continued)

The following is an analysis of the Group's revenues and results by reportable segments. (Continued)

For the year ended 31 March 2014

	Securities dealing, broking and other financing HK\$'000	Mortgage financing HK\$'000	Property development and investment HK\$'000	Securities trading HK\$'000	Others HK\$'000	Eliminations HK\$'000	Consolidated HK\$'000
Segment revenues:							
External sales	18,063	23,425	1,657	98	940	-	44,183
Inter-segment sales	467	-	-	-	-	(467)	-
	<u>18,530</u>	<u>23,425</u>	<u>1,657</u>	<u>98</u>	<u>940</u>	<u>(467)</u>	<u>44,183</u>
Segment profit/(loss) after inter-segment transactions	2,810	17,566	(3,623)	18,478	(11,552)	-	23,679
Unallocated income and expenses							<u>57,924</u>
Profit before taxation							<u>81,603</u>

The accounting policies of the reportable segments are the same as the Group's accounting policies described in note 4. Segment profit/(loss) represents the profit earned by/(loss from) each segment without allocation of central administrative costs, Directors' salaries, bank interest income and finance costs. This is the measure reported to the chief operating decision maker for the purposes of resource allocation and assessment of segment performance.

Inter-segment sales are charged at prevailing market rates.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

8. SEGMENT INFORMATION (Continued)

Segment assets and liabilities

The segment assets and liabilities as at 31 March 2015 by reportable segments are as follows:

	Securities dealing, broking and other financing HK\$'000	Mortgage financing HK\$'000	Property development and investment HK\$'000	Securities trading HK\$'000	Others HK\$'000	Unallocated HK\$'000	Consolidated HK\$'000
Segment assets	169,126	115,844	240,507	83,860	1,168	127,096	737,601
Segment liabilities	107,410	639	753	5	292	107,225	216,324

The segment assets and liabilities as at 31 March 2014 by reportable segments are as follows:

	Securities dealing, broking and other financing HK\$'000	Mortgage financing HK\$'000	Property development and investment HK\$'000	Securities trading HK\$'000	Others HK\$'000	Unallocated HK\$'000	Consolidated HK\$'000
Segment assets	104,372	102,976	208,355	46,184	908	103,375	566,170
Segment liabilities	50,690	15,340	452	216	973	89,795	157,466

For the purposes of monitoring segment performances and allocating resources between segments:

- all assets are allocated to reportable segments other than tax recoverable, pledged bank deposits, bank balances and cash, unallocated fixed assets, and unallocated other receivables, deposits and prepayments; and
- all liabilities are allocated to reportable segments other than borrowings and unallocated other payables and accruals.

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for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

8. SEGMENT INFORMATION (Continued)

Other segment information For the year ended 31 March 2015

	Securities dealing, broking and other financing HK\$'000	Mortgage financing HK\$'000	Property development and investment HK\$'000	Securities trading HK\$'000	Others HK\$'000	Unallocated HK\$'000	Consolidated HK\$'000
Amounts included in the measurement of segment profit or loss or segment assets:							
Change in fair value of investment properties	-	-	30,000	-	-	-	30,000
Change in fair value of financial assets at fair value through profit or loss	-	-	-	43,959	-	-	43,959
Gain on disposal of financial assets at fair value through profit or loss	-	-	-	15,393	-	-	15,393
Impairment loss recognised in respect of other receivables	-	(124)	-	-	-	-	(124)
Reversal of impairment loss recognised in respect of other receivables	-	176	-	-	-	-	176
Impairment loss recognised in respect of loan receivables	(311)	(1,073)	-	-	-	-	(1,384)
Reversal of impairment loss recognised in respect of loan receivables	6	1,431	-	-	-	-	1,437
Bad debt recovery for loan receivables	96	-	-	-	-	-	96
Depreciation	(835)	(76)	(4)	-	(46)	(756)	(1,717)
Gain on exchange difference, net	-	-	-	-	-	12	12
(Loss)/gain on disposal of fixed assets	(4)	-	-	-	(8)	52	40
Additions to non-current assets (note)	2,123	238	2,167	-	303	2,009	6,840
Amounts regularly provided to the chief operating decision maker but not included in the measurement of segment profit or loss or segment assets:							
Interest income	8	-	-	-	-	43	51
Finance costs	(3)	(173)	(384)	-	-	(1,988)	(2,548)
Income tax expenses	-	-	-	-	-	-	-

Note: The amounts exclude those additions to loan receivables and available-for-sale investment.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

8. SEGMENT INFORMATION (Continued)

Other segment information (Continued)

For the year ended 31 March 2014

	Securities dealing, broking and other financing HK\$'000	Mortgage financing HK\$'000	Property development and investment HK\$'000	Securities trading HK\$'000	Others HK\$'000	Unallocated HK\$'000	Consolidated HK\$'000
<u>Amounts included in the measurement of segment profit or loss or segment assets:</u>							
Change in fair value of investment properties	-	-	(4,800)	-	-	-	(4,800)
Change in fair value of financial assets at fair value through profit or loss	-	-	-	7,757	-	-	7,757
Gain on disposal of financial assets at fair value through profit or loss	-	-	-	10,881	-	-	10,881
Impairment loss recognised in respect of other receivables	-	(206)	-	-	-	-	(206)
Impairment loss recognised in respect of trade receivable	-	-	-	-	(5,038)	-	(5,038)
Reversal of impairment loss recognised in respect of other receivables	-	46	-	-	-	-	46
Impairment loss recognised in respect of loan receivables	-	(496)	-	-	-	-	(496)
Reversal of impairment loss recognised in respect of loan receivables	602	370	-	-	-	-	972
Bad debt recovery for loan receivables	96	-	-	-	-	-	96
Depreciation	(136)	(20)	(1)	-	(6)	(631)	(794)
Gain on exchange difference, net	-	-	-	-	-	44	44
Loss on disposal of fixed assets	-	-	-	-	-	(2)	(2)
Additions to non-current assets (note)	134	15	45,832	-	108	40	46,129
<u>Amounts regularly provided to the chief operating decision maker but not included in the measurement of segment profit or loss or segment assets:</u>							
Interest income	5	-	-	-	-	58	63
Finance costs	(3)	(1,032)	-	-	-	(2,076)	(3,111)
Income tax expenses	-	-	-	-	-	-	-

Note: The amounts exclude those additions to loan receivables and available-for-sale investment.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the year ended 31 March

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8. SEGMENT INFORMATION (Continued)

Revenue from major products and services

The following is an analysis of the Group's revenue from its major products and services:

	2015 HK\$'000	2014 HK\$'000
Commission and brokerage income from securities dealing	22,834	11,813
Interest income from margin and other financing	5,326	6,250
Interest income from mortgage financing	26,395	23,425
Rental income	2,215	1,657
Dividend income	296	98
Sales of foods	819	940
	57,885	44,183

Geographical information

The Group's operations are located in Hong Kong (country of domicile).

