

Dear Shareholders,

I am pleased to announce the audited consolidated Financial Results of the Company and its subsidiaries ("the Group") for the year ended 31 December 2005.

FINANCIAL PERFORMANCE AND OPERATIONS REVIEW

For the year ended 31 December 2005, the Group recorded turnover of HK\$11.8 million, representing a remarkable increase of 219% on the HK\$3.7 million recorded in the previous year. This growth in turnover was primarily attributable to rental income generated by the Group's investment property in North Point, along with an encouraging income stream from the Group's corporate financial advisory business. The performance of our North Point investment property was good, with turnover of HK\$2.6 million, while our corporate financial advisory business registered 133% growth for a turnover of HK\$4.9 million this year.

As a result of efficient cash management and higher interest rates, the Group also achieved improved interest income of HK\$4.3 million, an increase of 207% over the HK\$1.4 million recorded in 2004.

Operating expenses increased for the year as a result of increases in staff costs, legal costs, and professional and consultancy fees. During the year, the Group formed a new management team and brought in experienced professionals to prepare for planned future growth. It moved to new office premises, and leased an extra office for its Corporate Finance Division, contributing to an increase in rental and occupancy expenses.

The Group made a net profit for the year of HK\$4.1 million, representing a significant improvement compared with the net loss of HK\$6.1 million recorded in 2004. This was due to increase in the Group's turnover during the year, and the fair value gain on its investment property of HK\$33.6 million, on the open market value basis, excluding incidental expenses on disposal.

The directors did not recommend payment of a final dividend for the year 2005.

致列位股東：

本人欣然宣佈，本公司及其附屬公司（「本集團」）截至二零零五年十二月三十一日止年度之經審核綜合業績。

財務表現及業績回顧

截至二零零五年十二月三十一日止年度，本集團錄得營業額11,800,000港元，較去年的3,700,000港元顯著增長219%。營業額增長主要由於本集團位於北角的投資物業締造租金收入，加上本集團的企業融資顧問業務的收入來源。本集團的北角投資物業表現理想，錄得營業額2,600,000港元，而本年度本集團的企業融資顧問業務營業額則增長133%，達4,900,000港元。

有效的現金管理及利率調升，令本集團錄得利息收入4,300,000港元，較二零零四年的1,400,000港元增長207%。

本年度經營開支增加乃由於員工成本、法律及專業顧問費用上升。年內，本集團革新管理層團隊及招攬經驗豐富的專才，為計劃中的業務增長作好準備。本集團已遷址新辦事處，亦為其企業融資分部額外租賃一辦事處，故使租賃及佔駐開支有所增加。

本集團年內錄得純利4,100,000港元，較二零零四年的淨虧損6,100,000港元出現顯著改善，主要是由於年內本集團營業額錄得增長，加上投資物業按公開市值計的公平值（未扣除出售的附帶開支）上升33,600,000港元。

董事不建議派發二零零五年度的末期股息。

BUSINESS REVIEW AND PROSPECTS

The 2005 financial year was one in which the Group laid the foundation that will enable it to move towards implementing its "Innovative Concept Development" strategy. Drawing on our healthy financial resources and extensive project managerial expertise, we are using our core businesses – property investment and financial services – to back and fund our future as a "Concept Developer", creating a flexible "Investment and Financing Platform" for foreign and China-based business alike.

Property Investment

In property investment, the Group foresees tremendous opportunities arising from the growing demand for premium-quality properties and high-end residential apartments both in Hong Kong and the PRC. As evidence of this, our recently-acquired investment property in North Point has not only generated a stable income stream for the Group, it has also created a healthy fair value gain since its acquisition in September 2005.

On 23 June 2005 Arrow Star Investment Limited, a wholly-owned subsidiary of the Group, entered into a sale-and-purchase agreement to acquire an investment property at 112 Chun Yeung Street, North Point, for a consideration of HK\$110 million. The acquisition, comprising 96 serviced units and a retail shop, was completed on 9 September 2005. Within the period from 9 September to 31 December 2005, the property contributed approximately HK\$2.6 million to the Group's turnover, besides achieving a significant fair value gain of HK\$33.6 million. The success of this investment has demonstrated our level of insight in property investment, and reinforced our determination to acquire further quality properties in the near future.

