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 "Hong Kong Stock Exchange").

The principal activities of the Group are the investment and operation of hotels, property investment, property development and trading, securities investment and trading, and treasury investment.

The Company's immediate and intermediate holding company are Shun Ho Technology Holdings Limited ("Shun Ho Technology") and Shun Ho Resources Holdings Limited ("Shun Ho Resources"), respectively, both are public limited companies incorporated in Hong Kong whose shares are listed on the Hong Kong Stock Exchange. The directors consider the Company's ultimate holding company to be Trillion Resources Limited, an international business company incorporated in the British Virgin Islands.

The address of the registered office and principal place of business of the Company is 3rd Floor, Shun Ho Tower, 24-30 Ice House Street, Central, Hong Kong.

The consolidated financial statements are presented in Hong Kong dollars, which is also the functional currency of the Company.

2. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS/ CHANGES IN ACCOUNTING POLICIES

In the current year, the Group has applied, for the first time, a number of new standards, amendments and interpretations (hereinafter collectively referred to as "new HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"), which are either effective for accounting periods beginning on or after 1st December, 2005 or 1st January, 2006. The adoption of the new HKFRSs had resulted in change to the Group's accounting policy in the following area that has an effect on the results and financial position of the Company for the current or prior accounting periods have been prepared and presented. The adoption of the new HKFRSs had no material effect on the Group's consolidated financial statements.

Financial guarantee contracts

In the current year, the Group has applied Hong Kong Accounting Standard ("HKAS") 39 and HKFRS 4 (Amendments) "Financial guarantee contracts" which is effective for annual periods beginning on or after 1st January, 2006.

A financial guarantee contract is defined by Hong Kong Accounting Standard ("HKAS") 39 "Financial Instruments: Recognition and Measurement" as "a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payment when due in accordance with the original or modified terms of a debt instrument".

The adoption of HKAS 39 and HKFRS 4 (Amendments) has no material impact on the Group's consolidated financial statements.

2. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS/ CHANGES IN ACCOUNTING POLICIES *(Continued)*

Financial guarantee contracts *(Continued)*

Financial guarantee contracts granted to the subsidiaries by the Company

Prior to 1st January, 2006, financial guarantee contracts granted by the Company to its subsidiaries' lenders were not recognised but disclosed as related party transactions and contingent liabilities.

Upon the adoption of HKAS 39 and HKFRS 4 (Amendments), a financial guarantee contract granted by the Company to its subsidiaries' lenders and not designated as at fair value through profit or loss is recognised initially at its fair value. Subsequent to initial recognition, the Company measures the financial guarantee contract at the higher of: (i) the amount determined in accordance with HKAS 37 "Provisions, contingent liabilities and contingent assets"; and (ii) the amount initially recognised less, when appropriate, cumulative amortisation recognised in accordance with HKAS 18 "Revenue".

In relation to this change in accounting policy, the Company has applied the transitional provisions in HKAS 39. The fair value of the financial guarantee contracts at the date of grant of HK$7,843,000, representing a deemed capital contribution to the subsidiaries, has been adjusted to the carrying amount of investments in subsidiaries and the financial liability for the financial guarantee contract included in trade and other payables. The impact on the financial statements as at 1st January, 2005 comprises debit adjustment to investments in subsidiaries of HK$7,843,000 and credit adjustments to trade and other payables of HK$7,843,000 .

The cumulative effect of the application of new HKFRSs to the Company's balance sheet as at 31st December, 2005 is summarised below:

	As at 31st December, 2005 (originally stated)	**Adjustments**	**As at 31st December, 2005 (restated)**
	HK$'000	*HK$'000*	*HK$'000*
Investments in subsidiaries	149,281	9,043	158,324
Trade and other payables	(3,216)	(6,737)	(9,953)
Increase in equity		2,306	
Retained profits	117,096	2,306	119,402

2. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS/ CHANGES IN ACCOUNTING POLICIES *(Continued)*

Standards, amendment or interpretations issued by not yet effective

The Group has not early applied the following new standards, amendment or interpretations that have been issued but are not yet effective. The directors of the Company anticipate that the application of these standards, amendment or interpretations will have no material impact on the results and the financial position of the Group.