The Group's revenue from external customers and information about its non-current assets by geographical location of the assets are detailed below:

	Revenue from external customers		Non-current assets	
	2015 HK\$'000	2014 HK\$'000	2015 HK\$'000	2014 HK\$'000
Hong Kong	57,885	44,183	244,460	209,551

Note: Non-current assets excluded loan receivables and available-for-sale investment.

Information about major customers

For the years ended 31 March 2015 and 2014, none of the customer individually accounted for over 10% of the Group's total revenue.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the year ended 31 March

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9. TURNOVER, REVENUE, COST OF SALES AND OTHER INCOME

Turnover represents the amounts received and receivable for goods sold and services provided, trading of securities, commission and brokerage income from securities dealing, interest income from mortgage, margin and other financing, dividend income and rental income are analysed as follows:

	2015 HK\$'000	2014 HK\$'000
Turnover comprises:		
Proceeds from investments held for trading	126,488	99,029
Commission and brokerage income from securities dealing	22,834	11,813
Interest income from margin and other financing	5,326	6,250
Interest income from mortgage financing	26,395	23,425
Dividend income	296	98
Rental income	2,215	1,657
Sales of goods	819	940
	184,373	143,212
Revenue comprises:		
Commission and brokerage income from securities dealing	22,834	11,813
Interest income from margin and other financing	5,326	6,250
Interest income from mortgage financing	26,395	23,425
Dividend income	296	98
Rental income	2,215	1,657
Sales of goods	819	940
	57,885	44,183
Cost of sales comprises:		
Direct cost in respect of securities broking business	4,367	4,452
Cost of goods sold	421	762
	4,788	5,214
Gross profit comprises:		
Commission and brokerage income from securities dealing	18,467	7,361
Interest income from margin and other financing	5,326	6,250
Interest income from mortgage financing	26,395	23,425
Dividend income	296	98
Rental income	2,215	1,657
Sales of goods	398	178
	53,097	38,969
Other income comprises:		
Interest income	51	63
Reversal of impairment loss recognised in respect of other receivables	176	46
Bad debt recovery from loan receivables	96	96
Gain on exchange difference, net	12	44
Gain on disposal of fixed assets	40	-
Settlement of judgement debts		
— Interest component	-	71,304
Sundry income	1,956	1,373
	2,331	72,926

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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10. FINANCE COSTS

	2015 HK\$'000	2014 HK\$'000
Interest on:		
— bank borrowings wholly repayable within five years	2,374	2,079
— other borrowings wholly repayable within five years	174	1,032
	2,548	3,111

11. PROFIT BEFORE TAXATION

Profit before taxation has been arrived at after charging/(crediting):

	2015 HK\$'000	2014 HK\$'000
Staff costs (including Directors' remuneration):		
— Salaries, allowances and other benefits	23,401	18,073
— Retirement benefit scheme contributions	721	621
	24,122	18,694
Auditor's remuneration	780	750
Depreciation	1,717	794
Gain on exchange difference, net	(12)	(44)
(Gain)/loss on disposals of fixed assets	(40)	2
Lease payments under operating leases for rented premises	3,800	2,474
Impairment loss recognised in respect of trade receivable	—	5,038
Impairment loss recognised in respect of other receivables	124	206
Impairment loss recognised in respect of loan receivables	1,384	496
Cost of inventories recognised as an expense	421	762

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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12. INCOME TAX EXPENSES

No provision for Hong Kong profits tax has been made in the consolidated financial statements for the years ended 31 March 2015 and 2014 as the Company and its subsidiaries either has available losses brought forward from prior years to offset the assessable profits generated during both years or did not generate any assessable profits arising in Hong Kong during both years.

The income tax expenses for the year can be reconciled to the profit before taxation per the consolidated statement of comprehensive incomes as follows:

	2015 HK\$'000	2014 HK\$'000
Profit before taxation	94,081	81,603
Tax at domestic income tax rate of 16.5%	15,523	13,465
Tax effect of expenses not deductible for tax purpose	945	1,125
Tax effect of income not taxable for tax purpose	(12,203)	(11,990)
Tax effect of temporary differences not recognised	(477)	(1,111)
Tax effect of tax losses not recognised	659	2,535
Utilisation of tax loss previously not recognised	(4,447)	(4,024)
Income tax expenses for the year	-	-

As at 31 March 2015, the Group has unused tax losses of approximately HK\$194,079,000 (2014: HK\$217,040,000) available for offset against future profits. No deferred tax asset has been recognised of such losses due to the unpredictability of future profit streams for certain of subsidiaries. The tax losses may be carried forward indefinitely.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

13. DIRECTORS' REMUNERATION

The remuneration paid or payable to each of nine (2014: nine) Directors were as follows:

Name of Directors	Fees HK\$'000	Salaries and other benefits HK\$'000	Discretionary bonus HK\$'000	Retirement benefit scheme contributions HK\$'000	Total HK\$'000
For the year ended 31 March 2015					
<i>Executive Directors</i>					
Cheung Hoo Win	-	516	86	18	620
Ng Yiu Chuen	-	829	457	18	1,304
Zhang Yuyan	-	150	-	-	150
Chen Lili	-	120	-	-	120
Mak Kit Ping	-	747	-	30	777
<i>Independent Non-Executive Directors</i>					
Zhao Qingji	200	-	-	-	200
Yeung Shun Kee	130	-	-	-	130
Li Hancheng	100	-	-	-	100
Lo Tsz Fung Philip	80	-	-	-	80
	510	2,362	543	66	3,481

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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13. DIRECTORS' REMUNERATION (Continued)

Name of Directors	Fees HK\$'000	Salaries and other benefits HK\$'000	Discretionary bonus HK\$'000	Retirement benefit scheme contributions HK\$'000	Total HK\$'000
For the year ended 31 March 2014					
<i>Executive Directors</i>					
Cheung Hoo Win	-	496	41	15	552
Ng Yiu Chuen	-	721	286	15	1,022
Zhang Yuyan	-	150	-	-	150
Chen Lili	-	120	-	-	120
Mak Kit Ping	-	653	-	28	681
<i>Independent Non-Executive Directors</i>					
Zhao Qingji	200	-	-	-	200
Yeung Shun Kee	130	-	-	-	130
Li Hancheng	100	-	-	-	100
Lo Tsz Fung Philip	80	-	-	-	80
	510	2,140	327	58	3,035

None of Directors of the Company waived or agreed to waive any emoluments for the two years ended 31 March 2015 and 2014.

