

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER, 2004

1. GENERAL

The Company is a public limited company incorporated in Hong Kong and its shares are listed on The Stock Exchange of Hong Kong Limited.

The Company acts as an investment holding company. The principal activities of its subsidiaries are set out in note 32.

2. POTENTIAL IMPACT ARISING FROM THE RECENTLY ISSUED ACCOUNTING STANDARDS

In 2004, the Hong Kong Institute of Certified Public Accountants (the “HKICPA”) issued a number of new or revised Hong Kong Accounting Standards and Hong Kong Financial Reporting Standards (“HKFRSs”) (herein collectively referred to as “new HKFRSs”) which are effective for accounting periods beginning on or after 1st January, 2005. The Group has not early adopted these new HKFRSs in the financial statements for the year ended 31st December, 2004.

The Group has commenced considering the potential impact of these new HKFRSs but has not yet in a position to determine whether these new HKFRSs would have a significant impact on how its results of operations and financial position are prepared and presented. These new HKFRSs may result in changes in the future as to how the results and financial position are prepared and presented.

3. SIGNIFICANT ACCOUNTING POLICIES

The financial statements have been prepared under the historical cost convention as modified for the revaluation of certain properties and investments in securities and in accordance with accounting principles generally accepted in Hong Kong. The principal accounting policies adopted are as follows:

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and its subsidiaries made up to 31st December each year.

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.

All significant inter-company transactions and balances within the Group have been eliminated on consolidation.

Goodwill

Goodwill arising on consolidation represents the excess of the cost of acquisition over the Group's interest in the fair value of the identifiable assets and liabilities of a subsidiary or associate at the date of acquisition.

Goodwill arising on acquisitions of subsidiaries prior to 1st January, 2001 continues to be held in reserves, and will be charged to the income statement at the time of disposal of the relevant subsidiary, or at such time as the goodwill is determined to be impaired. Goodwill arising on the acquisition of an associate prior to 1st January, 2001 continued to be amortised over its useful economic life of ten years.

Goodwill arising on acquisitions of subsidiaries or associates after 1st January, 2001 is capitalised and amortised on a straight line basis over its useful economic life. Goodwill arising on the acquisition of an associate is included within the carrying amount of the associate. Goodwill arising on the acquisition of subsidiaries is presented separately in the balance sheet date.

On disposal of a subsidiary or an associate, the attributable amount of unamortised goodwill/goodwill previously eliminated against or credited to reserves is included in the determination of the profit or loss on disposal.

3. SIGNIFICANT ACCOUNTING POLICIES - continued

Negative goodwill

Negative goodwill represents the excess of the Group's interest in the fair value of the identifiable assets and liabilities of a subsidiary at the date of acquisition over the cost of acquisition.

Negative goodwill arising on acquisitions of subsidiaries prior to 1st January, 2001 continues to be held in reserves and will be credited to income at the time of disposal of the relevant subsidiary.

Negative goodwill arising on acquisitions of subsidiaries after 1st January, 2001 is presented as deduction from assets and will be released to income based on an analysis of the circumstances from which the balance resulted.

To the extent that the negative goodwill is attributable to losses or expenses anticipated at the date of acquisition, it is released to income in the period in which those losses or expenses arise. The remaining negative goodwill is recognised as income on a straight line basis over the remaining average useful life of the identifiable acquired depreciable assets. To the extent that such negative goodwill exceeds the aggregate fair value of the acquired identifiable non-monetary assets, it is recognised in income immediately.

Revenue recognition

Sales of goods are recognised when goods are delivered and title has passed.

Rental income, including rentals invoiced in advance from properties let under operating leases, is recognised on a straight line basis over the terms of the relevant leases.

Dividend income from investments is recognised when the Group's right to receive payment is established.

Interest income is accrued on a time basis by reference to the principal outstanding and at the interest rate applicable.

3. SIGNIFICANT ACCOUNTING POLICIES - continued

Investment properties

Investment properties are completed properties which are held for their investment potential, any rental income being negotiated at arm's length.

Investment properties are stated at their open market value based on independent professional valuations at the balance sheet date. Any surplus or deficit arising on the revaluation of investment properties is credited or charged to the investment property revaluation reserve unless the balance of the reserve is insufficient to cover a deficit, in which case the excess of the deficit over the balance of the investment property revaluation reserve is charged to the income statement. Where a deficit has previously been charged to the income statement and a revaluation surplus subsequently arises, this surplus is credited to the income statement to the extent of the deficit previously charged.

On subsequent disposal of an investment property, any revaluation surplus attributable to that property is included in the determination of the profit or loss on disposal.

No depreciation is provided in respect of investment properties which are held on leases with unexpired terms, including the renewable period, of more than twenty years.

Property, plant and equipment

Property, plant and equipment are stated at cost or valuation less depreciation, amortisation and any identified impairment loss.

Certain of the Group's leasehold land and buildings were revalued at 31st December, 1991. The surplus arising on revaluation of land and buildings was credited to the property revaluation reserve. The Group has adopted the transitional relief provided by paragraph 80 of the Statement of Standard Accounting Practice ("SSAP") 17 (Revised) "Property, Plant and Equipment" issued by the HKICPA from the requirement to make revaluations on a regular basis of the Group's leasehold land and buildings and, accordingly, no further revaluation of leasehold land and buildings will be carried out. On the subsequent disposal of such properties, the attributable revaluation surplus not yet transferred to retained profits in prior years is transferred to retained profits.

Depreciation and amortisation are provided to write off the cost or valuation of items of property, plant and equipment over their estimated useful lives, using the straight line method, at the following rates per annum:

3. SIGNIFICANT ACCOUNTING POLICIES - continued

Leasehold land	Over the remaining term of the lease
Buildings	2% to 2.5% or over the remaining term of the lease, whichever is the shorter
Furniture, fixtures and equipment	16% to 20%
Motor vehicles	16% to 25%
Plant and machinery	20%
Computer equipment	20% to 33 ¹ / ₃ %

The gain or loss arising from disposal or retirement of an asset is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in the income statement.

3. SIGNIFICANT ACCOUNTING POLICIES - continued

Subsidiaries

Investments in subsidiaries are included in the Company's balance sheet at cost, less any identified impairment loss.

