



**SOUTH CHINA ASSETS HOLDINGS LIMITED**

**南華資產控股有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 08155)**

**INTERIM REPORT  
FOR THE SIX MONTHS ENDED 30 JUNE 2016**

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

GEM has been positioned as a market designed to accommodate companies to which a higher investment risk may be attached than other companies listed on the Stock Exchange. Prospective investors should be aware of the potential risks of investing in such companies and should make the decision to invest only after due and careful consideration. The greater risk profile and other characteristics of GEM mean that it is a market more suited to professional and other sophisticated investors.

Given the emerging nature of companies listed on GEM, there is a risk that securities traded on GEM may be more susceptible to high market volatility than securities traded on the Main Board and no assurance is given that there will be a liquid market in the securities traded on GEM.

## INTERIM RESULTS

The board of directors (the “Board”) of South China Assets Holdings Limited (the “Company”) announces that the unaudited consolidated results of the Company and its subsidiaries (collectively, the “Group”) for the three months and six months ended 30 June 2016 together with the relevant comparative figures as follows:

### CONDENSED CONSOLIDATED INCOME STATEMENT

	Notes	Three months ended 30 June		Six months ended 30 June	
		2016 HK\$'000 (Unaudited)	2015 HK\$'000 (Unaudited)	2016 HK\$'000 (Unaudited)	2015 HK\$'000 (Unaudited)
Revenue	2	1,381	–	3,003	–
Other operating income		46	5	59	32
Loss on disposal of available-for-sale financial assets		(1,688)	(1,176)	(12,042)	(15,790)
Fair value gain/(loss) on financial assets at fair value through profit or loss		408	4,072	(305)	3,556
Fair value gain on redemption option embedded in redeemable convertible preference shares of a related company		15,482	18,023	32,295	52,937
Administrative and other operating expenses		(11,005)	(5,216)	(19,038)	(8,995)
Operating profit	4	4,624	15,708	3,972	31,740
Finance costs	5	(6,565)	(71)	(13,125)	(141)
(Loss)/profit before income tax		(1,941)	15,637	(9,153)	31,599
Income tax expense	6	–	–	–	–
<b>(Loss)/profit for the period attributable to the equity holders of the Company</b>		<b>(1,941)</b>	<b>15,637</b>	<b>(9,153)</b>	<b>31,599</b>
<b>(Loss)/earnings per share attributable to the equity holders of the Company for the period</b>					
Basic and diluted	8	<b>(HK0.02 cent)</b>	HK0.14 cent	<b>(HK0.08 cent)</b>	HK0.29 cent

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	Three months ended 30 June		Six months ended 30 June	
	2016 <i>HK\$'000</i> (Unaudited)	2015 <i>HK\$'000</i> (Unaudited)	2016 <i>HK\$'000</i> (Unaudited)	2015 <i>HK\$'000</i> (Unaudited)
<b>(Loss)/profit for the period</b>	<b>(1,941)</b>	15,637	<b>(9,153)</b>	31,599
<b>Other comprehensive income/(loss), that may be reclassified subsequently to profit or loss</b>				
Release of available-for-sale financial assets revaluation reserve upon disposal of available-for-sale financial assets	<b>(976)</b>	(53)	<b>(4,113)</b>	2,035
Fair value gain/(loss) on available-for-sale financial assets	<b>125,171</b>	777,167	<b>(196,382)</b>	606,504
Exchange differences on translation of financial statements of overseas subsidiaries	<b>(10,366)</b>	(991)	<b>(8,640)</b>	(3,514)
<b>Total comprehensive income/(loss) for the period attributable to the equity holders of the Company</b>	<b><u>111,888</u></b>	<u>791,760</u>	<b><u>(218,288)</u></b>	<u>636,624</u>

## CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	<i>Notes</i>	<b>As at 30 June 2016 HK\$'000 (Unaudited)</b>	As at 31 December 2015 HK\$'000 (Audited)
<b>ASSETS AND LIABILITIES</b>			
<b>Non-current assets</b>			
Property, plant and equipment		955	1,229
Goodwill		16,954	16,986
Loans receivable	9	6,613	4,474
Available-for-sale financial assets		2,466,186	2,715,785
Long term deposits		208	208
		<u>2,490,916</u>	<u>2,738,682</u>
<b>Current assets</b>			
Loans receivable	9	11,680	9,644
Properties under development		131,707	132,568
Financial assets at fair value through profit or loss		5,912	6,217
Deposits paid, prepayments and other receivables		320,809	327,397
Tax recoverable		660	337
Cash and bank balances		16,475	23,332
		<u>487,243</u>	<u>499,495</u>
<b>Current liabilities</b>			
Trade payables	10	1,638	1,674
Other payables, accrued expenses and receipts in advance	11	143,219	131,373
Financial liabilities in respect of redemption option embedded in redeemable convertible preference shares of a related company		21,591	54,263
Interest-bearing bank borrowing		11,000	7,000
Loan from a related company		75,500	75,500
Amount due to a related company		-	28,777
		<u>252,948</u>	<u>298,587</u>
<b>Net current assets</b>		<u>234,295</u>	<u>200,908</u>
<b>Total assets less current liabilities</b>		<u>2,725,211</u>	<u>2,939,590</u>
<b>Non-current liabilities</b>			
Loans from shareholders		455,290	455,290
<b>Net assets</b>		<u>2,269,921</u>	<u>2,484,300</u>
<b>EQUITY</b>			
<b>Equity attributable to the equity holders of the Company</b>			
Share capital		111,785	111,785
Reserves		2,158,136	2,372,515
<b>Total equity</b>		<u>2,269,921</u>	<u>2,484,300</u>

## CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 June 2016

	Share capital HK\$'000	Share premium HK\$'000	Treasury shares HK\$'000	Capital reserve HK\$'000	Capital contribution reserve HK\$'000	Available- for-sale financial assets revaluation reserve HK\$'000	Employee compensation reserve HK\$'000	Exchange reserve HK\$'000	Retained earnings HK\$'000	Total equity HK\$'000
<b>At 1 January 2015 (audited)</b>	111,785	771,842	(20,830)	6,044	291,562	135,606	10,576	69,773	836,878	2,213,236
<b>Transactions with owners</b>										
Recognition of equity settled share-based compensation	-	-	-	-	-	-	3,992	-	-	3,992
Lapse of share options under share option scheme	-	-	-	-	-	-	(485)	-	485	-
Transactions with owners	-	-	-	-	-	-	3,507	-	485	3,992
<b>Comprehensive income</b>										
Profit for the period	-	-	-	-	-	-	-	-	31,599	31,599
<b>Other comprehensive income/(loss)</b>										
Release of reserve upon disposal of available-for- sale financial assets	-	-	-	-	-	2,035	-	-	-	2,035
Changes in fair value of available-for-sale financial assets	-	-	-	-	-	606,504	-	-	-	606,504
Exchange realignment	-	-	-	-	-	-	-	(3,514)	-	(3,514)
Total comprehensive income/(loss) for the period	-	-	-	-	-	608,539	-	(3,514)	31,599	636,624
<b>At 30 June 2015 (unaudited)</b>	<u>111,785</u>	<u>771,842</u>	<u>(20,830)</u>	<u>6,044</u>	<u>291,562</u>	<u>744,145</u>	<u>14,083</u>	<u>66,259</u>	<u>868,962</u>	<u>2,853,852</u>
<b>At 31 December 2015 and 1 January 2016 (audited)</b>	<b>111,785</b>	<b>771,842</b>	<b>(20,274)</b>	<b>6,044</b>	<b>291,562</b>	<b>403,591</b>	<b>17,592</b>	<b>16,805</b>	<b>885,353</b>	<b>2,484,300</b>
<b>Transactions with owners</b>										
Recognition of equity settled share-based compensation	-	-	-	-	-	-	3,909	-	-	3,909
Transactions with owners	-	-	-	-	-	-	3,909	-	-	3,909
<b>Comprehensive loss</b>										
Loss for the period	-	-	-	-	-	-	-	-	(9,153)	(9,153)
<b>Other comprehensive loss</b>										
Release of reserve upon disposal of available-for- sale financial assets	-	-	-	-	-	(4,113)	-	-	-	(4,113)
Changes in fair value of available-for-sale financial assets	-	-	-	-	-	(196,382)	-	-	-	(196,382)
Exchange realignment	-	-	-	-	-	-	-	(8,640)	-	(8,640)
Total comprehensive loss for the period	-	-	-	-	-	(200,495)	-	(8,640)	(9,153)	(218,288)
<b>At 30 June 2016 (unaudited)</b>	<u>111,785</u>	<u>771,842</u>	<u>(20,274)</u>	<u>6,044</u>	<u>291,562</u>	<u>203,096</u>	<u>21,501</u>	<u>8,165</u>	<u>876,200</u>	<u>2,269,921</u>

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS****Six months ended 30 June**

	<b>2016</b>	2015
	<b>HK\$'000</b>	HK\$'000
	<b>(Unaudited)</b>	(Unaudited)
Net cash used in operating activities	<b>(16,734)</b>	(122,523)
Net cash generated from investing activities	<b>36,689</b>	107,262
Net cash (used in)/generated from financing activities	<b>(26,756)</b>	5,681
	<hr/>	<hr/>
Net decrease in cash and cash equivalents	<b>(6,801)</b>	(9,580)
Cash and cash equivalents, beginning of the period	<b>23,332</b>	57,147
Effect of foreign exchange rate changes	<b>(56)</b>	(896)
	<hr/>	<hr/>
Cash and cash equivalents, end of the period	<b><u>16,475</u></b>	<u>46,671</u>
	<hr/>	<hr/>
Analysis of the cash and cash equivalents		
Cash and bank balances	<b><u>16,475</u></b>	<u>46,671</u>

Notes:

## **1. BASIS OF PREPARATION**

The unaudited interim financial statements have been reviewed by the audit committee of the Company.

The unaudited interim financial statements have been prepared in accordance with the disclosure requirements of the Rules Governing the Listing of Securities on the Growth Enterprise Market (“GEM”) of The Stock Exchange of Hong Kong Limited (the “GEM Listing Rules”), the accounting principles generally accepted in Hong Kong and the relevant Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants.

The accounting policies and methods of computation used in the preparation of the unaudited interim financial statements are consistent with those used in the annual financial statements for the year ended 31 December 2015 except that the Group has adopted the newly issued and revised Hong Kong Financial Reporting Standards, which are effective for the annual period beginning on 1 January 2016, as disclosed in the annual financial statements for the year ended 31 December 2015. The adoption of these new and revised Hong Kong Financial Reporting Standards does not have significant impact on the Group’s results of operations and financial position.

The unaudited interim financial statements should be read in conjunction with the annual report for the year ended 31 December 2015.

## **2. REVENUE**

In November 2015, the Group acquired companies engaged in provision of investment advisory and asset management services and money lending business. For the three months and six months ended 30 June 2016, the revenue represents interest income from the money lending operation.

Since the Group’s property development projects are still in development stage, the Group will resume and recognise relevant revenue upon the projects’ completion and sale. There was no such revenue recorded for the three months and six months ended 30 June 2016 and 30 June 2015.

## **3. SEGMENT INFORMATION**

The Group has identified its operating segment based on the regular internal financial information reported to the Group’s management for their decisions about resources allocation and review of performance. The Group has identified two reportable segments as follows:

- (a) the financial services segment which is engaged in provision of investment advisory and asset management services and money lending business; and
- (b) the property development segment which is engaged in property development business in the People’s Republic of China (“PRC”).

These segments are monitored and strategic decisions are made on the basis of adjusted segment operating result.