No emoluments have been paid to the Directors of the Company as an inducement to join or upon joining the Group or as compensation for loss of office during the two years ended 31 March 2015 and 2014.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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14. EMPLOYEES' EMOLUMENTS

During the year, the five highest paid individuals included one director (2014: two directors) of the Company, whose emoluments have been included in note 13 above. The emoluments of the remaining four individuals (2014: three individuals) for the years ended 31 March 2015 and 2014 were as follows:

	2015 HK\$'000	2014 HK\$'000
Salaries, allowances and other benefits	4,673	2,532
Retirement benefit scheme contributions	77	53
	4,750	2,585

No emoluments have been paid to the five highest paid individuals as an inducement to join or upon joining the Group or as compensation for loss of office during the two years ended 31 March 2015 and 2014.

The above emoluments fall within the following bands:

	Number of employees	
	2015	2014
Nil to HK\$1,000,000	1	3
HK\$1,000,001 to HK\$1,500,000	3	–
	4	3

15. DIVIDENDS

	2015 HK\$'000	2014 HK\$'000
Dividends recognised as distribution during the year:		
Final for 2014 — HK0.168 cent in cash dividends per ordinary share	6,346	–
Interim for 2015 — HK0.2 cent (2014: HK0.138 cent) in cash dividends per ordinary share (a)	3,758	4,924
Interim for 2015 — scrip dividend paid on issue of scrip shares in lieu of cash dividend (a)	3,968	–
	14,072	4,924

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15. DIVIDENDS (Continued)

Notes:

- (a) Cash or scrip shares in respect of the interim dividend of HK0.2 cent per share with a scrip alternative for the year ended 31 March 2015 were paid or issued to shareholders of the Company on 10 April 2015.
- (b) Subsequent to the end of reporting period, a final dividend of HK0.238 cent per share with a scrip alternative for the year ended 31 March 2015 has been proposed by the Directors and is subject to approval by the shareholders at the forthcoming annual general meeting.

16. EARNINGS PER SHARE

The calculation of basic and diluted earnings per share for the year is based on the following data:

Earnings:

	2015 HK\$'000	2014 HK\$'000
Profit for the year attributable to the owners of the Company for the purposes of basic and diluted earnings per share	94,081	81,603

Number of shares:

	2015	2014
Weighted average number of ordinary shares in issue during the year for the purpose of basic earnings per share	3,748,811,696	3,578,078,349
Effect of dilutive potential ordinary shares — Bonus warrants	275,252,543	37,352,108
Weighted average number of ordinary shares for the purpose of diluted earnings per share	4,024,064,239	3,615,430,457

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17. FIXED ASSETS

	Leasehold improvements HK\$'000	Furniture, fixtures and equipment HK\$'000	Motor vehicles HK\$'000	Total HK\$'000
COST				
At 1 April 2014	1,985	5,125	2,026	9,136
Additions	1,376	1,388	1,995	4,759
Disposals	–	(101)	(777)	(878)
At 31 March 2015	3,361	6,412	3,244	13,017
ACCUMULATED DEPRECIATION				
At 1 April 2014	1,949	4,419	1,492	7,860
Charge for the year	615	516	586	1,717
Eliminated on disposals	–	(81)	(583)	(664)
At 31 March 2015	2,564	4,854	1,495	8,913
CARRYING VALUES				
At 31 March 2015	797	1,558	1,749	4,104
COST				
At 1 April 2013	1,985	4,895	2,026	8,906
Additions	–	297	–	297
Disposals	–	(67)	–	(67)
At 31 March 2014	1,985	5,125	2,026	9,136
ACCUMULATED DEPRECIATION				
At 1 April 2013	1,840	4,198	1,093	7,131
Charge for the year	109	286	399	794
Eliminated on disposals	–	(65)	–	(65)
At 31 March 2014	1,949	4,419	1,492	7,860
CARRYING VALUES				
At 31 March 2014	36	706	534	1,276

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for the year ended 31 March

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18. INVESTMENT PROPERTIES

The fair value of the investment properties at 31 March 2015 was revalued by LCH (Asia-Pacific) Surveyor Limited and Vigers Appraisal & Consulting Limited (31 March 2014: LCH (Asia-Pacific) Surveyor Limited and RHL International Limited), all of them are independent qualified professional surveyors who have the recent experience in the location and category of property being valued, which was based on the direct comparison approach, assuming sale of the property interests in their existing state with the benefit of immediate vacant possession and by making reference to comparable sales transactions as available in the relevant market while appropriate adjustments and analysis are considered to the differences in location, size and other characters between the comparable properties and the subject properties; and the income approach by taking into account the net rental income derived from its existing leases and/or achievable in the existing market with due allowance for the reversionary income potential of the leases, which have been then capitalised to determine the market value at an appropriate capitalisation rate.

The fair value of investment properties is a level 3 recurring fair value measurement. A reconciliation of the opening and closing fair value balance is provided below.

	2015 HK\$'000	2014 HK\$'000
Fair value		
At 1 April	206,000	166,000
Addition resulting from the transfer of a company to the Group	–	44,800
Changes in fair value recognised in profit or loss	30,000	(4,800)
At 31 March	236,000	206,000
Leasehold properties situated in Hong Kong held under long-term lease	90,000	90,000
medium-term lease	146,000	116,000
	236,000	206,000

The Group's properties held to earn rental or for capital appreciation purposes are measured using the fair value model and are classified and accounted for as investment properties.

There were no changes to the valuation techniques during the year.

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18. INVESTMENT PROPERTIES (Continued)

The fair value measurement is based on the above properties' highest and best use, which does not differ from their actual use.

At the end of the reporting period, the Group's investment properties of approximately HK\$236,000,000 (2014: HK\$160,000,000) has been pledged to secure the banking facilities granted to the Group as details stated in note 35.

19. DEPOSITS PAID FOR THE REDEVELOPMENT PROJECT

Deposits paid for the redevelopment project mainly included the architecture fee paid for design, consultation fee and costs for preliminary stage of preparation work for the redevelopment plan of the investment property.

20. AVAILABLE-FOR-SALE INVESTMENT

	2015 HK\$'000	2014 HK\$'000
Unlisted investment		
— equity securities, at cost	3,857	3,857
Less: Impairment loss	(3,857)	(3,857)
Total	—	—

The above unlisted equity investment represents the Group's 10% equity interest in Onland Investment Limited ("Onland"), the Company's former subsidiary, and its subsidiaries (the "Onland Group"). During the year ended 31 March 2010, the Group had partially disposed of its interests in the Onland Group, being the disposal of an aggregate of 9 shares in Onland representing 90% equity interests in the Onland Group previously held by the Group, for a consideration of approximately HK\$48,000,000. The Directors of the Company are of the opinion that the Group no longer had control, joint control or significant influence over the financing and operating policy decision of the Onland Group. Immediately after the disposal, the Group's remaining 10% equity interests in the Onland Group with a carrying amount of approximately HK\$3,857,000 was reclassified to available-for-sale investment. The investment was measured at cost less impairment at the end of the reporting period because the range of reasonable fair value estimates is so significant that the Directors of the Company are of the opinion that its fair value cannot be measured reliably.

