

The background is a light blue gradient with abstract elements. A large, glowing blue ring is on the left. In the center, a transparent sphere contains a bright sunburst and a small, faceted orange cube. The overall aesthetic is clean and futuristic.

SUNeVision Holdings Ltd.

(Incorporated in the Cayman Islands with limited liability)

Stock Code : 8008

2010-2011 Annual Report



The technology arm of Sun Hung Kai Properties

CHARACTERISTICS OF THE GROWTH ENTERPRISE MARKET (“GEM”) OF THE STOCK EXCHANGE OF HONG KONG LIMITED (THE “STOCK EXCHANGE”)

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This report, for which the directors (the “Directors”) of SUNeVision Holdings Ltd. (the “Company”) collectively and individually accept full responsibility, includes particulars given in compliance with the Rules Governing the Listing of Securities on the Growth Enterprise Market of the Stock Exchange (the “GEM Listing Rules”) for the purpose of giving information with regard to the Company. The Directors of the Company, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this report is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this report misleading.

CHOICE OF LANGUAGE OR MEANS OF RECEIPT OF CORPORATE COMMUNICATIONS

This report is now available in printed form in English and in Chinese, and on the website of the Company.

If (i) registered shareholders/noteholders who have received or chosen to receive a printed copy of this report wish to receive the same in the other language to that chosen by the registered shareholders/noteholders; or (ii) registered shareholders/noteholders who have received or chosen to receive this report by electronic means wish to receive a printed copy, or who for any reason have difficulty in receiving or gaining access to this report on the Company’s website, they may obtain the same free of charge by sending a request to (a) in the case of registered shareholders, the Company’s Hong Kong branch share registrar and transfer office, Computershare Hong Kong Investor Services Limited by post to 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong or by email at sunevision@computershare.com.hk; or (b) in the case of noteholders, the Company’s registrar in respect of the convertible notes, Tricor Investor Services Limited, at 26/F., Tesbury Centre, 28 Queen’s Road East, Hong Kong or by email at sunevision-ecom@hk.tricorglobal.com.

For registered shareholders/noteholders who wish to change their choice of language or means of receipt of the Company’s future corporate communications free of charge, they could at any time notify (i) in the case of registered shareholders, the Company’s Hong Kong branch share registrar and transfer office by post or by email (at the address or email address mentioned above); or (ii) in the case of noteholders, the Company’s registrar in respect of the convertible notes by post or by email (at the address or email address mentioned above).

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Financial Highlights & Summary

FINANCIAL HIGHLIGHTS

For the quarter ended	30 Jun 11 HK\$'000	31 Mar 11 HK\$'000	31 Dec 10 HK\$'000	30 Sep 10 HK\$'000
Revenue	165,915	163,141	154,552	147,195
Cost of sales	(81,145)	(79,997)	(74,759)	(70,518)
Gross profit	84,770	83,144	79,793	76,677
Other income	9,245	6,351	7,186	6,942
Operating expenditures *	94,015 (9,942)	89,495 (9,674)	86,979 (10,826)	83,619 (8,146)
Profit from operations	84,073	79,821	76,153	75,473

* Selling, general and administrative expenses

FINANCIAL SUMMARY

Results	2011 HK\$'000	Year ended 30 June			
		2010 HK\$'000 (Restated)	2009 HK\$'000 (Restated)	2008 HK\$'000 (Restated)	2007 HK\$'000 (Restated)
Revenue	630,803	544,042	522,296	406,397	323,133
Profit for the year	405,160	344,093	183,704	278,328	217,066
Assets and Liabilities	2011 HK\$'000	As at 30 June			
		2010 HK\$'000 (Restated)	2009 HK\$'000 (Restated)	2008 HK\$'000 (Restated)	2007 HK\$'000 (Restated)
Total assets	3,500,959	3,151,681	2,954,506	2,605,355	2,346,906
Total liabilities	(607,940)	(494,930)	(533,704)	(286,883)	(182,727)
Total equity	2,893,019	2,656,751	2,420,802	2,318,472	2,164,179

Note: Prior year figures have been restated to reflect the early adoption of Amendments to HKAS 12 "Income Taxes" as described in note 2 to the consolidated financial statements.



BOARD OF DIRECTORS

Executive Directors

Kwok Ping-luen, Raymond (*Chairman*)
Tsim Wing-kit, Alfred (*Chief Executive Officer*)
Tung Chi-ho, Eric
Wong Chin-wah
So Wai-kei, Godwin

Non-Executive Directors

Kwok Ping-sheung, Walter
Kwok Ping-kwong, Thomas
Cheung Wing-yui
Chan Kui-yuen, Thomas
So Chung-keung, Alfred
Siu Hon-wah, Thomas

Independent Non-Executive Directors

Li On-kwok, Victor
King Yeo-chi, Ambrose
Wong Kai-man

COMPANY SECRETARY

Ng Wai-yee, Betty

COMPLIANCE OFFICER

So Wai-kei, Godwin

AUDIT COMMITTEE

Wong Kai-man (*Chairman*)
Li On-kwok, Victor
King Yeo-chi, Ambrose
Cheung Wing-yui

REMUNERATION COMMITTEE

King Yeo-chi, Ambrose (*Chairman*)
Li On-kwok, Victor
Wong Kai-man
Cheung Wing-yui
Tsim Wing-kit, Alfred

NOMINATION COMMITTEE

Li On-kwok, Victor (*Chairman*)
King Yeo-chi, Ambrose
Wong Kai-man
Cheung Wing-yui
Tsim Wing-kit, Alfred

AUTHORISED REPRESENTATIVES UNDER GEM LISTING RULES

Tsim Wing-kit, Alfred
Ng Wai-yee, Betty

REGISTERED OFFICE

P.O. Box 309, Ugland House
Grand Cayman, KY1-1104
Cayman Islands

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS

MEGATOP, MEGA-iAdvantage
399 Chai Wan Road, Chai Wan, Hong Kong

LEGAL ADVISERS

As to Hong Kong Law
Woo, Kwan, Lee & Lo

As to Cayman Islands Law
Maples and Calder

AUDITOR

Deloitte Touche Tohmatsu

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Butterfield Fulcrum Group (Cayman) Limited
Butterfield House, 68 Fort Street
P.O. Box 609
Grand Cayman, KY1-1107
Cayman Islands

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Computershare Hong Kong Investor Services Limited
Shops No. 1712-1716
17th Floor, Hopewell Centre
183 Queen's Road East
Wanchai, Hong Kong

REGISTRAR IN RESPECT OF THE CONVERTIBLE NOTES

Tricor Investor Services Limited
26/F., Tesbury Centre
28 Queen's Road East
Hong Kong

PRINCIPAL BANKERS

Bank of China (Hong Kong) Limited
The Hongkong and Shanghai Banking Corporation Limited
Standard Chartered Bank (Hong Kong) Limited
The Bank of East Asia, Limited
Industrial and Commercial Bank of China (Asia) Limited
Sumitomo Mitsui Banking Corporation
Bank of Communications Co., Ltd. Hong Kong Branch

STOCK CODE

8008

WEBSITE

www.sunevision.com

SUNeVision achieved a further year of profitability for the year ended 30 June 2011, reporting a profit attributable to owners of the Company of HK\$405.2 million.

Excluding the effects of fair value changes on investment properties, underlying profit attributable to the Company's shareholders was HK\$268.9 million, representing an improvement of HK\$32.3 million when compared to the previous year's underlying profit, which also excludes the one-time disposal gain on investment properties.

FINANCIAL HIGHLIGHTS

Revenue was HK\$630.8 million, a 16% year on year increase. The Group has successfully built on the favourable trends of the previous financial year and achieved higher revenues in its core businesses of data centres and last-mile connectivity. Gross margin mildly improved to 51% for the year, reflecting effective cost management.

Other income, being income in addition to revenue from operations, was HK\$29.7 million which is some HK\$8.4 million lower than that for the previous financial year, largely as a result of certain one-off gains from investments in the previous financial year which did not recur.

The Group's operating expenditures increased moderately to HK\$38.6 million, including expenses for the bonus issue of shares with a convertible note option in November 2010 and the approval of the continuing connected transactions in June 2011.

Profit from operations was HK\$315.5 million, an improvement of HK\$42.1 million over the previous financial year.

Following the Group's normal practice, the investment properties were independently revalued as of 30 June 2011 on an open market basis, resulting in a revaluation surplus of HK\$138 million. This is substantially higher than the HK\$68 million revaluation surplus for the previous financial year and is in line with prevailing market conditions.

The Group reviewed its equity technology investments during the year and no impairments were made. Consistent with the Group's practices, the value of listed equity technology investments was marked to market. These equity technology investments of the Group had a total carrying value of HK\$23.2 million as at 30 June 2011.

Incorporating the above, and allowing for taxation and minority interests, profit attributable to owners of the Company was HK\$405.2 million; compared to HK\$344.1 million for the previous financial year. When comparing the results between the current and previous financial years, the effects of the investment properties revaluation surpluses should be noted, as should the one-time gain on disposal of two floors of Kodak House II in the previous financial year.

Shareholders' funds as of 30 June 2011 stood at HK\$2,879.5 million, or HK\$0.71 per share on a fully-diluted basis, reflecting effects of the bonus shares and convertible notes issued in November 2010. The Group's financial position remained strong with approximately HK\$1,330 million in cash and interest-bearing securities on hand.

The Board recommends the payment of a final dividend of HK6.62 cents per share for the year ended 30 June 2011. This represents the full distribution of the underlying profit attributable to owners of the Company and compares to HK4 cents per share, on a fully-diluted basis, for the previous financial year.



BUSINESS REVIEW

iAdvantage has been fully committed to each of its projects, working diligently to bring in new business, and enhancing its relationships with both multinational and local customers. iAdvantage continues to excel in providing quality and professional services to meet its customers' needs; it further invested in quality infrastructure and strengthened its market position in carrier-neutral data centre facilities and services.

iAdvantage's world-class facilities and outstanding service levels position it well to meet the increasingly stringent requirements of customers from the global financial services, telecommunications, information technology, multinational corporate, and public service sectors. Overall data centre occupancy was approximately 87% as at the year end.

Leveraging on the parent company's significant relationships, the Group's last-mile connectivity business continued to provide quality services to its corporate and residential customers.

PROSPECTS

SUNeVision's portfolio of data infrastructure and service businesses serves it well for sustained profitability and growth. In addition to vigorously exploring prospective businesses to fill its existing data centres, and working diligently to fulfil its customers' new requirements, iAdvantage will continue its pursuit of growth and will actively evaluate investment opportunities in data centres.

The Group's last-mile connectivity businesses will continue to deliver quality services and improve on product offerings.

SUNeVision remains committed to maintaining high standards of corporate governance. A full array of board committees chaired by independent directors has effectively supported the Board in carrying out its responsibilities. It is the Group's belief that by conducting its business in a well governed and socially responsible manner, its own long term interests and those of its shareholders will be maximised.

As announced on 9 September 2011, the Company submitted a formal application to the Stock Exchange for the transfer of listing to the Main Board. Further announcements will be made to update the shareholders on the progress of the application in due course.

I would like to close by thanking the Board, management and every member of our dedicated staff for their support and hard work, and our shareholders for their continued confidence.

Kwok Ping-luen, Raymond

Chairman

Hong Kong, 12 September 2011

Management Discussion and Analysis

OVERVIEW

SUNeVision achieved its eighth consecutive year of profit, delivering HK\$405.2 million profit attributable to owners of the Company for the year ended 30 June 2011.

Revenues increased to HK\$630.8 million, translating into an improvement of HK\$86.8 million over the previous financial year. Gross margin increased mildly to 51%, translating into gross profit of HK\$324.4 million. Other income was HK\$29.7 million which is HK\$8.4 million lower when compared to the previous financial year as certain one-off investment gains did not recur. Operating expenditures amounted to HK\$38.6 million which include expenses incurred for the two corporate exercises in the current financial year.

In the previous financial year, the Group recorded a one-time gain of approximately HK\$40.7 million upon completion of the disposal of two floors of Kodak House II in October 2009. Excluding the effects of this disposal and those of fair value changes on investment properties, underlying profit attributable to the Company's shareholders was HK\$268.9 million, which is HK\$32.3 million higher than that for the previous financial year.

Following the completion of the bonus issue of shares with a convertible note option in November 2010, the Company has fulfilled the new public float requirements. As at 30 June 2011, the Company had 2,329,207,531 ordinary shares in issue and outstanding notes convertible into 1,720,192,135 fully paid ordinary shares, representing a total of 4,049,399,666 shares. Shareholders' funds as at 30 June 2011 stood at HK\$2,879.5 million, or HK\$0.71 per share on a fully-diluted basis.

BUSINESS REVIEW

iAdvantage

iAdvantage maintained its market position as a major carrier-neutral data centre services operator in Hong Kong with a quality and stable client base. Its world class facilities and services enable it to satisfy customers' increasingly stringent requirements for outsourcing, business continuity and other mission critical operations.

During the year, iAdvantage gained new business from multinational enterprises which started their data centre operations in the region and also coped with the growing demand of its existing customers.

Including the new space in Shatin which iAdvantage has taken up since March 2010, overall data centre occupancy has been satisfactory and was approximately 87% as at the year end.

iAdvantage will continue to invest in data centre infrastructure and facilities. Riding on its solid experience and proven track records in serving customers in the financial services, telecommunications, information technology and public administration sectors, iAdvantage is well positioned to attract and capture new demands from high quality customers.

Super e-Technology

During the year, amid an improving and highly competitive economic environment, Super e-Technology successfully secured 16 contracts with combined contract sum of approximately HK\$16 million for installation of security, surveillance and SMATV systems.

It has also gained market share in the security, surveillance and SMATV sectors of the market.

Super e-Network

Super e-Network received orders for the installation or expansion of WiFi services from several renowned shopping malls.

Popularity and proliferation of mobile devices has generated a marked increase in requirements for WiFi services, Super e-Network will ride on this market trend and continue exploring new opportunities to expand WiFi and broadband deployment, as well as the provision of related services to different sectors.



Venture Capital

The venture capital group maintained its prudent and conservative approach to investing and continues to evaluate investment opportunities carefully. Funds will only be committed where returns can be reasonably expected and are demonstrably attractive. The Group reviewed its equity technology investments during the year and no impairments were made. Carrying value of the equity technology investment portfolio stood at HK\$23.2 million as at 30 June 2011.

OTHER FINANCIAL DISCUSSION AND ANALYSIS

The Group practises prudent financial management and has a strong balance sheet, with ample liquidity and financial resources. As of 30 June 2011, the Group had cash and interest bearing securities of approximately HK\$1,330 million. The Group had no gearing (calculated on the basis of net debt to shareholders' funds) as at the year end.

As of 30 June 2011, the Company had contingent liabilities in respect of guarantees for general banking facilities utilised by Group subsidiaries and other guarantees in the aggregate amount of HK\$64.6 million.

The Group's core operations are based in Hong Kong and its assets are primarily in Hong Kong or US dollars. It had no significant exposure to foreign exchange rate fluctuations. As of 30 June 2011, the Group had not pledged any of its assets, and there were no material acquisitions or disposals of subsidiaries or affiliated companies during the year under review.

EMPLOYEES

As of 30 June 2011, the Group had 189 full-time employees. The Group is keen to motivate and retain talent and continues to offer career progression opportunities and hold periodical review on compensation to recognise employees' contributions and to respond to changes in the employment market. Payroll costs remained stable during the year, and bonuses were paid to selected employees to recognise outstanding performance.

Other remuneration and benefits, including medical coverage and provident fund contributions, remained at appropriate levels. Various training and development opportunities were offered to enhance employees' capabilities. The Group also offers a share option scheme to recognise employees' contributions and performance. Particulars of the scheme are set out in the relevant sections of this report.

OUTLOOK

Building on its track records, SUNeVision will endeavour to improve on its profitability and business growth. iAdvantage will seek to fill vacancies remaining in its data centres as well as actively evaluate new business and growth opportunities. Super e-Technology and Super e-Network will further extend their quality services to new sites and improve on their service offerings.

EXECUTIVE DIRECTORS

KWOK Ping-luen, Raymond (Age: 58)

Chairman

Mr. Kwok was appointed the Chairman and an Executive Director of the Company on 29 January 2000. He holds a Master of Arts degree in Law from Cambridge University, a Master degree in Business Administration from Harvard University, an Honorary Doctorate degree in Business Administration from The Open University of Hong Kong and an Honorary Doctorate degree in Laws from The Chinese University of Hong Kong.

Mr. Kwok is Vice Chairman and Managing Director of Sun Hung Kai Properties Limited ("SHKP"), a substantial shareholder of the Company within the meaning of Part XV of the Securities and Futures Ordinance ("SFO"). He is also Chairman of SmarTone Telecommunications Holdings Limited ("SmarTone"), a Non-Executive Director of Transport International Holdings Limited and Wing Tai Properties Limited, and an Independent Non-Executive Director of Standard Chartered Bank (Hong Kong) Limited.

In civic activities, Mr. Kwok is a Director of The Real Estate Developers Association of Hong Kong, a member of the General Committee of The Hong Kong General Chamber of Commerce and Vice Chairman of the Council of The Chinese University of Hong Kong. Mr. Kwok is the younger brother of Mr. Kwok Ping-sheung, Walter and Mr. Kwok Ping-kwong, Thomas.

Save as disclosed above, Mr. Kwok did not hold any other directorships in the last three years in any other public companies, the securities of which are listed in Hong Kong or overseas and does not have any relationship with any other Directors, senior management, substantial shareholders or controlling shareholders of the Company.

Mr. Kwok has entered into a service agreement with the Company for a period of three years commencing on 1 March 2003 and shall continue thereafter until terminated by either party giving to the other not less than six months' prior written notice, but is subject to retirement by rotation and re-election at annual general meetings of the Company in accordance with the Articles of Association of the Company. According to his service agreement with the Company, there is no fixed remuneration and his director's fee is fixed by the shareholders at the annual general meetings while his annual salary is determined by the board of Directors of the Company (the "Board") from time to time with reference to his contribution in terms of time, effort and his expertise and is reviewed on an annual basis, and the sum of annual management bonus, if any, is determined by the Board at its absolute discretion having regard to the operating results of the Company, its subsidiaries and its associated companies from time to time and the performance of the Director. Mr. Kwok is entitled to receive a total director's emolument of approximately HK\$40,001, including a director's fee in the amount of HK\$40,000, for the financial year ended 30 June 2011.

TSIM Wing-kit, Alfred (Age: 48)

Chief Executive Officer and Authorised Representative

Mr. Tsim has been an Executive Director of the Company since 12 July 2006. He was appointed as the Acting Chief Executive Officer of the Company in June 2008 and was re-designated as Chief Executive Officer on 1 December 2008. He is also a member of the Remuneration Committee and Nomination Committee of the Company and an authorised representative of the Company. Mr. Tsim has been appointed as a Non-Executive Director of SmarTone with effect from 18 November 2009. Prior to joining the Group in February 2000, he worked for international accounting firms, financial institution and major telecommunication operators in Hong Kong. He is a member of the Hong Kong Institute of Certified Public Accountants, the Association of Chartered Certified Accountants, United Kingdom, CPA Australia, CMA Canada and The Institute of Chartered Accountants in England and Wales. Mr. Tsim holds a Bachelor of Arts degree from the City University of Hong Kong, a Master of Business Administration degree from The University of Sydney, a Master of Laws degree from the University of Wolverhampton, United Kingdom and a Diploma in Management Accounting from The Chinese University of Hong Kong.

Save as disclosed above, Mr. Tsim did not hold any other directorships in the last three years in any other public companies, the securities of which are listed in Hong Kong or overseas and does not have any relationship with any other Directors, senior management, substantial shareholders or controlling shareholders of the Company.

Mr. Tsim has not entered into any service agreement with the Company and has no fixed term of director's service but he is subject to retirement by rotation and re-election at annual general meetings of the Company in accordance with the Articles of Association of the Company. His director's fee is fixed by the shareholders at the annual general meetings while his annual salary is determined by the Board from time to time with reference to his contribution in terms of time, effort and his expertise and is reviewed on an annual basis, and the sum of annual management bonus, if any, is determined by the Board at its absolute



discretion having regard to the operating results of the Company, its subsidiaries and its associated companies from time to time and the performance of the Director. For the financial year ended 30 June 2011, Mr. Tsim is entitled to receive a fee of HK\$35,000 for being a Director of the Company and other emoluments of approximately HK\$4,170,000.

TUNG Chi-ho, Eric (Age: 52)

Mr. Tung has been an Executive Director of the Company since 29 January 2000. He has been with the Sun Hung Kai Properties Group for 24 years. He served as Project Director for various large-scale residential, commercial and mixed developments and oversaw the completion of data centres for major tenants such as JP Morgan and ING Barings. He is an Executive Director of Sun Hung Kai Real Estate Agency Limited ("SHKREA"), a subsidiary of SHKP, and is also the Chairman of iAdvantage Limited ("iAdvantage"), a subsidiary of the Company. Mr. Tung is a member of the Hong Kong Institute of Architects and is a Registered Architect in Hong Kong and an Authorised Person (List One) with the Buildings Department. He is a graduate of the Architectural Programme of The University of Hong Kong ("HKU").

Save as disclosed above, Mr. Tung did not hold any other directorships in the last three years in any other public companies, the securities of which are listed in Hong Kong or overseas and does not have any relationship with any other Directors, senior management, substantial shareholders or controlling shareholders of the Company.

Mr. Tung has entered into a service agreement with the Company for a period of three years commencing on 1 March 2003 and shall continue thereafter until terminated by either party giving to the other not less than six months' prior written notice, but is subject to retirement by rotation and re-election at annual general meetings of the Company in accordance with the Articles of Association of the Company. According to his service agreement with the Company, there is no fixed remuneration and his director's fee is fixed by the shareholders at the annual general meetings while his annual salary is determined by the Board from time to time with reference to his contribution in terms of time, effort and his expertise and is reviewed on an annual basis, and the sum of annual management bonus, if any, is determined by the Board at its absolute discretion having regard to the operating results of the Company, its subsidiaries and its associated companies from time to time and the performance of the Director. For the financial year ended 30 June 2011, Mr. Tung is entitled to receive a fee of HK\$30,000 for being a Director of the Company and other emoluments of approximately HK\$12,000.

WONG Chin-wah (Age: 62)

Mr. Wong has been an Executive Director of the Company since 29 January 2000 and is the Chief Executive Officer of Sunevision Super e-Technology Services Limited ("Super e-Technology"), a subsidiary of the Company. His experience in infrastructure network technology commenced in early 1993 when he was appointed as Chief Executive Officer of Super e-Technology. In July 1999, then as the Managing Director of Sunevision Red-Dots Limited, he led a team of IT professionals to develop the Sun Hung Kai Properties Group's first e-commerce site in Hong Kong which was launched in October 1999. He is an Executive Director of SHKREA, a subsidiary of SHKP, and had held senior management positions in the DBS Bank and MTR Corporation Limited. Mr. Wong received a Bachelor of Science (Estate Management) degree in 1976 from the National University of Singapore and is a Registered Professional Surveyor and a Registered Professional Housing Manager in Hong Kong. He is also a member of the Singapore Institute of Surveyors and Valuers.

Save as disclosed above, Mr. Wong did not hold any other directorships in the last three years in any other public companies, the securities of which are listed in Hong Kong or overseas and does not have any relationship with any other Directors, senior management, substantial shareholders or controlling shareholders of the Company.

Mr. Wong has entered into a service agreement with the Company for a period of three years commencing on 1 March 2003 and shall continue thereafter until terminated by either party giving to the other not less than six months' prior written notice, but is subject to retirement by rotation and re-election at annual general meetings of the Company in accordance with the Articles of Association of the Company. According to his service agreement with the Company, there is no fixed remuneration and his director's fee is fixed by the shareholders at the annual general meetings while his annual salary is determined by the Board from time to time with reference to his contribution in terms of time, effort and his expertise and is reviewed on an annual basis, and the sum of annual management bonus, if any, is determined by the Board at its absolute discretion having regard to the operating results of the Company, its subsidiaries and its associated companies from time to time and the performance of the Director. For the financial year ended 30 June 2011, Mr. Wong is entitled to receive a fee of HK\$30,000 for being a Director of the Company and other emoluments of approximately HK\$12,000.