Associates

The consolidated income statement includes the Group's share of the post-acquisition results of its associate for the year. In the consolidated balance sheet, interests in associates are stated at the Group's share of the net assets of the associates plus the goodwill on acquisition in so far as it has not already been written off or amortised, less any identified impairment loss.

When the Group transacts with its associates, unrealised profits and losses are eliminated to the extent of the Group's interest in the relevant associates, except where unrealised loss provide evidence of an impairment of the asset transferred.

Investments in securities

Investments in securities are recognised on a trade-date basis and are initially measured at cost.

Investments are classified as investment securities and other investments.

Investment securities, which are securities held for an identified long term strategic purpose, are measured at subsequent reporting dates at cost, as reduced by any impairment loss that is other than temporary.

Other investments are measured at fair value, with unrealised gains and losses included in net profit or loss for the year.

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is calculated using the first-in, first-out method. Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs necessary to make the sale.

3. SIGNIFICANT ACCOUNTING POLICIES - continued

Impairment

At each balance sheet date, the Group reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that these assets have suffered an impairment loss. 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. Impairment loss is recognised as an expense immediately, unless the relevant asset is carried at a revalued amount under another SSAP, in which case the impairment loss is treated as revaluation decrease under that SSAP.

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, such 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, unless the relevant asset is carried at a revalued amount under another SSAP, in which case the reversal of the impairment loss is treated as a revaluation increase.

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 net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years, and it further excludes income statement items that are never taxable and deductible.

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit, and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences, and deferred tax assets are recognised 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 negative goodwill) or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

3. SIGNIFICANT ACCOUNTING POLICIES - continued

Deferred tax liabilities are recognised for taxable temporary differences arising on investments in subsidiaries and associates, 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.

The carrying amount of deferred tax assets is reviewed at each balance sheet date 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 is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the income statement, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Operating leases

Leases are classified as finance leases when the terms of the lease transfer substantially all the risks and rewards of ownership of the assets concerned to the lessees.

All other leases are classified as operating leases and the rentals payable are charged to the income statement on a straight line basis over the terms of the relevant leases.

3. SIGNIFICANT ACCOUNTING POLICIES – continued

Foreign currencies

Transactions in foreign currencies are initially recorded at the rates of exchange prevailing on the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies are re-translated at the rates prevailing on the balance sheet date. Gains and losses arising on exchange are included in net profit or loss for the period.

On consolidation, the assets and liabilities of the Group's overseas subsidiaries are translated at exchange rates prevailing on the balance sheet date. Income and expense items are translated at the average rates for the year. Exchange differences arising, if any, are classified as equity and transferred to the Group's translation reserve. Such translation differences are recognised as income or as expenses in the period in which the operation is disposed of.

Retirement benefits scheme

The retirement benefit costs charged in the income statement represent the contributions payable in respect of the current year to the Group's Mandatory Provident Fund Scheme.

4. BUSINESS AND GEOGRAPHICAL SEGMENTS

Business Segments

For management purposes, the Group is currently organised into three operating divisions – sales of chemicals and metals, property investment and security investment. These divisions are the basis on which the Group reports its primary segment information.

Segment information about these businesses is presented below:

For the year ended 31st December, 2004

	Sales of chemicals and metals HK\$' 000	Property investment HK\$' 000	Security investment HK\$' 000	Other acti- vities HK\$' 000	Elimina- tions HK\$' 000	Consoli- dated HK\$' 000
Turnover				0		
External sales	1,751,046	14,449	4,141	998	-	1,770,634
Inter-segment sales	-	1,239	-	-	(1,239)	-
Total turnover	<u>1,751,046</u>	<u>15,688</u>	<u>4,141</u>	<u>998</u>	<u>(1,239)</u>	<u>1,770,634</u>

Inter-segment sales are charged at prevailing market rates.

Results

Segment result	<u>52,425</u>	<u>20,539</u>	<u>3,528</u>	<u>86</u>	<u>-</u>	76,578
Interest income from bank deposits						2,631
Unallocated other operating income						2,600
Unallocated corporate expenses						(11,430)

Profit from operations	70,379
Finance costs	(4,052)
Share of loss of associates	(4,296)
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Profit before taxation	62,031
Income tax expense	(9,297)
	<hr/>
Profit before minority interests	52,734
Minority interests	(1,372)
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Net profit for the year	51,362
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4. BUSINESS AND GEOGRAPHICAL SEGMENTS - continued

At 31st December, 2004

Balance sheet

	<u>Sales of chemicals and metals</u>	<u>Property investment</u>	<u>Security Invest- ment</u>	<u>Other activities</u>	<u>Consolida ted</u>
	HK\$' 000	HK\$' 000	HK\$' 000	HK\$' 000	HK\$' 000
<i>Assets</i>					
Segment assets	326,479	262,980	184,315	147	773,921
Interests in associates	453	-	-	24,485	24,938
Unallocated corporate assets					188,903
					<hr/>
Consolidated total assets					987,762
					<hr/> <hr/>
<i>Liabilities</i>					
Segment liabilities	21,879	6,702	263	19	28,863
Unallocated corporate liabilities					329,560
					<hr/>
Consolidated total liabilities					358,423
					<hr/> <hr/>
<i>Other information</i>					
	<u>Sales of chemicals and metals</u>	<u>Property investment</u>	<u>Security investmen t</u>	<u>Other activities</u>	<u>Consolida ted</u>
	HK\$' 000	HK\$' 000	HK\$' 000	HK\$' 000	HK\$' 000
Capital expenditure	2,056	447	-	904	3,407
Depreciation		896	-	361	2,165

4. BUSINESS AND GEOGRAPHICAL SEGMENTS - continued

For the year ended 31st December, 2003

	Sales of chemicals and metals	Property Invest- ment	Security Invest- ment	Other Active- ties	Elimina- tions	Consolida- ted
	HK\$' 000	HK\$' 00	HK\$' 000	HK\$' 000	HK\$' 000	HK\$' 000
		0				
<i>Turn- over</i>						
External sales	1,203,238	14,688	4,093	2,211	-	1,224,230
Inter-segment sales	-	1486	-	-	(1,486)	-
Total turnover	<u>1,203,238</u>	<u>16,174</u>	<u>4,093</u>	<u>2,211</u>	<u>(1,486)</u>	<u>1,224,230</u>

Inter-segment sales are charged at prevailing market rates.