As at 31 March 2015, an impairment loss of approximately HK\$3,857,000 (2014: HK\$3,857,000) in respect of available-for-sale investment as a result of its decrease in the recoverable amounts has been recognised.

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21. INVENTORIES

	2015 HK\$'000	2014 HK\$'000
Finished goods	361	330

22. LOAN RECEIVABLES

	2015 HK\$'000	2014 HK\$'000
Securities dealing and broking services		
— secured margin loans (note 1)	58,345	55,586
Less: Impairment loss recognised	(15,015)	(15,015)
	43,330	40,571
Financing business		
— unsecured loans	7,054	7,571
— secured mortgage loans (note 2)	114,640	101,589
Less: Impairment loss recognised	(8,254)	(8,307)
	113,440	100,853
	156,770	141,424
The Group's loan receivables (net of impairment loss) are analysed into:		
— non-current assets	58,522	48,840
— current assets	98,248	92,584
	156,770	141,424

Notes:

- Secured loans to margin clients are secured by the underlying pledged securities and are interest-bearing. No aging analysis is disclosed as, in the opinion of the Directors, an aging analysis does not give additional value in view of the nature of the business of securities dealing and broking services.
- Secured mortgage loans to mortgage loan clients are secured by the clients' properties located in Hong Kong of the clients and are interest-bearing.

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22. LOAN RECEIVABLES (Continued)

For securities dealing and broking services:

The amount of credit facilities granted to clients is determined by the market value of the collateral securities accepted by the Group. As at 31 March 2015, the total market value of securities pledged as collateral in respect of the loans to clients was approximately HK\$139,846,000 (2014: HK\$160,891,000).

Loan receivables on secured margin loans of approximately HK\$58,345,000 (2014: HK\$55,586,000) are repayable on demand and bear interests at interest rates with reference to prime rate plus a spread for both years.

For financing business:

Loan receivables on unsecured loans of approximately HK\$3,788,000 (2014: HK\$4,063,000) bear interests at interest rates with reference to commercial rates, the remaining balances of approximately HK\$3,266,000 (2014: HK\$3,508,000) are non-interest bearing.

Loan receivables on secured mortgage loans of approximately HK\$114,640,000 (2014: 101,589,000) are repayable on demand or agreed by individual borrowers and bear interest rates with reference to commercial rates. The loan receivables which would be received over one year were recorded as non-current receivables. As at 31 March 2015, the total market value of properties pledged as collateral in respect of the mortgage loans was approximately HK\$410,476,000 (2014: HK\$403,381,000).

As at 31 March 2015, included in the total market value of properties pledged as collateral, properties with total market value of HK\$Nil (2014: HK\$20,350,000) were secured for other loan of HK\$Nil (note 31) (2014: HK\$14,132,000).

The aging analysis of the Group's loan receivables for the financing business, net of accumulated impairment losses, based on the loans release date at the end of the reporting period for the financing business is as follows:

	2015 HK\$'000	2014 HK\$'000
Within 6 months	78,391	56,722
Over 6 months and up to 1 year	23,503	34,807
Over 1 year	11,546	9,324
	113,440	100,853

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22. LOAN RECEIVABLES (Continued)

The aging analysis for the carrying amount of loans receivables in financing business, based on contractual maturity date, is as follows:

	2015 HK\$'000	2014 HK\$'000
On demand or within 1 year	54,918	52,305
In more than 1 year but not more than 5 years	22,112	20,127
Over 5 years	36,410	28,421
	113,440	100,853

In respect of the loan receivables for the financing business, individual credit evaluation are performed on all customers. These evaluations focus on the customer's financial background and current ability to pay, and take into account information specific to the customer as well as pertaining to the economic environment in which the customer operates.

Apart from assessing the financial position of the clients, the management further reviews value of the clients' pledged properties by reference to recent market transactions in comparable properties for the loan receivables on every secured loan for the financing business. If the market value of secured real estate is deteriorated and is below the carrying amount of the corresponding financing advances, provision of impairment may be required.

The following is an aging analysis of the Group's loan receivables for the financing business which are past due but not impaired at the end of the reporting period:

	Total HK\$'000	Neither past due nor impaired HK\$'000	Past due but not impaired			
			<90 days HK\$'000	91 to 180 days HK\$'000	181 to 365 days HK\$'000	Over 1 year HK\$'000
31 March 2015	113,440	113,440	-	-	-	-
31 March 2014	100,853	100,528	32	39	74	180

The properties owned by clients were pledged to the Group over the amount of loan receivables on every secured loan for financing business. The Group does not hold any collateral over the total amount of unsecured loans for financing business.

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22. LOAN RECEIVABLES (Continued)

At the end of each reporting date, the Group's loan receivables were individually determined to be impaired. The individually impaired loan receivables are recognised based on the credit history of its client, such as financial difficulties or default in payments, sufficiency of collateral and current market conditions. Consequently, specific impairment provision was recognised.

Receivables that were past due but not impaired relate to a number of independent clients that either have a good track record with the Group or the Group has sufficient collateral over the individual loan receivable. Based on past experience, the Directors of the Company are of the opinion that no impairment is necessary in respect of these balances as there has not been significant change in credit quality and the balances are still considered fully recoverable.

The movement in the impairment of loan receivables is as follows:

	Financing business		Margin clients		Total	
	2015	2014	2015	2014	2015	2014
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
At 1 April	8,307	8,618	15,015	15,617	23,322	24,235
Impairment loss recognised for the year	1,384	496	–	–	1,384	496
Amount written off as uncollectable for the year	–	(437)	–	–	–	(437)
Reversal of impairment loss recognised for the year	(1,437)	(370)	–	(602)	(1,437)	(972)
At 31 March	8,254	8,307	15,015	15,015	23,269	23,322

As at 31 March 2015, loan receivables of HK\$22,127,000 (2014: HK\$22,314,000) were individually determined to be impaired. The individually impaired receivables related to clients that were in severe financial difficulties or which have been in disputes with the Group.

Specific impairment provision of HK\$1,251,000 (2014: HK\$250,000) was recognized for the year.