HKAS 1 (Amendment)	Capital Disclosures[1]
HKFRS 7	Financial Instruments: Disclosures[1]
HKFRS 8	Operating Segments[2]
HK(IFRIC)-Int 7	Applying the Restatement Approach under HKAS 29 Financial Reporting in Hyperinflationary Economies[3]
HK(IFRIC)-Int 8	Scope of HKFRS 2[4]
HK(IFRIC)-Int 9	Reassessment of Embedded Derivatives[5]
HK(IFRIC)-Int 10	Interim Financial Reporting and Impairment[6]
HK(IFRIC)-Int 11	HKFRS 2 – Group and Treasury Shares Transactions[7]
HK(IFRIC)-Int 12	Service Concession Arrangements[8]

[1] Effective for annual periods beginning on or after 1st January, 2007
[2] Effective for annual periods beginning on or after 1st January, 2009
[3] Effective for annual periods beginning on or after 1st March, 2006
[4] Effective for annual periods beginning on or after 1st May, 2006
[5] Effective for annual periods beginning on or after 1st June, 2006
[6] Effective for annual periods beginning on or after 1st November, 2006
[7] Effective for annual periods beginning on or after 1st March, 2007
[8] Effective for annual periods beginning on or after 1st January, 2008

3. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements have been prepared on the historical cost basis except for investment properties and certain financial instruments, which are measured at fair values, as explained in the accounting policies set out below.

The consolidated financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards issued by the HKICPA. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on the Hong Kong Stock Exchange and by the Hong Kong Companies Ordinance.

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company (its subsidiaries). Control is achieved where the Company has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

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.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with those used by other members of the Group.

All intra-group transactions, balances, income and expenses have been eliminated on consolidation.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Business combinations

Any excess of the Group's share of the net fair value of the identifiable assets, liabilities and contingent liabilities over the cost of acquisition, after reassessment, is recognised immediately in profit or loss.

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods sold and service provided in the normal course of business, net of discounts and sales related taxes.

Revenue from the operation of hotels is recognised when services are rendered.

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

Sales of securities are recognised when the sale becomes unconditional.

Sales of completed properties are recognised on the execution of a binding sales agreement.

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

Interest from a financial asset is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts the estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount.

Investment properties

On initial recognition, investment properties are measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured using the fair value model. Gains or losses arising from changes in the fair value of investment property are included in profit or loss for the period in which they arise.

An item of investment properties is derecognised upon disposal or when the investment property is permanently withdrawn from use or no future economic benefits are expected from its disposals. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in the consolidated income statement in the year in which the item is derecognised.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Property, plant and equipment

Property, plant and equipment are stated at cost less subsequent accumulated depreciation and accumulated impairment losses.

Depreciation is provided to write off the cost of items of property, plant and equipment over their estimated useful lives and after taking into account their estimated residual value, using the straight-line method.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in the consolidated income statement in the year in which the item is derecognised.

When an item of property, plant and equipment is transferred to investment property carried at fair value, if the carrying amount is increased, the surplus is credited directly to equity (property revaluation reserve). On subsequent disposal of the investment property, the revaluation surplus included in equity may be transferred to retained profits. The transfer from revaluation surplus to retained profits is not made through profit or loss.

Subsidiaries

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

Associates

An associate is an entity over which the investor has significant influence and that is neither a subsidiary nor an investment in a joint venture.

The results and assets and liabilities of associates are incorporated in these consolidated financial statements using the equity method of accounting. Under the equity method, investments in associates are carried in the consolidated balance sheet at cost as adjusted for post-acquisition changes in the Group's share of the net assets of the associate, less any identified impairment loss. When the Group's share of losses of an associate equals or exceeds its interest in that associate, the Group discontinues recognising its share of further losses. An additional share of losses is provided for and a liability is recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of that associate.

Where a group entity transacts with an associate of the Group, profits and losses are eliminated to the extent of the Group's interest in the relevant associate.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Property under development

Property under development is stated at cost less any identified impairment loss. Cost includes development expenditure, borrowing costs capitalised and other attributable expenses.

When the leasehold property is in the course of development, the leasehold land component is classified as prepaid lease payments for land and amortised over a straight line basis over the lease term. During the construction period, the amortisation charge provided in respect of the leasehold land is included as part of the cost of the property under development.

Properties held for sale

Completed properties held for sale are carried at the lower of cost and net realisable value. Cost includes the cost of land, development expenditure, borrowing costs capitalised and other attributable expenses. Net realisable value, representing the estimated selling price in the ordinary course of business less the estimated costs necessary to make the sale, is determined by management based on prevailing market conditions.

Inventories

Inventories, representing inventories of food, beverages and general stores, 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.

Impairment

At each balance sheet date, the Group reviews the carrying amounts of its assets to determine whether there is any indication that those 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 in the profit or loss immediately.

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 in the profit or loss immediately.

