

CHAIRMAN'S STATEMENT

主席報告

I have pleasure in presenting to the shareholders the annual report of the Company for the year ended 31st December, 2006.

BUSINESS REVIEW

The Hong Kong economy continued to benefit from the sparkling growth in the Mainland counterparts. The rises in the Hong Kong stock market set another record high with Hang Seng Index surpassing previous historical peak. As a result the return on the treasury investments of the Company and its subsidiaries (the "Group") became the main profit driver of the Group's performance during the year under review. On the other hand, the Group's mortgage finance business remained under pressure amid the persistently keen competitive environment in the residential mortgage market in Hong Kong.

For the year under review, the Group's revenue was HK\$61.5 million and the profit attributable to equity holders of the Company was HK\$11.3 million. The Group was debt-free and maintained a strong liquidity position.

DIVIDEND

The Directors do not recommend the payment of a final dividend.

The annual general meeting of the Company (the "AGM") will be held on 9th May, 2007 and there will be no closure of the Register of Members of the Company as no final dividend is being paid.

本人欣然向各股東提呈本公司截至二零零六年十二月三十一日止年度之年報。

業務回顧

香港經濟繼續受惠於中國大陸經濟令人目眩之快速發展。香港股市屢創新高，恒生指數再破記錄。因此，本集團之財務投資回報便成為推動本集團於回顧年度內溢利增長之主要動力。另一方面，本集團之按揭貸款業務在香港住宅按揭市場持續競爭激烈之環境中仍面臨壓力。

於回顧年度內，本集團之收益為61.5百萬港元，並錄得本公司股東應佔溢利11.3百萬港元。本集團概無負債，且維持穩健之流動資金狀況。

股息

董事會建議不派付末期股息。

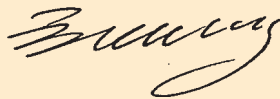
本公司股東週年大會（「股東週年大會」）將於二零零七年五月九日舉行，由於董事會建議不派付末期股息，將不設截止過戶日期。

PROSPECTS

The uncertainties relating to future course of interest rate and the implementation of austerity measures in the Mainland China in response to its changing economic situation continue to bear significant impact on the outlook of Hong Kong economy. In addition, the global stock market reacts immediately when the recent turmoil in the US sub-prime mortgage industry comes to light. Yet its impact on the global financial market and economy remains to be seen. While we always stay alert of the challenges as well as opportunities brought about by these uncertainties, we remain cautiously optimistic that given the strengthened job market and consumer spending in Hong Kong, the Group should be able to progress well in the year 2007.

APPRECIATION

On behalf of the Board of Directors (the "Board"), I would like to express my sincere appreciation to the management and our staff for their dedicated service during the year.



Akihiro Nagahara

Chairman

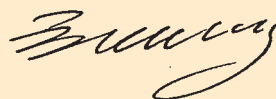
Hong Kong, 23rd March, 2007

前景

未來利率變動趨勢及中國大陸因應其不斷變化之經濟形勢而實施之經濟緊縮措施有關之不明朗因素，將繼續對香港經濟前景產生重大影響。此外，全球股市於近期美國次級按揭行業出現動蕩時作出即時反應。其對全球金融市場及經濟之影響尚待觀察。我們始終對該等不明朗因素帶來之挑戰與機遇保持警覺。與此同時，基於香港就業市場改善，消費支出增加，我們對本集團可在二零零七年延續良好勢態保持審慎樂觀看法。

致謝

本人謹代表董事會（「董事會」）對管理層及全體員工於過去一年之盡忠服務深表謝意。



主席

長原彰弘

香港，二零零七年三月二十三日