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23. TRADE RECEIVABLES

Trading terms with general trading customers are largely on credit. Invoices are normally payable within 30 days of issuance. The Group seeks to maintain strict control over its outstanding receivables to minimise credit risk. Overdue balances are regularly reviewed by senior management. The general settlement terms of trade receivables attributable to the securities dealing and the broking services are two days after the trade date.

	2015 HK\$'000	2014 HK\$'000
Trade receivables	47,389	21,354
Less: Impairment losses recognised	–	(5,365)
	47,389	15,989

	2015 HK\$'000	2014 HK\$'000
Balance in relation to:		
— securities dealing and broking services	47,345	15,928
— others	44	61
	47,389	15,989

An aging analysis of the Group's trade receivables net of impairment presented based on the invoice date at the end of the reporting period is as follows:

	2015 HK\$'000	2014 HK\$'000
Within 6 months	46,326	14,461
Over 6 months and up to 1 year	684	131
Over 1 year	379	1,397
	47,389	15,989

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23. TRADE RECEIVABLES (Continued)

Included in the Group's trade receivable balances are trade debtors with aggregate carrying amount of HK\$37,304,000 (2014: HK\$14,935,000) which are past due at the reporting date for which the Group has not provided for impairment loss. These past due but not impaired balances mainly represent sales and services made to recognised and creditworthy customers. These customers who trade on credit terms are subject to credit verification procedures. For these past due but not impaired balances, no impairment is considered necessary by the Directors of the Company based on the historical payment records.

The following is an aging analysis of trade receivables which are past due but not impaired at the reporting date:

	Total HK\$'000	Neither past due nor impaired HK\$'000	Past due but not impaired			
			<90 days HK\$'000	91 to 180 days HK\$'000	181 to 365 days HK\$'000	Over 1 year HK\$'000
31 March 2015	47,389	38,620	7,148	558	684	379
31 March 2014	15,989	1,054	11,007	2,400	131	1,397

At the end of each reporting period, the Group's trade receivables were individually reviewed to determine whether they were impaired. The individually impaired trade receivables are recognised based on the credit history of the counterparties, such as financial difficulties or default payments. Consequently, specific impairment loss was recognised.

The movement in the impairment of trade receivables is as follows:

	2015 HK\$'000	2014 HK\$'000
At 1 April	5,365	327
Impairment loss recognised for the year	–	5,038
Amount written off as uncollectable for the year	(5,365)	–
At 31 March	–	5,365

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23. TRADE RECEIVABLES (Continued)

Included in the impairment of trade receivables are individually impaired trade receivables with an aggregate balance of HK\$Nil (2014: HK\$5,365,000) which have been in disputes with the Group or in severe financial difficulties.

The Group held listed securities in client accounts with market value at 31 March 2015 of approximately HK\$55,937,000 (2014: HK\$98,577,000) as collateral over these balances.

The Group's trade receivables that are denominated in currency other than the functional currency of the relevant group companies before impairment loss recognised are as follows:

	2015 HK\$'000	2014 HK\$'000
USD	-	327

24. OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

	2015 HK\$'000	2014 HK\$'000
Promissory note receivable (note)	42,960	42,960
Deposits	2,766	1,737
Prepayments	1,061	881
Interest receivable	1,737	1,687
Other receivables	1,253	1,487
	49,777	48,752
Less: Impairment losses recognised	(43,491)	(43,667)
	6,286	5,085

Note: Reference is made to the note 22 to the consolidated financial statements of the Company for the year ended 31 March 2014. Subsequent to the year end, the note issuer's subsidiary has received the balance sum from that subsidiary's joint venture partner in the toll road project in Wuhan, the PRC. The Group has approached the note issuer to discuss the payment and time schedule for the settlement of the promissory note receivable as soon as possible.

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24. OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS (Continued)

The movement in the impairment of other receivables, deposits and prepayments is as follows:

	2015 HK\$'000	2014 HK\$'000
At 1 April	43,667	43,591
Impairment loss recognised for the year	124	206
Amounts written off as uncollectible for the year	(124)	(84)
Reversal of impairment loss recognised for the year	(176)	(46)
At 31 March	43,491	43,667

25. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

	2015 HK\$'000	2014 HK\$'000
Fair value:		
Listed securities issued by corporate entities		
— listed in Hong Kong	83,860	46,183

The fair value of the above listed securities are determined based on the quoted market bid prices available on the relevant exchange and quoted prices provided by the financial institutions respectively.

26. CLIENT TRUST FUNDS

The Company maintains segregated trust accounts with authorised institutions to hold clients' monies arising from its securities brokerage and margin financing business. The Group has classified the clients' monies as client trust funds under current assets on the consolidated statement of financial position and recognised the corresponding trade payable to respective clients on grounds that it is liable for any loss or misappropriation of clients' monies. The Group is restricted to use the client's monies to settle its own obligations.

Client trust funds are interest-bearing at bank deposit saving rate (2014: bank deposit savings rate).

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26. CLIENT TRUST FUNDS (Continued)

Details of the Group's client trust funds that are denominated in currencies other than the functional currency of the Group is set out below:

	2015 HK\$'000	2014 HK\$'000
USD	–	40
RMB	127	121

27. PLEDGED BANK DEPOSITS

The pledged bank deposits carry fixed interest rate ranging from 0.3% to 3.6% (2014: 0.3% to 1.9%) per annum and have been pledged to banks to secure overdraft banking facilities granted to the Group and hence is classified as current assets. The Group covenants to maintain deposits of not less than HK\$6,307,000 (2014: HK\$6,280,000) with banks as a condition precedent for the granting of overdraft banking facilities by the bank. The bank deposits will be released when the overdraft banking facilities are expired.

28. BANK BALANCES AND CASH

Bank balances comprise short-term bank deposits of approximately HK\$117,471,000 (2014: HK\$95,222,000) which carry interest at prevailing market rate. The maturities of bank balances were within three months.

The Group's bank balances that are denominated in currencies other than the functional currency of the Group is as follows:

	2015 HK\$'000	2014 HK\$'000
RMB	4,875	723
USD	278	2,186

29. TRADE PAYABLES

	2015 HK\$'000	2014 HK\$'000
Trade payables	104,883	48,151

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29. TRADE PAYABLES (Continued)

	2015 HK\$'000	2014 HK\$'000
Balances in relation to:		
— securities dealing and broking services (note)	104,652	47,924
— other business	231	227
	104,883	48,151

Note: Trade payables in relation to securities dealing and broking services are repayable on demand. No aging analysis is disclosed as, in the opinion of the Directors, an aging analysis does not give additional value in view of the nature of the business of securities dealing and broking services.