### 3. SEGMENT INFORMATION (Continued)

The following tables present revenue and loss for the Group's operating segments for the three months and six months ended 30 June 2016 and 30 June 2015:

#### For the three months ended 30 June 2016

	<b>Financial Services HK\$'000 (unaudited)</b>	<b>Property Development HK\$'000 (unaudited)</b>	<b>Consolidated HK\$'000 (unaudited)</b>
<b>Segment revenue:</b>			
Revenue from external customers	<u>1,381</u>	<u>-</u>	<u>1,381</u>
<b>Segment results</b>	<b><u>(2,354)</u></b>	<b><u>(5,268)</u></b>	<b>(7,622)</b>
Unallocated corporate expenses			<b>(1,956)</b>
Loss on disposal of available-for-sale financial assets			<b>(1,688)</b>
Fair value gain on financial assets at fair value through profit or loss			<b>408</b>
Fair value gain on redemption option embedded in redeemable convertible preference shares of a related company			<b>15,482</b>
Finance costs			<u><b>(6,565)</b></u>
Loss before income tax			<b>(1,941)</b>
Income tax expense			<u>-</u>
Loss for the period			<b><u>(1,941)</u></b>

#### For the six months ended 30 June 2016

	<b>Financial Services HK\$'000 (unaudited)</b>	<b>Property Development HK\$'000 (unaudited)</b>	<b>Consolidated HK\$'000 (unaudited)</b>
<b>Segment revenue:</b>			
Revenue from external customers	<u>3,003</u>	<u>-</u>	<u>3,003</u>
<b>Segment results</b>	<b><u>(3,645)</u></b>	<b><u>(8,420)</u></b>	<b>(12,065)</b>
Unallocated corporate expenses			<b>(3,911)</b>
Loss on disposal of available-for-sale financial assets			<b>(12,042)</b>
Fair value loss on financial assets at fair value through profit or loss			<b>(305)</b>
Fair value gain on redemption option embedded in redeemable convertible preference shares of a related company			<b>32,295</b>
Finance costs			<u><b>(13,125)</b></u>
Loss before income tax			<b>(9,153)</b>
Income tax expense			<u>-</u>
Loss for the period			<b><u>(9,153)</u></b>



### 3. SEGMENT INFORMATION (Continued)

The following tables present the assets and liabilities information for the Group's operating segments as at the reporting period end date:

#### As at 30 June 2016

	<b>Financial Services HK\$'000 (unaudited)</b>	<b>Property Development HK\$'000 (unaudited)</b>	<b>Consolidated HK\$'000 (unaudited)</b>
<b>Segment assets</b>	<b>31,170</b>	<b>474,772</b>	<b>505,942</b>
Available-for-sale financial assets			2,466,186
Financial assets at fair value through profit or loss			5,912
Other corporate assets			119
<b>Total assets</b>			<b>2,978,159</b>
<b>Segment liabilities</b>	<b>9,986</b>	<b>103,780</b>	<b>113,766</b>
Financial liabilities in respect of redemption option embedded in redeemable convertible preference shares of a related company			21,591
Loans from shareholders			455,290
Other corporate liabilities			117,591
<b>Total liabilities</b>			<b>708,238</b>

#### As at 31 December 2015

	Financial Services HK\$'000 (audited)	Property Development HK\$'000 (audited)	Consolidated HK\$'000 (audited)
<b>Segment assets</b>	<b>34,240</b>	<b>481,815</b>	<b>516,055</b>
Available-for-sale financial assets			2,715,785
Financial assets at fair value through profit or loss			6,217
Other corporate assets			120
<b>Total assets</b>			<b>3,238,177</b>
<b>Segment liabilities</b>	<b>7,036</b>	<b>95,546</b>	<b>102,582</b>
Financial liabilities in respect of redemption option embedded in redeemable convertible preference shares of a related company			54,263
Loans from shareholders			455,290
Other corporate liabilities			141,742
<b>Total liabilities</b>			<b>753,877</b>

The Group's geographical information of the revenue from external customers are not presented as the revenue for the three months and six months ended 30 June 2016 are attributable to a single geographical region, Hong Kong, and the Group did not depend on any single customer under the segments for the three months and six months ended 30 June 2016.

For the three months and six months ended 30 June 2015, there was only one component in the internal reporting to the Group's management as the Group was principally engaged in property development business. In addition, there was no revenue for the three months and six months ended 30 June 2015. As such, no segment disclosures were presented for the three months and six months ended 30 June 2015.

#### 4. OPERATING PROFIT

	Three months ended 30 June		Six months ended 30 June	
	2016 <i>HK\$'000</i> (Unaudited)	2015 <i>HK\$'000</i> (Unaudited)	2016 <i>HK\$'000</i> (Unaudited)	2015 <i>HK\$'000</i> (Unaudited)
Operating profit is arrived at after charging/ (crediting):				
Depreciation	129	347	264	684
Less: Depreciation capitalised in properties under development	(7)	(201)	(15)	(402)
	<u>122</u>	<u>146</u>	<u>249</u>	<u>282</u>
Employee benefit expense (including directors' emoluments)	6,031	14,225	11,724	30,596
Less: Employee benefit expense capitalised in properties under development	(193)	(12,125)	(977)	(26,682)
	<u>5,838</u>	<u>2,100</u>	<u>10,747</u>	<u>3,914</u>
Exchange loss/(gain), net	<u>140</u>	<u>17</u>	<u>120</u>	<u>(708)</u>

#### 5. FINANCE COSTS

	Three months ended 30 June		Six months ended 30 June	
	2016 <i>HK\$'000</i> (Unaudited)	2015 <i>HK\$'000</i> (Unaudited)	2016 <i>HK\$'000</i> (Unaudited)	2015 <i>HK\$'000</i> (Unaudited)
Interest charged on bank borrowing	51	-	97	-
Interest charged on loan from a related company	941	973	1,882	1,934
Interest charged on loans from shareholders	5,573	5,588	11,146	11,115
Interest charged on loan payable	-	-	-	4,351
	<u>6,565</u>	<u>6,561</u>	<u>13,125</u>	<u>17,400</u>
Total interest				
Less: Interest capitalised in properties under development	-	(6,490)	-	(17,259)
	<u>6,565</u>	<u>71</u>	<u>13,125</u>	<u>141</u>

## 6. INCOME TAX EXPENSE

No provision for Hong Kong profits tax was provided for as the Group had no estimated assessable profits arising in or derived from Hong Kong during the three months and six months ended 30 June 2016 and 30 June 2015.