Results

Segment result	<u>35,889</u>	<u>14,636</u>	<u>28,599</u>	<u>82</u>	<u>-</u>	79,206
Interest income from bank deposits						1,742
Unallocated other operating income						865
Unallocated corporate expenses						(10,766)
Profit from operations						71,047
Finance costs						(3,805)
Share of profit of associates						2,979
Amortisation of goodwill arising on acquisition of an associate						(3,417)

Impairment loss recognised in respect of goodwill arising on acquisition of an associate	(20,504)
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Profit before taxation	46,300
Income tax expense	(6,029)
	<hr/>
Profit before minority interests	40,271
Minority interests	(1,564)
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Net profit for the year	<u><u>38,707</u></u>

4. BUSINESS AND GEOGRAPHICAL SEGMENTS - continued

At 31st December, 2003

Balance sheet

	Sales of chemicals and metals HK\$' 000	Property <u>investment</u> HK\$' 000	Security <u>Invest-</u> <u>ment</u> HK\$' 000	Other <u>activities</u> HK\$' 000	<u>Consoli-</u> <u>dated</u> HK\$' 000
<i>Assets</i>					
Segment assets	246,180	244,513	182,236	254	673,183
Interests in associates	453	-	-	28,754	29,207
Unallocated corporate assets					232,196
Consolidated total assets					934,586
<i>Liabilities</i>					
Segment liabilities	35,304	22,533	304	56	58,197
Unallocated corporate liabilities					252,022
Consolidated total liabilities					310,219
<i>Other information</i>					
	Sales of chemicals and metals HK\$' 000	Property <u>investment</u> HK\$' 000	Security <u>Invest-</u> <u>ment</u> HK\$' 000	Other <u>activities</u> HK\$' 000	<u>Consoli-</u> <u>dated</u> HK\$' 000
Capital expenditure	967	329	-	836	2,132
Depreciation		979	-	297	1,970

4. BUSINESS AND GEOGRAPHICAL SEGMENTS - continued

Geographical segments

The Group's operations are located in Hong Kong, Taiwan and elsewhere in the People's Republic of China ("PRC").

The Group's sales of chemicals and metals are carried out in Hong Kong, Taiwan and elsewhere in the PRC. Property investment is carried out in Hong Kong and elsewhere in the PRC. Security investment is carried out in Hong Kong.

The following table provides an analysis of the Group's sales by geographical market:

	<u>Revenue by geographical market</u>		<u>Contribution to profit from operations</u>	
	<u>2004</u>	<u>2003</u>	<u>2004</u>	<u>2003</u>
	HK\$' 000	HK\$' 000	HK\$' 000	HK\$' 000
Hong Kong	1,216,380	873,892	42,130	48,928
Taiwan	265,323	147,045	4,721	2,880
Elsewhere in the PRC	127,767	104,035	22,476	18,613
Others	161,164	99,258	7,251	8,785
	<u>1,770,634</u>	<u>1,224,230</u>	<u>76,578</u>	<u>79,206</u>
Interest income from bank deposits			2,631	1,742
Unallocated other operating income			2,600	865
Unallocated corporate expenses			<u>(11,430)</u>	<u>(10,766)</u>
Profit from operations			<u>70,379</u>	<u>71,047</u>

The following is an analysis of the carrying amount of segment assets, and additions to property, plant and equipment, analysed by the geographical area in which the assets are located:

<u>Carrying amount of segment assets</u>		<u>Additions to property, plant and equipment</u>	
At	At	Year ended	Year ended
<u>31.12.2004</u>	<u>31.12.2003</u>	<u>31.12.2004</u>	<u>31.12.2003</u>
HK\$' 000	HK\$' 000	HK\$' 000	HK\$' 000

Hong Kong	399,325	301,017	2,168	1,403
Taiwan	47,922	47,645	6	12
Elsewhere in the PRC	282,319	270,805	446	238
Others	233,258	285,912	787	479
	<u>962,824</u>	<u>905,379</u>	<u>3,407</u>	<u>2,132</u>

5. OTHER OPERATING INCOME

Other operating income comprises:

	<u>2004</u> HK\$' 000	<u>2003</u> HK\$' 000
Interest income from bank deposits	2,631	1,742
Sundry income	<u>2,600</u>	<u>865</u>
	<u>5,231</u>	<u>2,607</u>

6. PROFIT FROM OPERATIONS

	<u>2004</u> HK\$' 000	<u>2003</u> HK\$' 000
Profit from operations has been arrived at after charging:		
Auditors' remuneration		
- current year	949	935
- under (over) provision in prior year	<u>162</u>	<u>(15)</u>
	<u>1,111</u>	<u>920</u>
Rental payments in respect of properties under operating leases	1,745	1,661
Retirement benefits scheme contributions (excluding amounts paid under directors' emoluments)	347	531
and after crediting:		
Dividend income from listed investments	1,510	1,852
Gain on disposal of property, plant and equipment	374	173
Gross rental income from properties under operating leases		
after outgoings of HK\$69,000 (2003: HK\$71,000)	14,380	14,617
Interest income from investments	<u>2,631</u>	<u>2,241</u>

7. FINANCE COSTS

The finance costs represent interest on bank borrowings wholly repayable within five years.

8. IMPAIRMENT LOSS RECOGNISED IN RESPECT OF GOODWILL ARISING ON ACQUISITION OF AN ASSOCIATE

The directors of the Company have reviewed the carrying amounts of the assets of the Group as at balance sheet date and have determined to recognise the impairment losses in respect of the following asset as the directors considered that the amount is not recoverable:

	<u>2004</u> HK\$' 000	<u>2003</u> HK\$' 000
Goodwill arising on acquisition of an associate	-	20,504

9. DIRECTORS' EMOLUMENTS

	<u>2004</u> HK\$' 000	<u>2003</u> HK\$' 000
Directors' fees	1,059	540
Other emoluments to directors:		
Salaries and other benefits	2,339	2,391
Performance related incentive payments	519	297
Retirement benefits scheme contributions	35	43
	<u>2,893</u>	<u>2,731</u>
Total directors' emoluments	<u>3,952</u>	<u>3,271</u>

The amounts disclosed above include directors' fees of HK\$759,000 (2003: HK\$280,000) and other emoluments of HK\$150,000 (2003: HK\$170,000) payable to independent non-executive directors.