An aging analysis of the Group's trade payables excluding those under the securities dealing and broking services is as follows:

	2015 HK\$'000	2014 HK\$'000
Within 6 months	5	1
Over 6 months and up to 1 year	—	—
Over 1 year	226	226
	231	227

Trade payables for securities dealing and broking services are interest-bearing at the bank deposit saving rate (2014: bank deposit saving rate) per annum, the trade payables for other business are non-interest bearing.

The average credit period of purchases of goods for the other business is 30 days. The Group has financial risk management policies in place to ensure that all payables are settled within the credit timeframe.

The Group's trade payables that are denominated in a currency other than the functional currency of the Group are as follows:

	2015 HK\$'000	2014 HK\$'000
USD	—	40
RMB	127	121

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30. OTHER PAYABLES AND ACCRUALS

	2015 HK\$'000	2014 HK\$'000
Other payables and accruals	5,196	5,480

31. BORROWINGS

	2015 HK\$'000	2014 HK\$'000
Secured bank loans (note)	98,519	84,779
Other secured loans	–	14,132
	98,519	98,911
Borrowings are repayable:		
— Within 1 year	4,476	17,808
— Carrying amount of bank loans that are not repayable within 1 year from the end of the reporting period but contain a repayment on demand clause	94,043	81,103
Amounts due within 1 year shown under current liabilities	98,519	98,911

Note: As at 31 March 2015 and 2014, the amounts were secured by investment properties (note 18) of the Group with a carrying value of HK\$236,000,000 and HK\$160,000,000 respectively.

For the year ended 31 March 2015, the floating-rate secured bank loans were carrying interest at the prime rate for Hong Kong Dollars as quoted by the Industrial and Commercial Bank of China (Asia) Limited minus 2.85% and 2.75%, and the respective effective interest rate was 2.4% and 2.5% per annum, respectively.

For the year ended 31 March 2014, the floating-rate secured bank loans were carrying interest at the prime rate for Hong Kong Dollars as quoted by the Industrial and Commercial Bank of China (Asia) Limited minus 2.85%, and the respective effective interest rate was 2.4% per annum and the floating-rate other secured loans were carrying interest at the Hong Kong Dollars Best Lending Rate plus 4% and the respective effective interest rate was 9% per annum.

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32. SHARE CAPITAL

	Number of shares		Amount	
	2015	2014	2015 HK\$'000	2014 HK\$'000
Authorised:				
Ordinary shares of HK\$0.01 each	200,000,000,000	200,000,000,000	2,000,000	2,000,000
Issued and fully paid:				
At 1 April	3,569,436,214	3,709,773,088	35,694	37,098
Shares repurchased and cancelled (note a)	-	(144,000,000)	-	(1,440)
Shares issued in respect of warrants (note b)	321,138,629	3,663,126	3,212	36
At 31 March	3,890,574,843	3,569,436,214	38,906	35,694

Notes:

- (a) A total of 144,000,000 issued ordinary shares were repurchased and cancelled as at 30 April 2013.
- (b) On 30 December 2013, the Board announced the proposed bonus issue of warrants ("Warrants") by the Company to the shareholders on the basis of two Warrants for every ten shares held on 7 February 2014, which was approved by the shareholders at the special general meeting of the Company held on 27 January 2014. 713,154,617 units of Warrants were issued on 19 February 2014.

Each Warrant entitles the holder thereof to subscribe one share at an initial subscription price of HK\$0.10 per share, at any time during the period commencing on 19 February 2014 and expiring on 18 August 2015 (both days inclusive). During the period from 1 April 2014 to 31 March 2015, 321,138,629 units (2014: 3,663,126 units) of Warrants had been exercised by the holders thereof. As a result, 321,138,629 shares (2014: 3,663,126 shares) were issued and allotted by the Company to the holders of such Warrants and, accordingly, the Company's share premium was increased by approximately HK\$28,902,000 (2014: HK\$330,000). The 321,138,629 shares issued rank pari passu in all respects with the then existing shares. At 31 March 2015, 388,352,862 (2014: 709,491,491) units of Warrants remained outstanding.

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33. SHARE OPTION SCHEME

The Company operates a share option scheme (the "Scheme") which enables the Company to grant options to the participants in recognition of their contribution to the Group. Pursuant to the Scheme, the Directors may, within a period of 10 years from 21 September 2012, grant options to any director or employee, adviser, consultant, agent, contractor, customer and supplier of the Group so that they can subscribe for shares in the Company.

The maximum number of shares issuable under the Scheme to each eligible participant within any 12-month period is limited to 1% of the shares in issue at any time. Any further grant of share options in excess of this limit is subject to shareholders' approval in a general meeting.

Share options granted to a director, chief executive or substantial shareholder, or to any of their associates, are subject to approval in advance by the Independent Non-Executive Directors of the Company.

The exercise price of the share options is determined by the Directors, however, it cannot be less than the higher of (i) the Stock Exchange closing price of the shares on the date of grant of the share options; and (ii) the average Stock Exchange closing price of the shares for the five trading days immediately preceding the date of the grant.

Share options do not confer rights on the holders to dividends or to vote at shareholders' meetings.

Under the Scheme, there was no option granted, exercised, cancelled or lapsed during the year ended 31 March 2015.

As at 31 March 2015 and 2014, the Company had no share options outstanding.

34. RESERVES

(a) Special capital reserve

Special capital reserve represents the amounts transferred from the Company's share capital upon adjustments of the nominal value of the Company's share in prior years. Under the Companies Act 1981 of Bermuda (the "Act"), the special capital reserve is distributable to shareholders under certain circumstances.

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34. RESERVES (Continued)

(b) Contributed surplus

The contributed surplus represents the difference between the fair value of the subsidiaries acquired pursuant to the Group reorganisation in November 1991 and the nominal value of the shares issued by the Company and the transfer from share premium account in December 2000, less the transfer to the capital redemption reserve in November 2000, and the shares repurchased in April 2013. Under the Act, the Company's contributed surplus is distributable to shareholders under certain circumstances and the dividends paid was recognised as distribution.

35. BANKING AND LOAN FACILITIES

As at 31 March 2015, the Company provided financial guarantees of HK\$148,030,000 (2014: HK\$144,417,000) for the banking and loan facilities granted to or borrowings drawn by its subsidiaries. The Board of Directors is of the opinion that it is not probable that the above guarantees will be called upon. Accordingly, no provision has been made in the consolidated financial statements for these guarantees.

36. OPERATING LEASE COMMITMENTS

The Group as lessee

At the end of the reporting period, the Group had commitments for future minimum lease payments under non-cancellable operating leases in respect of the rented premises which fall due are as follows:

	2015 HK\$'000	2014 HK\$'000
Within one year	6,330	2,251
In the second to fifth years, inclusive	3,493	408
	9,823	2,659

Leases for rented premises are negotiated for an average of two years (2014: two years) and rentals are fixed for an average of two years (2014: two years).