No provision for the PRC enterprise income taxes has been made during the periods as the subsidiaries operated in the PRC had no assessable profits for the three months and six months ended 30 June 2016 and 30 June 2015.

## 7. INTERIM DIVIDEND

The Board resolved not to declare the payment of an interim dividend for the six months ended 30 June 2016 (six months ended 30 June 2015: Nil).

## 8. (LOSS)/EARNINGS PER SHARE

The calculation of the basic (loss)/earnings per share attributable to the equity holders of the Company is based on the following data:

	Three months ended 30 June		Six months ended 30 June	
	2016	2015	2016	2015
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
Unaudited (loss)/profit attributable to the equity holders of the Company used in the basic (loss)/earnings per share calculation	<u>(1,941)</u>	<u>15,637</u>	<u>(9,153)</u>	<u>31,599</u>
	Three months ended 30 June		Six months ended 30 June	
	2016	2015	2016	2015
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
Weighted average number of ordinary shares in issue during the period	<b>11,178,498,344</b>	11,178,498,344	<b>11,178,498,344</b>	11,178,498,344
Less: Weighted average number of shares held for share award scheme	<u>(169,819,118)</u>	<u>(174,203,118)</u>	<u>(169,819,118)</u>	<u>(174,203,118)</u>
Weighted average number of ordinary shares used in the basic (loss)/earnings per share calculation	<b><u>11,008,679,226</u></b>	<b><u>11,004,295,226</u></b>	<b><u>11,008,679,226</u></b>	<b><u>11,004,295,226</u></b>

There is no material dilutive potential ordinary share for the three months and six months ended 30 June 2016 and 30 June 2015.

No share option was granted during the six months ended 30 June 2016 and 30 June 2015. The Company's share options have no dilution effect for the three months and six months ended 30 June 2016 and 30 June 2015 because the exercise prices of the Company's share options were higher than the average market prices of the shares for both periods.

## 9. LOANS RECEIVABLE

Loans receivable bear interest at rates determined on case by case basis and have credit periods mutually agreed between the contractual parties. Each customer has a credit limit. The Group maintains strict control over its outstanding loans receivable and a credit control department has been established to monitor potential credit risk. Overdue balances are reviewed regularly by the senior management and are handled closely by the credit control department. The Group's loans receivable relate to a diversified portfolio of customers. As such, there is no significant concentration of credit risk.

	<b>As at 30 June 2016</b>	As at 31 December 2015
	<b>HK\$'000</b>	HK\$'000
	<b>(Unaudited)</b>	(Audited)
Loans receivable	<b>20,608</b>	15,521
Less: provision for impairment loss	<b>(2,315)</b>	(1,403)
	<b>18,293</b>	14,118
Less: Non-current portion	<b>(6,613)</b>	(4,474)
Current portion	<b>11,680</b>	9,644

## 10. TRADE PAYABLES

The following is an ageing analysis of trade payables:

	<b>As at 30 June 2016</b>	As at 31 December 2015
	<b>HK\$'000</b>	HK\$'000
	<b>(Unaudited)</b>	(Audited)
Within 30 days	-	-
31 – 60 days	-	-
61 – 90 days	-	-
91 – 180 days	-	-
Over 180 days	<b>1,638</b>	1,674
	<b>1,638</b>	1,674

## 11. OTHER PAYABLES, ACCRUED EXPENSES AND RECEIPTS IN ADVANCE

As at 30 June 2016, other payables, accrued expenses and receipts in advance included accrued interest expenses on the loans from shareholders of HK\$123,442,000 (As at 31 December 2015: HK\$112,296,000) in respect of the loans made available to the Group in prior years.

The loans from shareholders are unsecured and carried interest at the prime lending rate as quoted by The Hong Kong and Shanghai Bank Corporation Limited from time to time, except for the loans from shareholders amounted to HK\$7,000,000 in aggregate which is interest free. Details about the terms of the loans from shareholders have been set out in the audited consolidated financial statements of the Company for the year ended 31 December 2015.

## **MANAGEMENT DISCUSSION AND ANALYSIS**

The Group recorded a loss attributable to the equity holders of the Company for the six months ended 30 June 2016 of HK\$9.2 million (six months ended 30 June 2015: a profit of HK\$31.6 million). The loss attributable to the equity holders of the Company for the six months ended 30 June 2016 primarily resulted from increase in administrative and other operating expenses and finance costs, and the loss on disposal of available-for-sale financial assets, which were partially offset by the fair value gain on redemption option embedded in redeemable convertible preference shares of a related company.

## **FINANCIAL REVIEW**

In 2015, the Group acquired companies engaged in provision of investment advisory and asset management services and money lending business. Management expected that the new business will generate steady income stream for the Group. The current period revenue is wholly attributable to the subsidiary, which is engaged in money lending business, acquired in November 2015. The property development segment did not record any revenue for the six months ended 30 June 2016 and 30 June 2015 as the property development projects on hand were still at the development stage.