Their emoluments were within the following bands:

	<u>2004</u> Number of directors	<u>2003</u> Number of directors
Nil to HK\$1,000,000	10	9
HK\$1,000,001 to HK\$1,500,000	<u>1</u>	<u>-</u>

There was no compensation for loss of office paid to directors or former directors.

10. EMPLOYEES' EMOLUMENTS

The five highest paid individuals of the Group included two directors (2003: two directors), details of whose emoluments are included in the amounts disclosed in note 9 above. The emoluments of the remaining highest paid employees, other than directors of the Company, are follows:

	<u>2004</u> HK\$' 000	<u>2003</u> HK\$' 000
Salaries and other benefits	2,973	2,835
Performance related incentive payments	377	278
Retirement benefits scheme contributions	40	55
	<u>3,390</u>	<u>3,168</u>

Their emoluments were within the following bands:

	<u>2004</u> Number of employees	<u>2003</u> Number of employees
Nil to HK\$1,000,000	1	1
HK\$1,000,001 to HK\$1,500,000	<u>2</u>	<u>2</u>

11. INCOME TAX EXPENSE

	<u>2004</u> HK\$' 000	<u>2003</u> HK\$' 000
The tax charge attributable to the Company and its subsidiaries comprises:		
Current taxation		
Hong Kong Profits Tax	6,565	4,511
Profits Tax outside Hong Kong	<u>1,558</u>	<u>703</u>
	8,123	5,214
Underprovision in prior years Profits Tax outside Hong Kong	383	-
	<u>8,506</u>	<u>5,214</u>
Deferred taxation (Note 25)		
- Current year	731	659
- Attributable to change in tax rate	<u>-</u>	<u>113</u>
	9,237	5,986
Share of taxation attributable to associates	<u>60</u>	<u>43</u>
	<u>9,297</u>	<u>6,029</u>

Hong Kong Profits Tax is calculated at 17.5% of the estimated assessable profit for both years.

Taxation outside Hong Kong is calculated at the rates prevailing in the respective jurisdictions

The tax charge for the year can be reconciled to the profit before taxation per the consolidated income statement as follows:

	<u>Hong Kong</u>		<u>Elsewhere</u> <u>in the PRC</u>		<u>Other countries</u>		<u>Total</u>	
	<u>2004</u>	<u>2003</u>	<u>2004</u>	<u>2003</u>	<u>2004</u>	<u>2003</u>	<u>2004</u>	<u>2003</u>
	HK\$' 000	HK\$' 000	HK\$' 000	HK\$' 000	HK\$' 000	HK\$' 000	HK\$' 000	HK\$' 000
Profit before								
Taxation	<u>41,091</u>	<u>29,194</u>	<u>19,419</u>	<u>15,697</u>	<u>1,521</u>	<u>1,409</u>	<u>62,031</u>	<u>46,300</u>

Application tax rate	<u>17.5%</u>	<u>17.5%</u>	<u>9.9%</u>	<u>3.3%</u>	<u>21.5%</u>	<u>21.4%</u>		
Tax at the domestic income tax rate	7,191	5,109	1,922	518	327	301	9,440	5,928
Tax effect of expenses not deductible for tax purpose	733	4,675	404	976	93	23	1,230	5,674
Tax effect of income not taxable for tax purpose	(2,054)	(4,714)	(227)	(211)	(140)	(87)	(2,421)	(5,012)
Utilisation of previous tax losses not recognized	(1,143)	(200)	-	-	-	-	(1,143)	(200)
Tax effect of unrecognised tax loss	945	-	-	-	-	-	945	-
Tax effect of share of results of associates	812	(479)	-	-	-	-	812	(479)
Increase in opening deferred tax liability resulting from an increase in applicable								

tax rate	-	113	-	-	-	-	-	113
Tax effect on different tax rate of operations in other jurisdiction	-	-	-	-	7	5	7	5
Underprovision in prior years	-	-	390	-	(7)	-	383	-
Others	<u>142</u>	<u>-</u>	<u>(98)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>44</u>	<u>-</u>
Tax charge for the year	<u>6,626</u>	<u>4,504</u>	<u>2,391</u>	<u>1,283</u>	<u>280</u>	<u>242</u>	<u>9,297</u>	<u>6,029</u>

12. DIVIDENDS

	<u>2004</u> HK\$' 000	<u>2003</u> HK\$' 000
Interim dividend paid in respect of 2004 of 10 cents (2003: 1.5 cents) per ordinary share	44,550	6,683
Final dividend paid in respect of 2003 of 2.5 cents (2002: 1.5 cents) per ordinary share	<u>11,138</u>	<u>6,682</u>
	<u><u>55,688</u></u>	<u><u>13,365</u></u>

The final dividend of 10 cents for the year ended 31st December, 2004 (2003: 2.5 cents) per share has been proposed by the directors and is subject to approval by the shareholders in the forthcoming annual general meeting.

13. EARNINGS PER SHARE

The calculation of the basic earnings per share is based on the net profit for the year of HK\$51,362,000 (2003: HK\$38,707,000) and on 445,500,000 ordinary shares (2003: 445,500,000 ordinary shares) in issue during the year.

No diluted earnings per share has been presented as there were no dilutive potential ordinary shares in issue in either 2004 or 2003.