Directors' Profiles

SO Wai-kei, Godwin (Age: 46)

Compliance Officer

Mr. So has been an Executive Director of the Company since 1 November 2009. He was also appointed as a compliance officer of the Company on 14 September 2010. He is a Group Financial Control Manager of SHKP, and a Director of Route 3 (CPS) Company Limited, Transport Infrastructure Management Limited and Hung Kai Finance Company, Limited which are the subsidiaries of SHKP. He also serves as Alternate Director to Mr. Kwok Ping-sheung, Walter in Transport International Holdings Limited. Before joining SHKP in 2002, Mr. So worked for two banks in Hong Kong holding various managerial positions in internal auditing, operation management and business planning.

Mr. So holds a Bachelor of Arts degree from the City University of Hong Kong. He is a member of the Hong Kong Institute of Certified Public Accountants, the Association of Chartered and Certified Accountants, the Institute of Chartered Secretaries and Administrators, the Hong Kong Institute of Chartered Secretaries, the Chartered Institute of Bankers and the Hong Kong Institute of Bankers.

Save as disclosed above, Mr. So did not hold any other directorships in the last three years in any other public companies, the securities of which are listed in Hong Kong or overseas and does not have any relationship with any other Directors, senior management, substantial shareholders or controlling shareholders of the Company.

Mr. So has entered into a service agreement with the Company for a period of three years commencing on 1 November 2009 and shall continue thereafter unless and until terminated by either party giving to the other notice in writing, but is subject to retirement by rotation and re-election at annual general meetings of the Company in accordance with the Articles of Association of the Company. According to his service agreement with the Company, there is no fixed remuneration and his director's fee is fixed by the shareholders at the annual general meetings while his annual salary is determined by the Board from time to time with reference to his contribution in terms of time, effort and his expertise and is reviewed on an annual basis, and the sum of annual management bonus, if any, is determined by the Board at its absolute discretion having regard to the operating results of the Company, its subsidiaries and its associated companies from time to time and the performance of the Director. For the financial year ended 30 June 2011, Mr. So is entitled to receive a fee of HK\$30,000 for being a Director of the Company and other emoluments of approximately HK\$12,000.

NON-EXECUTIVE DIRECTORS

KWOK Ping-sheung, Walter (Age: 60)

Mr. Kwok was appointed an Executive Director of the Company on 29 January 2000 and became a Non-Executive Director of the Company with effect from 10 March 2011. He holds an Honorary Doctor of Science degree and a Master of Science degree in Civil Engineering from the Imperial College of Science and Technology, University of London, and is a member of the Institution of Civil Engineers, U.K. and a Fellow of the Hong Kong Institution of Engineers. He is an Honorary Fellow of the School of Accountancy of The Central University of Finance and Economics, Honorary Trustee of Tongji University and Nanjing University. He was Chairman and Chief Executive of SHKP from 1990 to 2008. He is a Non-Executive Director of SHKP and Transport International Holdings Limited and Director of Wilson Parking (Holdings) Limited and Hung Cheong Import & Export Company, Limited.

He is also a Director of The Real Estate Developers Association of Hong Kong and Tsimshatsui East Property Developers' Association Ltd. and Honorary Treasurer of the Federation of Hong Kong Hotel Owners. On the community front, he is the Past Chairman of the Former Directors Committee of the Hong Kong Community Chest. He is also a member of MBA Programmes Committee of The Chinese University of Hong Kong and an Honorary Member of The Court of The Hong Kong University of Science & Technology.

Mr. Kwok is an Honorary Citizen of Beijing & Guangzhou and a Standing Committee Member of the National Committee of the Chinese People's Political Consultative Conference. Mr. Kwok is the committee member of the French Asian Art Society, the Chevalier of the Légion d'Honneur Club Hong Kong Chapter, Honorary President of The Association for the Promotion of Global Chinese Traders Fraternity Ltd. and Honorary Chairman of The Association of Global Chinese Art Collectors Fraternity. Mr. Kwok is the elder brother of Mr. Kwok Ping-kwong, Thomas and Mr. Kwok Ping-luen, Raymond.



Save as disclosed above, Mr. Kwok did not hold any other directorships in the last three years in any other public companies, the securities of which are listed in Hong Kong or overseas and does not have any relationship with any other Directors, senior management, substantial shareholders or controlling shareholders of the Company.

Mr. Kwok received an appointment letter from the Company for his appointment as a Non-Executive Director of the Company for a period from 10 March 2011 to 28 February 2014, subject to retirement by rotation and re-election at annual general meetings of the Company in accordance with the Articles of Association of the Company. He is entitled to a fee of HK\$30,000 per annum (or a pro rata amount for the duration of this directorship for an incomplete year) and other emoluments to be determined by the Board from time to time. His director's fee is fixed by the shareholders at the annual general meetings while his annual salary, if any, is determined by the Board from time to time with reference to his contribution in terms of time, effort and his expertise and is reviewed on an annual basis, and the sum of annual management bonus, if any, is determined by the Board at its absolute discretion having regard to the operating results of the Company, its subsidiaries and its associated companies from time to time and the performance of the Director. Mr. Kwok is entitled to receive a total director's emolument of approximately HK\$30,001, including a director's fee in the amount of HK\$30,000, for the financial year ended 30 June 2011.

KWOK Ping-kwong, Thomas (Age: 59)

Mr. Kwok has been a Non-Executive Director of the Company since 14 September 2010. He was an Executive Director of the Company from 29 January 2000 to 13 September 2010. Mr. Kwok is Vice Chairman and Managing Director of SHKP. He is also Chairman of Route 3 (CPS) Company Limited, Joint Chairman of IFC Development Limited and an Independent Non-Executive Director of The Bank of East Asia, Limited. Mr. Kwok holds a Master's degree in Business Administration from The London Business School, University of London, and a Bachelor's degree in Civil Engineering from Imperial College, University of London. He also holds an Honorary Doctorate in Engineering from The Hong Kong Polytechnic University and an Honorary Doctorate in Business Administration from The Open University of Hong Kong. He is a fellow of The Hong Kong Management Association and also a fellow of The Australia Certified Public Accountants.

He is Chairman of the Board of Directors of the Faculty of Business and Economics, HKU, and Executive Vice President and a member of the Executive Committee of The Real Estate Developers Association of Hong Kong. He also serves as a government appointed member of the Commission on Strategic Development. In July 2007, the Government of the Hong Kong Special Administrative Region awarded Mr. Kwok the Silver Bauhinia Star for his distinguished community service.

In the past, Mr. Kwok served as a member of the Exchange Fund Advisory Committee, the Construction Industry Council, the Council for Sustainable Development, the Business Facilitation Advisory Committee and a non-official member of the Provisional Minimum Wage Commission. He also previously served as a board member of the Community Chest of Hong Kong and a council member of the Hong Kong Construction Association.

Mr. Kwok is an Honorary Citizen of Guangzhou and a Standing Committee Member of the Ninth Chinese People's Political Consultative Conference Shanghai Committee.

Mr. Kwok is the younger brother of Mr. Kwok Ping-sheung, Walter and the elder brother of Mr. Kwok Ping-luen, Raymond.

Save as disclosed above, Mr. Kwok did not hold any other directorships in the last three years in any other public companies, the securities of which are listed in Hong Kong or overseas and does not have any relationship with any other Directors, senior management, substantial shareholders or controlling shareholders of the Company.

Mr. Kwok received an appointment letter from the Company for his appointment as a Non-Executive Director of the Company for a period from 14 September 2010 to 31 August 2013, subject to retirement by rotation and re-election at annual general meetings of the Company in accordance with the Articles of Association of the Company. He is entitled to a fee of HK\$30,000 per annum (or a pro rata amount for the duration of this directorship for an incomplete year) and other emoluments to be determined by the Board from time to time. His director's fee is fixed by the shareholders at the annual general meetings while his annual salary, if any, is determined by the Board from time to time with reference to his contribution in terms of time, effort and his expertise and is reviewed on an annual basis, and the sum of annual management bonus, if any, is determined by the Board at its absolute discretion having regard to the operating results of the Company, its subsidiaries and its associated companies from time to time and the performance of the Director. Mr. Kwok is entitled to receive a total director's emolument of approximately HK\$30,001, including a director's fee in the amount of HK\$30,000, for the financial year ended 30 June 2011.

Directors' Profiles

CHEUNG Wing-yui (Age: 61)

Mr. Cheung has been a Non-Executive Director of the Company since 29 January 2000. He is a member of the Audit Committee, Remuneration Committee and Nomination Committee of the Company. Mr. Cheung is also a Non-Executive Director of SmarTone, SRE Group Limited, Tai Sang Land Development Limited and Tianjin Development Holdings Limited and an Independent Non-Executive Director of Agile Property Holdings Limited and Hop Hing Group Holdings Limited. He retired as Independent Non-Executive Director of Ping An Insurance (Group) Company of China, Ltd. on 3 June 2009.

He is a Director and Executive Committee Member of The Community Chest and Deputy Chairman of the Council of The Open University of Hong Kong. He had held the position of the Deputy Chairman of The Hong Kong Institute of Directors, Director of Po Leung Kuk, Vice Chairman of the Mainland Legal Affairs Committee of the Law Society of Hong Kong and a member of the Board of Review (Inland Revenue Ordinance).

Mr. Cheung received a Bachelor of Commerce Degree in accountancy from the University of New South Wales, Australia and is a member of the CPA Australia. He has been a practising solicitor in Hong Kong since 1979 and is a Consultant of the law firm Woo, Kwan, Lee & Lo. He was also admitted as a solicitor in the United Kingdom and as an advocate and solicitor in Singapore.

Save as disclosed above, Mr. Cheung did not hold any other directorships in the last three years in any other public companies, the securities of which are listed in Hong Kong or overseas and does not have any relationship with any other Directors, senior management, substantial shareholders or controlling shareholders of the Company other than his position as a non-executive director of Hung Kai Finance Company, Limited, a wholly-owned subsidiary of SHKP, the Company's controlling shareholder.

Mr. Cheung has not entered into any service agreement with the Company. He has a fixed term of appointment as Director for a period from 1 January 2009 to 31 December 2011 and he is subject to retirement by rotation and re-election at annual general meetings of the Company in accordance with the Articles of Association of the Company. His director's fee is fixed by the shareholders at the annual general meetings while his annual salary, if any, is determined by the Board from time to time with reference to his contribution in terms of time, effort and his expertise and is reviewed on an annual basis, and the sum of annual management bonus, if any, is determined by the Board at its absolute discretion having regard to the operating results of the Company, its subsidiaries and its associated companies from time to time and the performance of the Director. For the financial year ended 30 June 2011, Mr. Cheung is entitled to receive a fee of HK\$120,000 for being a Director of the Company.

CHAN Kui-yuen, Thomas (Age: 65)

Mr. Chan has been a Non-Executive Director of the Company since 14 September 2010. He was an Executive Director of the Company from 29 January 2000 to 13 September 2010. He is an Executive Director of SHKP and SHKREA, a subsidiary of SHKP. He joined the Sun Hung Kai Properties Group in 1973 and is now responsible for land acquisitions and project planning matters. Mr. Chan graduated from the United College, The Chinese University of Hong Kong. He was awarded an Honorary University Fellowship of The Open University of Hong Kong in 2007.

Mr. Chan is a committee member of Infrastructure Development Services Advisory Committee and China Trade Advisory Committee of Hong Kong Trade Development Council. He is also a committee member of China Sub-Committee of The Real Estate Developers Association of Hong Kong and Land Sub-Committee of Land and Development Advisory Committee. In addition, he is a Director of The Hong Kong Vietnam Chamber of Commerce and a member of the MBA Advisory Board of HKU.

In the past, Mr. Chan was a council member of The Open University of Hong Kong and a member of the Health Care Study Group of The Bauhinia Foundation Research Centre. He was also an ordinary member of the Estate Agents Authority.

Save as disclosed above, Mr. Chan did not hold any other directorships in the last three years in any other public companies, the securities of which are listed in Hong Kong or overseas and does not have any relationship with any other Directors, senior management, substantial shareholders or controlling shareholders of the Company.

Mr. Chan received an appointment letter from the Company for his appointment as a Non-Executive Director of the Company for a period from 14 September 2010 to 31 August 2013, subject to retirement by rotation and re-election at annual general meetings of the Company in accordance with the Articles of Association of the Company. He is entitled to a fee of HK\$30,000 per annum (or a pro rata amount for the duration of this directorship for an incomplete year) and other emoluments to be determined by the Board from time to time. His director's fee is fixed by the shareholders at the annual general meetings while his annual salary, if any, is determined by the Board from time to time with reference to his contribution in terms of time, effort and his expertise and is reviewed on an annual basis, and the sum of annual management bonus, if any, is determined by the



Board at its absolute discretion having regard to the operating results of the Company, its subsidiaries and its associated companies from time to time and the performance of the Director. For the financial year ended 30 June 2011, Mr. Chan is entitled to receive a fee of HK\$30,000 for being a Director of the Company and other emoluments of approximately HK\$12,000.

SO Chung-keung, Alfred (Age: 62)

Mr. So has been a Non-Executive Director of the Company since 14 September 2010. He was an Executive Director of the Company from 29 January 2000 to 13 September 2010. He joined the Sun Hung Kai Properties Group in 1978 and is currently an Executive Director of SHKREA, a subsidiary of SHKP. Mr. So received a Master of Science degree in Mathematics from the University of Toronto.

Save as disclosed above, Mr. So did not hold any other directorships in the last three years in any other public companies, the securities of which are listed in Hong Kong or overseas and does not have any relationship with any other Directors, senior management, substantial shareholders or controlling shareholders of the Company.

Mr. So received an appointment letter from the Company for his appointment as a Non-Executive Director of the Company for a period from 14 September 2010 to 31 August 2013, subject to retirement by rotation and re-election at annual general meetings of the Company in accordance with the Articles of Association of the Company. He is entitled to a fee of HK\$30,000 per annum (or a pro rata amount for the duration of this directorship for an incomplete year) and other emoluments to be determined by the Board from time to time. His director's fee is fixed by the shareholders at the annual general meetings while his annual salary, if any, is determined by the Board from time to time with reference to his contribution in terms of time, effort and his expertise and is reviewed on an annual basis, and the sum of annual management bonus, if any, is determined by the Board at its absolute discretion having regard to the operating results of the Company, its subsidiaries and its associated companies from time to time and the performance of the Director. For the financial year ended 30 June 2011, Mr. So is entitled to receive a fee of HK\$30,000 for being a Director of the Company and other emoluments of approximately HK\$12,000.

SIU Hon-wah, Thomas (Age: 58)

Mr. Siu was appointed as a Non-Executive Director of the Company on 7 May 2010. He is a Non-Executive Director of SmarTone. He is also the Managing Director of Wilson Group which is a major transport infrastructure services provider in Hong Kong. Wilson Group is wholly-owned by SHKP. Prior to joining Wilson Group, Mr. Siu had more than 25 years experience in telecommunications and IT sectors. His experience covers finance, business operations and development.

Mr. Siu holds a MPhil degree from University of Cambridge and a PhD degree in Information Systems. He is a Certified Public Accountant and is a member of the British Computer Society.

Save as disclosed above, Mr. Siu did not hold any other directorships in the last three years in any other public companies, the securities of which are listed in Hong Kong or overseas and does not have any relationship with any other Directors, senior management, substantial shareholders or controlling shareholders of the Company.

Mr. Siu has not entered into any service agreement with the Company. He has a fixed term of appointment as Director for a period from 7 May 2010 to 30 April 2013 and he is subject to retirement by rotation and re-election at annual general meetings of the Company in accordance with the Articles of Association of the Company. His director's fee is fixed by the shareholders at the annual general meetings while his annual salary, if any, is determined by the Board from time to time with reference to his contribution in terms of time, effort and his expertise and is reviewed on an annual basis, and the sum of annual management bonus, if any, is determined by the Board at its absolute discretion having regard to the operating results of the Company, its subsidiaries and its associated companies from time to time and the performance of the Director. For the financial year ended 30 June 2011, Mr. Siu is entitled to receive a fee of HK\$30,000 for being a Director of the Company.

INDEPENDENT NON-EXECUTIVE DIRECTORS

LI On-kwok, Victor (Age: 56)

Professor Li has been an Independent Non-Executive Director of the Company since 29 January 2000. He is also the Chairman of the Nomination Committee and a member of the Audit Committee and Remuneration Committee of the Company. Professor Li is an Independent Non-Executive Director of China.com Inc.. He is the Associate Dean of Engineering, and the Chair Professor of Information Engineering of the Electrical and Electronic Engineering Department at HKU. Prior to joining HKU, Professor Li was Professor of Electrical Engineering at the University of Southern California ("USC") and Director of the USC Communication

Directors' Profiles

Sciences Institute. Professor Li has chaired various committees of international professional organisations such as the Technical Committee on Computer Communications of the Institute of Electrical and Electronic Engineers (IEEE). Professor Li received his bachelor's, master's, engineer's and doctoral degrees in Electrical Engineering and Computer Science from the Massachusetts Institute of Technology in 1977, 1979, 1980 and 1981 respectively. He was awarded the Bronze Bauhinia Star by the Government of the Hong Kong Special Administrative Region in 2002.

Save as disclosed above, Professor Li did not hold any other directorships in the last three years in any other public companies, the securities of which are listed in Hong Kong or overseas and does not have any relationship with any other Directors, senior management, substantial shareholders or controlling shareholders of the Company.

Professor Li has not entered into any service agreement with the Company. He has a fixed term of appointment as Director for a period from 1 January 2009 to 31 December 2011 and he is subject to retirement by rotation and re-election at annual general meetings of the Company in accordance with the Articles of Association of the Company. His director's fee is fixed by the shareholders at the annual general meetings while his annual salary, if any, is determined by the Board from time to time with reference to his contribution in terms of time, effort and his expertise and is reviewed on an annual basis, and the sum of annual management bonus, if any, is determined by the Board at its absolute discretion having regard to the operating results of the Company, its subsidiaries and its associated companies from time to time and the performance of the Director. For the financial year ended 30 June 2011, Professor Li is entitled to receive a fee of HK\$120,000 for being a Director of the Company.

KING Yeo-chi, Ambrose (Age: 76)

Professor King was appointed as an Independent Non-Executive Director of the Company on 1 January 2007. He is also the Chairman of the Remuneration Committee and a member of the Audit Committee and Nomination Committee of the Company. He is the Emeritus Professor of Sociology at The Chinese University of Hong Kong.

He has been the head of New Asia College (1977-1985), Chair Professor of Sociology (1983-2004), Pro-Vice-Chancellor (1989-2002) and Vice-Chancellor (2002-2004) at The Chinese University of Hong Kong. In addition, he has been the Visiting Fellow at the Centre of International Studies, MIT (1976) and Visiting Professor at University of Heidelberg (1985) and University of Wisconsin (1986). He was elected as Academician, Academia Sinica, Taipei (1994).

Professor King received his BA from National Taiwan University (1957), MA from National Cheng Chi University (1959), and PhD from the University of Pittsburgh (1970).

Professor King has held many advisory positions to the Hong Kong Government such as Independent Commission Against Corruption, The Law Reform Commission, Central Policy Unit, University Grants Committee — Research Grants Council. He is a member of the Board of Directors of Chiang Ching-kuo Foundation for International Scholarly Exchange. Professor King was appointed the Non-Official Justice of Peace in 1994. He was awarded the Silver Bauhinia Star of the Hong Kong Special Administrative Region and the Doctor of Literature, *honoris causa* of the Hong Kong University of Science and Technology in 1998 and the Doctor of Laws, *honoris causa* of The Chinese University of Hong Kong in 2005.

Save as disclosed above, Professor King did not hold any other directorships in the last three years in any other public companies, the securities of which are listed in Hong Kong or overseas and does not have any relationship with any other Directors, senior management, substantial shareholders or controlling shareholders of the Company.

Professor King has not entered into any service agreement with the Company. He has a fixed term of appointment as Director for a period from 1 January 2010 to 31 December 2012 and he is subject to retirement by rotation and re-election at annual general meetings of the Company in accordance with the Articles of Association of the Company. His director's fee is fixed by the shareholders at the annual general meetings while his annual salary, if any, is determined by the Board from time to time with reference to his contribution in terms of time, effort and his expertise and is reviewed on an annual basis, and the sum of annual management bonus, if any, is determined by the Board at its absolute discretion having regard to the operating results of the Company, its subsidiaries and its associated companies from time to time and the performance of the Director. For the financial year ended 30 June 2011, Professor King is entitled to receive a fee of HK\$120,000 for being a Director of the Company.



WONG Kai-man (Age: 61)

Mr. Wong was appointed as Independent Non-Executive Director of the Company on 16 January 2007. He is also the Chairman of the Audit Committee and a member of the Remuneration Committee and Nomination Committee of the Company. He is an accountant with 32 years of audit, initial public offer and computer audit experience. He was a member of the Growth Enterprise Market Listing Committee of the Stock Exchange from 1999 to 2003. Mr. Wong was an audit partner of PricewaterhouseCoopers, Hong Kong before his retirement on 30 June 2005. He is currently a director of two charity foundations: Victor & William Fung Foundation Limited and Li & Fung (1906) Foundation Limited and an honorary associate professor of the School of Business of The University of Hong Kong. Mr. Wong was appointed as a Non-Executive Director of Securities and Futures Commission on 26 May 2009. He is an Independent Non-Executive Director of Shangri-La Asia Limited, SCMP Group Limited and China Construction Bank Corporation. He serves in a number of government committees and the boards of certain non-governmental organisations.

Mr. Wong obtained his Bachelor of Science in Physics from The University of Hong Kong and Master of Business Administration from The Chinese University of Hong Kong and is a fellow of the Association of Chartered Certified Accountants, United Kingdom and a fellow of the Hong Kong Institute of Certified Public Accountants.

Mr. Wong was appointed as a Justice of the Peace in 2002 and was awarded Bronze Bauhinia Star in 2007 by the Government of the Hong Kong Special Administrative Region and awarded an honorary fellow of Lingnan University of Hong Kong.

Save as disclosed above, Mr. Wong did not hold any other directorships in the last three years in any other public companies, the securities of which are listed in Hong Kong or overseas and does not have any relationship with any other Directors, senior management, substantial shareholders or controlling shareholders of the Company.

Mr. Wong has not entered into any service agreement with the Company. He has a fixed term of appointment as Director for a period from 1 January 2010 to 31 December 2012 and he is subject to retirement by rotation and re-election at annual general meetings of the Company in accordance with the Articles of Association of the Company. His director's fee is fixed by the shareholders at the annual general meetings while his annual salary, if any, is determined by the Board from time to time with reference to his contribution in terms of time, effort and his expertise and is reviewed on an annual basis, and the sum of annual management bonus, if any, is determined by the Board at its absolute discretion having regard to the operating results of the Company, its subsidiaries and its associated companies from time to time and the performance of the Director. For the financial year ended 30 June 2011, Mr. Wong is entitled to receive a fee of HK\$120,000 for being a Director of the Company.

Directors' Report

The Directors present their report together with the audited financial statements for the year ended 30 June 2011.

PRINCIPAL ACTIVITIES

The principal activity of the Company continues to be holding investments in various subsidiaries. Particulars of the Company's principal subsidiaries, including their respective activities, are set out in note 33 to the consolidated financial statements.

Revenue and contributions to operating results from overseas activities are immaterial. Segment information about the businesses of the Company and its subsidiaries (collectively the "Group") for the year ended 30 June 2011 is set out in note 5 to the consolidated financial statements.

GROUP RESULTS

The results of the Group for the year ended 30 June 2011 are set out in the consolidated income statement on page 44 of this report.

DIVIDEND

The Board recommended a final dividend of HK6.62 cents per share (2010: HK4 cents per share, adjusted for the bonus issue of shares (with a convertible note alternative) in November 2010), to the shareholders registered in the Company's Register of Members as at the close of business on 9 November 2011, making a total dividend of HK6.62 cents per share for the full year ended 30 June 2011 (2010: HK4 cents per share, adjusted for the bonus issue of shares (with a convertible note alternative) in November 2010). The proposed final dividend will be paid on or before 18 November 2011 following the approval at the forthcoming annual general meeting of the Company (the "Annual General Meeting").