For the six months ended 30 June 2016, the fair value gain on redemption option embedded in redeemable convertible preference shares of a related company was HK\$32.3 million (six months ended 30 June 2015: HK\$52.9 million). The change in fair value gain mainly resulted from the movements in various parameters including share price of South China Holdings Company Limited. Administrative and other operating expenses and finance costs amounted to HK\$19.0 million (six months ended 30 June 2015: HK\$9.0 million) and HK\$13.1 million (six months ended 30 June 2015: HK\$0.1 million) respectively for the period under review. The increase mainly resulted from the effect of non-capitalisation of such expenses in properties under development after the disposal of subsidiaries as set out in the joint announcement of the Company and South China Holdings Company Limited dated 7 October 2015.

## **BUSINESS REVIEW**

The principal businesses of the Group include financial services and property development.

### **(a) Financial services**

The acquisition of entire share capital of South China Asset Management Limited (“SCA”), a licensed corporation holding the licenses for type 4 (advising on securities) and type 9 (asset management) regulated activities under the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), from South China Financial Holdings Limited (“SCF”) was completed in September 2015. SCA is currently working on products development, and has not recorded any revenue during the six months ended 30 June 2016.

In November 2015, the Group acquired a company engaged in money lending business, South China Financial Credits Limited (“SCFC”), from SCF. SCFC is governed by the Hong Kong Money Lender Ordinance (Chapter 163 of the Laws of Hong Kong) with business scope encompassing unsecured personal loans, tax loans, small business loans, specialised lending and debt consolidation. The loan portfolio of the money lending business amounted to HK\$18.3 million as at 30 June 2016.

The directors considered that the key risk exposures of our investment advisory and asset management business and money lending business are market risk, credit risk and the need to maintain sufficient liquidity to satisfy regulatory capital requirements and working capital needs. The Group does not take trade positions which expose it to material price risk or foreign exchange risk.

The Group's risk management objectives are therefore to minimise the key financial risks through clearly defined terms of business with customers, stringent investment and credit control over transactions with them, and regular monitoring of cash flow and management accounts to ensure that the relevant regulated entities comply with the regulatory capital requirements and the financial services operations maintain adequate working capital.

## **(b) Property development**

### *Shenyang, Liaoning Province*

Under the development plan of the Huanggu District (皇姑區) property development project, the Huanggu District (皇姑區) property development project has a site area of approximately 67,000 square metres. A mixed development which comprises commercial/retail, residential and office/hotel will be built. According to the Auction Confirmation Letter (掛牌交易成交確認書) (the "Auction Confirmation Letter"), the consideration for the land use rights is RMB1,176.8 million. As of today, RMB235.4 million has been paid.

Since the site demolition work and occupants relocation have not been carried out by the government, the government is not in a position to deliver vacant possession of the site to a subsidiary of the Company. Regarding payment of compensation, the Company and the subsidiary of the Company has commenced legal proceedings against Shenyang City Huanggu Region Construction Administration Bureau (瀋陽市皇姑區城市建設局) and Shenyang Land Reserve & Exchange Centre (瀋陽市土地交易中心) (collectively referred as the "Shenyang Bureau") in the Liaoning High People's Court (遼寧省高級人民法院) for damages and other reliefs. Meanwhile, management has been negotiating with the government for refund of the RMB235.4 million paid.

At 4 May 2016, Liaoning High People's Court (遼寧省高級人民法院) ruled in our favor that the Shenyang Bureau is required to pay to the Company's subsidiary the interests on the land premium paid by the Company, which are to be calculated from 3 March 2010.

At 23 May 2016, the Shenyang Bureau appealed to the Supreme People's Court of The People's Republic of China (中華人民共和國最高人民法院), the litigation is in progress as at the date of this report.

### *Cangzhou, Hebei Province*

The Huanghua New City (黃驊新城) property development project, with a site area of 32,336 square metres, is a commercial/retail development to provide shopping mall, entertainment, dining and recreational facilities with a total GFA of approximately 45,000 square metres. The consideration for the land use rights is RMB15.3 million. The Group has obtained the State-owned Land Use Right Certificate (國有土地使用證), the Land Use Permit (建設用地規劃許可證) and the Construction Planning Permit (建設工程規劃許可證) for the project. Main contract work is expected to commence upon the issuance of the Construction Permit (建設工程施工許可證).

In February 2014, the Group won a bid at the tender for the acquisition of the land adjacent to the then existing Huanghua New City property development project with a site area of 32,921 square metres and allowable GFA of approximately 99,000 square metres. The consideration for the land acquisition, which amounted to RMB15.5 million, has been paid fully. This newly acquired land, being the second phase of the Huanghua New City property development project, will provide further commercial/retail/office/hotel facilities.

The existing property portfolio of the Group is located in the PRC and is therefore subject to the risks associated with the PRC property market. Our property development operations in the PRC may also be exposed to the risks of policy change, interest rate change, demand-supply imbalance, and the overall economic conditions, which may pose an adverse impact on the Group's business, financial condition or results of operations. To mitigate the abovementioned risks, the Group will monitor such exposures closely with a view to reacting timely to any change.

### **LIQUIDITY AND FINANCIAL RESOURCES**

As at 30 June 2016, the Group had a current ratio of 1.9 and a gearing ratio of 0.5%. The gearing ratio is computed by comparing the Group's bank borrowing to the Group's total equity. As at 31 December 2015, the Group had a current ratio of 1.7 and a gearing ratio of 0.3%. The Group financed its operations and investments by internal resources and bank borrowings.

### **MATERIAL ACQUISITIONS OR DISPOSALS OF SUBSIDIARIES AND ASSOCIATES**

During the six months ended 30 June 2016, the Group did not make any material acquisition and disposal of subsidiaries and associates.

### **EXPOSURE TO FLUCTUATIONS IN EXCHANGE RATES OR ANY RELATED HEDGES**

During the six months ended 30 June 2016, the Group had no significant exposure to fluctuations in foreign exchange rates or any related hedges.

### **PLEDGE OF ASSETS AND CONTINGENT LIABILITIES**

As at 30 June 2016, the Group had no pledge of assets and contingent liabilities.