Financial instruments

Financial assets and financial liabilities are recognised on the balance sheets when a group entity becomes a party to the contractual provisions of the instrument. Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Financial assets

The Group's financial assets are classified into one of the following categories set out below. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace. The accounting policies adopted in respect of each category of financial assets are set out below:

Investments held for trading

Trading securities are classified as investments held for trading under the category of financial assets at fair value through profit or loss. At each balance sheet date subsequent to initial recognition, investments held for trading are measured at fair value, with changes in fair value recognised directly in profit or loss in the period in which they arise.

Available-for-sale investments

Available-for-sale investments are non-derivatives that are either designated or not classified as financial assets at fair value through profit or loss, loans and receivables or held-to-maturity investments. At each balance sheet date subsequent to initial recognition, available-for-sale investments are measured at fair value. Changes in fair value are recognised in equity, until the investment is disposed of or is determined to be impaired, at which time, the cumulative gain or loss previously recognised in equity is removed from equity and recognised in profit or loss. Any impairment losses on available-for-sale investments are recognised in profit or loss. Impairment losses on available-for-sale equity investments will not reverse in profit or loss in subsequent periods. For available-for-sale debt investments, impairment losses are subsequently reversed if an increase in the fair value of the investment can be objectively related to an event occurring after the recognition of the impairment loss.

For available-for-sale equity investments that do not have a quoted market price in an active market and whose fair value cannot be reliably measured and derivatives that are linked to and must be settled by delivery of such unquoted equity instruments, they are measured at cost less any identified impairment losses at each balance sheet date subsequent to initial recognition. An impairment loss is recognised in profit or loss when there is objective evidence that the asset is impaired. The amount of the impairment loss is measured as the difference between the carrying amount of the asset and the present value of the estimated future cash flows discounted at the current market rate of return for a similar financial asset. Such impairment losses will not reverse in subsequent periods.

Loans and receivables

Loans and receivables (including trade and other receivables, trade balances due from shareholders and an associate, amounts due from subsidiaries and bank balances and deposits) are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. At each balance sheet date subsequent to initial recognition, loans and receivables are carried at amortised cost using the effective interest method, less any identified impairment losses. An impairment loss is recognised in profit or loss when there is objective evidence that the asset is impaired, and is measured as the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the original effective interest rate. Impairment losses are reversed in subsequent periods when an increase in the asset's recoverable amount can be related objectively to an event occurring after the impairment was recognised, subject to a restriction that the carrying amount of the asset at the date the impairment is reversed does not exceed what the amortised cost would have been had the impairment not been recognised.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Financial liabilities and equity

Financial liabilities and equity instruments issued by a group entity are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs.

Financial liabilities (including trade and other payables, advance from a shareholder, amount due to an associate, amounts due to subsidiaries and bank loans) are subsequently measured at amortised cost, using the effective interest method.

Derecognition

Financial assets are derecognised when the rights to receive cash flows from the assets expire or, the financial assets are transferred and the Group has transferred substantially all the risks and rewards of ownership of the financial assets. On derecognition of a financial asset, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised directly in equity is recognised in profit or loss.

Financial liabilities are derecognised when the obligation specified in the relevant contract is discharged, cancelled or expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

Leasing

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

The Group as lessor

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

The Group as lessee

Rentals payable under operating leases are charged to profit or loss on a straight-line basis over the term of the relevant lease. Benefits received and receivable as an incentive to enter into an operating lease are recognised as a reduction of rental expense over the lease term on a straight-line basis.

Prepaid lease payments

The prepaid lease payments represent upfront payment for land use rights and leasehold land which are initially recognised at cost and released to consolidated income statement over the lease term on a straight-line basis.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the functional currency of that entity (foreign currencies) are recorded in respective functional currency (i.e. the currency of the primary economic environment in which the entity operates) at the rates of exchanges prevailing on the dates of the transactions. At each balance sheet date, monetary items denominated in foreign currencies are retranslated at the rates prevailing on the balance sheet date. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on the settlement of monetary items, and on the translation of monetary items, are recognised in profit or loss in the period in which they arise.

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group's foreign operations are translated into the presentation currency of the Group (i.e. Hong Kong dollars) at the rate of exchange prevailing at the balance sheet date, and their income and expenses are translated at the average exchange rates for the year, unless exchange rates fluctuate significantly during the period, in which case, the exchange rates prevailing at the dates of transactions are used. Exchange differences arising, if any, are recognised as a separate component of equity (the exchange reserve). Such exchange differences are recognised in profit or loss in the period in which the foreign operation is disposed of.

Financial guarantees issued

Financial guarantees are contracts that require the issuer (i.e. the guarantor) to make specified payments to reimburse the beneficiary of the guarantee (the "holder") for a loss the holder incurs because a specified debtor fails to make payment when due in accordance with the terms of a debt instrument.