In addition, subject to the resolution for declaring the aforesaid final dividend being duly passed at the Annual General Meeting, pursuant to the Deed Poll constituting the Convertible Notes, the Company will, on or before 18 November 2011, pay to the noteholders registered in the Company's Register of Noteholders as at the close of business on 9 November 2011, HK6.62 cents for each share which such registered noteholders would have become holders of, had such registered noteholders' Convertible Notes then outstanding been converted on 9 November 2011.

BONUS ISSUE

For the purpose of fulfilling the new public float requirement under the GEM Listing Rules, following the shareholders' approval obtained at the extraordinary general meeting of the Company held on 1 November 2010 for a bonus issue of shares (including the option to elect to receive the Convertible Note), on 25 November 2010, the Company issued 311,191,645 shares and Convertible Notes in the aggregate amount of HK\$172,029,218.80 convertible into 1,720,292,188 shares at the conversion price of HK\$0.10 per share (subject to adjustment in accordance with the Deed Poll constituting the Convertible Notes).

During the period from the date of issue of the Convertible Notes to the year ended 30 June 2011, convertible notes in the amount of HK\$10,005.30 were converted into 100,053 shares of the Company upon the exercise of the conversion rights attached to the Convertible Notes at the conversion price of HK\$0.10 per share.

Save as aforesaid, the Company had no outstanding convertible securities, options, warrants or similar rights as at 30 June 2011. Save as disclosed above, there has been no issue or exercise of any convertible securities, options, warrants or similar rights during the year.

GROUP FINANCIAL SUMMARY

A summary of the results of the Group for each of the five years ended 30 June 2011 is set out on page 2 of this report.



RESERVES

Details of movements in the reserves of the Group and of the Company during the year are set out on page 48 of this report and in note 24 to the consolidated financial statements respectively.

PROPERTY, PLANT AND EQUIPMENT

Details of movements during the year in the property, plant and equipment of the Group are set out in note 14 to the consolidated financial statements.

PROPERTIES

Particulars of properties held by the Group at 30 June 2011 are set out on page 84 of this report.

INVESTMENT PROPERTIES

The investment properties were revalued at 30 June 2011 and the resulting fair value change of HK\$138,000,000 has been credited to the consolidated income statement.

Details of the movements during the year in the investment properties of the Group are set out in note 13 to the consolidated financial statements.

BANK BORROWINGS

The Group did not have any bank borrowings during the year.

INTEREST CAPITALISED

The Group has not capitalised any interest during the year.

DIRECTORS

The Directors of the Company during the year and up to the date of this report were:

Executive Directors:

Kwok Ping-luen, Raymond
Tsim Wing-kit, Alfred
Tung Chi-ho, Eric
Wong Chin-wah
So Wai-kei, Godwin

Non-Executive Directors:

Kwok Ping-sheung, Walter *
Kwok Ping-kwong, Thomas #
Cheung Wing-yui
Chan Kui-yuen, Thomas #
So Chung-keung, Alfred #
Siu Hon-wah, Thomas

Independent Non-Executive Directors:

Li On-kwok, Victor
King Yeo-chi, Ambrose
Wong Kai-man

* re-designated from Executive Director to Non-Executive Director with effect from 10 March 2011

re-designated from Executive Director to Non-Executive Director with effect from 14 September 2010

In accordance with Article 116 of the Company's Articles of Association, Mr. Kwok Ping-luen, Raymond, Mr. Tung Chi-ho, Eric, Mr. Wong Chin-wah, Mr. Kwok Ping-sheung, Walter and Professor Li On-kwok, Victor will retire by rotation at the Annual General Meeting and, being eligible, will offer themselves for re-election.

1. Directors' Service Contracts

Executive Directors

Other than Mr. Tsim Wing-kit, Alfred, each of the Executive Directors has entered into a service agreement with the Company. Each agreement is for a period of three years commencing on 1 March 2003 and shall continue thereafter until terminated by either party giving to the other not less than six months' prior written notice (save the one for Mr. So Wai-kei, Godwin, which commenced on 1 November 2009, and which shall continue thereafter until terminated by either party giving to the other notice in writing).

Non-Executive Directors

The term of office of each of Professor Li On-kwok, Victor and Mr. Cheung Wing-yui is for a period not exceeding three years up to 31 December 2011. The term of office of each of Professor King Yeo-chi, Ambrose and Mr. Wong Kai-man is for a period not exceeding three years up to 31 December 2012. The term of office of Mr. Siu Hon-wah, Thomas is for a period not exceeding three years up to 30 April 2013. The term of office for each of Messrs. Kwok Ping-kwong, Thomas, Chan Kui-yuen, Thomas and So Chung-keung, Alfred is for a period not exceeding three years up to 31 August 2013. The term of office of Mr. Kwok Ping-sheung, Walter is for a period not exceeding three years up to 28 February 2014.

None of the Directors being proposed for re-election at the Annual General Meeting has a service contract with the Company or any of its subsidiaries which is not determinable by the Group within one year without payment of compensation, other than statutory compensation.

2. Directors' Interests in Contracts

During the year, the Group had certain transactions with SHKP and its affiliates other than members of the Group. Details of these transactions are set out in note 26 "related party transactions and balances" to the consolidated financial statements. Messrs. Kwok Ping-luen, Raymond, Kwok Ping-sheung, Walter and Kwok Ping-kwong, Thomas have equity interests in SHKP.

In addition, Mr. Cheung Wing-yui is a consultant of Woo, Kwan, Lee & Lo, a solicitors firm which provided professional services to the Group and charged usual professional fees during the year.

Other than as disclosed above, there was no contract of significance to which the Company or its subsidiaries, or its holding companies or any of its fellow subsidiaries was a party, and in which a Director of the Company was materially interested, whether directly or indirectly, subsisting during or at the end of the year.

3. Independent Non-Executive Directors

Confirmation of Independence

The Company has received from each of Professor Li On-kwok, Victor, Professor King Yeo-chi, Ambrose and Mr. Wong Kai-man an annual confirmation of his independence pursuant to Rule 5.09 of the GEM Listing Rules and the Company still considers the Independent Non-Executive Directors to be independent.



DIRECTORS' INTERESTS

As at 30 June 2011, the interests of Directors and chief executive of the Company in the shares and underlying shares of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which were notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests which they are taken or deemed to have under such provisions of the SFO) and required to be entered in the register maintained by the Company pursuant to Section 352 of the SFO or which were required, pursuant to Rules 5.46 to 5.67 of the GEM Listing Rules, to be notified to the Company and the Stock Exchange, were as follows:

1. Long position in shares and underlying shares of the Company

Name of Director	Number of shares held				Number of underlying shares held under equity derivatives	Total	% of shares in issue as at 30.06.2011
	Personal interests (held as beneficial owner)	Family interests (interests of spouse or child under 18)	Other interests	Total			
Kwok Ping-luen, Raymond	–	–	3,485,000 ¹	3,485,000	–	3,485,000	0.15
Kwok Ping-kwong, Thomas	–	–	2,140,000 ¹	2,140,000	–	2,140,000	0.09
So Chung-keung, Alfred	–	1,086	–	1,086	–	1,086	0
King Yeo-chi, Ambrose	1,000	–	–	1,000	–	1,000	0

Notes:

- Of these shares in the Company, Messrs. Kwok Ping-luen, Raymond and Kwok Ping-kwong, Thomas were deemed to be interested in 2,140,000 shares of the Company by virtue of being beneficiaries of a certain discretionary trust, which represented the same interests and were therefore duplicated amongst these two Directors for the purpose of Part XV of the SFO.
- By letter dated 19 April 2010, Mr. Kwok Ping-sheung, Walter requested the Company to add this note: "Mr. Kwok Ping-sheung, Walter has informed the Company that he disputes the cessation of his interest in 1,070,000 shares in the Company as disclosed in the disclosure form under Part XV of the SFO dated 23 September, 2009 which was made without his authorization".
- Prior to the letter dated 19 April 2010 referred to in Note 2 above, Mr. Kwok Ping-sheung, Walter had twice confirmed in writing to the Company, for the purposes of the 2009-10 First Quarterly Report and the 2009-10 Half-year Report, the cessation of his interest in 1,070,000 shares in the Company.
- By letter dated 25 October 2010, Mr. Kwok Ping-sheung, Walter reiterated to the Company that his "beneficial interests in the SHKP (including the cessation of the questioned 11,743,800 shares on 23 September 2009 and the additional acquisition of the questioned 4,316,181 shares on 26 April 2010) and SUNeVision shares are still under dispute".

2. Long position in shares and underlying shares of associated corporations of the Company

(a) SHKP

Name of Director	Number of shares held					Number of underlying shares held under equity derivatives	Total	% of shares in issue as at 30.06.2011
	Personal interests (held as beneficial owner)	Family interests (interests of spouse or child under 18)	Corporate interests (interests of controlled corporation)	Other interests	Total			
Kwok Ping-luen, Raymond	75,000	–	–	396,603,978 ¹	396,678,978	100,000 ³	396,778,978	15.44
Kwok Ping-kwong, Thomas	1,976,281	304,065	–	393,460,297 ¹	395,740,643	148,000 ³	395,888,643	15.40
Tung Chi-ho	–	–	–	–	–	80,000 ³	80,000	0
Wong Chin-wah	20,000	–	–	–	20,000	80,000 ³	100,000	0
So Wai-kei, Godwin	–	–	–	–	–	24,000 ³	24,000	0
Kwok Ping-sheung, Walter	75,000	–	–	1,087,663,522	1,087,738,522	–	1,087,738,522 ^{4&6}	42.32
Chan Kui-yuen, Thomas	–	66,000	126,500 ⁷	–	192,500	100,000 ³	292,500	0.01
So Chung-keung, Alfred	191,313	6,500	–	–	197,813	80,000 ³	277,813	0.01
Siu Hon-wah, Thomas	–	–	–	7,000 ⁸	7,000	–	7,000	0

Notes:

- Each of Mr. Kwok Ping-luen, Raymond and Mr. Kwok Ping-kwong, Thomas was deemed to be interested in 373,426,430 shares in SHKP respectively by virtue of each of them being a beneficiary of certain discretionary trusts for the purpose of Part XV of the SFO. Of the respective 373,426,430 shares in SHKP in which each of Mr. Kwok Ping-luen, Raymond and Mr. Kwok Ping-kwong, Thomas was deemed to be interested, 18,199,981 shares represented the same interests and were duplicated between these two Directors.
- On 2 November 2010, the trustee of certain trusts, which were then indirectly interested in a total of 1,081,739,328 shares in SHKP, informed the Company that consequent upon a re-organisation of such trusts, the "interests" as deemed under the provisions of the SFO of the various Kwok family members who are directors of SHKP in the said 1,081,739,328 shares in SHKP with effect from 29 September 2010 were as follows:
 - Madam Kwong Siu Hing continues to be interested in all the said 1,081,739,328 shares in SHKP;
 - Each of Mr Kwok Ping Kwong Thomas and Mr Kwok Ping Luen Raymond is interested in 371,286,430 shares out of the said 1,081,739,328 shares in SHKP; and
 - Mr Kwok Ping Sheung Walter is not interested in any of the said 1,081,739,328 shares in SHKP."
- These represented the interests in the underlying shares of SHKP in respect of the share options (which are unlisted and physically settled equity derivatives) granted by SHKP under its share option scheme. Particulars of such share options and their movements during the year ended 30 June 2011 were as follows:

Name of Director	Date of grant	Exercise price per share <i>HK\$</i>	Number of share options				
			Balance as at 01.07.2010	Granted during the year	Exercised during the year	Cancelled/lapsed during the year	Outstanding as at 30.06.2011
Kwok Ping-luen, Raymond	12.07.2010	111.40	N/A	100,000	–	–	100,000
Kwok Ping-kwong, Thomas	12.07.2010	111.40	N/A	148,000*	–	–	148,000
Tung Chi-ho	12.07.2010	111.40	N/A	80,000	–	–	80,000
Wong Chin-wah	12.07.2010	111.40	N/A	80,000	–	–	80,000
So Wai-kei, Godwin	12.07.2010	111.40	N/A	24,000	–	–	24,000
Chan Kui-yuen, Thomas	12.07.2010	111.40	N/A	100,000	–	–	100,000
So Chung-keung, Alfred	12.07.2010	111.40	N/A	80,000	–	–	80,000

* Of these 148,000 share options, Mr. Kwok Ping-kwong, Thomas was deemed to be interested in 48,000 share options by virtue of his spouse's interests in such share options.

The exercise period of the above-mentioned share options of SHKP is from 12 July 2011 to 11 July 2015. Such share options can be exercised up to 30% of the grant during the period from 12 July 2011 to 11 July 2012, up to 60% of the grant during the period from 12 July 2012 to 11 July 2013 and in whole or in part of the grant during the period from 12 July 2013 to 11 July 2015.

- By letter dated 19 April 2010, Mr. Kwok Ping-sheung, Walter requested the Company to add this note: "Mr. Kwok Ping-sheung, Walter has informed the Company that he disputes the cessation of his interest in 11,743,800 shares in Sun Hung Kai Properties Limited as disclosed in the disclosure form under Part XV of the SFO dated 23 September, 2009 which was made without his authorization".
- Prior to the letter dated 19 April 2010 referred to in Note 4 above, Mr. Kwok Ping-sheung, Walter had twice confirmed in writing to the Company, for the purposes of the 2009-10 First Quarterly Report and the 2009-10 Half-year Report, the cessation of his interest in 11,743,800 shares in SHKP.
- By letter dated 25 October 2010, Mr. Kwok Ping-sheung, Walter reiterated to the Company that his "beneficial interests in the SHKP (including the cessation of the questioned 11,743,800 shares on 23 September 2009 and the additional acquisition of the questioned 4,316,181 shares on 26 April 2010) and SUNeVision shares are still under dispute".
- These shares were held by a company which is obliged to act in accordance with the instructions of Mr. Chan Kui-yuen, Thomas.
- These shares were jointly held by Mr. Siu Hon-wah, Thomas and his spouse.



(b) *SmarTone*

Name of Director	Number of shares held		Number of underlying shares held under equity derivatives	% of shares in issue as at 30.06.2011	
	Other interests	Total		Total	
Kwok Ping-luen, Raymond	4,475,534 ¹	4,475,534	–	4,475,534	0.44

Note:

1. Mr. Kwok Ping-luen, Raymond was deemed to be interested in these shares in SmarTone by virtue of being a beneficiary of a certain discretionary trust for the purpose of Part XV of the SFO.

(c) *Each of Messrs. Kwok Ping-luen, Raymond and Kwok Ping-kwong, Thomas had the following interests in shares of the following associated corporations of the Company:*

Name of associated corporation	Attributable holding through corporation	Attributable % of shares in issue through corporation as at 30.06.2011	Actual holding through corporation	Actual % interests in issued shares as at 30.06.2011
Splendid Kai Limited	2,500	25	1,500 ¹	15
Hung Carom Company Limited	25	25	15 ¹	15
Tinyau Company Limited	1	50	1 ¹	50
Open Step Limited	8	80	4 ¹	40

Note:

1. Messrs. Kwok Ping-luen, Raymond and Kwok Ping-kwong, Thomas were deemed to be interested in these shares, which represented the same interests and were therefore duplicated amongst these two Directors for the purpose of Part XV of the SFO. These shares were held by corporations under a certain discretionary trust, in which Messrs. Kwok Ping-luen, Raymond and Kwok Ping-kwong, Thomas were deemed to be interested by virtue of being beneficiaries for the purpose of Part XV of the SFO.

Save as disclosed above, as at 30 June 2011, none of the Directors or chief executive of the Company had any interest or short positions in any shares, underlying shares or debentures of the Company or any associated corporations (within the meaning of Part XV of the SFO) which would have to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they are taken or deemed to have under such provisions of the SFO), or which were required, pursuant to Section 352 of the SFO, to be entered in the register referred to therein, or which were required to be notified to the Company and the Stock Exchange pursuant to Rules 5.46 to 5.67 of the GEM Listing Rules.

SHARE OPTION SCHEMES

1. Share Option Schemes of the Company

The Company once adopted a share option scheme (the "Old Scheme"). By shareholders' ordinary resolutions passed at the annual general meeting of the Company held on 3 December 2002, the Company had adopted another share option scheme (the "New Scheme") and terminated the Old Scheme. These have become effective on 5 December 2002 as a result of the passing of ordinary resolutions approving the same by the shareholders of SHKP, the Company's holding company, at its extraordinary general meeting held on the same day. All outstanding share options granted under the Old Scheme had expired prior to the year under review.

During the year ended 30 June 2011, there were no outstanding share options under the New Scheme.

2. Major terms of the share option scheme

The major terms of the New Scheme are as follows:

- (i) The purpose of the New Scheme is to provide incentives to the participants.
- (ii) The participants of the New Scheme include (i) Executive or Non-Executive Directors (or any persons proposed to be appointed as such) or any employees (whether full-time or part-time) of each member of the Group; (ii) any consultants, professional and other advisers to each member of the Group (or persons, firms or companies proposed to be appointed for providing such services); (iii) any chief executives or substantial shareholders of the Company; (iv) any associates of a director, chief executive or substantial shareholder of the Company; and (v) any employees of substantial shareholder of the Company, as absolutely determined by the Board.
- (iii) The total number of shares of the Company which may be issued upon exercise of all share options to be granted under the New Scheme and any other share option schemes of the Company shall not in aggregate exceed 10% of the total number of shares of the Company in issue as at the date of approval of the New Scheme. The 10% limit may be refreshed with the approval of the shareholders of the Company in general meeting. The maximum number of shares of the Company which may be issued upon exercise of all outstanding share options granted and yet to be exercised under the New Scheme and any other share option schemes of the Company must not exceed 30% of the shares of the Company in issue from time to time (or such higher percentage as may be allowed under the GEM Listing Rules). As at 12 September 2011, being the date of this report, the number of shares of the Company available for issue in respect thereof is 197,333,417 shares, representing approximately 8.47% of the issued share of the Company.
- (iv) The total number of shares of the Company issued and to be issued upon exercise of the share options granted under the New Scheme to each participant (including exercised, cancelled and outstanding share options) in any 12-month period shall not exceed 1% of the total number of shares of the Company in issue. As at 12 September 2011, being the date of this report, the total number of shares of the Company in issue is 2,329,208,031.
- (v) A share option granted under the New Scheme may be exercised at any time during the option period after the share option has been granted by the Board. An option period is a period to be determined by the Board at its absolute discretion and notified by the Board to each grantee as being the period during which a share option may be exercised, such period shall not be longer than ten years from the date of grant of the share option.
- (vi) Unless otherwise determined by the Board and specified in the offer letter at the time of the offer, there is neither any performance targets that need to be achieved by the grantee before a share option can be exercised nor any minimum period for which a share option must be held before the share option can be exercised.
- (vii) The acceptance of an offer of the grant of the share options must be made within 28 days from the date of grant with a non-refundable payment of HK\$1 from the grantee.



- (viii) The exercise price of a share option to subscribe for shares of the Company shall be at least the highest of:
- the closing price of the shares of the Company as stated in the Stock Exchange's daily quotations sheet on the date on which an offer is made to a participant, which must be a business day;
 - the average closing prices of the shares of the Company as stated in the Stock Exchange's daily quotations sheets for the five business days immediately preceding the date on which an offer is made; and
 - the nominal value of the shares of the Company.
- (ix) The New Scheme shall be valid and effective up to and inclusive of 3 December 2012 unless otherwise terminated under the terms of the New Scheme.

3. Arrangement to purchase shares or debentures

Other than the share option schemes as mentioned above as well as the matters mentioned under the paragraph "Bonus Issue", at no time during the year ended 30 June 2011 was the Company or any of its subsidiaries a party to any arrangement to enable the Directors to acquire benefits by means of the acquisition of shares in or debentures of the Company or of any other body corporate.

GROUP'S EMOLUMENT POLICY

1. General description of the emolument policy and long term incentive schemes of the Group

(a) *Emolument Policy*

The philosophy of the emolument policy of the Company is summarised as follows:

- The Company conducts benchmarking study periodically with the market to ensure the competitiveness of the overall package
- The Company adopts a performance driven policy so that each individual is motivated to perform to the best he can
- Individual competence, contribution and responsibility are taken into account when considering the remuneration level for each staff
- Different remuneration elements are adopted for different functions, such as commission schemes for sales and special allowances for staff working on shift, to meet the special characteristics of each function
- The Company also offers provident fund, medical insurance and leave benefits to provide basic coverage to staff for sickness, retirement, rest and relaxation reasons
- Share option grants are made from time to time to better link the corporate performance as reflected in the share price performance and the contributions made by the senior staff in the intermediate to longer time frame
- The economic factors and the affordability of the Company are taken into account in coming up with the overall remuneration budget for the Company

(b) *Incentive Scheme*

To enhance the performance culture, the Company also has adopted a discretionary bonus scheme. A couple of factors, such as the overall financial performance, the affordability of the Company and individual performance, have been taken into account before determining the payout for each individual. The payout of the bonus still remains at the sole discretion of the Company.

Directors' Report

2. Basis of determining emolument to Directors

The remuneration philosophy of the Company also applies to the Directors. Apart from benchmarking against the market, the Company also looks into individual competence and contributions and the affordability of the Company in determining the exact level of remuneration for each Director. Provision in medical, provident fund and leave are made to ensure that the Executive Directors could have basic coverage in sickness and retirement as well as for rest and relaxation. Share options are also granted to gain a better line of sight between the overall performance of the Company in terms of share price and the contributions made by the Directors.

INTERESTS OF SUBSTANTIAL SHAREHOLDERS

As at 30 June 2011, the interest of the persons, other than Directors or chief executive of the Company, in the shares and underlying shares of the Company which were notified to the Company and the Stock Exchange pursuant to Divisions 2 and 3 of Part XV of the SFO and entered in the register maintained by the Company pursuant to Section 336 of the SFO, or otherwise notified to the Company were as follows:

Name	Number of shares held	Number of underlying shares held under equity derivatives	Total	% of shares in issue as at 30.06.2011
Sunco Resources Limited ¹ ("Sunco")	1,719,427,500	1,719,427,500 ²	3,438,855,000	147.64
SHKP ³	1,719,427,500	1,719,427,500 ²	3,438,855,000	147.64
HSBC Trustee (C.I.) Limited ⁴ ("HSBCTCI")	1,721,567,500	1,719,427,500 ²	3,440,995,000	147.73

Notes:

1. Sunco is the beneficial owner of the 1,719,427,500 shares of the Company and the derivative interests referred to in Note 2 below.
2. These represented the interests in the underlying shares of the Company in respect of the Convertible Notes (which are unlisted, non-transferable, irredeemable and physically settled equity derivatives) in the amount of HK\$171,942,750 convertible into 1,719,427,500 shares of the Company at the conversion price of HK\$0.10 per share (subject to adjustment in accordance with the Deed Poll constituting the Convertible Notes) upon the exercise of the conversion rights attached to the Convertible Notes.
3. As Sunco is a wholly-owned subsidiary of SHKP, SHKP is deemed to have interest in the 3,438,855,000 shares of the Company (including 1,719,427,500 underlying shares referred to in Note 2 above) held by Sunco for the purpose of Part XV of the SFO.
4. As HSBCTCI is entitled to control the exercise of one-third or more of the voting power at general meetings of SHKP, HSBCTCI is deemed to have interest in the 3,438,855,000 shares of the Company (including 1,719,427,500 underlying shares referred to in Note 2 above) held by SHKP for the purpose of Part XV of the SFO.

Save as disclosed above, as at 30 June 2011, the Company had not been notified by any persons (other than Directors or chief executive of the Company) who had interests or short positions in the shares or underlying shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company under Section 336 of the SFO.

INTERESTS OF OTHER PERSONS

During the year ended 30 June 2011, other than the interests in shares and underlying shares of the Company and its associated corporations held by the Directors, the chief executive and the substantial shareholders of the Company stated above, there were no other persons with interests recorded in the register required to be kept under Section 336 of the SFO.