### **EVENT AFTER REPORTING PERIOD**

As published in the joint announcement of the Company and South China Holdings Company Limited dated 29 July 2016 (the "Joint Announcement"), the Board resolved to declare a special dividend by distribution of the Distribution CPSs currently held by Crystal Hub, a wholly-owned subsidiary of the Company, to the Qualifying Shareholders in species. Such distribution is subject to certain conditions as disclosed in the Joint Announcement. Unless otherwise defined herein, the capitalised terms used shall have the same meanings as those defined in the Joint Announcement.

## **PROSPECTS**

Management reviewed the business of the Group in 2015, and was of the view that it is in the best interest of the Group to consolidate its existing property development business and diversify into new business in the financial services sector which is able to produce steady income stream given the existing market conditions and the resources available.

The year of 2016 will be another challenging year given the dynamic changes in both macroeconomic environment and policy changes in the PRC. Despite the challenges, management believes opportunities still exist for our business growth. The Group will pay close attention to the internal and external economic situations and continue to closely monitor and make great efforts on adjusting internal structure and optimising businesses.

### **(a) Financial services business**

To capitalise strong demand for financial services and surging needs of customers in the Greater China region, the Group's strategy is to build up a "one-stop financial services center" to offer customers with a diverse range of financial services. To pursue this goal, the Group acquired SCA, the asset management arm, and SCFC, the money lending business unit, in second half of year 2015.

SCA was in the incubation stage in first half of year 2016 and is currently pitching into structuring funds with different investment strategies and asset mix in order to accommodate investors with differing investment needs and risk appetites. SCA aims to launch one to two funds in the near future and is also in discussion with potential investors for an engagement as investment manager to provide investment advisory services for its tailor-made investment portfolio. Management anticipates that SCA will generate revenue upon successful rollout of the funds.

SCFC recorded a growth in loan receivable in first half of year 2016 and expects to sustain its growth in second half of the year. To seize more business opportunities, SCFC contemplates to launch new loan products to the market in near future. In order to meet the needs from growing business, SCFC plans to enlarge its sales force and concurrently recruit more staff to strengthen its credit approval and debt collection functions which provides safeguard to the Group for excessive credit risk.

As a further step moving towards the Group's mission as an "one-stop financial services center", the Group has submitted applications to the Securities and Futures Commission for licenses to conduct regulated activities in dealing in securities and futures contracts.

### **(b) Property development business**

After the completion of the disposal of entire issued share capital of Elite Empire Investments Limited and Bigwin Investments Limited in 2015, the projects on hand has aggregate site area of approximately 142,000 square meters including approximately 67,000 square meters attributable to the Huanggu District project. As mentioned in the section "BUSINESS REVIEW", the Company has commenced legal proceedings and has been negotiating with the government for refund of the RMB235.4 million paid.

To diversify its business, the Group has shifted its focus to the small to medium size projects to relieve the burden on resources for the capital intensive projects.



**DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES**

As at 30 June 2016, the interests and short positions of the directors of the Company (the "Directors") and the chief executive of the Company in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance, Chapter 571 of the laws of Hong Kong ("SFO")) as recorded in the register required to be kept by the Company under section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the required standard of dealings by Directors as referred to in Rules 5.48 to 5.67 of the GEM Listing Rules, were as follows:

**(i) Long positions in ordinary shares of the Company (the "Shares")**

<b>Directors</b>	<b>Capacity</b>	<b>Number of Shares</b>	<b>Total number of Shares</b>	<b>Approximate percentage of shareholding to total issued Shares</b>
Ng Hung Sang ("Mr. Ng")	Beneficial owner	363,393,739	7,257,190,003	64.92%
	Interest of spouse	967,923,774		
	Interest of controlled corporations	5,925,872,490 <i>(Note (a))</i>		
Law Albert Yu Kwan ("Mr. Law")	Beneficial owner		13,104,000	0.12%
Ng Yuk Yeung Paul ("Mr. Paul Ng")	Beneficial owner		2,602,667	0.02%

**(ii) Long positions in underlying Shares**

<b>Directors</b>	<b>Capacity</b>	<b>Number of underlying Shares</b>	<b>Approximate percentage of shareholding to total issued Shares</b>
Cheung Choi Ngor ("Ms. Cheung")	Beneficial owner	55,896,000 <i>(Note (b))</i>	0.50%
Mr. Law	Beneficial owner	55,896,000 <i>(Note (b))</i>	0.50%
Mr. Paul Ng	Beneficial owner	83,840,000 <i>(Note (b))</i>	0.75%

Notes:

- (a) 5,925,872,490 Shares held by Mr. Ng through controlled corporations include 1,088,784,847 Shares held by Bannock Investment Limited (“Bannock”), 1,150,004,797 Shares held by Earntrade Investments Limited (“Earntrade”), 1,817,140,364 Shares held by Fung Shing Group Limited (“Fung Shing”), 1,728,362,917 Shares held by Parkfield Holdings Limited (“Parkfield”), 76,464,373 Shares held by Ronastar Investments Limited (“Ronastar”), 65,104,000 Shares held by South China Strategic Limited (“SC Strategic”) and 11,192 Shares held by South China Finance And Management Limited (“SCFM”). Fung Shing, Parkfield and Ronastar were all directly wholly-owned by Mr. Ng. Mr. Ng holds SC Strategic and SCFM indirectly via South China Holdings Company Limited (“SCHC”) and South China Financial Holdings Limited (“SCF”) respectively. Bannock was a wholly-owned subsidiary of Earntrade which was directly owned as to 60% by Mr. Ng, 20% by Mr. Richard Howard Gorges (“Mr. Gorges”) and 20% by Ms. Cheung. SCHC and SCF were owned as to approximately to 60.87% and 26.94%, respectively by Mr. Ng. As such, Mr. Ng was deemed to have interest in the 65,104,000 Shares held by SC Strategic, 11,192 Shares held by SCFM and the aggregate 2,238,789,644 Shares held by Bannock and Earntrade.
- (b) The respective underlying Shares held by Ms. Cheung, Mr. Law and Mr. Paul Ng were the share options granted to them on 1 October 2013 under the share option scheme adopted by the Company on 8 May 2012 (the “Share Option Scheme”). For more details, please refer to the section headed “ Share Option Scheme”.

