

RESULTS

Turnover for the year was HK\$4.7 million and was decreased by 49.8% when compared with last year. Excluded the decrease in turnover of other investment of HK\$4.8 million, rental incomes were consistent with last year.

Profit for the year was HK\$7.1 million and was decreased by HK\$3.4 million or 32.5% when compared with last year. The profit for the year was mainly contributed by the gain on disposal of investment properties of HK\$3.5 million and the surplus on revaluation of investment properties of HK\$5.1 million.

NET ASSET VALUE

As at 31st December, 2005, the Group's total net asset was approximately HK\$131.8 million (31st December, 2004: HK\$98.9 million, as restated), an increase of HK\$32.9 million or 33.3% when compared with last year. The increase was mainly contributed by the retained profit of HK\$7.1 million for the year and net proceeds of HK\$25.8 million from the issue of 102,800,000 ordinary shares of HK\$0.01 each at a price of HK\$0.255 per share during the year. The number of ordinary shares in issue as at 31st December, 2005 was 794,057,800 (31st December, 2004: 691,257,800). Net asset value per share as at 31st December, 2005 was HK\$0.166 (31st December, 2004: HK\$0.143, as restated).

EQUITY

During the year, the Company issued a total of 102,800,000 ordinary share of HK\$0.01 each pursuant to a share placing agreement at a price of HK\$0.255 per share in February 2005. The number of ordinary shares in issue as at 31st December, 2005 and 31st December, 2004 were 794,057,800 and 691,257,800 respectively.

業績

年內營業額為 4,700,000 港元，較去年減少 49.8%。除其他投資之營業額減少 4,800,000 港元外，租金收入與去年相若。

年內溢利為 7,100,000 港元，較去年減少 3,400,000 港元或 32.5%。年內溢利主要來自出售投資物業之收益 3,500,000 港元及重估投資物業產生之盈餘 5,100,000 港元。

資產淨值

於二零零五年十二月三十一日，本集團資產淨值總額約為 131,800,000 港元（二零零四年十二月三十一日：98,900,000 港元（重列）），較去年增加 32,900,000 港元或 33.3%。有關增幅主要源自本年度之保留溢利 7,100,000 港元，以及年內按每股 0.255 港元之價格發行 102,800,000 股每股面值 0.01 港元之普通股，錄得所得款項淨額 25,800,000 港元所致。於二零零五年十二月三十一日，已發行普通股數目為 794,057,800 股（二零零四年十二月三十一日：691,257,800 股）。於二零零五年十二月三十一日，每股資產淨值為 0.166 港元（二零零四年十二月三十一日：0.143 港元（重列））。

股本

年內，本公司於二零零五年二月根據一份股份配售協議，按每股 0.255 港元之價格發行合共 102,800,000 股每股面值 0.01 港元之普通股。於二零零五年十二月三十一日及二零零四年十二月三十一日，已發行普通股數目分別為 794,057,800 股及 691,257,800 股。

DEBT AND GEARING

The Group did not have any borrowings as at 31st December, 2005. As at 31st December, 2004, the Group's borrowings were mainly the secured borrowings from a fellow subsidiary of HK\$23.1 million. Cash and deposits at bank amounted to HK\$27.6 million (31st December, 2004: HK\$15.8 million) and net borrowings as at 31st December, 2004 amounted to HK\$7.3 million.

As at 31st December, 2004, total debt to equity ratio was 23.4% (as restated) and net debt to equity ratio was 7.4% (as restated) which were expressed as a percentage of borrowings and net borrowings respectively over the total net assets of HK\$98.9 million (as restated). Of the Group's borrowings of HK\$23.1 million as at 31st December, 2004, 4.2%, 4.4%, 14.6% and 76.8% were repayable within 1 year, 1 to 2 years, 2 to 5 years and over 5 years respectively. As at 31st December, 2004, the Group's borrowings were wholly denominated in Hong Kong dollars and carried interest calculated with reference to prime rate. The Group did not have any financial instruments used for hedging purpose. All assets and investments of the Group were denominated in Hong Kong dollars.

PLEDGE OF ASSETS

As at 31st December, 2005, the Group did not have any assets pledged. As at 31st December, 2004, the Group's investment properties with book value of HK\$73.1 million were pledged to a fellow subsidiary to secure loan facilities of the Group. The borrowings were fully repaid in February 2005.

