

Capital structure

As at 31st March 2005, the shareholder's funds of the Group totalled HK\$374 million and total bank borrowings was HK\$570 million and the maturity profile of the Group's bank borrowings falling due within one year was 33% and more than one year was 67%.

Liquidity and financial resources

As at 31st March 2005, total bank balance was approximately HK\$29 million (2004: HK\$31 million).

The Group maintains a reasonable level of cash resources and stand-by credit facilities to provide adequate liquid funds to finance its business activities.

Gearing Ratio

As at 31st March 2005, the Group's gearing ratio was 1.02 which is calculated based on the Group's long-term borrowings of approximately HK\$383 million and shareholders' funds of approximately HK\$374 million.

The Group's gearing ratio at 31st March 2004 was 0.63 which is calculated based on the Group's long-term borrowings of approximately HK\$211 million and shareholders' funds of approximately HK\$333 million.

As compared with the balance as at 31st March, 2004, the Group's gearings increased as a result of securing additional long term loan to finance long term investments in properties under development and investment properties.

Cashflow from Operating/Investing Activities

During the financial year, the Group generated net cash inflow from operating activities of approximately HK\$54 million (2004: HK\$10 million) and the net cash used in investing activities to approximately HK\$185 million (2004: HK\$84 million)

Pledge of assets

Certain properties of the Group having a carrying value of approximately HK\$768 million as at 31st March 2005 were pledged to secure banking facilities of the Group.

Treasury policy

The Group adopts a prudent treasury policy. The acquisition of investment properties and properties for development are financed partly by internal resources and partly by secured bank loans. Repayments of bank loans are scheduled to match asset lives and development project completion dates.

All borrowings are denominated in Hong Kong dollars, Japanese Yen, United States dollars or Canadian dollars and bear interest at floating rates. Foreign currency exposure is monitored closely by the management and hedged by forward foreign currency contracts and foreign currency borrowings to the extent desirable.

Employees and remuneration policies

The Group employs approximately 3,760 employees in Hong Kong, in other parts of the People's Republic of China ("PRC") and overseas. Remuneration is determined by reference to market terms and the qualifications and experience of the staff concerned. Salaries are reviewed annually with discretionary bonuses being paid depending on individual performance.

GPS navigator



Training Mode



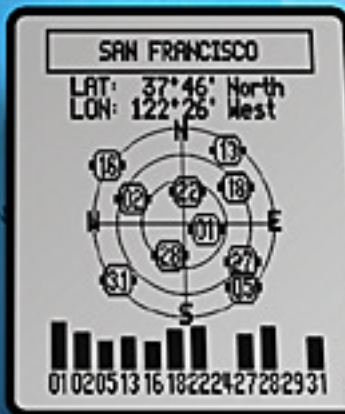
Compass Mode



Altitude Mode



Time Mode



Navigation Mode



Hand held GPS (Global Positioning System) Navigator — Displays precise location via satellite signals. It is also an Electronic Compass, Altimeter, Barometer with built in training programmes suitable for outdoor activities such as Hiking, Skiing, Biking, etc.