14. INVESTMENT PROPERTIES

	<u>THE GROUP</u> HK\$' 000
VALUATION	
At 1 st January, 2004	242,430
Surplus arising on revaluation	<u>17,896</u>
At 31 st December, 2004	<u><u>260,326</u></u>

The Group's investment properties comprise:

	<u>2004</u> HK\$' 000	<u>2003</u> HK\$' 000
Properties held under medium-term leases:		
- in Hong Kong	9,400	7,650
- elsewhere in the PRC	<u>198,900</u>	<u>188,760</u>
	208,300	196,410
Properties held under long leases:		
- elsewhere in the PRC	<u>52,026</u>	<u>46,020</u>
	<u><u>260,326</u></u>	<u><u>242,430</u></u>

The investment properties of the Group were revalued at 31st December, 2004 by Knight Frank, an independent firm of professional valuers, on an open market value existing use basis except that certain investment properties of the Group were revalued at 19th November, 2004 and 22nd December, 2004. In the opinion of professional valuers, there were no significant changes in the open market value from those valuation dates to the balance sheet date. The revaluation gave rise to a revaluation surplus of HK\$17,896,000, of which HK\$9,540,000 has been credited to the consolidated income statement and the remaining balance of HK\$8,356,000 has been credited to the investment property revaluation reserve.

All the investment properties of the Group are rented out under operating leases.

15. PROPERTY, PLANT AND EQUIPMENT

	<u>Leasehold land and buildings</u>	<u>Furniture, fixtures and equipment</u>	<u>Motor vehicles</u>	<u>Plant and Machi- nery</u>	<u>Compu- ter equip- ment</u>	<u>Total</u>
	HK\$' 000	HK\$' 000	HK\$' 000	HK\$' 000	HK\$' 000	HK\$' 000
THE GROUP						
COST OR						
VALUATION						
At 1 st January, 2004	37,038	14,550	4,115	1,837	2,302	59,842
Currency realignment	425	13	76	-	9	523
Additions	-	2,349	813	86	159	3,407
Disposals	-	(622)	(1,328)	-	(339)	(2,289)
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 31 st December, 2004	37,463	16,290	3,676	1,923	2,131	61,483
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Comprising:						
At cost	9,663	16,290	3,676	1,923	2,131	33,683
At valuation - 1991	27,800	-	-	-	-	27,800
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	37,463	16,290	3,676	1,923	2,131	61,483
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
DEPRECIATION AND						
AMORTISATION						
At 1 st January, 2004	7,179	12,500	3,631	1,465	2,188	26,963
Currency realignment	86	13	69	-	9	177
Provided for the year	751	878	329	101	106	2,165
Eliminated on disposals	-	(601)	(1,328)	-	(338)	(2,267)
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 31 st December, 2004	8,016	12,790	2,701	1,566	1,965	27,038
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
NET BOOK						
VALUES						
At 31 st December, 2004	29,447	3,500	975	357	166	34,445
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
At 31 st December, 2003	29,859	2,050	484	372	114	32,879
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

Certain of the leasehold land and buildings of the Group were revalued at 31st December, 1991. Had all the leasehold land and buildings been carried at cost less accumulated depreciation and amortisation, the carrying value of these properties would have been stated at HK\$19,674,000 (2003: HK\$19,655,000).

15. PROPERTY, PLANT AND EQUIPMENT - continued

	Furniture, fixtures and equipment HK\$' 000	Computer equipment HK\$' 000	Total HK\$' 000
THE COMPANY			
COST			
At 1 st January, 2004	2,691	1,690	4,381
Additions	820	84	904
Disposals	(571)	(154)	(725)
	<hr/>	<hr/>	<hr/>
At 31 st December, 2004	2,940	1,620	4,560
	<hr/>	<hr/>	<hr/>
DEPRECIATION			
At 1 st January, 2004	1,827	1,637	3,464
Provided for the year	301	60	361
Eliminated on disposals	(550)	(154)	(704)
	<hr/>	<hr/>	<hr/>
At 31 st December, 2004	1,578	1,543	3,121
	<hr/>	<hr/>	<hr/>
NET BOOK VALUES			
At 31 st December, 2004	1,362	77	1,439
	<hr/>	<hr/>	<hr/>
At 31 st December, 2003	864	53	917
	<hr/>	<hr/>	<hr/>

The Group's leasehold land and buildings comprise:

	Leasehold land and buildings	
	2004 HK\$' 000	2003 HK\$' 000
Properties held under medium-term leases:		
- in Hong Kong	21,797	22,361
Properties held under long leases:		
- overseas	7,650	7,498
	<hr/>	<hr/>
	29,447	29,859
	<hr/>	<hr/>

16. INVESTMENTS IN SUBSIDIARIES

	<u>THE COMPANY</u>	
	<u>2004</u> HK\$' 000	<u>2003</u> HK\$' 000
Unlisted shares, at cost	38,587	38,587

Particulars of the subsidiaries at 31st December, 2004 are set out in note 32.

17. INTERESTS IN ASSOCIATES

	<u>THE GROUP</u>	
	<u>2004</u> HK\$' 000	<u>2003</u> HK\$' 000
Share of net assets	24,938	29,207
Goodwill arising on acquisition, net	20,504	20,504
Impairment loss recognised in respect of goodwill arising on acquisition	(20,504)	(20,504)
	<u>24,938</u>	<u>29,207</u>

Particulars of the associates at 31st December, 2004 are as follows:

<u>Name of associate</u>	<u>Form of business structure</u>	<u>Country of incorporation</u>	<u>Principal place of operation</u>	<u>Class of shares held</u>	<u>Percentage of issued share capital held by the Group</u>	<u>Principal activities</u>
Asia Commercial Holdings Limited (note)	Incorporated	Bermuda	Hong Kong	Ordinary	16.5 %	Watch trading and retailing activities
KSIP (Thailand 1989). Co., Ltd.	Incorporated	Thailand	Thailand	Ordinary	49	Inactive

Note: This company has been accounted for as an associate as, in the opinion of the directors, the Group is in a position to exercise significant influence over the management of this company.