INTERESTS IN COMPETING BUSINESS

Professor Li On-kwok, Victor, an Independent Non-Executive Director of the Company, is a well recognised leader in the field of information technology development and has been appointed to various positions including consultants and directors to institutions and business entities which are engaged in research, development and relevant business. These institutions and business entities may be in competition with the Group.

Save as disclosed in this section, none of the Directors or the controlling shareholders of the Company or their respective associates as defined in the GEM Listing Rules has any interest in any business which competes or may compete with the business of the Group.

CONNECTED TRANSACTIONS

Significant related party transactions entered into by the Group during the year ended 30 June 2011 are disclosed in note 26 to the consolidated financial statements. Some of these transactions also constitute continuing connected transactions under the GEM Listing Rules, as identified below.

CONTINUING CONNECTED TRANSACTIONS

During the year ended 30 June 2011, the Group conducted the following transactions which constituted and/or would constitute continuing connected transactions under the GEM Listing Rules.

I. Continuing Connected Transactions 2008–2011

On 16 May 2008, the Company renewed and entered into new agreements (the "Agreements") governing the Transactions Requiring Approval and the Transactions Exempt from Approval (both as defined and as more particularly described in the announcement of the Company dated 16 May 2008 (the "2008 Announcement")) with SHKP, a substantial shareholder of the Company, or Sun Hung Kai Properties Insurance Limited ("SHKI", a wholly-owned subsidiary of SHKP) (as the case may be), each for a term of three years commencing from 1 July 2008 and ending on 30 June 2011. In addition, the Lease Arrangements (as defined and as more particularly described in the 2008 Announcement) were expected to continue for the period from 1 July 2008 to the respective expiry dates of the next renewal term. The Agreements expired on 30 June 2011.

Details of the Transactions Requiring Approval, the Lease Arrangements and the Transactions Exempt from Approval (together the "Continuing Connected Transactions 2008–2011") are as follows:

1. Transactions Requiring Approval

At the extraordinary general meeting of the Company held on 26 June 2008 (the "2008 EGM"), an ordinary resolution approving the Transactions Requiring Approval (as defined and as more particularly described in the circular of the Company to its shareholders dated 6 June 2008) was duly passed by the independent shareholders of the Company, in respect of the following continuing connected transactions subject to the caps for the respective periods as stated below:

(a) *Design, Installation, operation and provision of cable networking on a project basis by the Group for buildings owned and/or managed by the SHKP Group*

Members of the Group provided services to SHKP, its subsidiaries and associates (the "SHKP Group", which should exclude the Group) in connection with the design, installation, operation and provision of Satellite Master Antenna Television System ("SMATV")/Communal Aerial Broadcasting Distribution ("CABD"), access control and other security systems and laying of network cabling system (such as voice and data network, building services access, and power supply), optical fiber network, broadband network and other information technology (incorporating internet related services and business) ("IT") infrastructure networks in buildings owned and/or managed by the SHKP Group on a project basis (the "Networking Arrangement"). The Group charged service fees for the provision of such services.

The annual cap for service fees in respect of the Networking Arrangement receivable by the Group during each of the three financial years ended 30 June 2011 was HK\$61,000,000.

During the year ended 30 June 2011, the aggregate service fees in respect of the Networking Arrangement received by the Group from the SHKP Group was approximately HK\$50,130,648.

(b) Maintenance and repair of network infrastructure and security systems on a project basis by the Group for buildings owned and/or managed by the SHKP Group

Members of the Group were engaged by certain members of the SHKP Group to carry out maintenance and repair works for SMATV/CABD, access control and other security systems and cabling systems (such as voice and data network, building services access, and power supply), optical fiber network, broadband network, computer systems and other IT infrastructure networks in buildings owned and/or managed by the SHKP Group on a project basis (the "Maintenance Arrangement"). The Group charged fees for services provided under the Maintenance Arrangement.

The annual cap for the service fees in respect of the Maintenance Arrangement receivable by the Group during each of the three financial years ended 30 June 2011 was HK\$74,000,000.

During the year ended 30 June 2011, the aggregate service fees in respect of the Maintenance Arrangement received by the Group from the SHKP Group was approximately HK\$44,979,397.

(c) Sub-contracting of works in connection with the Networking Arrangement

In connection with the Networking Arrangement for which the Group was engaged as the main contractor by the SHKP Group on a project basis, not all of the works involved were performed by members of the Group directly and the Group sub-contracted part of the works involved in the individual projects to other sub-contractors. Such arrangement of sub-contracting works of the main contractors is a normal and common market practice, and it happened that these sub-contractors included certain members of the SHKP Group. The Group had from time to time engaged members of the SHKP Group to perform part of the works in connection with the Networking Arrangement that the Group had to sub-contract to others (the "Networking Sub-contracting Arrangement"). The relevant members of the SHKP Group charged the relevant members of Group fees for the provision of such services.

The annual cap for service fees in respect of the Networking Sub-contracting Arrangement payable by the Group to the SHKP Group during each of the three financial years ended 30 June 2011 was HK\$9,400,000.

During the year ended 30 June 2011, the aggregate service fees in respect of the Networking Sub-contracting Arrangement paid by the Group to the SHKP Group was approximately HK\$3,287,180.

(d) Sub-contracting of works in connection with Maintenance Arrangement

In connection with the Maintenance Arrangement for which the Group was engaged as the main contractor by the SHKP Group on a project basis, not all of the maintenance and repair works involved were performed by members of the Group directly and the Group sub-contracted part of the works involved in the individual projects to other sub-contractors. Such arrangement of sub-contracting works of the main contractors is a normal and common market practice, and it happened that these sub-contractors included certain members of the SHKP Group. The Group had from time to time engaged members of the SHKP Group to perform part of the works in connection with the Maintenance Arrangement that the Group had to sub-contract to others (the "Maintenance Sub-contracting Arrangement"). The relevant members of the SHKP Group charged the relevant members of Group fees for the provision of such services.

The annual cap for service fees in respect of the Maintenance Sub-contracting Arrangement payable by the Group to the SHKP Group during each of the three financial years ended 30 June 2011 was HK\$4,600,000.

During the year ended 30 June 2011, the aggregate service fees in respect of the Maintenance Sub-contracting Arrangement paid by the Group to the SHKP Group was approximately HK\$2,247,134.



2. The Lease Arrangements

CST iAdvantage Co., Ltd. ("CST iAdvantage", a subsidiary of the Company) has been leasing and will continue to lease from members of the SHKP Group certain premises in the People's Republic of China ("PRC") (the "Lease Arrangements"). The Lease Arrangements were approved by the then independent shareholders of the Company at the 2008 EGM. Set out below is information regarding the Beijing Lease and the Shanghai Lease:

A. Beijing Lease

Date of agreement and term: 24 April 2009 — renewal agreement, for the term from 1 May 2009 to 30 April 2012 (being the current term), with three renewal options for a term of three years each

The next renewal term is from 1 May 2012 to 30 April 2015

Premises: Portion of Unit 809 and Units 811 to 817, 8th Floor, Tower 1, Sun Dong An Plaza, 138 Wangfujing Avenue, Dongcheng District, Beijing, the PRC

Landlord: Beijing Sun Dong An Company Limited, a wholly-owned subsidiary of SHKP

Tenant: CST iAdvantage

Rental: In relation to the year ended 30 June 2011, the rental was RMB91,044 per month;

in relation to the period from 1 July 2011 to 30 April 2012 (i.e. the date of which the current term will end), the rental will be RMB91,044 per month;

(if the three further options to renew are exercised) the rental for each three-year renewal term (i.e. from 1 May 2012 to 30 April 2015, from 1 May 2015 to 30 April 2018 and from 1 May 2018 to 30 April 2021) will be at open market rent; and

all rental being exclusive of air-conditioning, management fees and other outgoings

Air-conditioning and property management charges: The charges are to be determined by the parties in accordance with the agreements and the aggregate amount of charges at present is RMB26,976 per month

User: This property is partly used as the Group's office premises and mostly as data centre sub-leased to independent third parties

B. Shanghai Lease

Date of agreement and term:	1 April 2009 — renewal agreement, for the term from 1 April 2009 to 31 March 2012 (being the current term), with two renewal options for a term of three years each The next renewal term is from 1 April 2012 to 31 March 2015
Premises:	Level 37, Shanghai Central Plaza, 381 Huihai Central Road, Luwan District, Shanghai, the PRC
Landlord:	Shanghai Central Plaza Property Co. Limited, a subsidiary of SHKP in which SHKP has an 80% interest
Tenant:	CST iAdvantage
Rental:	In relation to the year ended 30 June 2011, the rental was RMB227,099.89 per month; In relation to the period from 1 July 2011 to 31 March 2012 (i.e. the date on which the current term will end), the rental will be RMB227,099.89 per month; (if the two further option to renew are exercised) the rental for each three-year renewal term (i.e. from 1 April 2012 to 31 March 2015 and from 1 April 2015 to 31 March 2018) will be at open market rent; and all rental being exclusive of air-conditioning, management fees and other outgoings
Air-conditioning and property management charges:	The charges are to be determined by the parties in accordance with the agreements and the aggregate amount of charges at present is RMB13,999.50 per month
User:	This property is partly used as the Group's office premises and mostly as data centre sub-leased to independent third parties

The aggregate rental and air-conditioning and property management charges payable by the Group pursuant to the Lease Arrangements for the financial year ended 30 June 2010, the financial year ended 30 June 2011 and the period from 1 July 2011 to the respective expiry dates of the next renewal term will not exceed the following amounts:

	Annual Cap amounts of rental and air-conditioning and property management charges payable		
	For the financial year ended 30 June 2010	For the financial year ended 30 June 2011	From 1 July 2011 to the respective expiry dates of the next renewal term
	HK\$	HK\$	HK\$
Beijing Lease	2,989,000	3,138,000	2,746,000
Shanghai Lease	7,860,000	8,253,000	6,499,000
Total	10,849,000	11,391,000	9,245,000

During the year ended 30 June 2011, the aggregate rental and air-conditioning and property management charges paid to the SHKP Group by the Group pursuant to the Beijing Lease and the Shanghai Lease were approximately HK\$1,666,399 and HK\$3,382,246 respectively.



3. Transactions Exempt from Approval

(a) *e-Commerce transactions, advertising, and internet-related services provided by the Group to the SHKP Group*

Members of the SHKP Group used the Group's internet services whereby they placed advertisements on or conducted promotion activities via various internet websites operated by members of the Group, such as superhome.net, superstreets.net, red-dots.com and reinsurancemall.com (the "Advertising Transactions"). Members of the Group also provided e-Commerce transactions and internet-related services to members of the SHKP Group which services included the provision of internet platform, custom made range of services and information through the internet for e-Commerce transactions, systems and website development and maintenance services (the "e-Commerce Transactions" and together with the Advertising Transactions are collectively referred to as the "Advertising and e-Commerce Transactions"). The Group charged the relevant members of the SHKP Group service fees for the provision of such services.

The annual cap for the aggregate amount of service fees in respect of the Advertising and e-Commerce Transactions receivable by the Group during each of the three financial years ended 30 June 2011 was HK\$5,100,000.

During the year ended 30 June 2011, the aggregate amount of service fees in respect of the Advertising and e-Commerce Transactions received by the Group from the SHKP Group was approximately HK\$753,369.

(b) *Space and rack rental*

Members of the SHKP Group rented space and racks located in the Group's data centres (the "Space and Rack Rental Arrangement"). The Group charged the relevant members of the SHKP Group rental at rates comparable with the rates at which the Group charged other independent third party customers taking into account the area of space and/or number of racks rented and the rental term.

The annual cap for the rental in respect of the Space and Rack Rental Arrangement receivable by the Group during each of the three financial years ended 30 June 2011 was HK\$2,900,000.

During the year ended 30 June 2011, the aggregate amount of rental in respect of the Space and Rack Rental Arrangement received by the Group from the SHKP Group was approximately HK\$2,806,713.

(c) *Provision of property management services by the SHKP Group to the Group*

Kai Shing Management Services Limited, a wholly-owned subsidiary of SHKP, is the building manager of both Kodak House II at North Point, Hong Kong and Millennium City at Kwun Tong, Kowloon. The building manager is appointed by the owners of the relevant buildings, and performs duties for the benefit of all owners of the relevant buildings in accordance with the terms of the relevant deeds of mutual covenant. As the Group owns certain units of these two buildings, the relevant members of the Group paid property management fees to the relevant building manager, which were on the same basis as the other owners of the relevant buildings in accordance with the relevant deeds of mutual covenant (the "Building Management Services").

Members of the SHKP Group also provided cleaning and sanitary services, security guard services, ad hoc facilities fixing services, small scale and miscellaneous repairs services in relation to data centres owned or leased by iAdvantage and premises owned by other members of the Group. Such properties include ONE-iAdvantage in Millennium City at Kwun Tong, Kowloon, JUMBO-iAdvantage at Tsuen Wan, New Territories and MEGA-iAdvantage at Chai Wan, Hong Kong and other premises leased from members of the SHKP Group. iAdvantage and other members of the Group paid service fees to the members of the SHKP Group for the services provided at the same rates as those charged by the SHKP Group to other owners/tenants requesting for the same types of services (the "Extra Management Services" and together with the arrangements under the Building Management Services are collectively referred to as the "Property Management Arrangement").

The annual cap for service fees in respect of the Property Management Arrangement payable by the Group to the SHKP Group during each of the three financial years ended 30 June 2011 was HK\$9,930,000.

During the year ended 30 June 2011, the aggregate service fees in respect of the Property Management Arrangement paid by the Group to the SHKP Group was approximately HK\$8,432,200.

(d) *Estate agency services provided by members of the SHKP Group to the Group*

Members of the Group leased certain properties owned by the Group, including units of Kodak House II at North Point, Hong Kong and of Millennium City at Kwun Tong, Kowloon, to independent tenants. In connection therewith, the Group engaged SHKREA, Hong Yip Properties Agency Limited and/or Kai Shing (REA) Limited, all being wholly-owned subsidiaries of SHKP, in providing estate agency, lease administration, billing and rent collection services to relevant members of the Group (the "Estate Agency Arrangement"). Members of the Group paid commission to SHKREA, Hong Yip Properties Agency Limited and/or Kai Shing (REA) Limited for leases procured and concluded on behalf of the relevant members of the Group and the provision of the lease administration, billing and rent collection services in respect of the leases. Such commission was paid by the Group on a monthly basis and was determined based on a percentage of the monthly rental in relation to the relevant leases concerned.

The annual cap for commission payable by the Group to the SHKP Group in respect of the Estate Agency Arrangement during each of the three financial years ended 30 June 2011 is HK\$2,700,000.

During the year ended 30 June 2011, the aggregate amount of commission in respect of the Estate Agency Arrangement paid by the Group to the SHKP Group was approximately HK\$1,017,554.

(e) *Provision of insurance services by SHKI to the Group*

Various members of the Group maintained insurance cover with or through SHKI for members of the Group and certain independent third party sub-contractors engaged by them (the "Insurance Arrangement"). Due to the stringent requirements in the engineering/construction industry and the increasing insurance premium, it might be difficult for some sub-contractors to arrange by themselves adequate insurance cover to meet the requirements in respect of the sub-contracting works and in those circumstances, the Group assisted them by procuring the extension of the necessary insurance cover to them. Such arrangement for insurance cover for sub-contractors is not uncommon in the engineering/construction industry.

The annual cap for insurance premiums in respect of the Insurance Arrangement payable by the Group to SHKI during each of the three financial years ended 30 June 2011 was HK\$2,810,000.

During the year ended 30 June 2011, the insurance premiums in respect of the Insurance Arrangement paid by the Group to SHKI was approximately HK\$1,537,471.

(f) *Provision of technical services by the SHKP Group to the Group*

Incidental to the provision of broadband services by the Group to certain housing estate customers, the Group also provided repair and maintenance thereof to such customers. In this regard, the Group used certain staff employed by members of the SHKP Group to provide such repair and maintenance services to these customers of the Group, including, but not limited to, dealing with enquiries and carrying out onsite stationing in connection with broadband interconnection. Further, the Group had from time to time engaged members of the SHKP Group to provide services support in connection with e-Commerce transactions and internet-related transactions (the "Technical Services Arrangement"). Service fees were paid by the Group to the SHKP Group for the provision of such services.

The annual cap for service fees in respect of the Technical Services Arrangement payable by the Group to SHKP Group during each of the three financial years ended 30 June 2011 was HK\$1,800,000.

During the year ended 30 June 2011, the service fees in respect of the Technical Services Arrangement paid by the Group to the SHKP Group was approximately HK\$938,904.

II. Continuing Connected Transaction — Metroplaza Tenancy

On 5 February 2009, Super e-Technology entered into a tenancy agreement as tenant with SHKREA as agent for the landlord, namely Tonthai Investment Enterprises Limited ("Tonthai", a wholly-owned subsidiary of SHKP) in respect of the premises known as Unit Nos. 4601 and 4620-4625 on Level 46 of Tower I of Metroplaza erected on Kwai Chung Town Lot No. 395 for a term of three years commencing on 9 March 2009 (the "Metroplaza Tenancy", as more particularly described in the announcement of the Company dated 5 February 2009).



The monthly rental of the Metroplaza Tenancy is HK\$107,472 (exclusive of air-conditioning and management charges and rates, which are payable by Super e-Technology), and its monthly air-conditioning and management charges is HK\$17,016, subject to revision during the term of the Metroplaza Tenancy. The aggregate annual rental, air-conditioning and management charges payable by Super e-Technology to Tonthai under the Metroplaza Tenancy for the period from 9 March 2009 to 30 June 2009, each of the financial years ended 30 June 2010 and 30 June 2011 and the period from 1 July 2011 to 8 March 2012 are subject to the cap amounts of HK\$500,000, HK\$1,500,000, HK\$1,550,000 and HK\$1,200,000 respectively.

During the year ended 30 June 2011, the aggregate amount of rental, air-conditioning and management charges paid by Super e-Technology to Tonthai under to the Metroplaza Tenancy was approximately HK\$1,486,293.

III. Continuing Connected Transaction — Sun Hung Kai Logistics Centre (Shatin)

On 4 February 2010, iAdvantage entered into (i) a lease agreement as tenant with SHKREA as agent for the landlord, namely Branhall Investments Limited ("Branhall"), a wholly-owned subsidiary of SHKP, in respect of the whole of 3rd Floor of Sun Hung Kai Logistics Centre (Shatin), No.8 Wong Chuk Yeung Street, Fo Tan, Shatin, Hong Kong ("SHK Logistic Centre") for a term of three years commencing from 1 March 2010 to 28 February 2013 (the "Lease Initial Term"), with three renewal options (being two for a term of three years each; and one for a term of 18 months) (the "Lease Agreement"); and (ii) a licence agreement as licensee with SHKREA as agent for the licensor, namely Branhall, in respect of the space on the Upper Ground Floor and the space of the Flat Roof on the 1st Floor of SHK Logistics Centre for a term of three years commencing from 1 April 2010 to 31 March 2013 (the "Licence Initial Term"), with three renewal options (being two for a term of three years each; and one for a term of 17 months) (the "Licence Agreement") (collectively the "Lease and Licence Agreements", as more particularly described in the announcement of the Company dated 4 February 2010).

Under the Lease Agreement, during the Lease Initial Term, the monthly rental is HK\$226,226 (exclusive of management charges, rates, government rent and other outgoings), the monthly data centre premium is HK\$64,636 (to be charged six months after commencement of works for data centre use) and the management charges, rates, and government rent and other outgoings are HK\$32,318 per month, HK\$32,700 per quarter, and HK\$19,620 per quarter respectively, all subject to revision.

Under the Licence Agreement, during the Licence Initial Term, the monthly licence fee and management charges is HK\$4,200 (inclusive of management charges but exclusive of rates, government rent and all other outgoings).

The annual cap amounts of the items payable to Branhall under the Lease Agreement and Licence Agreement (respectively, "Lease Payment Items" and "Licence Payment Items") are as follows:

	Annual cap amounts			
	For the period from the respective commencement dates to 30 June 2010 HK\$	For the financial year ended 30 June 2011 HK\$	For the financial year ending 30 June 2012 HK\$	For the period from 1 July 2012 to the end of the Lease Initial Term/ Licence Initial Term HK\$
Lease Payment Items	1,090,000	3,900,000	4,030,000	2,690,000
Licence Payment Items	160,000	570,000	240,000	140,000
Total	1,250,000	4,470,000	4,270,000	2,830,000

During the year ended 30 June 2011, the amounts paid by iAdvantage to Branhall pursuant to the Lease Agreement and the Licence Agreement were approximately HK\$3,306,130 and HK\$50,400 respectively.

The Independent Non-executive Directors of the Company have reviewed the above continuing connected transactions (the "Continuing Connected Transactions") and confirmed that the Continuing Connected Transactions have been entered into (a) in the ordinary and usual course of business of the Group; (b) on normal commercial terms or on terms no less favourable to the Group than terms available to or from independent third parties; and (c) in accordance with the relevant agreements governing them on terms that are fair and reasonable and in the interests of the shareholders of the Company as a whole.

The auditor of the Company has performed procedures in respect of the Continuing Connected Transactions in accordance with Hong Kong Standard on Assurance Engagements 3000 "Assurance Engagements Other Than Audits or Reviews of Historical Financial Information" and 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 and has confirmed that the Continuing Connected Transactions (a) were approved by the Board; (b) were, on a sample basis, in accordance with the pricing policies of the Group; (c) were, on a sample basis, in accordance with the relevant agreements governing the transactions; and (d) did not exceed their respective caps as disclosed in the relevant announcements of the Company.

The Company confirms that the Continuing Connected Transactions 2008–2011, the Metroplaza Tenancy and the Lease and Licence Agreements as disclosed above fall under the definition of continuing connected transactions in Chapter 20 of the GEM Listing Rules and that the Company has complied with the relevant disclosure requirements.

IV. Renewal of the Transactions Requiring Approval and the Transactions Exempt from Approval and New Continuing Connected Transactions

As the Agreements in respect of the Transactions Requiring Approval and the Transactions Exempt from Approval as disclosed above expired on 30 June 2011 and it is expected that the Group and the SHKP Group will from time to time continue to enter into transactions of a nature similar to the Transactions Requiring Approval and the Transactions Exempt from Approval, the Company has, on 16 May 2011, executed new agreements (the "New Agreements") with SHKP or SHKPI (as the case may be) for the Transactions Requiring Approval and the Transactions Exempt from Approval. The New Agreements are each of the term of three years commencing from 1 July 2011 and ending on 30 June 2014 and are master agreements which set out the principles upon which detailed terms are to be determined in respect of each transaction to be carried out. These principles include, among other things, that the provision of the services involved shall be negotiated on an arm's length basis and on normal commercial terms. The New Agreements are in essence of substantially the same terms as the Agreements.

The Transactions Requiring Approval and the Transactions Exempt from Approval under the New Agreements and their respective caps are as follows:

	Annual cap amounts for each of the financial years ending 30 June 2014
	<i>HK\$</i>
Transactions Requiring Approval:	
(a) Networking Arrangement	65,000,000
(b) Maintenance Arrangement	63,500,000
(c) Networking Sub-contracting Arrangement	8,000,000
(d) Maintenance Sub-contracting Arrangement	3,800,000
Transactions Exempt from Approval:	
(a) e-Commerce Transactions	2,070,000
(b) Space and Rack Rental Arrangement	4,690,000
(c) Property Management Arrangement	10,200,000
(d) Estate Agency Arrangement	1,520,000
(e) Insurance Arrangement	3,570,000
(f) Technical Services Arrangement	1,750,000

In addition, the Company has entered into a master leasing and licensing agreement (the "Master Leasing Agreement") with SHKP on 16 May 2011 to deal with all the lease and license arrangements involving premises in Hong Kong owned by the SHKP Group from time to time for the purpose of providing data centres and related services to the customers of the Group (the "HK Lease Arrangements").