CONTINGENT LIABILITIES

The Group did not have any material contingent liabilities as at 31st December, 2005 and 31st December, 2004.

債務及資本與負債比率

於二零零五年十二月三十一日，本集團並無任何借貸。於二零零四年十二月三十一日，本集團之借貸主要包括一間同系附屬公司之有抵押借貸23,100,000港元。現金及銀行結存為27,600,000港元（二零零四年十二月三十一日：15,800,000港元），而於二零零四年十二月三十一日之借貸淨額為7,300,000港元。

於二零零四年十二月三十一日，總債務與股本比率為23.4%（重列），而淨債務與股本比率為7.4%（重列），乃將借貸及借貸淨額分別除以資產淨值總額98,900,000港元（重列）得出之百分比。本集團於二零零四年十二月三十一日之23,100,000港元借貸額中，4.2%、4.4%、14.6%及76.8%分別須於一年內、一至兩年、兩至五年及五年後償還。於二零零四年十二月三十一日，本集團之借貸全部以港元計值，並參照最優惠利率計算利息。本集團並無以任何金融工具用作對沖用途。本集團全部資產及投資均以港元計值。

資產抵押

於二零零五年十二月三十一日，本集團並無任何已抵押資產。於二零零四年十二月三十一日，本集團賬面值為73,100,000港元之投資物業已抵押予一間同系附屬公司作為本集團之貸款融資之抵押。有關借貸已於二零零五年二月全部償還。

或然負債

於二零零五年十二月三十一日及二零零四年十二月三十一日，本集團並無任何重大或然負債。

FINANCIAL AND INTEREST INCOME/EXPENSES

Interest income was included in turnover and other operating income. Interest received, other than from loans receivables, was HK\$0.4 million. Finance costs were mainly interest expenses on the secured borrowings from a fellow subsidiary. Interest expenses for the period was HK\$0.2 million, representing a decrease of 83.3% from last year of HK\$1.2 million which was mainly due to the full repayment of borrowings from a fellow subsidiary in February 2005.

REMUNERATION POLICIES AND SHARE OPTION SCHEME

As at 31st December, 2005, the Group employed a total of 4 staff (31st December, 2004: 2 staff). Total staff cost for the year was approximately HK\$1.0 million (2004: HK\$1.1 million) (excluding directors' remuneration). Remuneration package comprised salary and year-end bonuses based on individual merits. The Company has adopted a share option scheme on 15th February, 2002 (the "2002 Scheme"). Details of the 2002 Scheme are set out in note 29 to the financial statements. There were no outstanding options at the beginning and at the end of the year. No options were granted, exercised, cancelled or lapsed during the year.

PROPERTY VALUATION

During the year, the Group has disposed of investment properties with carrying value of HK\$5.4 million as at 31st December, 2004. The Group's investment properties were revalued at 31st December, 2005 by Norton Appraisals Limited, an independent firm of independently qualified professional property valuers, at HK\$107.7 million. Surplus arising from the revaluation of investment properties of HK\$5.1 million was credited to the consolidated income statement.

財務及利息收入／支出

營業額及其他經營收入包括利息收入。除應收貸款之利息外，已收利息為 400,000 港元。財務成本主要為一間同系附屬公司有抵押借貸之利息開支。期內之利息支出為 200,000 港元，較去年 1,200,000 港元減少 83.3%，主要由於在二零零五年二月悉數償還一間同系附屬公司之借貸所致。

酬金政策及購股權計劃

於二零零五年十二月三十一日，本集團共有僱員 4 名（二零零四年十二月三十一日：2 名）。年內總職員成本（不包括董事酬金）約為 1,000,000 港元（二零零四年：1,100,000 港元）。酬金包括薪金及按個別表現釐定之年終花紅。本公司於二零零二年二月十五日採納購股權計劃（「二零零二年計劃」）。二零零二年計劃之詳情載於財務報表附註 29。年初及年終並無購股權尚未行使，年內亦無授出、行使或註銷購股權，亦無購股權已經失效。

物業估值

年內，本集團已出售於二零零四年十二月三十一日賬面值為 5,400,000 港元之投資物業。本集團之投資物業由獨立合資格專業物業估值師之獨立估值師行普敦國際評估有限公司於二零零五年十二月三十一日進行之估值為 107,700,000 港元。重估投資物業產生之盈餘 5,100,000 港元已於綜合收益表入賬。