18. INVESTMENTS IN SECURITIES

The Group

	Investment securities		Other investments		Total	
	2004 HK\$' 000	2003 HK\$' 000	2004 HK\$' 000	2003 HK\$' 000	2004 HK\$' 000	2003 HK\$' 000
Equity securities:						
Listed – Hong Kong	-	-	37,081	39,330	37,081	39,330
Listed – overseas	3,132	3,132	18,979	12,410	22,111	15,542
Unlisted	-	-	1,170	3,701	1,170	3,701
	<u>3,132</u>	<u>3,132</u>	<u>57,230</u>	<u>55,441</u>	<u>60,362</u>	<u>58,573</u>
Mutual funds:						
Quoted	-	-	9,271	-	9,271	-
Unlisted	18,574	10,628	23,210	20,161	41,784	30,789
	<u>18,574</u>	<u>10,628</u>	<u>32,481</u>	<u>20,161</u>	<u>51,055</u>	<u>30,789</u>
Debt securities:						
Listed – overseas	-	-	20,748	12,634	20,748	12,634
Unlisted	543	8,343	19,041	31,449	19,584	39,792
	<u>543</u>	<u>8,343</u>	<u>39,789</u>	<u>44,083</u>	<u>40,332</u>	<u>52,426</u>
Total securities						
Listed	3,132	3,132	76,808	64,374	79,940	67,506
Unlisted	19,117	18,971	52,692	55,311	71,809	74,282
	<u>22,249</u>	<u>22,103</u>	<u>129,500</u>	<u>119,685</u>	<u>151,749</u>	<u>141,788</u>
Market value of listed securities	<u>6,591</u>	<u>4,019</u>	<u>76,808</u>	<u>64,374</u>	<u>83,399</u>	<u>68,393</u>
Carrying amount analysed for reporting purposes as:						

Non-current	22,249	22,103	1,170	3,701	23,419	25,804
Current	<u>-</u>	<u>-</u>	<u>128,330</u>	<u>115,984</u>	<u>128,330</u>	<u>115,984</u>
	<u>22,249</u>	<u>22,103</u>	<u>119,500</u>	<u>119,685</u>	<u>151,749</u>	<u>141,788</u>

18. INVESTMENTS IN SECURITIES - Continuous

Particulars of the Group's other investments which exceed 20% of the nominal value of the issued shares of that class disclosed pursuant to Section 129 (1) of the Companies Ordinance are as follows:

<u>Name of company</u>	<u>Place of registration</u>	<u>Type of investment held</u>	<u>Percentage of registered capital held by the Group</u>
Hebei Varwin Gas Propellents Co., Ltd. (note)	PRC	Registered capital	30%
Shenzhen Far East Oil Tools Co., Ltd. (note)	PRC	Registered capital	25%

Note: These companies have not been accounted for as associates as, in the opinion of the directors, the Group is not in a position to exercise significant influence over the management of these companies.

19. INVENTORIES

	<u>THE GROUP</u>	
	<u>2004</u> HK\$' 000	<u>2003</u> HK\$' 000
Raw materials	144	949
Finished goods	<u>147,188</u>	<u>88,716</u>
	<u>147,332</u>	<u>89,665</u>

Included in inventories are finished goods of HK\$1,224,000 (2003: HK\$1,500,000) carried at net realisable value.

20. DEBTORS, DEPOSITS AND PREPAYMENTS

The Group allows an average credit period ranging from cash on delivery to 120 days to its trade debtors. The aged analysis of trade debtors of HK\$128,800,000 (2003: HK\$112,143,000) which are included in the Group's debtors, deposits and prepayments are as follows:

	<u>2004</u> HK\$' 000	<u>2003</u> HK\$' 000
0 - 30 days	69,387	73,254
31 - 60 days	32,645	25,325
61 - 90 days	16,102	8,858
91 - 120 days	7,434	2,854
121 - 365 days	3,232	1,852
	<u>128,800</u>	<u>112,143</u>

The Company did not have any trade debtors at the balance sheet dates.

21. CREDITORS AND ACCRUED CHARGES

The aged analysis of the trade creditors of HK\$12,071,000 (2003: HK\$25,071,000) which are included in the Group's creditors and accrued charges are as follows:

	<u>2004</u> HK\$' 000	<u>2003</u> HK\$' 000
0 - 30 days	11,816	23,944
31 - 60 days	203	934
61 - 90 days	6	131
Over 90 days	46	62
	<u>12,071</u>	<u>25,071</u>

The Company did not have any trade creditors at the balance sheet date.

22. BANK BORROWINGS

	<u>THE GROUP</u>		<u>THE COMPANY</u>	
	<u>2004</u>	<u>2003</u>	<u>2004</u>	<u>2003</u>
	HK\$' 000	HK\$' 000	HK\$' 000	HK\$' 000
The bank borrowings, which are due within one year, comprise:				
Bank overdrafts	-	113	-	-
Bank loans				
- secured (Note)	6,669	-	-	-
- unsecured	23,695	10,816	15,000	2,500
Trust receipt and import loans	271,766	229,043	-	-
	<u>302,130</u>	<u>239,972</u>	<u>15,000</u>	<u>2,500</u>

Note: The bank loan was secured by the Group's cash deposits, marketable securities, notes and bonds charged to the bank from time to time.

23. SHARE CAPITAL

	<u>Number of shares</u>	<u>Amount</u> HK\$' 000
Ordinary shares of HK\$0.05 each		
Authorised:		
At beginning and at end of the years 2003 and 2004	700,000,000	35,000
	<u>700,000,000</u>	<u>35,000</u>
Issued and fully paid:		
At beginning and at end of the years 2003 and 2004	445,500,000	22,275
	<u>445,500,000</u>	<u>22,275</u>

24. RESERVES

	<u>Share premium</u> HK\$' 000	<u>Retained profits</u> HK\$' 000	<u>Total</u> HK\$' 000
<u>THE COMPANY</u>			
At 1 st January, 2003	153,728	207,298	361,026
Net profit for the year	-	43,284	43,284
Dividends paid (note 12)	-	(13,365)	(13,365)
	<hr/>	<hr/>	<hr/>
At 31 st December, 2003	153,728	237,217	390,945
Net profit for the year	-	90,208	90,208
Dividends paid (note 12)	-	(55,688)	(55,688)
	<hr/>	<hr/>	<hr/>
At 31 st December, 2004	<u>153,728</u>	<u>271,737</u>	<u>425,465</u>

The Company's reserves available for distribution to shareholders as at 31st December, 2004 comprised the retained profits of HK\$271,737,000 (2003: HK\$237,217,000).