Members of the Group have been leasing and licensing from, and will continue to lease and license from, members of the SHKP Group certain premises in Hong Kong for the purpose of providing data centres and related services to the customers of the Group. Set out below are the principal terms of the Master Leasing Agreement in respect of the HK Lease Arrangements:

Date:	16 May 2011
Parties:	The Company and SHKP
Subject Matter:	Pursuant to the Master Leasing Agreement, SHKP has agreed to procure the relevant members of the SHKP Group to enter into the HK Lease Arrangements with members of the Group. Relevant members of the Group and of the SHKP Group will enter into separate lease agreements or license agreements to provide for the detailed terms with respect to the leasing or licensing of premises in Hong Kong pursuant to the HK Lease Arrangements.
Duration:	For a term of three years commencing from 1 July 2011 to 30 June 2014 (both days inclusive).
Consideration and other terms:	The terms of each transaction under the HK Lease Arrangements (including the amount of rental or license fee and management fees payable by the Group, and the payment terms thereof) shall be negotiated on an arm's length basis and on normal commercial terms and with reference to prevailing market rental or license fee (as the case may be).

The annual cap for the aggregate amount of rental, license fee and any other charges in respect of the HK Lease Arrangements payable by the Group to the SHKP Group during each of the three financial years ending 30 June 2014 is HK\$23,300,000.

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

During the year ended 30 June 2011, the Company repurchased 13,568,000 shares of the Company on the Stock Exchange at an aggregate consideration of HK\$12,990,890 (excluding expenses) for the enhancement of its net asset value and earnings per share. All the repurchased shares were subsequently cancelled. Details of the repurchases of shares are summarized as follows:

Month of the repurchases	Total number of ordinary shares repurchased	Price paid (per share)		Aggregate consideration paid (excluding expenses) HK\$
		Highest	Lowest	
		HK\$	HK\$	
February 2011	1,378,000	0.98	0.95	1,328,150
March 2011	4,484,000	0.99	0.94	4,331,180
May 2011	7,626,000	0.97	0.93	7,255,560
June 2011	80,000	0.95	N/A	76,000
	<u>13,568,000</u>			<u>12,990,890</u>

Save as disclosed above, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the listed securities of the Company during the year ended 30 June 2011.

SIGNIFICANT CONTRACTS

During the year ended 30 June 2011, the Group had certain transactions with SHKP and its affiliates other than members of the Group. Details of these transactions are set out in note 26 "related party transactions and balances" to the consolidated financial statements. There was no other contract of significance between the Company or its subsidiaries and a controlling shareholder or any of its subsidiaries subsisting during or at the end of the year. Furthermore, there was no other contract of significance for the provision of services to the Company or any of its subsidiaries by a controlling shareholder or any of its subsidiaries.

MAJOR CUSTOMERS AND SUPPLIERS

The five largest suppliers of the Group accounted for less than 30% of the Group's operating costs for the year.

During the year, the five largest customers of the Group accounted for about 37% of the Group's turnover and the largest customer, being SHKP Group, accounted for about 16% of the turnover.

As at 30 June 2011, certain directors had maintained equity interests in SHKP Group as stated in detail in the Directors' Interests section.

Save as disclosed above, none of the Directors, their respective associates and shareholders of the Company (which to the knowledge of the Directors own more than 5% of the issued capital of the Company) had any interest in any of the five largest customers of the Group for the financial year ended 30 June 2011.

AUDITOR

A resolution will be submitted to the annual general meeting of the Company to re-appoint Messrs. Deloitte Touche Tohmatsu as auditor.

PENSION SCHEME

With effect from 1 December 2000, the Group has participated in a Mandatory Provident Fund Scheme (the "MPF Scheme") for all its employees in Hong Kong. The MPF Scheme is registered with the Mandatory Provident Fund Scheme Authority under the Mandatory Provident Fund Schemes Ordinance. The assets of the MPF Scheme are held separately from those of the Group in funds under the control of an independent trustee. Pursuant to the rules of the MPF Scheme, the Group and its employees are each required to make contributions to the scheme at 5% of their monthly relevant income, up to HK\$1,000 per month.

On top of the mandatory contributions, employees may elect to make voluntary contribution at 5% on their salaries less the amount of mandatory contribution. For employees making such an election, the Group will match an equal amount of contribution. Contributions of the Group to the MPF Scheme are charged to income statement as incurred. During the year, the retirement benefit scheme contributions borne by the Group amounted to HK\$1,888,802 (2010: HK\$1,772,154).

All Executive Directors of the Company participate in a retirement benefit scheme which is operated by the SHKP Group for all qualified employees. The assets of this scheme are held separately from those of the SHKP Group in independently managed and administered funds. Contributions to this scheme are made by both the employer and employees at rates ranging from 5% to 10% on the employees' salaries.

Forfeited contributions for the year 2011 amounted to HK\$26,924 and is used to offset future contributions during 2011. There is no forfeited contributions available at the balance sheet date to reduce the contributions payable in the future years.

CORPORATE GOVERNANCE

A report on the principal corporate governance practices adopted by the Company is set out from pages 36 to 42 of this report.

The compliance officer of the Company is Mr. So Wai-kei, Godwin whose biographical details are set out on page 10 of this report. The Company Secretary of the Company is Ms. Ng Wai-yee, Betty who is a member of both The Hong Kong Institute of Chartered Secretaries and The Institute of Chartered Secretaries and Administrators.



SUFFICIENCY OF PUBLIC FLOAT

As at the date of this report, based on information that is publicly available to the Company and within the knowledge of the Directors, the Directors confirm that the Company maintained the amount of public float as required under the GEM Listing Rules.

On behalf of the Board

Kwok Ping-luen, Raymond
Chairman

Hong Kong, 12 September 2011

Corporate Governance Report

INTRODUCTION

Maintaining high standards of business ethics and corporate governance practices has always been one of the Group's goals. The Group believes that by conducting its business in a socially responsible and honest manner, the long-term interests of the Group can be best achieved and the shareholders' interests can be maximised.

CORPORATE GOVERNANCE PRACTICES

By applying rigorous corporate governance practices, the Group believes that its accountability and transparency will be improved and further instill confidence of shareholders and the public in the Group. Throughout the year ended 30 June 2011, the Group has complied with the code provisions in the Code on Corporate Governance Practices as set out in Appendix 15 of the GEM Listing Rules except that Chairman of the Board was unable to attend the Company's annual general meeting which was held on 1 November 2010 (as required under Code E.1.2) due to other business commitments. The Board has continued to monitor and review the Group's progress in respect of corporate governance practices to ensure compliance.

THE BOARD OF DIRECTORS

Composition

The Board is responsible for supervising the management of the Group (the "Management"). All Directors give sufficient time and attention to the affairs of the Group.

The Board currently comprises fourteen Directors, including the Chairman (being an Executive Director), the other four Executive Directors, six Non-Executive Directors and three Independent Non-Executive Directors. Biographical details of the Directors are set out in the Directors' profiles on pages 8 to 15.

There are currently nine Non-Executive Directors, of whom three are independent. Such is considered by the Board to be a reasonable balance between Executive Directors and Non-Executive Directors. The Board is also of the opinion that such balance has and shall continue to provide adequate checks and balances for safeguarding the interests of shareholders and the Group. The Non-Executive Directors provide to the Group a wide range of expertise and experience and play an important role in the work of the Board, as well as ensure that the interests of all shareholders are taken into account. They contribute to the development of the Group's strategy and policies through their informed comments and criticism. They are also responsible for participating in the Board meetings, dealing with potential conflicts of interest and scrutinising the Group's performance and reporting. Some of them also serve on Audit, Remuneration and Nomination Committee. Through their participation, they give to the Board (and the Committees they serve on) the benefit of their skills, expertise and background experience, and the management process can be critically reviewed and controlled.

In full compliance with Rules 5.05(1) and (2) of the GEM Listing Rules, the Company has appointed three Independent Non-Executive Directors; and at least one of whom has appropriate professional qualifications or accounting or related financial management expertise. The Group has received from each Independent Non-Executive Director an annual confirmation of his independence, and the Group considers such Directors to be independent in accordance with each and every guideline set out in Rule 5.09 of the GEM Listing Rules.

All Independent Non-Executive Directors of the Company are identified as such in all corporate communications containing the names of the Directors.

Mr. Kwok Ping-luen, Raymond (the Chairman of the Company), Mr. Kwok Ping-sheung, Walter (Non-Executive Director of the Company) and Mr. Kwok Ping-kwong, Thomas (Non-Executive Director of the Company) are brothers. Save as disclosed above, there is no family or other material relationship among members of the Board.

Materials setting out duties and responsibilities for Director of a listed company under the GEM Listing Rules, the SFO and other regulatory requirements are provided to each newly appointed Director, if any. Updates on legal and regulatory changes are delivered to Directors from time to time for their information when necessary.



Board Meetings

The Board regularly meets in person and four regular board meetings were held during the year ended 30 June 2011. At least 14 days formal notice of regular meetings of the Board were given to all Directors, who were all given an opportunity to attend and include matters in the agenda for discussion. The finalised agenda and accompanying Board papers were then sent to all Directors at least 3 days prior to the regular board meetings.

During regular Board meetings, the Directors discuss and formulate the overall strategies for the Group, monitor financial performances, discuss and approve the final, half-year and quarterly results and financial reports, as well as discuss and decide on other significant matters. Execution of daily operational matters is delegated to the Management.

The Company Secretary assists the Chairman in preparing the agenda for each Board meeting, and ensures that all applicable rules and regulations are followed. Draft Board minutes are circulated to all Directors for comment as soon as practicable after the meeting. The minutes of each Board meeting and Board committees meeting in detail are available for inspection at any reasonable time on reasonable notice by any Director.

During the year ended 30 June 2011, five Board meetings were held (among which, four are regular board meetings) and the following is an attendance record of the meetings by each Director:

Directors	Number of meeting(s) Attended/Total
Executive Directors	
Kwok Ping-luen, Raymond (<i>Chairman</i>)	5/5
Tsim Wing-kit, Alfred	5/5
Tung Chi-ho, Eric	4/5
Wong Chin-wah	5/5
So Wai-kei, Godwin	5/5
Non-Executive Directors	
Kwok Ping-sheung, Walter*	0/5
Kwok Ping-kwong, Thomas*	0/5
Cheung Wing-yui	4/5
Siu Hon-wah, Thomas	5/5
Chan Kui-yuen, Thomas*	4/5
So Chung-keung, Alfred*	3/5
Independent Non-Executive Directors	
Li On-kwok, Victor	4/5
King Yeo-chi, Ambrose	4/5
Wong Kai-man	4/5

* re-designated from Executive Director to Non-Executive Director during the year ended 30 June 2011

All Directors have access to relevant and timely information at all times as the Management will supply the Board and its Committees (the "Board Committees" as mentioned herein below) with all relevant information in a timely manner. They may make further enquiries if in their opinion it is necessary or appropriate to request for further information. They also have unrestricted access to the advice and services of the Company Secretary, who is responsible to the Board for providing Directors with Board papers and related materials, and ensuring that all Board procedures and all applicable rules and regulations are followed. If considered to be necessary and appropriate by the Directors, they may retain independent professional advice at the Company's expense.

In case where a conflict of interest may arise involving a substantial shareholder or a Director, such matter will be discussed through a physical meeting and will not be dealt with by written resolutions. Independent Non-Executive Directors with no conflict of interest will be present at meetings dealing with such conflicting issues.

Corporate Governance Report

Chairman of the Company

The Chairman of the Company is Mr. Kwok Ping-luen, Raymond and the Chief Executive Officer of the Company is Mr. Tsim Wing-kit, Alfred respectively. The roles of the Chairman and the Chief Executive Officer are segregated and not performed by the same individual to avoid power being concentrated in any one individual. The Chairman is primarily responsible for management of the Board, whereas the Chief Executive Officer is primarily responsible for overseeing the various businesses of the Group.

The Chairman is responsible for leading the Board and ensuring the Board functions effectively and smoothly. In doing so, the Chairman will ensure that good corporate governance practices and procedures are established and followed, and that all Directors are properly briefed and received all relevant information prior to each meeting.

The Chairman will also encourage all Directors, including the Independent Non-Executive Directors, to actively participate in all Board and the Board Committees' meetings.

Training and Support for Directors

All Directors, including Non-Executive Directors and Independent Non-Executive Directors, should keep abreast of their collective responsibilities as Directors and of the business and activities of the Group. As such, the Group provides briefings and other training to develop and refresh the Directors' knowledge and skills. The Group also continuously updates all Directors on latest developments regarding the GEM Listing Rules and other applicable regulatory requirements to ensure compliance and to enhance their awareness of good corporate governance practices.

Compliance with the required standard of dealings in Securities Transactions by Directors of Listed Issuers

The Group has adopted the required standard of dealings set out in Rules 5.48 to 5.67 of the GEM Listing Rules as the code of conduct regarding Directors' securities transactions in securities of the Company. Upon the Group's specific enquiry, each Director has confirmed that during the year ended 30 June 2011, he has fully complied with the required standard of dealings and there is no event of non-compliance.

DELEGATION BY THE BOARD

The Board is responsible for decisions in relation to the overall strategic development of the Group's business. Due to the diversity and volume of the Group's business, responsibility in relation to the daily operations and execution of the strategic business plans are delegated to the Management. The Board gives clear directions as to the powers of the Management, and periodically reviews all delegations to the Management to ensure that such delegations are appropriate and continue to be beneficial to the Group as a whole.

The Board has established the Board Committees, namely, the Audit Committee, the Remuneration Committee and the Nomination Committee (all chaired by Independent Non-Executive Director), with specific terms of reference clearly defining the powers and responsibilities of the respective Committees. All Committees are required by their terms of reference to report to the Board in relation to their decisions, findings or recommendations, and in certain specific situations, to seek the Board's approval before taking any actions. All Committees have adopted the applicable practices and procedures used in Board meetings for the respective Committees' meetings.

AUDIT COMMITTEE AND ACCOUNTABILITY

The Board is responsible for presenting a balanced, clear and comprehensible assessment of the Group's performance and prospects. The Directors acknowledge their responsibility for preparing the accounts of the Company, which give a true and fair view of the financial position of the Group on a going concern basis, and other price-sensitive announcements and other financial disclosures. The Management provides all relevant information and record to the Board enabling the Board to make the above assessment and to prepare the accounts and other financial disclosures.



In full compliance with Rule 5.28 of the GEM Listing Rules, the Audit Committee, established in 2000, is currently chaired by Mr. Wong Kai-man, an Independent Non-Executive Director, and the other members are Professor Li On-kwok Victor, Professor King Yeo-chi, Ambrose and Mr. Cheung Wing-yui, with the majority being Independent Non-Executive Directors of the Company.

The Audit Committee's primary duties include reviewing the Group's financial reports, internal control and risk management systems in order to ensure presenting a true and balanced assessment of the Group's financial position and corporate governance; making recommendation to the Board; and reviewing financial and accounting policies and practices adopted by the Group. Other duties of the Audit Committee are set out in its specific terms of reference (as modified and adopted by the Board in accordance with the amended Code Provisions with effect from 1 January 2009), which are posted on the Company's website. The Audit Committee is provided with sufficient resources enabling it to discharge its duties.

No former partner of the Company's existing auditing firm acted as a member of the Audit Committee within one year from the date of ceasing to be a partner or ceasing to have any financial interest in the auditing firm, whichever is the later.

The Company Secretary keeps minutes of all Audit Committee meetings. In line with practices consistent with Board meetings and meetings of the Remuneration Committee and the Nomination Committee, draft and final versions of Audit Committee meeting minutes are circulated to all members of the Audit Committee as soon as practicable after each meeting.

During the year ended 30 June 2011, the Audit Committee held five meetings. The individual attendance record of each member is as follows:

Committee Members	Number of meeting(s) Attended/Total
Wong Kai-man (<i>Chairman</i>)	5/5
Li On-kwok, Victor	5/5
King Yeo-chi, Ambrose	5/5
Cheung Wing-yui	5/5

During the year ended 30 June 2011, the Audit Committee reviewed the final, half-year and quarterly results of the Group as well as discussed and reviewed financial and other reports for the year. The Committee also reviewed and discussed the Group's internal audit activities and audit plans for the upcoming year.

There was no disagreement between the Board and the Audit Committee on the selection, appointment, resignation or dismissal of the external auditors.

The Audit Committee monitors the audit and non-audit services rendered to the Group by its external auditors and ensures their engagement in other non-audit services, if any, will not impair their audit independence or objectivity. An independent confirmation has been obtained from Deloitte Touche Tohmatsu which confirms that for the year ended 30 June 2011 and thereafter to the date of this report, they are independent of the Group in accordance with the independence requirements of the Hong Kong Institute of Certified Public Accountants.

The fees in respect of audit and non-audit services provided by the external auditors to the Group for the year ended 30 June 2011 amounted to approximately HK\$910,000 and HK\$100,000 respectively. The non-audit service represented the review of preliminary announcement of results and the annual review of continuing connected transactions for the financial year in compliance with GEM Listing Rules requirements.

REMUNERATION COMMITTEE

The Remuneration Committee was established in 2005. The Chairman of the Committee is Professor King Yeo-chi, Ambrose, an Independent Non-Executive Director of the Company, and other members include Professor Li On-kwok, Victor, Mr. Wong Kai-man, Mr. Cheung Wing-yui and Mr. Tsim Wing-kit, Alfred, with the majority being Independent Non-Executive Directors of the Company.

Corporate Governance Report

The Remuneration Committee is responsible for formulating and recommending to the Board the remuneration policy, determining the remuneration of Executive Directors and members of senior management of the Company, as well as reviewing and making recommendations on the grant of share options, if any, under the Company's share option scheme, bonus structure, provident fund and other compensation-related issues. The Committee consults the Chairman and/or Chief Executive Officer on its proposals and recommendations, and also has access to professional advice if deemed necessary. The Committee is also provided with other resources enabling it to discharge its duties. The specific terms of reference of the Remuneration Committee are posted on the Company's website.

During the year ended 30 June 2011, the Remuneration Committee held one meeting. The individual attendance record of each member is as follows:

Committee Members	Number of meeting(s) Attended/Total
King Yeo-chi, Ambrose (<i>Chairman</i>)	1/1
Li On-kwok, Victor	1/1
Wong Kai-man	1/1
Cheung Wing-yui	1/1
Tsim Wing-kit, Alfred	1/1

During the year ended 30 June 2011, the Remuneration Committee reviewed matters relating to remuneration packages and directors' emoluments for Directors and senior management, as well as discussed the level of remuneration of the Group. The Group's emolument policy is set out in the Directors' Report on page 23.

NOMINATION COMMITTEE AND APPOINTMENT OF DIRECTORS

The Nomination Committee was established in 2005. The Chairman of the Committee is Professor Li On-kwok, Victor, an Independent Non-Executive Director of the Company, and other members include Professor King Yeo-chi, Ambrose, Mr. Wong Kai-man, Mr. Cheung Wing-yui and Mr. Tsim Wing-kit, Alfred, with the majority being Independent Non-Executive Directors of the Company.

The Nomination Committee is responsible for formulating nomination policy, and making recommendations to the Board on nomination and appointment of Directors and Board succession. The Committee develops selection procedures of candidates for nomination, reviews the size, structure and composition of the Board, as well as assesses the independence of Independent Non-Executive Directors. The Committee is provided with sufficient resources enabling it to discharge its duties. The specific terms of reference of the Nomination Committee are posted on the Company's website.

Nomination procedures include identification and nomination of qualified individuals by the Nomination Committee, and review and approval of such nominations by the Board. The Nomination Committee evaluates potential candidates considering factors such as professional expertise, relevant experience, personal ethics and integrity.

During the year ended 30 June 2011, the Nomination Committee held one meeting. The individual attendance record of each member is as follows:

Committee Members	Number of meeting(s) Attended/Total
Li On-kwok, Victor (<i>Chairman</i>)	1/1
King Yeo-chi, Ambrose	1/1
Wong Kai-man	1/1
Cheung Wing-yui	1/1
Tsim Wing-kit, Alfred	1/1



During the year ended 30 June 2011, the Nomination Committee discussed and reviewed the structure, size and composition of the Board, as well as other related matters, among other things, making recommendations to the Board with respect to the retirement and re-election of Directors at the last annual general meeting held on 1 November 2010.

Term of Appointment and Re-election

All Non-Executive Directors are appointed for a specific term of not more than three years. All Directors shall retire from office by rotation and are subject to re-election at annual general meeting at least once every three years.

According to the Company's Articles of Association, Directors who are appointed to fill casual vacancy shall hold office only until the next following general meeting after their appointment, and are subject to re-election by shareholders.

INTERNAL CONTROL

The Board is responsible for maintaining sound and effective internal control systems for the Group to safeguard the Group's assets and shareholders' interests, as well as for reviewing such systems' effectiveness. Such systems are designed to provide reasonable, but not absolute, assurance against misstatement or loss, and to manage risks of failure in the Group's operational systems.

The systems include a well-established organisational structure with clearly defined lines of responsibility and authority, which is designed to safeguard assets from inappropriate use, maintain proper accounts and ensure compliance with regulations.

For the year ended 30 June 2011, the Board has, through the Audit Committee with the assistance of the Management and the internal and external auditors, conducted a review of the effectiveness of the Group's internal control systems, including without limitation financial control, operational control, compliance control and risk management functions. The Board is of the view that the internal control systems are effective and there are no irregularities, improprieties, fraud or other deficiencies that suggest material deficiency in the effectiveness of the Group's internal control system. In addition, the Board also, through the Audit Committee, considered the adequacy of resources, qualifications and experience of staff of the Group's accounting and financial reporting function including their, training programmes and budget.

The internal auditor follows a risk-and-control-based approach. An audit plan would be formulated in a risk-weighted manner so that priorities and appropriate audit frequency could be given to areas with higher risks. The internal auditor also performs regular financial and operational reviews on the Group and submits summaries of major audit findings and control weaknesses, if any, to the Audit Committee for review. The internal auditor also monitors the follow-up actions agreed upon in response to its recommendations.

SHAREHOLDERS RELATIONS

The Company is committed to maintaining a high level of transparency and employs a policy of open and timely disclosure of relevant information to its shareholders. This commitment to fair disclosure and comprehensive and transparent reporting of the Group's activities can be reflected in many aspects.

The Board strives to encourage and maintain constant dialogue with its shareholders through various means. The annual general meeting and other general meetings, if any, of the Company are good communication channel for the Board to meet and exchange views with the Company's shareholders. The Directors use their best endeavour to attend the general meetings so that they may answer any questions from the Company's shareholders. Members of the Audit Committee, the Remuneration Committee and the Nomination Committee also attended the general meetings held during the year ended 30 June 2011 to answer questions that shareholders may have.

The chairmen of the Audit, Remuneration and Nomination Committees attended the annual general meeting held on 1 November 2010 (the "2010 AGM") and were available to answer questions. The Chairman of the Company was not able to attend the 2010 AGM due to other business commitments. The 2010 AGM circular (incorporating notice of annual general meeting) was sent to all shareholders at least 20 clear business days before the 2010 AGM, setting out details in relation to each resolution proposed, information on voting arrangement (including procedure for demanding a poll) and other relevant information whereas, in the case of other general meetings, the relevant circular (incorporating relevant notice of extraordinary general meeting) was

Corporate Governance Report

sent to all shareholders at least 10 clear business days. Separate resolutions for each substantially separate issue were proposed at the general meetings. The procedures for conducting a poll were clearly explained at the general meetings. All resolutions put to shareholders at the general meetings were voted by way of poll and passed; and the results were published on the websites of the Company and the Stock Exchange.

In addition, all the members of independent board committee attended the extraordinary general meeting approving the continuing connected transactions held on 24 June 2011 and were available to answer questions at the meeting.

The Company also communicates to its shareholders through its annual, half-year and quarterly reports. All such reports can also be accessed via the Company's website. The Directors, Company Secretary or other appropriate members of senior management also respond to inquiries from shareholders and investors promptly.

INVESTOR RELATIONS

The Group continues to promote and strengthen its relationship with investors and potential investors. The Group meets regularly with analysts and participates in investor conferences.

As a channel to further enhance communications, the Company will disseminate announcements, corporate notice, and other financial and non-financial information through the Company's website in a timely manner.



Deloitte.