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36. OPERATING LEASE COMMITMENTS (Continued)

The Group as lessor

Property rental income earned during the year was HK\$2,215,000 (2014: HK\$1,657,000). As at 31 March 2015, The group had committed tenants for its investment properties for subsequent 7 months to 26 months.

At the end of the reporting period, the Group had contracted with tenants for the following future minimum lease payments which fall due are as follows:

	2015 HK\$'000	2014 HK\$'000
Within one year	2,236	1,186
In the second to fifth years, inclusive	1,868	–
	4,104	1,186

37. PLEDGE OF ASSETS

Assets with the following carrying amounts have been pledged to secure the banking facilities granted to the Group or the borrowings of the Group (see note 31):

	2015 HK\$'000	2014 HK\$'000
Investment properties	236,000	160,000
Pledged bank deposits	6,307	6,280
	242,307	166,280

38. RETIREMENT BENEFITS SCHEMES

The Group has arranged for its Hong Kong employees to join the MPF Scheme, a defined contribution scheme managed by an independent trustee. Under the MPF Scheme, both the Group and its Hong Kong employees are required to make monthly contributions to the scheme at 5% of the employees' earnings as defined under the Mandatory Provident Fund legislation and subject to a cap which may be revised from time to time.

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38. RETIREMENT BENEFITS SCHEMES (Continued)

Under the Employment Ordinance, the Group is obliged to make lump sum payments on cessation of employment in certain employees who have completed at least five years of service with the Group. The amount payable is dependent on the employees' final salary and years of service, and is reduced by entitlements accrued under the Group's retirement plan that are attributable to contributions made by the Group. The Group does not set aside any assets to fund any remaining obligations.

During the year ended 31 March 2015, the aggregate amount of the Group's contributions to the aforementioned pension schemes was approximately HK\$721,000 (2014: HK\$621,000).

39. RELATED PARTY TRANSACTIONS

(a) Compensation to Directors and key management personnel of the Group:

	2015 HK\$'000	2014 HK\$'000
Short-term benefits	3,415	2,977
Post-employment benefits	66	58
	3,481	3,035

The remuneration of Directors and key executives is determined by the remuneration committee having regard to the performance of individual and market trends.

(b) During the year, the Group entered into the following material transactions with its related parties.

	2015 HK\$'000	2014 HK\$'000
Commission income from Mr. Cheung Hoo Win (notes (i) & (ii))	19	14
Commission income from Hoowin Limited (notes (ii) & (iii))	N/A	9
Commission income from Elfie Limited (notes (ii) & (v))	23	17
Commission income from Mr. Cheung Hoo Yin (notes (ii) & (v))	35	–
Rental income from K.C. (Asset) Limited (note (iv))	1,020	425
Transfer of equity interest in a company to the Group from Mr. Cheung and Ms. Yeung Han Yi ("Ms. Yeung") (note (iv))	–	44,915

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39. RELATED PARTY TRANSACTIONS (Continued)

(b) (Continued)

Notes:

- (i) Mr. Cheung Hoo Win is an executive Director and the chief executive officer of the Company for both years.
- (ii) All of them were clients of the Group's brokerage business. During the year, the total value of sales and purchases of trading securities transactions of Mr. Cheung Hoo Win, Hoowin Limited, Elfie Limited and Mr. Cheung Hoo Yin is approximately HK\$7,425,000 (2014: HK\$5,564,000), HK\$Nil (2014: HK\$3,705,000), HK\$9,070,000 (2014: HK\$6,946,000) and HK\$14,042,000 (2014: HK\$8,443,000), respectively.
- (iii) The amount represented the trading securities transactions before Hoowin Limited was transferred to the Group on 1 November 2013 as part of the consideration of Judgement Debts as disclosed in Note 42 to the audited consolidation financial statement of the Company for the year ended 31 March 2014. For the period ended 31 October 2013, the directors of Hoowin Limited were Mr. Cheung Hoo Win and Ms. Cheung Lok Chi. Ms. Cheung Lok Chi is the sister of Mr. Cheung Hoo Win.
- (iv) K.C. (Asset) Limited is beneficially owned by Mr. Cheung who is the father of Mr. Cheung Hoo Win. The director of K.C. (Asset) Limited is Mr. Cheung Hoo Yin, the son of Mr. Cheung.
- (v) Elfie Limited is beneficially owned by Mr. Cheung and Ms. Yeung who is the mother of Mr. Cheung Hoo Win. For the year ended 31 March 2014 and 31 March 2015, the directors of Elfie Limited were Mr. Cheung Hoo Win, Ms. Cheung Lok Chi and Mr. Cheung Hoo Yin.
- (c) Save as disclosed above, as at the reporting date, the Group had the following balances with its related parties:

	2015 HK\$'000	2014 HK\$'000
Trade payables:		
Amount due to Mr. Cheung Hoo Win (note (i))	3,471	4,144
Amount due to Elfie Limited (note (i))	3,863	4,294
Amount due to Mr. Cheung (note (i))	670	–
Amount due to Mr. Cheung Hoo Yin (note (i))	9,917	472
Amount due to Ms. Cheung Lok Chi (note (i))	85	96
Amount due to Ms. Mak Kit Ping ("Ms. Mak") (notes (i) & (ii))	29	15
Loan receivable:		
Amount due from Mr. Ng Yiu Chuen ("Mr. Ng") (note (iii))	–	212

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

39. RELATED PARTY TRANSACTIONS (Continued)

(c) (Continued)

Notes:

- (i) The amounts are unsecured, interest bearing at the bank deposit saving rate (2014: bank deposit saving rate) per annum and repayable on the client's demand.
- (ii) Ms. Mak is an executive Director of the Company.
- (iii) Mr. Ng is an executive Director of the Company. The amount is unsecured, interest bearing at 4% per annum and repayable by instalment within three years.