25. DEFERRED TAXATION

	<u>Revaluation of investment properties</u> HK\$' 000	<u>Revaluation of leasehold land and building</u> HK\$' 000	<u>Accelerated tax depreciation</u> HK\$' 000	<u>Total</u> HK\$' 000
At 1 st January, 2003	1,704	2,218	1,200	5,122
Charge (credit) to income for the year	822	-	(163)	659
Effect of change in tax rate				
- charge to income	-	-	113	113
- charge to property revaluation reserve	-	208	-	208
	<hr/>	<hr/>	<hr/>	<hr/>
At 31 st December, 2003	2,526	2,426	1,150	6,102
Charge to income for the year	731	-	-	731
Charge to investment property revaluation reserve	640	-	-	640
	<hr/>	<hr/>	<hr/>	<hr/>
At 31 st December, 2004	<u>3,897</u>	<u>2,426</u>	<u>1,150</u>	<u>7,473</u>

At the balance sheet date, the Group had unused tax losses of approximately HK\$119 million (2003: HK\$120 million) available for offset against future profits. No deferred tax asset has been recognised in respect of such unused tax losses due to the

unpredictability of future profit streams. Such tax losses may be carried forward indefinitely.

26. OPERATING LEASE COMMITMENTS

The Group as lessee:

At the balance sheet date, the Group and the Company had outstanding commitments for future minimum lease payments under non-cancellable operating leases in respect of rented premises which fall due as follows:

	<u>THE GROUP</u>		<u>THE COMPANY</u>	
	<u>2004</u> HK\$' 000	<u>2003</u> HK\$' 000	<u>2004</u> HK\$' 000	<u>2003</u> HK\$' 000
Within one year	1,625	1,400	602	422
In the second to fifth year inclusive	2,489	19	60	242
	<u>4,114</u>	<u>1,419</u>	<u>662</u>	<u>664</u>

Operating lease payments represent rentals payable by the Group and the Company for certain of its office premises. Leases are negotiated for an average term of two years and rentals are fixed for an average of two years.

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The Group as lessor:

Property rental income earned during the year was HK\$14,449,000 (2003: HK\$14,688,000). The properties held have committed tenants in the range from one to three years.

At the balance sheet date, the Group had contracted with tenants for the following future minimum lease payments under non-cancellable operating leases in respect of rented premises which fall due as follows:

	<u>THE GROUP</u>	
	<u>2004</u> HK\$' 000	<u>2003</u> HK\$' 000
Within one year	9,708	11,368
In the second to fifth year inclusive	2,433	5,129
	<u>12,141</u>	<u>16,497</u>

27. CONTINGENT LIABILITIES

	<u>THE COMPANY</u>	
	<u>2004</u>	<u>2003</u>
	HK\$' 000	HK\$' 000
Extent of banking facilities utilised by subsidiaries in respect of which guarantees were given to banks by the Company	<u>278,435</u>	<u>237,472</u>

During 2003, a subsidiary entered into a consignment agreement with a supplier in respect of the consignment inventories under the custody of the subsidiary. The Company had given a guarantee in respect of the payment and performance of the subsidiary pursuant to the consignment agreement. At 31st December, 2004, the consignment inventories amounted to HK\$305,000 (2003: HK\$787,000)

28. CAPITAL COMMITMENTS

	<u>THE GROUP AND THE COMPANY</u>	
	<u>2004</u>	<u>2003</u>
	HK\$' 000	HK\$' 000
Capital expenditure in respect of the acquisition of property, plant and equipment contracted for but not provided for in the financial statements	<u>101</u>	<u>151</u>

29. PLEDGE OF ASSETS

At 31st December, 2004 certain leasehold properties with aggregate carrying values of HK\$7,650,000 (2003: HK\$7,498,000) were pledged to banks to secure banking facilities granted to the Group.

30. RETIREMENT BENEFITS SCHEME

The Group operates a Mandatory Provident Fund Scheme for all qualifying employees. The assets of the scheme are held separately from those of the Group, in funds under the control of trustees.

The retirement benefits cost charged to the consolidated income statement represents contributions payable to the scheme by the Group at rates specified in the rules of the scheme.

31. RELATED PARTY TRANSACTION

During 2002, the Company entered into an agreement with a subsidiary of an associate of the Group for the software development services to be provided to the Group at the consideration of HK\$755,000. In addition to the aggregate amount of HK\$604,000 paid in previous years, the Company further paid HK\$75,000 during the year for this service.

32. SUBSIDIARIES

Particulars of the subsidiaries at 31st December, 2004 are as follow:

Name of subsidiary	Place of incorporation / registration	Principal place of operation	Issued / registered and fully paid capital	Percentage of issued / registered capital held by the Company		Principal activities
				Ordinary	Non-voting preferred (note)	
Asia Fame International Limited	Hong Kong	Hong Kong	HK\$1,000,000	100*	—	Manufacturing of electroplating chemical and solutions
Bright Limited	Star Cooks Islands	Hong Kong	US\$1,000	100	—	Investment holding
Charterway Developments Limited	Hong Kong	Hong Kong	HK\$1,000,000	100	—	Property investment
E.P. Resources Limited	Hong Kong	Hong Kong	HK\$10,000	100*	—	Securities investment and trading
Electrochemical Technologies Limited	Hong Kong	Hong Kong	HK\$2	100*	—	Securities investment

Engotech Limited	Hong Kong	Hong Kong	HK\$10,000	—	100*	Manufacturing of and trading in electroplating chemicals and solutions
Ever Channel Properties Limited	Hong Kong	Elsewhere in the PRC	HK\$10,000	—	90	Property investment

32. SUBSIDIARIES- continuous

Name of subsidiary	Place of incorporation /registration	Principal place of operation	Issued / registered and fully paid capital		Percentage of issued / registered capital held by the Company	Principal activities
			Ordinary	Non-voting preferred (note)		
Global Trade Properties Limited	Hong Kong	Elsewhere in the PRC	HK\$10,000	—	90	Property investment
Gold Asset Properties Limited	Hong Kong	Elsewhere in the PRC	HK\$10,000	—	90	Property investment
Jollifair Investments Limited	Hong Kong	Hong Kong	HK\$10,000	—	100*	Property investment
Kee Shing (Coin) Limited	Hong Kong	Hong Kong	HK\$1,000,000	—	100*	Securities Trading
Kee Shing Hardware Supplies Limited	Hong Kong	Hong Kong	HK\$800,000	HK\$400,000	100	Trading in stainless steel
Kee Shing Industrial Products Limited	Hong Kong	Hong Kong, Taiwan, South Korea and Thailand	HK\$200	HK\$1,000,000	100*	Investment holding and trading in electroplating chemicals and metals
Kee Shing International Limited	Hong Kong	Hong Kong	HK\$2	—	100*	Securities Investment