德勤

TO THE MEMBERS OF SUNEVISION HOLDINGS LTD.

新意網集團有限公司

(incorporated in the Cayman Islands with limited liability)

We have audited the consolidated financial statements of SUNeVision Holdings Ltd. (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 44 to 83, which comprise the consolidated and the Company's statements of financial position as at 30 June 2011, and the consolidated income statement, consolidated statement of comprehensive income, consolidated statement of changes in equity and 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 CONSOLIDATED 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 the 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 our agreed terms of engagement, 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 about whether the consolidated financial statements are free from material misstatement.

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 judgment, 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 affairs of the Company and of the Group as at 30 June 2011 and of the Group's profit 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.

Deloitte Touche Tohmatsu

Certified Public Accountants

Hong Kong, 12 September 2011

Consolidated Income Statement

For the year ended 30 June 2011

	Notes	2011 HK\$'000	2010 HK\$'000 (Restated)
Revenue	4	630,803	544,042
Cost of sales		(306,419)	(273,173)
Gross profit		324,384	270,869
Other income	6	29,724	38,155
Selling expenses		(6,097)	(4,943)
Administrative expenses		(32,491)	(30,675)
Increase in fair value of investment properties		315,520	273,406
Gain on disposal of investment properties		138,000	68,000
		–	40,722
Profit before taxation		453,520	382,128
Income tax expense	7	(48,360)	(38,035)
Profit for the year	8	405,160	344,093
Profit for the year attributable to:			
Owners of the Company		405,163	344,095
Non-controlling interests		(3)	(2)
		405,160	344,093
Dividends	10		
– Final dividend proposed		268,070	162,519
Earnings per share based on profit attributable to the owners of the Company (reported earnings per share)	11 (a)		
– Basic (Remark)		9.98 cents	8.47 cents
Earnings per share excluding the effect of change in fair value of investment properties and gain on disposal of investment properties (underlying earnings per share)	11 (b)		
– Basic (Remark)		6.62 cents	5.82 cents

Remark

Upon completion of the bonus issue of shares (with a convertible note alternative) on 25 November 2010, the Company had 2,342,675,478 ordinary shares in issue and outstanding notes convertible into 1,720,292,188 fully paid ordinary shares, representing a total of 4,062,967,666 shares which form the basis for the calculation of basic earnings per share. Adjustments have been made for the shares repurchased during the period. Details of earnings per share calculation and the Company's share capital are set out in notes 11 and 23 respectively.

Consolidated Statement of Comprehensive Income

For the year ended 30 June 2011

	2011 HK\$'000	2010 HK\$'000 (Restated)
Profit for the year	405,160	344,093
Other comprehensive income for the year (net of tax)		
Change in fair value of investments	9,143	29,547
Exchange differences arising from translation of operations outside Hong Kong	426	98
Release upon redemption/disposal of investments	(2,866)	(15,900)
	6,703	13,745
Total comprehensive income for the year	411,863	357,838
Total comprehensive income attributable to:		
Owners of the Company	411,257	357,710
Non-controlling interests	606	128
	411,863	357,838

Consolidated Statement of Financial Position

At 30 June 2011

	Notes	30 JUNE 2011 HK\$'000	30 JUNE 2010 HK\$'000 (Restated)	1 JULY 2009 HK\$'000 (Restated)
Non-current assets				
Investment properties	13	919,000	781,000	713,000
Property, plant and equipment	14	1,153,025	1,162,409	1,207,956
Investments	15	174,872	354,162	162,848
		2,246,897	2,297,571	2,083,804
Current assets				
Investments	15	140,888	–	–
Inventories	16	5,331	4,243	3,326
Trade and other receivables	17	59,921	57,335	59,545
Amounts due from customers for contract work	18	10,519	11,458	8,820
Bank balances and deposits	19	1,037,403	781,074	549,011
		1,254,062	854,110	620,702
Asset classified as held for sale	13	–	–	250,000
		1,254,062	854,110	870,702
Current liabilities				
Trade and other payables	20	221,168	220,341	285,760
Deferred revenue	22	40,003	33,069	24,136
Amounts due to customers for contract work	18	1,281	169	169
Tax payables		62,770	24,418	–
		325,222	277,997	310,065
Liabilities associated with an asset classified as held for sale	13	–	–	30,000
		325,222	277,997	340,065
Net current assets		928,840	576,113	530,637
Total assets less current liabilities		3,175,737	2,873,684	2,614,441
Non-current liabilities				
Deferred tax liabilities	21	89,352	84,760	71,143
Deferred revenue	22	193,366	132,173	122,496
		282,718	216,933	193,639
		2,893,019	2,656,751	2,420,802
Capital and reserves				
Share capital	23	232,921	203,148	203,148
Reserve arising from issuance of convertible notes	23	172,019	–	–
Other reserves		2,474,595	2,440,725	2,204,904
Equity attributable to owners of the Company		2,879,535	2,643,873	2,408,052
Non-controlling interests		13,484	12,878	12,750
Total equity		2,893,019	2,656,751	2,420,802

The financial statements on pages 44 to 83 were approved and authorised for issue by the Board of Directors on 12 September 2011 and are signed on its behalf by:

Directors:

Kwok Ping-luen, Raymond
Tsim Wing-kit, Alfred

Statement of Financial Position

At 30 June 2011

	Notes	30 JUNE 2011 HK\$'000	30 JUNE 2010 HK\$'000
Non-current assets			
Investments in subsidiaries	12	521,429	417,143
Amounts due from subsidiaries	12	2,085,714	2,085,714
		2,607,143	2,502,857
Current assets			
Amounts due from subsidiaries	12	270,890	177,380
Bank balance		41	41
		270,931	177,421
Current liability			
Accruals		667	638
Net current assets		270,264	176,783
		2,877,407	2,679,640
Capital and reserves			
Share capital	23	232,921	203,148
Reserve arising from issuance of convertible notes	23	172,019	–
Other reserves	24	2,472,467	2,476,492
Total equity		2,877,407	2,679,640

Directors:

Kwok Ping-luen, Raymond
Tsim Wing-kit, Alfred

Consolidated Statement of Changes in Equity

For the year ended 30 June 2011

	Attributable to owners of the Company										
	Share capital HK\$'000	Share premium HK\$'000	Reserve arising from issuance of convertible notes HK\$'000 (Note)	Exchange reserve HK\$'000	Property revaluation reserve HK\$'000	Investments revaluation reserve HK\$'000	Share-based payment transactions reserve HK\$'000	Retained profits/ (Accumulated losses) HK\$'000	Total HK\$'000	Non-controlling interests HK\$'000	Total equity HK\$'000
At 1 July 2009 as originally stated	203,148	2,536,033	-	1,880	98	18,557	310	(400,180)	2,359,846	12,750	2,372,596
Effect of changes in accounting policies	-	-	-	-	-	-	-	48,206	48,206	-	48,206
At 1 July 2009 as restated	203,148	2,536,033	-	1,880	98	18,557	310	(351,974)	2,408,052	12,750	2,420,802
Exchange differences arising from translation of operations outside Hong Kong	-	-	-	(32)	-	-	-	-	(32)	130	98
Profit for the year	-	-	-	-	-	-	-	344,095	344,095	(2)	344,093
Change in fair value of investments	-	-	-	-	-	29,547	-	-	29,547	-	29,547
Release upon redemption/disposal of investments	-	-	-	-	-	(15,900)	-	-	(15,900)	-	(15,900)
Total comprehensive (expense) income for the year	-	-	-	(32)	-	13,647	-	344,095	357,710	128	357,838
Release upon disposal of properties	-	-	-	-	(98)	-	-	98	-	-	-
Cancellation of share options	-	-	-	-	-	-	(310)	310	-	-	-
Final dividend paid (Note 10)	-	-	-	-	-	-	-	(121,889)	(121,889)	-	(121,889)
At 30 June 2010 (as restated)	203,148	2,536,033	-	1,848	-	32,204	-	(129,360)	2,643,873	12,878	2,656,751
Exchange differences arising from translation of operations outside Hong Kong	-	-	-	(183)	-	-	-	-	(183)	609	426
Profit for the year	-	-	-	-	-	-	-	405,163	405,163	(3)	405,160
Change in fair value of investments	-	-	-	-	-	9,143	-	-	9,143	-	9,143
Release upon redemption/disposal of investments	-	-	-	-	-	(2,866)	-	-	(2,866)	-	(2,866)
Total comprehensive (expense) income for the year	-	-	-	(183)	-	6,277	-	405,163	411,257	606	411,863
Bonus issue of shares (with a convertible note alternative)	31,119	(203,148)	172,029	-	-	-	-	-	-	-	-
Conversion of convertible notes	10	-	(10)	-	-	-	-	-	-	-	-
Shares repurchased and cancelled	(1,356)	(11,720)	-	-	-	-	-	-	(13,076)	-	(13,076)
Final dividend paid (Note 10)	-	-	-	-	-	-	-	(162,519)	(162,519)	-	(162,519)
At 30 June 2011	232,921	2,321,165	172,019	1,665	-	38,481	-	113,284	2,879,535	13,484	2,893,019

Note:

Pursuant to an ordinary resolution in relation to the bonus issue of shares (with a convertible note alternative) passed at the extraordinary general meeting of the Company held on 1 November 2010, 311,191,645 bonus shares of HK\$0.1 each were issued on 25 November 2010 on the basis of one bonus share for every existing share held by the shareholders of the Company whose names appeared on the register of members of the Company on 1 November 2010.

Reserve arising from issuance of convertible notes was then capitalised from the Company's share premium account for the purpose of issue of new shares upon conversion of the convertible notes which were constituted by the deed poll dated 25 November 2010. This reserve balance represented the aggregate amount of the convertible notes outstanding at the period end. 100,053 of convertible notes were exercised and converted into shares by noteholders during the period from 25 November 2010 to 30 June 2011. 1,720,192,135 convertible notes remain outstanding as at 30 June 2011.

The convertible notes are unlisted, non-transferable and irredeemable but have conversion rights entitling the noteholders to convert into an equivalent number of shares as the number of bonus shares which the noteholders would otherwise be entitled to receive under the bonus issue had the shareholder not elected for the convertible notes. The convertible notes do not carry voting rights at any general meeting of shareholders of the Company. The noteholders can exercise the conversion rights at anytime after the issue of convertible notes, subject to the terms and conditions of the deed poll constituting the convertible notes. The convertible notes were recognised as equity and are presented in reserves as reserve arising from issuance of convertible notes.

Consolidated Statement of Cash Flows

For the year ended 30 June 2011

	2011 HK\$'000	2010 HK\$'000
OPERATING ACTIVITIES		
Profit before taxation	453,520	382,128
Adjustments for:		
Depreciation of property, plant and equipment	98,841	89,008
Gain on redemption/disposal of investments	(2,866)	(15,861)
Loss (gain) on disposal/write-off of property, plant and equipment	4	(85)
Gain on disposal of investment properties	–	(40,722)
Interest income	(25,603)	(21,141)
Increase in fair value of investment properties	(138,000)	(68,000)
Operating cash flows before movements in working capital	385,896	325,327
Increase in inventories	(1,088)	(917)
(Increase) decrease in trade and other receivables	(6,036)	7,643
Decrease (increase) in amounts due from customers for contract work	939	(2,638)
Increase in trade and other payables	616	38,817
Increase in deferred revenue	68,127	18,610
Increase in amounts due to customers for contract work	1,112	–
CASH GENERATED FROM OPERATIONS	449,566	386,842
Hong Kong profits tax paid	(4,392)	–
PRC enterprise income tax paid	(1,040)	–
NET CASH FROM OPERATING ACTIVITIES	444,134	386,842
INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(89,265)	(43,393)
Proceeds from redemption/disposal of investments	47,545	61,761
Interest received	29,188	15,742
Purchase of investments	–	(327,860)
Net proceeds from disposal of investment properties	–	260,722
Proceeds from disposal of property, plant and equipment	–	85
NET CASH USED IN INVESTING ACTIVITIES	(12,532)	(32,943)
FINANCING ACTIVITIES		
Dividends paid	(162,519)	(121,889)
Repurchase of shares	(13,076)	–
CASH USED IN FINANCING ACTIVITIES	(175,595)	(121,889)
NET INCREASE IN CASH AND CASH EQUIVALENTS	256,007	232,010
CASH AND CASH EQUIVALENTS AT 1 JULY	781,074	549,011
EFFECT OF FOREIGN EXCHANGE RATE CHANGES	322	53
CASH AND CASH EQUIVALENTS AT 30 JUNE, represented by bank balances and deposits	1,037,403	781,074

Notes to the Consolidated Financial Statements

For the year ended 30 June 2011

1. GENERAL

The Company was incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Law (1998 Revision) of the Cayman Islands and its shares are listed on the Growth Enterprise Market of The Stock Exchange of Hong Kong Limited (the "Stock Exchange"). Its ultimate holding company is Sun Hung Kai Properties Limited ("SHKP"), a company incorporated in Hong Kong with its shares listed on the main board of the Stock Exchange and its immediate holding company is Sunco Resources Limited. The addresses of the registered office and principal place of business of the Company are disclosed in the "Corporate Information" section of the annual report. SHKP together with its subsidiaries, other than members of the Group, are hereinafter referred to as the "SHKP Group".

The Company is an investment holding company. The activities of its principal subsidiaries are set out in note 33.

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

2. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs")/CHANGES IN ACCOUNTING POLICIES

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

In the current year, the Group has applied a number of new and revised standards, amendments and interpretations ("new and revised HKFRSs") that were issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and are mandatorily effective for the Group's financial year beginning 1 July 2010, as follows:

HKFRSs (Amendments)	Improvements to HKFRSs 2009
HKFRSs (Amendments)	Improvements to HKFRSs 2010
HKAS 32 (Amendments)	Classification of Rights Issues
HKFRS 1 (Amendments)	Additional Exemptions for First-time Adopters
HKFRS 1 (Amendments)	Limited Exemption from Comparative HKFRS 7 Disclosures for First-time Adopters
HKFRS 2 (Amendments)	Group Cash-settled Share-based Payment Transactions
HK(IFRIC) – Int 19	Extinguishing Financial Liabilities with Equity Instruments
HK – Int 5	Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause

The adoption of the above new and revised HKFRSs has had no material effect on the consolidated financial statements of the Group and the financial statements of the Company for the current or prior accounting periods.

In addition, the Group has applied the following revised HKFRS in advance of the effective date:

Amendments to HKAS 12 "Income Taxes"

Amendments to HKAS 12 titled "Deferred Tax: Recovery of Underlying Assets" have been applied in advance of its effective date (annual periods beginning on or after 1 January 2012). Under the amendments, investment properties that are measured using the fair value model in accordance with HKAS 40 "Investment Property" are presumed to be recovered through sale, unless the presumption is rebutted in certain circumstances.

As a result, the Group's investment properties that are measured using the fair value model have been presumed to be recovered through sale for the purpose of measuring deferred tax assets and liabilities in respect of such properties. This resulted in deferred tax liabilities being decreased by HK\$48,206,000 (of which an amount of HK\$20,061,000 was classified as liabilities associated with an asset classified as held for sale) as at 1 July 2009 and HK\$32,105,000 as at 30 June 2010, with the corresponding adjustments being recognised in retained profits/accumulated losses.

In the current year, no deferred tax has been recognised in respect of increase in fair value of such investment properties, whereas deferred tax liabilities were previously provided for in relation to the increase in fair value of such investment properties. The application of the amendments has resulted in profit for the year being increased by HK\$12,160,000 (2010: decreased by HK\$16,101,000).

Notes to the Consolidated Financial Statements

For the year ended 30 June 2011

2. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”)/CHANGES IN ACCOUNTING POLICIES (Continued)

Summary of the effects of the above changes in accounting policies

The effects of the above changes in accounting policies on the Group's income tax for the current and prior years are as follows:

	Year ended 30 June	
	2011 HK\$'000	2010 HK\$'000
(Decrease) increase in income tax expense	(12,160)	16,101

The effects of the above changes in accounting policies on the financial positions of the Group as at 1 July 2009 and 30 June 2010 are as follows:

	As at 1.7.2009			As at 30.6.2010		
	(originally stated) HK\$'000	Adjustments HK\$'000	As at 1.7.2009 (restated) HK\$'000	(originally stated) HK\$'000	Adjustments HK\$'000	As at 30.6.2010 (restated) HK\$'000
Deferred tax liabilities	99,288	(28,145)	71,143	116,865	(32,105)	84,760
Liabilities associated with an asset classified as held for sale	50,061	(20,061)	30,000	–	–	–
Total	149,349	(48,206)	101,143	116,865	(32,105)	84,760
Accumulated losses	(400,180)	48,206	(351,974)	(161,465)	32,105	(129,360)

The effects of the above changes in accounting policies on the Group's basic earnings per share for the current and prior years are as follows:

	Impact on earnings per share Year ended 30 June	
	2011 HK cents	2010 HK cents
Figures before adjustments, originally stated	9.68	17.73
Effect on the bonus issue of shares (with a convertible note alternative)	–	(8.86)
Figures before adjustments, but restated for bonus issue	9.68	8.87
Adjustment arising from changes in the Group's accounting policies in relation to deferred tax for investment properties	0.30	(0.40)
Figures after adjustments	9.98	8.47

Notes to the Consolidated Financial Statements

For the year ended 30 June 2011

2. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs")/CHANGES IN ACCOUNTING POLICIES (Continued)

New and revised standards, amendments and interpretations issued but not yet effective

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

HKFRSs (Amendments)	Improvements to HKFRSs 2010 ¹
HKFRS 1 (Amendments)	Severe Hyperinflation and Removal of Fixed Dates for First-time Adopters ²
HKFRS 7 (Amendments)	Disclosures – Transfers of Financial Assets ²
HKFRS 9	Financial Instruments ⁴
HKFRS 10	Consolidated Financial Statements ⁴
HKFRS 11	Joint Arrangements ⁴
HKFRS 12	Disclosure of Interests in Other Entities ⁴
HKFRS 13	Fair Value Measurement ⁴
HKAS 1 (Amendments)	Presentation of Items of Other Comprehensive Income ³
HKAS 19 (as revised in 2011)	Employee Benefits ⁴
HKAS 24 (as revised in 2009)	Related Party Disclosures ¹
HKAS 27 (as revised in 2011)	Separate Financial Statements ⁴
HKAS 28 (as revised in 2011)	Investments in Associates and Joint Ventures ⁴
HK(IFRIC) – Int 14 (Amendments)	Prepayments of a Minimum Funding Requirement ¹

¹ Effective for annual periods beginning on or after 1 January 2011.

² Effective for annual periods beginning on or after 1 July 2011.

³ Effective for annual periods beginning on or after 1 July 2012.

⁴ Effective for annual periods beginning on or after 1 January 2013.

The directors of the Company anticipate that the application of these new or revised standards, amendments and interpretations, issued but not yet effective will have no material impact on the results and the financial positions of the Group and the Company.

3. SIGNIFICANT ACCOUNTING POLICIES

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 Growth Enterprise Market of the Stock Exchange and by the Hong Kong Companies Ordinance.

The consolidated financial statements have been prepared on the historical cost basis except for investment properties and certain financial instruments, that are measured at fair values, as explained in the accounting policies set out below.

The principal accounting policies are set out below.

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company (its subsidiaries). Control is achieved where the Company has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with those used by other members of the Group.

All material intra-group transactions, balances, income and expenses are eliminated on consolidation.



3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Basis of consolidation (Continued)

Non-controlling interests in subsidiaries are presented separately from the Group's equity therein. Non-controlling interests in the net assets, consist of the amount of those interests at the date of the original business combination and the non-controlling interest's share of changes in equity since the date of the combination.

Investments in subsidiaries

A subsidiary is an entity controlled by the Company.

Investments in subsidiaries are included in the Company's statement of financial position at cost less any identified impairment losses.

Non-current assets held for sale

Non-current assets are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the non-current asset is available for immediate sale in its present condition.

Non-current assets classified as held for sale are measured at the lower of their previous carrying amount and fair value less costs to sell.

Revenue recognition

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

(i) Use of data centre and information technology ("IT") facilities

Revenue from customers' use of data centre and IT facilities under operating leases is recognised ratably over the terms of the agreement while other service income is recognised when such services are rendered.

(ii) Installation and maintenance fee of satellite master antenna television system ("SMATV"), communal aerial broadcast distribution ("CABD"), structural cabling and security systems

Installation revenue is recognised using the percentage of completion method, measured by reference to the proportion that contract costs incurred for work performed to date bear to the estimated total contract costs. Income from maintenance contracts is recognised on a straight line basis over the duration of the contract.

(iii) Rental income

Rental income under operating leases is recognised on a straight line basis over the lease terms.

(iv) Building management service income

Building management service income is recognised when the services are rendered.

(v) Interest income

Interest income from a financial asset is accrued on a time basis, by reference to the principal outstanding and at the 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.

Property, plant and equipment

Property, plant and equipment are stated at cost less subsequent accumulated depreciation and accumulated impairment losses.

Depreciation is recognised so as to write off the cost of items of property, plant and equipment less their estimated residual values over their estimated useful lives, using the straight-line method.

An item of property, plant and equipment 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 the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss in which the item is derecognised.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2011

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation.

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

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

Construction contracts

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the end of the reporting period, as measured by the proportion that contract costs incurred for work performed to date bear to the estimated total contract costs, except where this would not be representative of the stage of completion. Variations in contract work, claims and incentive payments are included to the extent that the amount can be measured reliably and its receipt is considered probable.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. Contract costs are recognised as expenses in the period in which they are incurred.

When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately.

Where contract costs incurred to date plus recognised profits less recognised losses exceed progress billings, the surplus is shown as amounts due from customers for contract work. For contracts where progress billings exceed contract costs incurred to date plus recognised profits less recognised losses, the surplus is shown as amounts due to customers for contract work. Amounts received before the related work is performed are included in the consolidated statement of financial position, as a liability, as advances received. Amounts billed for work performed but not yet paid by the customer are included in the consolidated statement of financial position under trade and other receivables.

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.

The Group as lessor

Rental income from operating leases is recognised in profit or loss on a straight line basis over the term of the relevant lease.

The Group as lessee

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

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 its 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 the 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 on the settlement of monetary items, and on the translation of monetary items, are recognised in profit or loss in the period in which they arise.



3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Foreign currencies (Continued)

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group's foreign operations are translated into the presentation currency of the Company (i.e. HK\$) at the rate of exchange prevailing at the end of the reporting period, and their income and expenses are translated at the average exchange rates for the year, unless exchange rates fluctuate significantly during the period, in which case, the exchange rates prevailing at the dates of transactions are used. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity (the exchange reserve).

Retirement benefit costs

Payments to defined contribution retirement benefit schemes and the Mandatory Provident Fund Scheme ("MPF Scheme") are charged as an expense when employees have rendered service entitling them to the contributions.

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 as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other years, and it further excludes 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.

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 deductible temporary differences can be utilised. Such 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 assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

Deferred tax liabilities are recognised for taxable temporary differences arising on investments in subsidiaries, 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 the reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit 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 is realised, based on tax rate (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax assets and liabilities 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. Deferred tax is recognised in profit or loss, except when it relates to items that are recognised in other comprehensive income or directly in equity, in which case the deferred tax is also recognised in other comprehensive income or directly in equity respectively.

The Group measures any deferred tax effect in respect of the Group's investment properties with reference to the tax effect that would arise if the carrying amount to the investment properties at the reporting date were recovered through sale, unless the 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

For the year ended 30 June 2011

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is calculated using the first-in, first-out method.

Financial instruments

Financial assets and financial liabilities are recognised in the consolidated statement of financial position when a group entity becomes a party to the contractual provisions of the instruments.

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 profit or loss.

Financial assets

The Group's and the Company's financial assets are classified into two categories, loans and receivables 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 purchase 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 and points 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.

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 trade and other receivables, amounts due from subsidiaries and bank balances and deposits) are carried at amortised cost using the effective interest method, less any identified impairment losses (see accounting policy on impairment of financial assets below).