Spurred by the result of this property investment in Hong Kong, the Group's horizons expanded to the booming premium property market in the PRC. As a first move into this market, in March 2006 VXL Properties Holdings Limited, a wholly-owned subsidiary of the Group, entered into a conditional sale-and-purchase agreement to acquire the North and South commercial podiums of Changshou Commercial Plaza, a quality development in the booming city of Shanghai, for a total floor area of 40,345 square meters. The total consideration for this acquisition amounted to approximately HK\$451.8 million. The property is located in Putuo District, one of Shanghai's fastest-growing and most important district in terms of urban redevelopment, foreign investment, and consumer spending.

業務回顧及展望

於二零零五年財政年度，本集團已為其推行「創意主題概念發展」策略方針奠定良好基礎。憑藉本集團穩健的財務資源，豐富而專業的項目管理知識，本集團正利用其核心業務，即房地產投資及融資諮詢服務為本集團日後發展成為「主題概念發展商」的強大後盾及資金來源，並為國內外同類業務締造靈活的「投資及融資平台」。

房地產投資

房地產投資方面，本集團預期，中港兩地對優質物業及住宅需求量的不斷增長正營造鉅大商機。舉例而言，就本集團近期收購得的北角投資物業不單已為本集團帶來穩定收入來源，且其自二零零五年九月收購後所帶來的穩健公平值盈利，已為佐證。

於二零零五年六月二十三日，本集團的全資附屬公司智域投資有限公司訂立一項買賣協議，以110,000,000港元代價收購北角春秧街112號一項投資物業。是項收購包括96個服務式單位及一個零售商舖，並已於二零零五年九月九日完成。於二零零五年九月九日至十二月三十一日期間，該物業為本集團帶來營業額約2,600,000港元，同時，公平價值亦大幅上升，錄得盈利33,600,000港元。此成功的投資項目證明本集團在房地產投資方面早察先機，增強本集團於短期內收購更多優質物業的決心。

受該項香港物業投資往績的推動，本集團將投資範圍拓展至中國方興正茂的優質物業市場。首先於二零零六年三月，由本集團全資附屬公司卓越地產控股有限公司訂立一項附帶條件的買賣協議，收購位於上海繁華都市的一個優質發展項目—長壽商業廣場北座及南座，總樓面面積40,345平方米，是項收購總代價約451,800,000港元。有關物業位於普陀區，該區無論在城市重建、外商投資及消費開支均增長迅速，是上海最重要的地區之一。

Given the strong momentum for urbanization in the PRC and the upward trend in per capita income there, the Group is continuing to identify potential investment opportunities in this sector, with the aim of achieving long-term capital appreciation while generating recurring income.

As part of its integrated approach to property investment, the Group also plans to acquire strategic interests in State-Owned Enterprises ('SOEs') in the PRC. It will particularly focus on SOEs having substantial land banks that can be utilized for the development of residential and commercial properties, and possessing strong management teams with proven track records.

Financial Services

To strengthen its management team, the Group successfully recruited a new batch of financial professionals. Management was particularly bolstered within the Group's wholly owned subsidiary VXL Financial Services Limited, which provides a comprehensive range of financial services including corporate finance, mergers and acquisitions, IPO exercises, and financial advisory services, targeting clients of medium-sized fast-growing corporations. Since the beginning of the third quarter of 2005 this new team has generated HK\$4.1 million in corporate advisory fees, accounting for more than 80% of the total for the year. This income stream amounted to over one third of the Group's total turnover, and was integral to the Group's success during the year.

With its extensive local knowledge and business relationship network in the PRC, VXL Capital is poised to capture significant growth opportunities created by the opening of the PRC financial market. Entry into this market is being pioneered by the establishment of VXL International Leasing Co., Ltd., a wholly owned subsidiary of the Group. Incorporated and located in Beijing, it is scheduled to commence business in April 2006 after a leasing business license was granted on 24 February 2006, new business premises established, and a group of Chinese financial managers from the banking industry recruited with the goal of better meeting the specific financing needs of business enterprises in the PRC. By broadening the access to capital, promoting greater transparency and democratization of capital in the PRC, the Group can participate and contribute to the growth of this sector.