40. EVENTS AFTER THE REPORTING PERIOD

- After the year end, the Group entered into a banking facility of up to HK\$133,000,000 consisting of tranche A of HK\$50,000,000 and tranche B of HK\$83,000,000 which bear interest rates of 2.875% and 3.05% per annum, respectively, over Hong Kong Interbank Offered Rate. Part of the new loan under the banking facility has been used for settlement of an existing loan due to another bank, and the remaining balance of which will be used to finance the redevelopment costs of the Group's investment property. The facility was secured by the Company's corporate guarantee, the shares of the Company's subsidiary holding the said investment property and the relevant building mortgage and debenture.
- The Group has acquired a company that engages in asset management services at a consideration of approximately HK\$3,653,000. The acquisition was approved by the Securities and Futures Commission in May 2015 and was completed in June 2015.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

41. PRINCIPAL SUBSIDIARIES

Name of subsidiaries	Place of incorporation/ operations	Class of shares held	Issued and fully paid share capital	Percentage of ownership interest and voting power held by the Company		Principal activities
				2015	2014	
Direct subsidiary						
Styland Enterprises Limited	Hong Kong	Ordinary	HK\$2	100	100	Provision of management services
Indirect subsidiaries						
Crosby Investment Company Limited	Hong Kong	Ordinary	HK\$90,000	100	100	Retail and trading
Devonia Development Limited	Hong Kong	Ordinary	HK\$10,000	100	100	Property investment
Ever-Long Asset Management Limited	Hong Kong	Ordinary	HK\$10,000,000	100	100	Securities trading
Ever-Long Capital Limited	British Virgin Islands ("BVI")	Ordinary	US\$4,000,000	100	100	Provision of financing services
Ever-Long Finance Limited	Hong Kong	Ordinary	HK\$22,500,000	100	100	Provision of financing services
Ever-Long Securities Company Limited	Hong Kong	Ordinary	HK\$100,000,000	100	100	Securities broking and provision of financing services
Hoowin Limited	Hong Kong	Ordinary	HK\$1,000,000	100	100	Property investment
Long River Investments Holdings Limited	BVI	Ordinary	US\$200	100	100	Securities trading
Styland (International) Limited	Hong Kong	Ordinary	HK\$100,000	100	100	Securities trading
Treasure Profit Limited	Hong Kong	Ordinary	HK\$1	100	100	Property investment

The above table lists the subsidiaries of the Company which, in the opinion of the Directors of the Company, principally affected the results or assets of the Group. To give details of other subsidiaries would, in the opinion of the Directors of the Company, result in particulars of excessive length. None of the subsidiaries had issued any debt securities subsisting at the end of the years or at any time during both years.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

42. PROFIT ATTRIBUTABLE TO EQUITY SHAREHOLDERS OF THE COMPANY

Profit attributable to equity shareholders of the Company dealt with in the income statement of the Company is HK\$52,546,000 (2014 Profit: HK\$92,079,000).

43. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

	Notes	2015 HK\$'000	2014 HK\$'000
Non-current asset			
Investments in subsidiaries		–	–
Current assets			
Other receivables		446	461
Amount due from a subsidiary	(a)	439,325	380,598
Bank balances and cash		55,090	43,779
		494,861	424,838
Current liabilities			
Other payables and accruals		748	440
Dividend payable		7,726	4,924
Bank borrowings		81,104	84,779
		89,578	90,143
Net assets		405,283	334,695
Capital and reserves			
Share capital		38,906	35,694
Reserves	(b)	366,377	299,001
Total equity		405,283	334,695

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the year ended 31 March

(All amounts in Hong Kong dollars unless otherwise stated)

43. STATEMENT OF FINANCIAL POSITION OF THE COMPANY (Continued)

Notes:

(a) Amount due from a subsidiary

The amount due from a subsidiary was unsecured, interest bearing at prime rate and repayable on demand.

(b) Reserves

	Share premium HK\$'000	Capital redemption reserve HK\$'000	Special capital reserve (Note 34) HK\$'000	Contributed surplus HK\$'000	Accumulated losses HK\$'000	Total HK\$'000
At 31 March 2013	55,251	6,040	571,147	608,125	(1,010,642)	229,921
Profit for the year and total recognised income for the year	-	-	-	-	92,079	92,079
Shares repurchased and cancelled	-	1,440	-	(19,845)	-	(18,405)
Exercise of bonus warrants	330	-	-	-	-	330
Dividend recognised as distribution	-	-	-	(4,924)	-	(4,924)
At 31 March 2014 and 1 April 2015	55,581	7,480	571,147	583,356	(918,563)	299,001
Profit for the year and total recognised income for the year	-	-	-	-	52,546	52,546
Exercise of bonus warrants	28,902	-	-	-	-	28,902
Dividend recognised as distribution	-	-	-	(14,072)	-	(14,072)
At 31 March 2015	84,483	7,480	571,147	569,284	(866,017)	366,377

44. COMPARATIVE FIGURES

Certain comparative figures have been reclassified to conform to the presentation of the current year for the purpose of better representation of the Group's activities and such reclassification has no impact on the Group's profit for the years ended 31 March 2015 and 2014.

SUMMARY OF FINANCIAL INFORMATION

A summary of the results and of the assets, liabilities and non-controlling interests of the Group for the last five financial years, as extracted from the published audited consolidated financial statements and reclassified and restated as appropriate, is set out below:

RESULTS

	Year ended 31 March				
	2015 HK\$'000	2014 HK\$'000	2013 HK\$'000	2012 HK\$'000	2011 HK\$'000
Turnover	184,373	143,212	148,121	249,899	327,201
Profit before taxation	94,081	81,603	40,200	10,212	65,314
Income tax expenses	–	–	–	–	(845)
Profit before non-controlling interests	94,081	81,603	40,200	10,212	64,469
Non-controlling interests	–	–	–	–	–
Profit attributable to the owners of the Company	94,081	81,603	40,200	10,212	64,469

ASSETS, LIABILITIES AND NON-CONTROLLING INTERESTS

	As at 31 March				
	2015 HK\$'000	2014 HK\$'000	2013 HK\$'000	2012 HK\$'000	2011 HK\$'000
Total assets	737,601	566,170	507,943	420,507	438,876
Total liabilities	(216,324)	(157,466)	(156,439)	(109,203)	(168,526)
Non-controlling interest	(450)	–	–	–	–
	520,827	408,704	351,504	311,304	270,350

DETAILS OF INVESTMENT PROPERTIES

INVESTMENT PROPERTIES

Property	Lot no./location	Category of lease	Use
House 4, Customs Pass No. 18 Fei Ngo Shan Road Sai Kung, New Territories Hong Kong	31 In D.D. 228	Medium term	Redevelopment
23rd Floor Far East Consortium Building 121 Des Voeux Road Central, Hong Kong	24/736th share of and in Inland Lot No. 2198, Section A and the Remaining Portion of Inland Lot No. 2199, Inland Lot No. 2200, Inland Lot No. 2201, Section A, Section B and Section C of Marine Lot No. 299	Long term	Investment
House A (including the External Walls and Carport on the G/F thereof) Ocean View Lodge Lot No. 524 in D.D. 238 Sai Kung New Territories Hong Kong	24/200 undivided shares of/and in the Lot No. 524 in D.D. 238	Medium term	Investment



大凌集團有限公司
STYLAND HOLDINGS LIMITED

股份代號 Stock Code: 0211

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