Available-for-sale financial assets

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

Available-for-sale financial assets 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 investments revaluation reserve, until the financial asset is disposed of or is determined to be impaired, at which time, the cumulative gain or loss previously accumulated in the investments revaluation reserve is reclassified to profit or loss (see accounting policy on impairment of financial assets below).

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 are measured at cost less any identified impairment losses at the end of the reporting period (see accounting policy on impairment of financial assets below).

Impairment of financial assets

Financial assets are assessed for indicators of impairment at the end of the 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.



3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets (Continued)

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 or 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.

For certain categories of financial asset, such as trade and other receivables, 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 average credit period of 30 days and 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.

For financial assets carried at cost, the amount of the impairment loss is measured as the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the current market rate of return for a similar financial asset. Such impairment loss will not be reversed in subsequent periods.

The carrying amount of the financial asset is reduced by the impairment loss directly for all financial assets with the exception of trade and other receivables and amounts due from subsidiaries, 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 trade and other receivables and amounts due from subsidiaries are considered uncollectible, they are written off against the allowance account. 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 the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment loss 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.

Financial liabilities and equity

Financial liabilities and equity instruments issued by a group entity 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 Company after deducting all of its liabilities.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2011

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial liabilities and equity (Continued)

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, a shorter period.

Interest expense is recognised on an effective interest basis.

Financial liabilities

Financial liabilities (including trade and other payables) are subsequently measured at amortised cost, using the effective interest method.

Equity instruments

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

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.

On derecognition of a financial asset, 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 or payable is recognised in profit or loss.

Deferred revenue

Lump sum amounts for the set-up of facilities in respect of operating leases of data centre and IT facilities are treated as deferred revenue which is taken to profit or loss over the lease terms.

Equity-settled share-based payment transactions

Share options granted to directors and employees of the Group

The fair value of services received determined by reference to the fair value of share options granted at the grant date is expensed on a straight-line basis over the vesting period with a corresponding increase in equity (share-based payment transactions reserve).

At the end of the reporting period, the Group revises its estimates of the number of options that are expected to ultimately vest. The impact of the revision of the original estimates during the vesting period, if any, is recognised in profit or loss with a corresponding adjustment to share-based payment transactions reserve.

At the time when the share options are exercised, the amount previously recognised in share-based payment transactions reserve will be transferred to share premium. When the share options are forfeited after the vesting date, the amount previously recognised in share-based payment transactions reserve will be transferred to retained profits/accumulated losses.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2011



3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Impairment losses on assets

At the end of the reporting period, the Group reviews the carrying amounts of its 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.

4. REVENUE

Revenue was generated from the following activities:

	2011 HK\$'000	2010 HK\$'000
Income from data centre and IT facilities (including service income of HK\$102,354,000 (2010: HK\$76,017,000))	490,981	408,024
Installation and maintenance fee of SMATV, CABD, structural cabling and security systems (including installation fee of HK\$50,750,000 (2010: HK\$44,879,000))	100,622	95,669
Property rentals and building management services	39,200	40,349
	630,803	544,042

5. SEGMENT INFORMATION

Segment profit represents the profit earned by each segment without allocation of central administration costs, directors' emoluments, interest income, gain on redemption/disposal of debt securities, gain on disposal of equity technology investments and investment income. This is the measure reported to the chief operating decision makers for the purposes of resource allocation and performance assessment.

The principal activities of the operating segments of the Group are as follows:

Data centre and IT facilities cover the provision of data centre, facilities management, web applications and value added services.

SMATV, CABD, structural cabling and security systems comprise installation and maintenance services for the respective systems.

Properties holding refers to the Group's interests in investment properties which generate rental and other related income.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2011

5. SEGMENT INFORMATION (Continued)

Segment revenue and results

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

For the year ended 30 June 2011

	Data centre and IT facilities HK\$'000	SMATV, CABD, structural cabling and security systems HK\$'000	Properties holding HK\$'000	Elimination HK\$'000	Consolidated HK\$'000
REVENUE					
External	490,981	100,622	39,200	–	630,803
Inter-segment	2,360	1,517	2,147	(6,024)	–
Total	493,341	102,139	41,347	(6,024)	630,803
RESULTS					
Segment results	252,595	19,751	168,873	–	441,219
Unallocated corporate expenses					(16,758)
Interest income					25,603
Gain on redemption/disposal of debt securities and investment income					3,456
Profit before taxation					453,520

For the year ended 30 June 2010

	Data centre and IT facilities HK\$'000	SMATV, CABD, structural cabling and security systems HK\$'000	Properties holding HK\$'000	Elimination HK\$'000	Consolidated HK\$'000
REVENUE					
External	408,024	95,669	40,349	–	544,042
Inter-segment	6,562	1,539	2,135	(10,236)	–
Total	414,586	97,208	42,484	(10,236)	544,042
RESULTS					
Segment results	201,402	18,609	139,675	–	359,686
Unallocated corporate expenses					(14,560)
Interest income					21,141
Gain on redemption of debt securities and disposal of equity technology investments					15,861
Profit before taxation					382,128

Inter-segment sales are charged at prevailing market rates.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2011



5. SEGMENT INFORMATION (Continued)

Segment assets and liabilities

The following is an analysis of the Group's assets and liabilities by reportable segment:

At 30 June 2011

	Data centre and IT facilities HK\$'000	SMATV, CABD, structural cabling and security systems HK\$'000	Properties holding HK\$'000	Consolidated HK\$'000
ASSETS				
Segment assets	1,216,529	46,987	922,833	2,186,349
Unallocated corporate assets				1,314,610
Consolidated total assets				3,500,959
LIABILITIES				
Segment liabilities	410,590	24,331	14,208	449,129
Unallocated corporate liabilities				6,689
Tax payables				62,770
Deferred tax liabilities				89,352
Consolidated total liabilities				607,940

At 30 June 2010

	Data centre and IT facilities HK\$'000	SMATV, CABD, structural cabling and security systems HK\$'000	Properties holding HK\$'000	Consolidated HK\$'000 (Restated)
ASSETS				
Segment assets	1,218,760	45,717	786,546	2,051,023
Unallocated corporate assets				1,100,658
Consolidated total assets				3,151,681
LIABILITIES				
Segment liabilities	335,689	26,936	14,709	377,334
Unallocated corporate liabilities				8,418
Tax payables				24,418
Deferred tax liabilities				84,760
Consolidated total liabilities				494,930

Notes to the Consolidated Financial Statements

For the year ended 30 June 2011

5. SEGMENT INFORMATION (Continued)

Segment assets and liabilities (Continued)

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

- all assets are allocated to reportable segments other than property, plant and equipment of central administrative office, investments and certain bank deposits; and
- all liabilities are allocated to reportable segments other than tax payables, deferred tax liabilities, other payables and accruals of central administrative office.

Other segment information

For the year ended 30 June 2011

	Data centre and IT facilities HK\$'000	SMATV, CABD, structural cabling and security systems HK\$'000	Properties holding HK\$'000	Unallocated HK\$'000	Consolidated HK\$'000
Amounts included in the measure of segment results or segment assets:					
Additions to property, plant and equipment	89,085	156	–	24	89,265
Depreciation of property, plant and equipment	98,356	469	–	16	98,841
Increase in fair value of investment properties	–	–	138,000	–	138,000

For the year ended 30 June 2010

	Data centre and IT facilities HK\$'000	SMATV, CABD, structural cabling and security systems HK\$'000	Properties holding HK\$'000	Unallocated HK\$'000	Consolidated HK\$'000
Amounts included in the measure of segment results or segment assets:					
Additions to property, plant and equipment	43,208	182	–	3	43,393
Depreciation of property, plant and equipment	88,111	879	–	18	89,008
Increase in fair value of investment properties	–	–	68,000	–	68,000
Gain on disposal of investment properties	–	–	40,722	–	40,722

Geographical information

The Group's revenue is substantially derived from Hong Kong and the Group's non-current assets are substantially located in Hong Kong. Accordingly, no analysis by geographical location is presented.

Information about major customers

The largest group of customers accounted for about 16% (2010: 18%) of the total revenue.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2011



6. OTHER INCOME

	2011 HK\$'000	2010 HK\$'000
Interest income	25,603	21,141
Gain on redemption/disposal of debt securities, gain on disposal of equity technology investments and investment income	3,456	15,861
Miscellaneous	665	1,153
	29,724	38,155

7. INCOME TAX EXPENSE

	2011 HK\$'000	2010 HK\$'000 (Restated)
Current tax:		
– Hong Kong profits tax	42,356	24,418
– PRC enterprise income tax	1,412	–
	43,768	24,418
Deferred tax charge	4,592	13,617
	48,360	38,035

Hong Kong profits tax is calculated at 16.5% of the estimated assessable profits for both years.

Under the Law of the People's Republic of China (the "PRC") on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25% from 1 January 2008 onwards.

The income tax expense can be reconciled to the profit per the consolidated income statement as follows:

	2011 HK\$'000	2010 HK\$'000 (Restated)
Profit before taxation	453,520	382,128
Tax at Hong Kong profits tax rate of 16.5%	74,831	63,051
Tax effect of expenses not deductible for tax purpose	2,954	2,173
Tax effect of income not taxable for tax purpose	(25,835)	(22,120)
Tax effect of utilisation of tax losses previously not recognised	(3,590)	(5,069)
Income tax expense	48,360	38,035

Details of deferred tax liabilities are set out in note 21.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2011

8. PROFIT FOR THE YEAR

	2011 HK\$'000	2010 HK\$'000
Profit for the year has been arrived at after charging (crediting):		
Staff costs including directors' emoluments (note 9)	50,873	44,888
Retirement benefit scheme contributions	1,889	1,772
Total staff costs	52,762	46,660
Auditors' remuneration	1,010	967
Depreciation of property, plant and equipment	98,841	89,008
Minimum lease payments paid under operating leases in respect of land and buildings	9,217	7,012
Rental income from investment properties, net of outgoings of HK\$2,618,000 (2010: HK\$3,777,000)	(31,525)	(31,252)

9. DIRECTORS' EMOLUMENTS AND EMPLOYEES' EMOLUMENTS

Directors' emoluments

The emoluments, pension and compensation arrangements paid/payable to the directors of the Company of their services for the years ended 30 June 2011 and 2010 were as follows:

Name of director	Fees HK\$'000	Basic salaries and allowances HK\$'000	Discretionary bonuses HK\$'000	Retirement benefit scheme contributions HK\$'000	Total emoluments for the year ended 30 June 2011 HK\$'000	Total emoluments for the year ended 30 June 2010 HK\$'000
<i>Executive Directors</i>						
Kwok Ping-luen, Raymond	40	-	-	-	40	40
Tsim Wing-kit, Alfred	35	3,000	1,020	150	4,205	2,982
Wong Yick-kam, Michael (retired on 30 October 2009)	-	-	-	-	-	14
Tung Chi-ho, Eric	30	12*	-	-	42	42
Wong Chin-wah	30	12*	-	-	42	42
So Wai-kei, Godwin (appointed on 1 November 2009)	30	12*	-	-	42	28
<i>Non-Executive Directors</i>						
Kwok Ping-sheung, Walter (resigned on 10 March 2011)	30	-	-	-	30	30
Kwok Ping-kwong, Thomas (resigned on 14 September 2010)	30	-	-	-	30	30
Cheung Wing-yui	120	-	-	-	120	120
Chan Kui-yuen, Thomas (resigned on 14 September 2010)	30	12*	-	-	42	42
So Chung-keung, Alfred (resigned on 14 September 2010)	30	12*	-	-	42	42
Siu Hon-wah, Thomas (appointed on 7 May 2010)	30	-	-	-	30	4
<i>Independent Non-Executive Directors</i>						
Li On-kyok, Victor	120	-	-	-	120	120
King Yeo-chi, Ambrose	120	-	-	-	120	120
Wong Kai-man	120	-	-	-	120	120
Total 2011	795	3,060	1,020	150	5,025	3,776
Total 2010	769	2,390	500	117	3,776	

* Paid to SHKP Group

Notes to the Consolidated Financial Statements

For the year ended 30 June 2011

9. DIRECTORS' EMOLUMENTS AND EMPLOYEES' EMOLUMENTS (Continued)

Employees' emoluments

Of the five individuals with the highest emoluments in the Group, one (2010: one) is a director of the Company whose emoluments is included above. The emoluments of the remaining four (2010: four) individuals were as follows:

	2011 HK\$'000	2010 HK\$'000
Salaries and allowances	4,029	3,807
Discretionary bonus	450	386
Retirement benefit scheme contributions	195	190
	4,674	4,383

Their emoluments were within the following bands:

	2011 Number of employees	2010 Number of employees
Up to HK\$1,000,000	1	2
HK\$1,000,001 to HK\$1,500,000	2	2
HK\$1,500,001 to HK\$2,000,000	1	–
	4	4

10. DIVIDENDS

	2011 HK\$'000	2010 HK\$'000
Dividend paid and recognised as distribution during the year		
– Final dividend to ordinary shareholders in respect of the immediately preceding financial year of HK4 cents (2010: HK3 cents) per share	162,519	121,889
Dividend proposed		
– Final dividend to ordinary shareholders in respect of the current financial year of HK6.62 cents (2010: HK4 cents) per share	154,193	162,519
– Payments to convertible noteholders in respect of the current financial year of HK6.62 cents (2010: Nil) for each share which such registered noteholders would have become holders of, had such registered noteholders' convertible notes then outstanding been converted on 9 November 2011	113,877	–
	268,070	162,519

The dividends per share for 2010 have been restated on the assumption that the bonus issue of shares (with a convertible note alternative) had been in place in prior year.

At a meeting held on 12 September 2011, the Directors recommend the declaration of a final dividend of HK6.62 cents per share for the year ended 30 June 2011. This proposed dividend is not included as a dividend payable in the consolidated statement of financial position as at 30 June 2011.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2011

11. EARNINGS PER SHARE

(a) Reported earnings per share

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

	2011 HK\$'000	2010 HK\$'000 (Restated)
Earnings for the purposes of basic earnings per share	405,163	344,095

	2011 Number of shares	2010 Number of shares
Weighted average number of ordinary shares for the purposes of basic earnings per share	4,060,386,617	4,062,967,666

4,062,967,666 ordinary shares are deemed to be in issue at the beginning of the relevant periods assuming that the issuance of bonus shares (with a convertible note alternative) at one bonus share for every existing ordinary share held by capitalising the Company's share premium account has been effective. The comparative figures for 2010 have been adjusted accordingly.

No diluted earnings per share has been presented for 2010 because the exercise price of the Company's share options was higher than the average market price of the shares of the Company during the year ended 30 June 2010. There were no dilutive potential ordinary shares in existence during the year ended 30 June 2011.

(b) Underlying earnings per share

For the purpose of assessing the underlying performance of the Group, underlying earnings per share is calculated based on the underlying profit attributable to the owners of the Company of HK\$268,889,000 (2010: HK\$236,554,000), excluding the effect of fair value changes on investment properties, gain on disposal of investment properties and deferred tax charge arising from decrease in balancing allowance of investment properties. A reconciliation of profit is as follows:

	2011 HK\$'000	2010 HK\$'000 (Restated)
Profit attributable to the owners of the Company as shown in the consolidated income statement	405,163	344,095
Increase in fair value of investment properties	(138,000)	(68,000)
Deferred tax charge arising from decrease in balancing allowance of investment properties	1,726	1,181
Gain on disposal of investment properties	-	(40,722)
Underlying profit attributable to the owners of the Company	268,889	236,554

The denominators used are the same as those detailed above for both basic and underlying earnings per share.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2011

12. INVESTMENTS IN SUBSIDIARIES/AMOUNTS DUE FROM SUBSIDIARIES

	THE COMPANY	
	2011 HK\$'000	2010 HK\$'000
Unlisted shares, at cost	–	–
Deemed capital contribution	521,429	417,143
	521,429	417,143
Amounts due from subsidiaries		
– Non-current assets	2,085,714	2,085,714
– Current assets	270,890	177,380
	2,356,604	2,263,094

At 30 June 2011, the amounts due from subsidiaries are unsecured, interest-free and have no fixed repayment terms. In the opinion of the directors of the Company, HK\$2,085,714,000 (2010: HK\$2,085,714,000) of such balances will not be repaid within the next twelve months from the end of the reporting period and they are therefore shown as non-current.

Certain amounts due from subsidiaries which are not repayable within the next twelve months from the end of the reporting period are adjusted to their fair value using effective interest method at the prevailing market rates of approximately 5% for both years.

Particulars of the Company's principal subsidiaries at 30 June 2011 are set out in note 33.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2011

13. INVESTMENT PROPERTIES/ASSET CLASSIFIED AS HELD FOR SALE

(a) Investment properties

	THE GROUP HK\$'000
At 1 July 2009	713,000
Increase in fair value recognised in profit or loss	68,000
At 30 June 2010	781,000
Increase in fair value recognised in profit or loss	138,000
At 30 June 2011	919,000

The fair value of the Group's investment properties at 30 June 2011 and 2010 has been determined with reference to a valuation on market value basis carried out by DTZ Debenham Tie Leung Limited, independent qualified professional surveyors not connected with the Group. The valuation was arrived at by reference to market evidence of recent transaction prices for similar properties and/or on the basis of capitalising the rental incomes derived from the existing tenancies with due provision for any reversionary income potential of the properties.

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

The carrying amount of investment properties is as follows:

	THE GROUP	
	2011 HK\$'000	2010 HK\$'000
Properties in Hong Kong held under:		
– long leases	360,000	325,000
– medium-term leases	559,000	456,000
	919,000	781,000

(b) Asset classified as held for sale

The Group received a sale deposit of HK\$30,000,000 in respect of the asset classified as held for sale during the year ended 30 June 2009. This balance was classified as liabilities associated with an asset classified as held for sale in the consolidated statement of financial position as at 30 June 2009. On 30 October 2009, the disposal of certain investment properties held under long leases, classified as asset held for sale of HK\$250,000,000, was completed. The remaining consideration of HK\$270,000,000 was received, resulting in gain on disposal of approximately HK\$40,722,000.

Notes to the Consolidated Financial Statements

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14. PROPERTY, PLANT AND EQUIPMENT

	Leasehold properties HK\$'000	Data centre facilities HK\$'000	SMATV equipment HK\$'000	Computers networks and related equipment HK\$'000	Office equipment, furniture and fixtures HK\$'000	Motor vehicles HK\$'000	Total HK\$'000
THE GROUP							
COST							
At 1 July 2009	675,461	1,061,966	17,465	29,880	15,769	1,306	1,801,847
Additions	–	42,394	–	107	892	–	43,393
Disposals/write-off	–	(498)	(908)	(6)	(1,429)	(261)	(3,102)
Exchange realignment	–	337	–	–	46	–	383
At 30 June 2010	675,461	1,104,199	16,557	29,981	15,278	1,045	1,842,521
Additions	–	88,231	–	44	990	–	89,265
Disposals/write-off	–	–	–	(19,883)	(1,132)	–	(21,015)
Exchange realignment	–	1,575	–	–	17	–	1,592
At 30 June 2011	675,461	1,194,005	16,557	10,142	15,153	1,045	1,912,363
DEPRECIATION AND IMPAIRMENT							
At 1 July 2009	243,694	287,724	17,024	29,290	15,139	1,020	593,891
Provided for the year	14,027	73,684	250	401	494	152	89,008
Eliminated on disposals/write-off	–	(498)	(908)	(6)	(1,429)	(261)	(3,102)
Exchange realignment	–	268	–	–	47	–	315
At 30 June 2010	257,721	361,178	16,366	29,685	14,251	911	680,112
Provided for the year	14,027	83,898	107	171	538	100	98,841
Eliminated on disposals/write-off	–	–	–	(19,883)	(1,128)	–	(21,011)
Exchange realignment	–	1,379	–	–	17	–	1,396
At 30 June 2011	271,748	446,455	16,473	9,973	13,678	1,011	759,338
CARRYING VALUES							
At 30 June 2011	403,713	747,550	84	169	1,475	34	1,153,025
At 30 June 2010	417,740	743,021	191	296	1,027	134	1,162,409

The above items of property, plant and equipment are depreciated on a straight-line basis at the following rates per annum:

Leasehold properties	Over the prevailing lease term
Data centre facilities	2%–33 $\frac{1}{3}$ %
SMATV equipment	10%
Computers, networks and related equipment	20%–33 $\frac{1}{3}$ %
Office equipment, furniture and fixtures	20%–33 $\frac{1}{3}$ %
Motor vehicles	30%–33 $\frac{1}{3}$ %

Notes to the Consolidated Financial Statements

For the year ended 30 June 2011

14. PROPERTY, PLANT AND EQUIPMENT (Continued)

The carrying value of properties shown above comprises:

	THE GROUP	
	2011 HK\$'000	2010 HK\$'000
Properties in Hong Kong held under		
– long leases	282,459	293,117
– medium-term leases	121,254	124,623
	403,713	417,740

The Group assessed the classification of unexpired leasehold land based on information that existed at the inception of the leases. As the cost of the leasehold properties cannot be allocated reliably between the lease payments for the land portion and the cost of the building, leasehold land that qualifies for finance lease classification is included in property, plant and equipment.

15. INVESTMENTS

	THE GROUP	
	2011 HK\$'000	2010 HK\$'000
Available-for-sale investments:		
Listed debt securities, at fair value		
– outside Hong Kong	292,586	330,069
Listed equity technology investments, at fair value		
– in Hong Kong	15,164	16,083
Unlisted equity technology investments, at cost less impairment	8,010	8,010
	315,760	354,162

	THE GROUP	
	2011 HK\$'000	2010 HK\$'000
Carrying amount analysed for reporting purposes as:		
Non-current assets	174,872	354,162
Current assets (debt securities maturity within one year)	140,888	–
	315,760	354,162

At the end of the reporting period, all investments are stated at fair value, except for the unlisted equity technology investments. Fair values of the listed investments have been determined by reference to bid prices quoted in active markets. The unlisted equity technology investments are measured at cost less impairment at the end of each reporting period because the range of reasonable fair value estimates is so significant that the directors of the Company are of the opinion that their fair values cannot be measured reliably.

The debt securities carry interest at fixed rates ranging from at 5% to 9% (2010: 5% to 9%) per annum and floating rates ranging from London Inter-Bank Offered Rate ("LIBOR") plus basis at approximately 2% (2010: LIBOR plus basis at approximately 2%) per annum. The debt securities mature between 2011 and 2017 (2010: 2011 and 2017). At the end of the reporting period, debt securities listed outside Hong Kong are denominated in US\$.

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For the year ended 30 June 2011



16. INVENTORIES

	THE GROUP	
	2011 HK\$'000	2010 HK\$'000
Raw materials	3,520	3,494
Work in progress	1,811	749
	5,331	4,243

17. TRADE AND OTHER RECEIVABLES

	THE GROUP	
	2011 HK\$'000	2010 HK\$'000
Trade receivables	40,675	37,171
Less: allowance for doubtful debts	(572)	(572)
	40,103	36,599
Prepayments and deposits	19,818	20,736
	59,921	57,335

The Group allows an average credit period of 30 days to its trade customers. The following is an aged analysis of trade receivables net of allowance for doubtful debts at the end of the reporting period:

	THE GROUP	
	2011 HK\$'000	2010 HK\$'000
0–60 days	37,759	35,445
61–90 days	1,563	699
> 90 days	781	455
	40,103	36,599

The Group's counterparties are mainly entities in SHKP Group, well-known international financial institutions, local governmental institutions and sizeable companies with good credit quality. Based on past experience, the default rates of these counterparties are low.

Included in the Group's trade receivable balances are debtors with an aggregate carrying amount of approximately HK\$16,164,000 (2010: HK\$17,527,000) which are past due at the end of the reporting period for which the Group has not provided for impairment loss as there has not been a significant change in credit quality and the amounts are still considered recoverable. The Group does not hold any collateral over these balances.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2011

17. TRADE AND OTHER RECEIVABLES (Continued)

Ageing of trade receivables which are past due but not impaired

	THE GROUP	
	2011 HK\$'000	2010 HK\$'000
< 60 days	13,820	16,373
61–90 days	1,563	699
> 90 days	781	455
Total	16,164	17,527

Included in the allowance for doubtful debts are individually impaired trade receivables with an aggregate balance of HK\$572,000 (2010: HK\$572,000) which have delayed payments.