隨著中國城市化進程的強勁勢頭及人均收入的增加，本集團將繼續物色具潛力的投資機會，務求取得長期資本增值及持續收入。

配合房地產投資整體策略，本集團亦計劃收購中國國有企業（「國有企業」）的策略性權益，並以那些擁有大量住宅及商用土地儲備以及管理團隊具備良好往績的國有企業為收購對象。

金融服務

本集團的企業融資服務主要由全資附屬公司卓越企業融資有限公司提供。為強化管理，該附屬公司於年內成功增聘了一批金融專才；專責提供各類金融服務，包括企業融資、併購、首次公開招股項目及金融顧問服務，目標客戶為業務增長迅速的中型企業。自二零零五年第三季初以來，該全新團隊已為本集團締造企業顧問費4,100,000港元，佔年內總顧問費逾80%，而該項收入亦佔本集團的總營業額逾三分之一，是造就本集團去年度成功之不可缺少的因素。

憑其在中國廣泛的地方經驗及業務關係網絡，本集團為抓緊中國金融市場開放所潛在的鉅大機遇早已作好準備。就進軍該市場的首步，本集團在北京註冊和成立了全資附屬公司卓越國際租賃有限公司，並於二零零六年二月二十四日取得租賃營業執照。為了更緊密配合中國企業的融資需要，該公司特地聘請了一批於當地從事銀行界的金融經理協助業務發展。該公司已設立了辦事處，並訂於二零零六年四月開始營業。透過擴大資金途徑、促進中國資金的透明度及大眾化，本集團可參與該行業的增長，並作出貢獻。

The total turnover of the PRC's leasing and commercial service industry in 2005 was RMB51.5 billion, a figure representing 42.2% growth over the previous year according to the PRC's National Bureau of Statistics. This spectacular growth rate is expected to continue or even accelerate which suggests that the leasing industry represents a potentially lucrative business opportunity for the Group. This leasing unit is ready to finance various types of business at different levels of the economy. Active negotiation has been underway with a few top 500 companies in the PRC and local banking institutions to set up long term business relationship.

By entering early into the PRC financial market and building an efficient financial management system and proactive organization, the Group is optimistic about its prospects in the vibrant and fast-growing financial services sector in the Greater China region. Backed by its links to international financial institutions and the expertise of its own financial advisory team, the Group will play an active role in the ever-growing financial services business in Asia, and especially the Greater China region.

Resources Investment

The PRC is pushing ahead with reform of its oil-pricing system and a schedule for linking natural gas prices to those of other fossil fuels, according to its 11th five-year programme. The hope is that by allowing market forces to determine prices, wastage will be reduced and incentives will be created for producers, making it a more appealing and profitable option for businesses to enter this industry.

Given this background, the Group plans to keep seeking out investment opportunities in oil and gas, gold and other key minerals as attractive potential investments, and a way of mitigating any adverse economic uncertainties and maintaining sustainable growth. The Group's resources investment business strategy is still in its infancy and will be periodically reviewed every six months.

據中國國家統計局資料，二零零五年中國的租賃及商業服務業總營業額為人民幣51,500,000,000元，較去年增長42.2%。該可觀增長率預計將會得以持續或甚至加倍增長，反映出租賃行業將為本集團帶來潛在可觀商機。該租賃業務可為處於不同經濟水平的各類業務提供融資服務。本集團現正與部分躋身中國500強的企業及地方銀行機構進行積極磋商，冀建立長遠的業務關係。

透過率先進軍中國金融市場，配合本集團的高效財務管理制度及積極進取的組織，本集團對於進軍大中華地區的前景感到樂觀。憑藉其與國際金融機構的聯繫，與其金融顧問團隊的專業知識，本集團將於亞洲，尤其大中華地區空前增長的金融服務行業中發揮積極作用。

能源及資源投資

根據中國第十一個五年計劃，中國正進行石油定價制度改革，並計劃將天然氣價格與其他礦物燃料價格相掛鉤。其目的旨在允許市場決定價格，從而減低浪費及給予生產商發展空間，提高這市場對加入者的吸引力及盈利的空間。

有鑑於此，本集團計劃繼續尋求石油及燃氣、黃金及其他礦物作為潛力優厚的投資項目，以緩和逆向的經濟不明朗因素，從而維持本身持續增長。本集團的能源及資源投資業務策略仍處於初期階段，並於每六個月進行定期檢討。

FUTURE PLANS

Concept Development

To take one concrete example of the competitive advantage the Group creates from its role as a niche "Concept Developer" leveraging its "Investment and Financing Platform", is that in December 2005, we strategically linked ourselves with Nan Fung Development Limited and Star Cruises Asia Holding Ltd. to form a joint venture cruise consortium which prepared an Expression of Interest (EOI) for the Hong Kong New Cruise Terminal Development, for submission to the HKSAR Government. The synergies arising from this strategic alliance link our partners' industry knowledge with our financing and concept development expertise, powerfully supporting our goal of creating value for shareholders. The Group envisions that after consultation on the EOI, the HKSAR Government will invite tenders for the granting of development rights for the Cruise Terminal Project, and in that case the Group will submit a tender through its joint venture company. The Group believes that its "Innovative Concept Development" strategy will not only create long-term value for its shareholders but will also benefit other sectors of the economy and community, and the surrounding region.