Apart from the foregoing, none of the Directors or any of their spouses or children under eighteen years of age had interests or short positions in the Shares, underlying Shares or debentures of the Company, or any of its holding company, subsidiaries or other associated corporations, as recorded in the register required to be kept by the Company under section 352 of the SFO or as otherwise notified to the Company pursuant to the required standard of dealings by Directors as referred to Rules 5.48 to 5.67 of the GEM Listing Rules, at 30 June 2016.

#### **SUBSTANTIAL SHAREHOLDERS’ AND OTHER PERSONS’ INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES**

The Company has been notified of the following interest in its issued Shares at 30 June 2016 amounting to 5% or more of the Shares in issue:

##### **Long positions in Shares**

<b>Shareholders</b>	<b>Capacity</b>	<b>Number of Shares</b>	<b>Approximate percentage of shareholding to total issued Shares</b>
Earntrade	Beneficial owner and interest of a controlled corporation	2,238,789,644 (Note (a))	20.03%
Fung Shing	Beneficial owner	1,817,140,364	16.26%
Parkfield	Beneficial owner	1,728,362,917	15.46%
Bannock	Beneficial owner	1,088,784,847 (Note (a))	9.74%
Ng Lai King Pamela (“Ms. Ng”)	Beneficial owner and interest of spouse	7,257,190,003 (Note (b))	64.92%

*Notes:*

- (a) Bannock is a wholly-owned subsidiary of Earntrade. Earntrade was deemed to have interest in the Shares held by Bannock.
- (b) Ms. Ng, who held 967,923,774 Shares directly, is the spouse of Mr. Ng, the Chairman and an Executive Director of the Company. By virtue of the SFO, Ms. Ng was deemed to have interest in the 363,393,739 Shares and 5,925,872,490 Shares held by Mr. Ng directly and indirectly through controlled corporations, respectively, as disclosed in the section headed “Directors’ and Chief Executives’ Interests and Short Positions in Shares, Underlying Shares and Debentures” in the above.

Apart from the forgoing, as at 30 June 2016, no person, other than the Directors and chief executive of the Company, whose interests are set out in the section headed “Directors’ and Chief Executives’ Interests and Short Positions in Shares, Underlying Shares and Debentures” in the above, had registered an interest or short position in the Shares or underlying Shares that was required to be recorded pursuant to section 336 of SFO.

**EMPLOYEES’ SHARE AWARD SCHEME**

On 18 March 2011, the Company adopted the employee’s share award scheme (the “Share Award Scheme”) whereby the Company may grant share awards to selected employees in recognition of their contributions to the Group, and as incentive to retain them to support the operations and ongoing development of the Group and attract suitable personnel for the Group’s further development. Pursuant to the terms and conditions of the Share Award Scheme, the Company shall settle a sum up to HK\$50 million for the purchase of shares in the Company and/or SCHC from the market. Such shares shall form part of the capital of the trust fund set up for the Share Award Scheme. The Board may, from time to time, select employees for participation in the Share Award Scheme and cause to be paid an amount to the trustee from the Company’ resources for the purposed of purchase of shares as referred to in the above.

## SHARE OPTION SCHEME

The Company adopted a Share Option Scheme in May 2012 for the purpose of providing incentives and rewards to eligible participants, who contribute to the success of the Group's operations, and retaining such participants for their continuing support to the Group. The shares options granted under the Scheme is unlisted. Particulars and movements of the outstanding share options granted under the Share Option Scheme during the six months ended 30 June 2016 were as follows:

Name and category of participant	Number of share options					Balance as at 30/06/2016	Date of grant of share options (DD/MM/YYYY)	Exercisable period of share options (Note i)	Price of shares		
	Balance as at 01/01/2016	Granted during the period	Exercised during the period	Lapsed during the period	Cancelled during the period				Exercise price per share option (HK\$)	Immediately preceding the grant date of share options (Note ii) (HK\$)	Immediately preceding the exercise date of share options (Note iii) (HK\$)
<b>Directors</b>											
Ms. Cheung	16,768,000	-	-	-	-	16,768,000	01/10/2013	01/10/2016 – 30/09/2023	0.188	0.188	N/A
	16,768,000	-	-	-	-	16,768,000	01/10/2013	01/10/2017 – 30/09/2023	0.188	0.188	N/A
	22,360,000	-	-	-	-	22,360,000	01/10/2013	01/10/2018 – 30/09/2023	0.188	0.188	N/A
Mr. Law	16,768,000	-	-	-	-	16,768,000	01/10/2013	01/10/2016 – 30/09/2023	0.188	0.188	N/A
	16,768,000	-	-	-	-	16,768,000	01/10/2013	01/10/2017 – 30/09/2023	0.188	0.188	N/A
	22,360,000	-	-	-	-	22,360,000	01/10/2013	01/10/2018 – 30/09/2023	0.188	0.188	N/A
Mr. Paul Ng	25,152,000	-	-	-	-	25,152,000	01/10/2013	01/10/2016 – 30/09/2023	0.188	0.188	N/A
	25,152,000	-	-	-	-	25,152,000	01/10/2013	01/10/2017 – 30/09/2023	0.188	0.188	N/A
	33,536,000	-	-	-	-	33,536,000	01/10/2013	01/10/2018 – 30/09/2023	0.188	0.188	N/A
<b>Sub-total</b>	<b>195,632,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>195,632,000</b>					
<b>Other</b>											
In aggregate	16,768,000	-	-	-	-	16,768,000	01/10/2013	01/10/2016 – 30/09/2023	0.188	0.188	N/A
	16,768,000	-	-	-	-	16,768,000	01/10/2013	01/10/2017 – 30/09/2023	0.188	0.188	N/A
	22,360,000	-	-	-	-	22,360,000	01/10/2013	01/10/2018 – 30/09/2023	0.188	0.188	N/A
<b>Sub-total</b>	<b>55,896,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>55,896,000</b>					
<b>Total</b>	<b>251,528,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>251,528,000</b>					