32. SUBSIDIARIES- continuous

Name of subsidiary	Place of incorporation /registration	Principal place of operation	Issued / registered and fully paid capital		Percentage of issued / registered capital held by the Company	Principal activities
			Ordinary	Non-voting preferred (note)		
Kee Shing (Investments) Limited	Cook Islands	Hong Kong	US\$1,000	—	100*	Investment holding
Kee Shing Property Consultants (Shanghai) Co., Ltd.#	Shanghai, PRC	Elsewhere in the PRC	RMB2,902,060	—	100*	Property Management
King Sheng Industrial Products Company Limited	Taiwan	Taiwan	NT\$5,000,000	—	70	Trading in electroplating chemicals and metals
Kingsview Properties Limited	Hong Kong	Elsewhere in the PRC	HK\$10,000	—	90	Property investment
Klendo Limited	Hong Kong	Elsewhere in the PRC	HK\$10,000	—	90*	Property investment
KSIP (Singapore) Pte. Ltd.	Republic of Singapore	Republic of Singapore	S\$1,000,000	—	51	Trading in electroplating chemicals and metal plating products

Pacific Apex Hong Kong International Limited	Hong Kong	Hong Kong	HK\$10,000	—	100*	Investment holding
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32.SUBSIDIARIES- continuous

Name of subsidiary	Place of incorporation /registration	Principal place of operation	Issued / registered and fully paid capital		Percentage of issued / registered capital held by the Company	Principal activities
			Ordinary	Non-voting preferred (note)		
Pacific Wide Properties Limited	Hong Kong	Elsewhere in PRC	HK\$10,000	—	90	Property investment
Pakwell Investment Limited	Hong Kong	Hong Kong	HK\$10,000	—	55*	Inactive
Sam Wing International Limited	Hong Kong	Elsewhere in the PRC	HK\$200	HK\$2,160,000	100*	Trading in chemicals and securities investment
Sam Wing Resources Limited	Hong Kong	Elsewhere in the PRC	HK\$3,000,000	—	55*	Trading in machinery and equipment
Sure Glory Ventures, Inc.	British Virgin Islands	Australia	US\$2	—	100*	Investment holding
Topbase Properties Limited	Hong Kong	Elsewhere in the PRC	HK\$10,000	—	90	Property investment

32. SUBSIDIARIES- continuous

Name of subsidiary	Place of incorporation / registration	Principal place of operation	Issued / registered and fully paid capital		Percentage of issued / registered capital held by the Company	Principal activities
			Ordinary	Non-voting preferred (note)		
Top Image Properties Limited	Hong Kong	Elsewhere in the PRC	HK\$10,000	—	90	Property investment
Trendex Investment Limited	Hong Kong	Elsewhere in the PRC	HK\$10,000	—	100*	Property investment
Union Channel Properties Limited	Hong Kong	Elsewhere in the PRC	HK\$10,000	—	90	Property investment
Union Crown Properties Limited	Hong Kong	Elsewhere in the PRC	HK\$10,000	—	90	Property investment
Winbase Properties Limited	Hong Kong	Elsewhere in the PRC	HK\$10,000	—	90	Property investment

* Directly held by the Company

A wholly foreign owned enterprise

None of the subsidiaries had any loan capital subsisting at 31st December, 2004 or at any time during the year.

Note: The non-voting preferred shares, which are not held by the Company, practically carry no rights to dividends or to receive notice of or to attend or vote at any general meeting of the respective companies or to participate in any distribution on winding up.

PARTICULARS OF INVESTMENT PROPERTIES
AT 31ST DECEMBER 2004

<u>LOCATION</u>	<u>TYPE</u>	<u>LEASE TERM</u>
HONG KONG		
Units A, B, C, D and E on 2nd Floor, Kee Shing Centre, 74-76 Kimberley Road, Tsimshatsui, Kowloon Hong Kong	Commercial	Medium-term lease
ELSEWHERE IN THE PEOPLE'S REPUBLIC OF CHINA		
Units 1003, 1005, 1010, 1011, 1012, 1013 on 10th Floor, the whole of 11th and 12th Floors and the Multi- function Room on Roof, Novel Building, 887 Huai Hai Road Central, Luwan District, Shanghai People's Republic of China	Commercial	Medium-term lease
15th Floor, Shui On Plaza, 333 Huai Hai Road Central, Luwan District, Shanghai People's Republic of China	Commercial	Medium-term lease
5D, 6A, 6E, 9F, 12E, 15F, 16A, 17F, 19E, 20A, 22C, 24E, 26A, 26F, 27A, 27F, 28A, 29E, 31E, 33E of Huadu Court, Haihua Garden, the Junction of Xiexu Road and Dapu Road, Luwan District, Shanghai, People's Republic of China	Residential	Long lease

3B, 10D, 12E, 15C, 17C, 17D, 22D,
23D, 25D, 25F, 27C, 27F, 28C, 30D,
33D, 33F of Huali Court,
Haihua Garden,
the Junction of Xiexu Road and
Dapu Road,
Luwan District,
Shanghai,
People's Republic of China

Residential

Long lease

4B, 7B, 7F, 27C, 33E of Huaying Court,
Haihua Garden,
the Junction of Xiexu Road
and Dapu Road,
Luwan District,
Shanghai,
People's Republic of China

Residential

Long lease

5B, 8B, 9C, 9D, 10D, 11C, 12D, 24C, 33E
of Huaxin Court,
Haihua Garden,
the Junction of Xiexu Road and Dapu Road,
Luwan District,
Shanghai,
People's Republic of China

Residential

Long lease