The Group aims to bring a robust "Cruise Economy" to Hong Kong and the PRC by creating the first "Cruise City" along the PRC coastline. Our "Cruise City" concept will offer a world-class terminal that can accommodate the world's current largest cruise liner. The development will also comprise enhancement facilities such as hotels, theme parks, a marine museum, restaurants, shopping malls, and office space. These comprehensive facilities will deliver social and economic benefits that are substantially greater than if only a cruise terminal were built. In North America, nearly all recently constructed cruise terminals have incorporated commercial components, such as hotels, convention and exhibition space, retail space, restaurants and entertainment space. The economic impact was channelled directly through cruise-related activities, and indirectly via sectors such as cruise operational and technical services, nondurable goods manufacturing, travel services, durable goods manufacturing, financial services, airline transportation, wholesale trade, training and provisioning, and local consumption.

未來計劃

主題概念發展

本集團憑藉其投資及融資平台的優勢，矢志成為「主題概念發展商」。二零零五年十二月，本集團與南豐發展(Nan Fung Development Limited)及麗星郵輪(Star Cruises Asia Holding Ltd.)進行策略合作，成立合營企業，就香港新郵輪碼頭發展項目向香港特別行政區政府遞交意向書。該策略聯盟將本集團業務夥伴的行業知識與本集團的融資經驗及主題概念發展專業知識相融產生協同效益，為股東創造最大價值。本集團預計香港特別行政區政府對意向書進行諮詢後，將就批授郵輪碼頭項目的發展權進行招標，一旦落實，本集團將透過其合營企業遞交標書。本集團認為其「創意主題概念發展」策略將不僅為其股東創造長期回報，亦將令經濟、社會及鄰近地區的其他行業受惠。

本集團旨在為中國海岸線創建首個「郵輪城」，為香港及中國帶來繁榮的「郵輪經濟」。本集團的「郵輪城」概念將提供可停靠當前世界上最大郵輪的世界級碼頭。該發展項目亦將涵蓋酒店、主題公園、海洋博物館、餐廳食肆、購物商場及辦公室等先進配套設施。該等綜合設施所帶來的社會及經濟利益遠大於單一郵輪碼頭。在北美地區，幾乎所有新建郵輪碼頭均併入商業元素，如酒店、會議及展覽場地、零售商店、餐廳食肆及娛樂設施。郵輪相關活動對經濟產生直接效益，而郵輪經營及技術服務、非耐用品和耐用品生產、旅遊服務、金融服務、航空運輸、批發貿易、培訓及物資供應以及地方消費等因素則間接對經濟帶來裨益。

By attracting world-class cruises as well as affluent cruise passengers from all over the world, Hong Kong will establish itself as an "Asian Regional Cruise Hub," as well as a window to the rest of the PRC coastline. Apart from generating direct economic benefits to all stakeholders, the "Cruise City" will also produce managerial experience and expertise, a valuable commodity that can someday be exported to nearby countries. The development of a "Cruise Economy" will benefit Hong Kong directly and the PRC as a whole.

ACKNOWLEDGEMENT

On behalf of the Board, I would like to take this opportunity to express my deep and sincere gratitude to our shareholders, business associates and clients for their continued support of and confidence in the Group.

I would also like to thank our management and employees for their loyalty, and their many contributions over the past year.

Datuk Lim Chee Wah

Chairman

Hong Kong, 13 April 2006

透過吸引全球世界級郵輪以及大量郵輪乘客，香港將建成「亞洲郵輪基地」，並成為中國其他沿海地區的窗口。「郵輪城」除可為全體股東帶來直接經濟利益外，在將來，香港亦可把其實貴的管理經驗及專業知識帶給鄰近國家。「郵輪經濟」的發展將直接有益於香港並令中國整體受惠。

致謝

本人謹藉此機會代表董事會，向本公司股東、業務夥伴及客戶給予本集團長期的支持及信心，致以衷心謝意。

本人亦謹此感謝全體管理層及員工於過往年度對本集團付出的忠誠及作出的寶貴貢獻。

主席

林致華 拿督

香港，二零零六年四月十三日