### Notes:

- (i) All share options granted are subject to a vesting period and becoming exercisable in whole or in part in the following manner:

#### From the date of grant of share options

#### Exercisable percentage

Within 36 months	Nil
37th–48th months	30%
49th–60th months	60%
61st–120th months	100%

- (ii) The price of the shares disclosed as immediately preceding the date of grant of the share options is the Stock Exchange's closing price on the trading day immediately prior to the date of the grant of the share options.

- (iii) The weight average closing price of the shares immediately before the date on which the options are exercised.

## **DIRECTORS' INTERESTS IN COMPETING BUSINESSES**

The Company, SCHC and SCF, both, being listed on the Stock Exchange, have certain common directors. The principal activities of SCHC and SCF include property investment or development business and provision of investment advisory or asset management services.

Mr. Ng, Ms. Cheung, Mr. Gorges and Mr. Law, all being Executive Directors of the Company, are also the executive directors of SCHC. Mr. Ng and Ms. Cheung are also the executive director of SCF. Ms. Ng Yuk Mui Jessica, an Executive Director of the Company, is also the non-executive director of SCHC and the executive director of SCF. Mr. Paul Ng, a Non-executive Director of the Company, is also an executive director of SCHC.

Mr. Ng is the chairman of the board and controlling shareholder of SCHC, is also chairman of board and substantial shareholder of SCF. Mr. Gorges and Ms. Cheung are the directors and substantial shareholders of a controlled corporation of Mr. Ng, together with his associates, holds 60.87% interest in SCHC and Mr. Ng holds 26.94% interest in SCF.

The Group seeks to undertake property development projects in smaller size and diversify into the financial services businesses while SCHC mainly focuses on the medium to large scale property investment and development projects.

The Group is in the course of diversifying into the financial services businesses while SCF undertakes a wide range of financial services businesses of sizable scale in operations and with solid client portfolio.

The abovementioned common directors declare their interests in competing business and abstain from voting in transactions in which the Company and SCHC or SCF compete or is likely to compete with each other and, therefore, do not control the Board as far as transaction in relation to competing business is concerned. As such, the Board is independent from the board of SCHC or SCF, and the Group is capable of carrying on its businesses independently of, and at arm's length from, the businesses of SCHC or SCF. Given the difference in business focus as referred to in the preceding paragraph, the competition between the businesses of the Company and SCHC or SCF is considered to be relatively remote.

## **PURCHASE, SALE OR REDEMPTION OF THE LISTED SECURITIES OF THE COMPANY**

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the listed securities of the Company during the six months ended 30 June 2016.

## **SECURITIES TRANSACTIONS BY THE DIRECTORS**

The Company has adopted the required standard of dealing set out in Rules 5.48 to 5.67 of the GEM Listing Rules as its code of conduct regarding securities transactions by Directors. In addition, the Board has established similar guidelines for relevant employees who are likely to possess inside information in relation to the Group or its securities.

In response to the Company's specific enquiry, all Directors of the Company confirmed that they have complied with the required standard of dealing and its code of conduct regarding securities transactions by Directors throughout the six months ended 30 June 2016.

## **CHANGES TO INFORMATION IN RESPECT OF DIRECTORS**

In accordance with GEM Rule 17.50A(1), the changes to information required to be disclosed pursuant to paragraphs (a) to (e) and (g) of GEM Rule 17.50(2) of the GEM Listing Rules during the course of the Directors' terms of office for the period from the date of publication of the Company's latest annual report up to the date of this interim report are set out below:

Sr Dr. Leung Tony Ka Tung has been appointed as an independent non-executive director of Wang On Properties Limited 宏安地產有限公司 with effect from 17 March 2016.

## **CORPORATE GOVERNANCE CODE**

The Company had complied with all the code provisions as set out in the Corporate Governance Code contained in Appendix 15 of the GEM Listing Rules throughout the six months ended 30 June 2016 except that Mr. Ng, the Chairman and an Executive Director of the Company, was unable to attend the annual general meeting of the Company held on 7 June 2016 since he had other business engagements, which deviated from code provision E.1.2.

## **AUDIT COMMITTEE**

The Company has established an Audit Committee with written terms of reference in compliance with the GEM Listing Rules. The Audit Committee presently comprises two Independent Non-executive Directors, namely Ms. Chan Mei Bo Mabel (Chairman of the Committee) and Ms. Pong Scarlett Oi Lan, BBS, J.P. and a Non-executive Director, namely Mr. Paul Ng.

The Group's interim report for the six months ended 30 June 2016 has been reviewed by the Audit Committee.

By Order of the Board  
**South China Assets Holdings Limited**  
南華資產控股有限公司  
**Ng Hung Sang**  
*Chairman and Executive Director*

Hong Kong, 9 August 2016

*As at the date of this report, the directors of the Company are (1) Mr. Ng Hung Sang, Ms. Cheung Choi Ngor, Mr. Richard Howard Gorges, Ms. Ng Yuk Mui Jessica and Mr. Law Albert Yu Kwan as executive directors; (2) Mr. Ng Yuk Yeung Paul as non-executive director; and (3) Ms. Chan Mei Bo Mabel, Sr Dr. Leung Tony Ka Tung and Ms. Pong Scarlett Oi Lan, BBS, J.P. as independent non-executive directors.*