18. AMOUNTS DUE FROM (TO) CUSTOMERS FOR CONTRACT WORK

	THE GROUP	
	2011 HK\$'000	2010 HK\$'000
Contracts in progress at the end of the reporting period:		
Contract costs incurred plus recognised profits less recognised losses	50,750	52,804
Less: progress billings	(41,512)	(41,515)
	9,238	11,289
Analysed for reporting purposes as:		
Amounts due from customers for contract work	10,519	11,458
Amounts due to customers for contract work	(1,281)	(169)
	9,238	11,289

At 30 June 2011, retentions held by customers for contract works amounted to HK\$6,147,000 (2010: HK\$4,485,000).

19. BANK BALANCES AND DEPOSITS

THE GROUP

Bank balances and deposits comprise cash and short-term deposits held by the Group. The Group's deposits carry interest at approximately 0.6% to 1.5% (2010: 0.1% to 1.3%) per annum and mature within 3 months at the end of the reporting period (2010: within 3 months).

Notes to the Consolidated Financial Statements

For the year ended 30 June 2011



20. TRADE AND OTHER PAYABLES

	THE GROUP	
	2011 HK\$'000	2010 HK\$'000
An aged analysis of trade payables at the end of the reporting period:		
Trade payables aged within 60 days	18,477	29,356
Trade payables aged over 60 days	71	393
	18,548	29,749
Other payables	1,319	3,127
Deposits received and accruals	201,301	187,465
	221,168	220,341

The average credit period for trade payables is 30 days. The Group has financial risk management policies in place to ensure that all payables are within the credit time frame.

21. DEFERRED TAX LIABILITIES

THE GROUP

The deferred tax (liabilities) assets recognised and movements thereon during the current and prior reporting years are as follows:

	Accelerated tax depreciation HK\$'000	Tax losses HK\$'000	Others HK\$'000	Total HK\$'000
At 1 July 2009 (Restated)	(92,015)	20,754	118	(71,143)
Credit (charge) to profit or loss	1,199	(15,071)	255	(13,617)
At 30 June 2010 (Restated)	(90,816)	5,683	373	(84,760)
Charge to profit or loss	(2,299)	(2,202)	(91)	(4,592)
At 30 June 2011	(93,115)	3,481	282	(89,352)

At the end of the reporting period, the Group has unrecognised tax losses and other deductible temporary differences of HK\$719,821,000 (2010: HK\$738,769,000). Unrecognised tax losses of HK\$1,110,000 were expired during the year ended 30 June 2011. Other tax losses can be carried forward indefinitely. Recognition of these unrecognised tax losses depends on future taxable profits available and losses eventually agreed with the relevant tax authorities.

22. DEFERRED REVENUE

Deferred revenue represents lump sum amounts received from customers for the set-up of facilities in respect of operating leases of data centre and IT facilities.

The carrying amount of deferred revenue is as follows:

	THE GROUP	
	2011 HK\$'000	2010 HK\$'000
Current liabilities (release to profit and loss within one year)	40,003	33,069
Non-current liabilities	193,366	132,173
	233,369	165,242

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For the year ended 30 June 2011

23. SHARE CAPITAL

	Notes	Number of ordinary shares	Amount HK\$'000
Ordinary shares of HK\$0.1 each			
Authorised:			
At 1 July 2009, 30 June 2010 and 30 June 2011		10,000,000,000	1,000,000
Issued and fully paid:			
At 1 July 2009 and 30 June 2010		2,031,483,833	203,148
Bonus issue of shares by capitalisation of the share premium account	(i)	311,191,645	31,119
Conversion of convertible notes	(i)	100,053	10
Shares repurchased and cancelled	(ii)	(13,568,000)	(1,356)
At 30 June 2011		2,329,207,531	232,921

None of the Company's subsidiaries purchased, sold or redeemed any of the Company's listed securities during both years.

Notes:

- (i) Pursuant to an ordinary resolution in relation to the bonus issue of shares (with a convertible note alternative) passed at the extraordinary general meeting of the Company held on 1 November 2010, 311,191,645 bonus shares of HK\$0.1 each were issued on 25 November 2010 to the shareholders who were entitled to those bonus shares and did not elect to receive the convertible notes.

Convertible notes in the amount of HK\$172,029,218.80 were issued to shareholders who elected for the convertible note alternative, and the same amount was capitalised from the Company's share premium account as reserve arising from issuance of convertible notes. Holders of the convertible notes are entitled to convert into an equivalent number of shares as the number of bonus shares which the noteholders would otherwise be entitled to receive under the bonus issue. Accordingly, convertible notes can be converted into ordinary shares on a one to one basis.

During the year ended 30 June 2011, convertible notes in the amount of HK\$10,005.30 were exercised and converted into 100,053 ordinary shares.

	Number of fully paid ordinary shares to be issued/(issued) upon conversion	Amount as at 30 June 2011 HK\$'000
Reserve arising from issuance of convertible notes	1,720,292,188	172,029
Conversion of convertible notes	(100,053)	(10)
At 30 June 2011	1,720,192,135	172,019

Upon conversion of all the outstanding convertible notes, the issued share capital of the Company would be 4,049,399,666 fully paid ordinary shares of HK\$0.1 each.

Details of the bonus issue of shares (with a convertible note alternative) are set out in the circular of the Company dated 29 September 2010.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2011



23. SHARE CAPITAL (Continued)

Notes:

(ii) During the year ended 30 June 2011, the Company repurchased its own shares through the Stock Exchange as follows:

Month of repurchases	No. of ordinary shares of HK\$0.1 each	Price paid per share		Aggregate consideration paid (including expenses) HK\$'000
		Highest HK\$	Lowest HK\$	
February 2011	1,378,000	0.98	0.95	1,332
March 2011	4,484,000	0.99	0.94	4,364
May 2011	7,626,000	0.97	0.93	7,288
June 2011	80,000	0.95	N/A	92
	13,568,000			13,076

The above shares were subsequently cancelled.

24. OTHER RESERVES

	Share premium HK\$'000	Share-based payment transactions reserve HK\$'000	Retained profits/(Accumulated losses) HK\$'000	Total HK\$'000
THE COMPANY				
At 1 July 2009	2,536,033	310	(205,391)	2,330,952
Profit and total comprehensive income for the year	–	–	267,429	267,429
Cancellation of share options	–	(310)	310	–
Final dividend paid	–	–	(121,889)	(121,889)
At 30 June 2010	2,536,033	–	(59,541)	2,476,492
Profit and total comprehensive income for the year	–	–	373,362	373,362
Bonus issue of shares (with a convertible note alternative)	(203,148)	–	–	(203,148)
Shares repurchased and cancelled	(11,720)	–	–	(11,720)
Final dividend paid	–	–	(162,519)	(162,519)
At 30 June 2011	2,321,165	–	151,302	2,472,467

The Company's reserves available for distribution represent the share premium and share-based payment transactions reserve add retained profits/(accumulated losses) of approximately HK\$2,472,467,000 (2010: HK\$2,476,492,000). Under the Companies Law (Revised) Chapter 22 of the Cayman Islands, the share premium of the Company is available for paying distributions or dividends to shareholders subject to the provisions of its memorandum or articles of association and provided that immediately following the date on which the distribution or dividend is proposed to be paid, the Company shall be able to pay its debts as they fall due in the ordinary course of business. In accordance with Article 142 of the Company's Articles of Association, no dividend shall be declared or payable except out of the profits and reserves of the Company lawfully available for distribution.

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25. SHARE-BASED PAYMENT TRANSACTIONS

The Company once adopted a share option scheme (the "Old Share Option Scheme"). By shareholders' ordinary resolutions passed at the annual general meeting held on 3 December 2002, the Company had adopted another share option scheme (the "New Share Option Scheme") and terminated the Old Share Option Scheme. These have become effective on 5 December 2002 as a result of the passing of ordinary resolutions approving the same by the shareholders of SHKP, the Company's holding company, at its general meeting held on the same day.

All outstanding share options granted under the Old Share Option Scheme had expired prior to the year under review.

Since the adoption of the New Share Option Scheme, the Company had granted two lots of share options of which the share options at the exercise prices of HK\$1.41 per share and HK\$1.59 per share expired at the close of business on 9 November 2008 and 28 November 2009 respectively.

During the years ended 30 June 2011 and 2010, no share options were granted under the New Share Option Scheme.

A summary of the total movements during the year ended 30 June 2010 of the share options held by directors and employees granted under the New Share Option Scheme is as follows:

For the year ended 30 June 2010

Date of grant	Exercise price HK\$	Number of share options				Balance as at 30.6.2010
		Balance as at 1.7.2009	Granted during the year	Exercised during the year	Cancelled/ lapsed during the year	
Directors:						
29.11.2003	1.59	187,000	–	–	(187,000)	–
Employees:						
29.11.2003	1.59	216,667	–	–	(216,667)	–

Share Option Schemes of a subsidiary

In addition to the Old Share Option Scheme and the New Share Option Scheme, the Group operates another share option scheme which was approved for iAdvantage Limited ("iAdvantage"), a wholly-owned subsidiary of the Company, allowing the Board of the Company the right to grant to the full-time employees and executive directors of iAdvantage or any of its subsidiaries options to subscribe for shares of iAdvantage in aggregate up to 10% of its issued capital from time to time (the "iAdvantage Share Option Scheme"). The exercisable period of any options granted under the iAdvantage Share Option Scheme shall commence on the date of grant of the option and expire on such date as determined by the board of directors of iAdvantage or 28 February 2010, whichever is the earlier, and subject to the provisions for early termination contained therein. The Share Option Scheme of iAdvantage expired on 28 February 2010. No share options were granted to any person under the iAdvantage Share Option Scheme since its adoption.

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26. RELATED PARTY TRANSACTIONS AND BALANCES

The significant transactions with related parties during the year, and significant balances with them at the end of the reporting period, are as follows:

(a) Transactions with the SHKP Group

	2011 HK\$'000	2010 HK\$'000
Income from installation, operation and provision of cable networking	50,131	44,493
Income from maintenance and repair of network infrastructure and security systems	44,979	46,120
Space and rack rental income	2,807	2,477
Advertising and e-commerce income	753	1,232
Non-core value added service income	520	562
Lease, licence and management fee charges	10,337	7,896
Property management service fees paid	8,432	8,132
Network infrastructure and security system installation charges	3,287	1,955
Maintenance and repair charges of network infrastructure and security system	2,247	1,870
Management fee charges	2,000	2,000
Insurance service charges paid	1,537	1,327
Estate agency fees paid	1,018	1,046
Technical service charge paid	939	1,214
Cable and network rental charges	795	795

(b) Balances with the SHKP Group

Trading balances with the SHKP Group (including buildings/estates managed by it) are included under the following headings:

	2011 HK\$'000	2010 HK\$'000
Trade and other receivables	27,990	28,447
Amounts due from customers for contract work	10,519	11,458
Trade and other payables	11,710	10,797
Amounts due to customers for contract work	586	–

The trading balances are unsecured, interest-free and have an average credit period of 30 days.

(c) Transaction with a director

During the year, the Group paid professional fees of HK\$2,217,000 (2010: HK\$162,000) to Messrs. Woo, Kwan, Lee & Lo, a firm of solicitors which provided professional services to the Group. Mr. Cheung Wing-yui, a director of the Company, is a consultant of Messrs. Woo, Kwan, Lee & Lo.

(d) Compensation of key management personnel

The directors' emoluments set out in note 9 represent the compensation paid/payable to the key management personnel.

The remuneration of key management personnel is reviewed by the remuneration committee having regard to the performance of individuals and market trends.

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27. CAPITAL RISK MANAGEMENT

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to shareholders through the optimisation of equity balance. The Group's overall strategy remains unchanged from the prior year.

The capital structure of the Group mainly consists of equity attributable to owners of the Company, comprising share capital and reserves.

The Company's management reviews the capital structure regularly. As part of this review, management considers the cost of capital and risks associated with each class of capital. Based on management's recommendations, the Group will balance its overall capital structure.

28. FINANCIAL INSTRUMENTS

(a) Categories of financial instruments

	2011 HK\$'000	2010 HK\$'000
THE GROUP		
Financial assets		
Loans and receivables (including cash and cash equivalents)	1,077,506	817,673
Available-for-sale investments	315,760	354,162
Financial liabilities		
Amortised cost	19,867	32,876
	2011 HK\$'000	2010 HK\$'000
THE COMPANY		
Financial assets		
Loans and receivables (including cash and cash equivalents)	2,356,645	2,263,135

(b) Financial risk management objectives and policies

The Group's and the Company's major financial instruments include trade receivables, bank balances and deposits, available-for-sale investments, amounts due from subsidiaries and trade and other payables. The risks associated with these financial instruments include market risk (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. Management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

Market risk

Currency risk

Several subsidiaries of the Company have foreign currency bank balances and deposits, trade and other receivables, trade and other payables and debt securities outside Hong Kong, which expose the Group to foreign currency risk. Management monitors foreign exchange exposure by closely monitoring the movement of foreign currency rate.

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28. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Market risk (Continued)

Currency risk (Continued)

The carrying amount of the Group's material foreign currency denominated monetary assets and monetary liabilities at the reporting date are as follows:

	2011 HK\$'000	2010 HK\$'000
THE GROUP		
Assets		
United States Dollars ("US\$")		
– Investments	292,585	330,069
– Trade receivables	3,960	7,321
– Bank balances and deposits	122,458	54,014
	419,003	391,404
Liabilities		
US\$		
– Trade and other payables	1,872	1,817

As most of the Group's foreign currency denominated monetary assets and monetary liabilities are denominated in US\$ and HK\$ is pegged to the US\$ under the Linked Exchange Rate System, the Group's foreign currency risk exposure is not considered to be significant.

THE COMPANY

The Company has no material foreign currency denominated monetary assets and monetary liabilities at the end of the reporting period.

Interest rate risk

The Group is exposed to fair value interest rate risk in relation to fixed-rate debt securities (see note 15 for details of these debt securities). Management of the Group considers any further variations in interest rate will not have significant impact on the result of the Group. No sensitivity analysis is provided.

The Group is exposed to cash flow interest rate risk in relation to the impact of rate changes on interest bearing bank balances and deposits (see note 19 for details of bank balances and deposits) and floating-rate debt securities (see note 15 for details of these debt securities). The Group's cash flow interest rate risk is mainly concentrated on the fluctuation of LIBOR arising from the Group's US\$ denominated debt securities. No sensitivity analysis was prepared since management of the Group considers the amount involved is not significant.

Other price risk

The Group is exposed to price risk through its investments in listed equity technology investments and listed debt securities. The Group's equity investments are mainly concentrated in companies operating in information technology sector.

Sensitivity analysis

The sensitivity analyses below have been determined based on the exposure to price risks at the end of the reporting period.

If the prices of the respective investments had been 5% higher/lower, investment revaluation reserves would increase/decrease by HK\$15,388,000 (2010: HK\$17,308,000) for the Group as a result of the changes in fair value of investments.

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28. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

Credit risk

THE GROUP

As at 30 June 2011, 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, management of the Group has formulated policies for determination of 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 and the credit ratings of available-for-sale debt investments 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 the Group's bank balances and deposits is limited because the counterparties are banks with high credit ratings assigned by international credit-rating agencies.

The Group does not have any other significant concentration of credit risk. Trade receivables/available-for-sale investments consist of a number of customers/issuers and spread across diverse industries.

THE COMPANY

As at 30 June 2011, the Company's maximum exposure to credit risk which will cause a financial loss to the Company due to failure to discharge an obligation by counterparties is arising from the carrying amount of the respective recognised financial assets as stated in the Company's statement of financial position.

Management of the Company considers that the credit risk is not significant.

Liquidity risk

The following table details the Group's remaining contractual maturity for its financial liabilities based on the agreed repayment terms. For non-derivative financial liabilities, the table has been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. The table includes both interest and principal cash flows.

Liquidity risk tables

THE GROUP

	Weighted average interest rate %	Less than 1 month HK\$'000	1-3 months HK\$'000	Total undiscounted cash flows HK\$'000	Carrying amount at 30.6.2011 HK\$'000
2011					
Trade and other payables	–	19,860	7	19,867	19,867

	Weighted average interest rate %	Less than 1 month HK\$'000	1-3 months HK\$'000	Total undiscounted cash flows HK\$'000	Carrying amount at 30.6.2010 HK\$'000
2010					
Trade and other payables	–	30,910	1,966	32,876	32,876

The Company has no financial liabilities as at 30 June 2010 and 30 June 2011.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2011



28. FINANCIAL INSTRUMENTS (Continued)

(c) 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 on active liquid markets are determined with reference to quoted market bid prices; and
- the fair value of other financial assets and financial liabilities are determined in accordance with generally accepted pricing models based on discounted cash flow analysis using prices or rates from observable current market transactions as input.

The directors consider that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the consolidated financial statements approximate to their fair values.

Fair value measurement recognised in the statement of financial position

The Group's financial instruments that are measured subsequent to initial recognition at fair value, are categorised as Level 1 fair value measurements 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.

	THE GROUP	
	2011 Level 1 HK\$'000	2010 Level 1 HK\$'000
Available-for-sale investments	307,750	346,152

29. OPERATING LEASE COMMITMENTS

The Group as lessee

At the end of the reporting period, the Group was committed to make future minimum lease payments in respect of land and buildings under non-cancellable operating leases which fall due as follows:

	2011 HK\$'000	2010 HK\$'000
Within one year	8,510	8,574
In the second to fifth year inclusive	3,021	8,946
	11,531	17,520

Leases are negotiated for an average term of three years and rentals are fixed throughout the lease period.

The Group as lessor

Rental income, including those from data centre and properties holding, earned during the year was HK\$387,495,000 (2010: HK\$341,217,000). All of the properties held have committed tenants for one to ten years (2010: one to ten years).

At the end of the reporting period, the Group had contracted with tenants for the following future minimum lease payments:

	2011 HK\$'000	2010 HK\$'000
Within one year	249,432	260,108
In the second to fifth year inclusive	442,513	444,575
Over five years	202,996	143,037
	894,941	847,720

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For the year ended 30 June 2011

30. CAPITAL COMMITMENTS

	THE GROUP	
	2011 HK\$'000	2010 HK\$'000
Capital expenditure in respect of acquisition of plant and equipment contracted for but not provided in the consolidated financial statements	974	48,599

31. RETIREMENT BENEFITS SCHEMES

The Group operates a MPF Scheme for all its qualifying employees in Hong Kong. The MPF Scheme is registered with the Hong Kong Mandatory Provident Fund Scheme Authority in accordance with the Hong Kong Mandatory Provident Fund Schemes Ordinance. The assets of the MPF Scheme are held separately from those of the Group, in funds under the control of an independent trustee. Pursuant to the rules of the MPF Scheme, the Group and its employees are both required to make contributions to the scheme at specific rates. Contributions of the Group to the MPF Scheme are charged to the consolidated income statement as incurred.

In addition, the Group also participates in a defined contribution retirement benefit scheme which is operated by the SHKP Group for all qualifying employees. The assets of this scheme are held separately from those of the SHKP Group which are independently managed and administered in fund. Contributions to this scheme are made by both the Group and employees at rates ranging from 5% to 10% on the employees' salaries.

During the year, the retirement benefit scheme contributions incurred by the Group amounted to HK\$1,889,000 (2010: HK\$1,772,000), net of forfeited contributions of HK\$27,000 (2010: HK\$57,000).

32. CONTINGENT LIABILITIES

THE COMPANY

The Company has contingent liabilities in respect of guarantees for general banking facilities utilised by group subsidiaries and other performance guarantees in the aggregate of HK\$65 million (2010: HK\$85 million).

33. PARTICULARS OF PRINCIPAL SUBSIDIARIES

Particulars of the Company's principal subsidiaries at 30 June 2011 and 2010 are as follows:

Name of subsidiary	Issued and fully paid share capital	Attributable equity interest held by the Company	Principal activities
iAdvantage Limited*	Ordinary shares – HK\$2 Non-voting deferred shares – HK\$2	100%	Data centre services provision and operation
SUNeVision Super e-Technology Services Limited*	Ordinary shares – HK\$2 Non-voting deferred shares – HK\$2	100%	Design, installation, operation, laying, cabling of SMATV/CABD and security surveillance system, and building access, voice, data, power supply systems and network, and other infrastructure networks, and provision of related repair and maintenance services

Notes to the Consolidated Financial Statements

For the year ended 30 June 2011

33. PARTICULARS OF PRINCIPAL SUBSIDIARIES (Continued)

Name of subsidiary	Issued and fully paid share capital	Attributable equity interest held by the Company	Principal activities
Riderstrack Development Limited	US\$1	100%	Property holding
Splendid Sharp Limited*	Ordinary shares – HK\$2 Non-voting deferred shares – HK\$2	100%	Property holding
SUNeVision Super e-Network Limited*	Ordinary shares – HK\$2 Non-voting deferred shares – HK\$2	100%	Provision of IT and optical fibre network and related maintenance services
CST iAdvantage Co. Ltd.#	RMB30,100,000	75%	Data centre services provision and operation
Cherington Assets Limited	US\$1	100%	Holding of trademark
Express Spirit Investment Limited	US\$1	100%	Provision of treasury services
Huge Profit Investments Ltd.	US\$7	100%	Investment holding
SUNeVision Investments Limited	US\$5	100%	Investment holding
SUNeVision (Management Services) Limited*	HK\$2	100%	Provision of management services
SUNeVision Reinsurancemall Limited*	HK\$2	100%	Operation of an internet reinsurance platform
SUNeVision Secretarial Services Limited*	HK\$2	100%	Provision of company secretary services
Top Merchant Investments Limited	US\$1	100%	Property holding
Weelek Company Limited*	Ordinary shares – HK\$762,000,200 Non-voting deferred shares – HK\$200	100%	Property holding

Notes:

- (i) Other than Huge Profit Investments Ltd., all subsidiaries are held by the Company indirectly.
- (ii) All subsidiaries were incorporated in the British Virgin Islands, except those identified with "*" and "#" which were incorporated/established in Hong Kong and the PRC respectively. The subsidiary established in the PRC is a sino-foreign joint venture with an operating period of 30 years commencing on 12 June 2000.
- (iii) Unless otherwise stated, the issued and fully paid share capital of the subsidiaries are ordinary shares.
- (iv) The non-voting deferred shares practically carry no rights to dividends or to receive notice of or to attend or vote at any of the respective companies' general meetings or to participate in any distribution on their winding up.
- (v) All subsidiaries are private limited companies with their principal place of operation in Hong Kong, except the subsidiary identified with "#" which is operating in the PRC.

The above table lists the subsidiaries which, in the opinion of the directors, principally affected the results or assets and liabilities of the Group. To give details of other subsidiaries would, in the opinion of the directors, result in particulars of excessive length.

None of the subsidiaries had any debt securities outstanding at the end of the year or at any time during the year.

Particulars of Properties Held by the Group

At 30 June 2011

Particulars	Use	Lease term	Lot no.
<i>Land and buildings</i>			
MEGA-iAdvantage 399 Chai Wan Road and 1 Sun Yip Street Chai Wan Hong Kong	Industrial/office building(s)	Long term (Note)	Inland Lot No. 30
Units 1 to 19 on Level 36 Standard Chartered Tower Millennium City 1 388 Kwun Tong Road Kwun Tong Kowloon	Other specified uses	Medium term	Inland Lot No. 733
JUMBO-iAdvantage 145–159 Yeung Uk Road Tsuen Wan New Territories	Industrial	Medium term	Lot No. 476 in Demarcation District No. 443
<i>Investment properties</i>			
Units 1 to 19 on Levels 31 to 33, 35 and 37 Standard Chartered Tower Millennium City 1 388 Kwun Tong Road Kwun Tong Kowloon	Other specified uses	Medium term	Inland Lot No. 733
24 units in Kodak House II 39 Healthy Street East North Point Hong Kong	Commercial	Long term	Inland Lot No. 705 and the Extension thereto

Note: The property is held from the Government for a term of 75 years from 1 January 1963 renewable for a further term of 75 years.

SUNeVision Holdings Ltd.

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