Where the Group issues a financial guarantee, the fair value of the guarantee (being the transaction price, unless the fair value can otherwise be reliably estimated) is initially recognised as deferred income within creditors and accrued charges. Where consideration is received or receivable for the issuance of the guarantee, the consideration is recognised in accordance with the Group's policies applicable to the relevant asset. Where no such consideration is received or receivable, an immediate expense is recognised in profit or loss on initial recognition of any deferred income.

The amount of the guarantee initially recognised as deferred income is amortised in profit or loss over the term of the guarantee as income from financial guarantees issued. In addition, provisions are recognised if and when (i) it becomes probable that the holder of the guarantee will call upon the Group under the guarantee, and (ii) the amount of that claim on the Group is expected to exceed the amount currently carried in creditors and accrued charges in respect of that guarantee i.e. the amount initially recognised, less accumulated amortisation.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

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 the profit as reported in the consolidated 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 or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantially enacted by the balance sheet date.

Deferred tax is recognised on differences between the carrying amounts of assets and liabilities in the consolidated 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 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.

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 realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets are capitalised as part of the cost of those assets. Capitalisation of such borrowing costs ceases when the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

Retirement benefit costs

Payments to the Group's Mandatory Provident Fund Scheme and other defined contribution retirement benefit plans are charged as an expense when employees have rendered service entitling them to the contributions.

4. FINANCIAL INSTRUMENTS

a. Financial risk management objectives and policies

The Group's major financial instruments include equity investments, borrowings, trade and other receivables, trade and other payables, advance from a shareholder and bank balances. Details of these financial instruments are disclosed in the respective notes. The risks associated with these financial instruments and the policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

Market risk

Currency risk

Several subsidiaries of the Company have foreign currency revenue, which expose the Group to foreign currency risk. In addition, certain borrowings of the Group are denominated in foreign currencies. The Group currently does not have a foreign currency hedging policy. However, management monitors foreign exchange exposure and will consider hedging significant foreign currency exposure should the need arise.

Interest rate risk

The Group's cash flow interest rate risk primarily relates to variable-rate borrowings (see Note 25). The Group currently does not have an interest rate hedging policy. However, the management closely monitors interest rate exposures and will consider hedging significant interest rate risk should the need arise.

Other price risk

The Group's available-for-sale investments and investments held for trading are measured at fair value at each balance sheet date. Therefore, the Group is exposed to equity and debt securities price risk. Management will monitor the price movements of these assets and make investment decisions that are considered as appropriate.

Credit risk

The Group's and the Company's maximum exposure to credit risk in the event of the counterparties' failure to perform their obligations as at 31st December, 2006 in relation to each class of recognised financial assets is the carrying amount of those assets as stated in the consolidated balance sheet and the Company's balance sheet, respectively. In addition, the Company's exposure to credit risk which will cause a financial loss to the Company due to failure to discharge an obligation by the subsidiaries which the Company has provided financial guarantees is arising from the amount disclosed in Note 32.

In order to minimise the credit risk, the management of the Group has delegated a team responsible for determination of credit limits, credit approvals and other monitoring procedures to ensure that follow-up action is taken to recover overdue debts. The management of the Group reviews the recoverable amount of each individual balance of receivables at each balance sheet date to ensure that adequate impairment losses are made for irrecoverable amounts. In this regard, the directors of the Company consider that the Group's credit risk is significantly reduced.

The Group's concentration of credit risk by geographical location is mainly in Hong Kong, Macau and the PRC, with exposure spread over a number of counterparties and customers.

The credit risk for pledged bank deposits and bank balances exposed is considered not significant as such amounts are placed with banks with high credit ratings.

4. FINANCIAL INSTRUMENTS *(Continued)*

a. Financial risk management objectives and policies *(Continued)*

Liquidity risk

The Group had a net current liabilities of approximately HK$522 million at 31st December, 2006 which include bank loans and advance from a shareholder of approximately HK$316 million and HK$241 million respectively. The management will monitor the cash flows of the Group and, upon maturity, arrange refinancing of the bank loans and advance from the shareholder, where appropriate, to enable the Group to service repayment of these borrowings when due.

b. Fair value

The fair value of financial assets and financial liabilities are determined as follows:

- the fair value of financial assets and financial liabilities with standard terms and conditions and traded on active liquid markets are determined with reference to quoted market bid and ask prices; and

- the fair value of other financial assets and financial liabilities are determined in accordance with generally accepted pricing models based on discounted cash flow analysis using prices from observable current market transactions.

The directors consider that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the financial statements approximates their corresponding fair values.

5. TURNOVER

Turnover represents the aggregate of income from operation of hotels, property rental income, proceeds from sale of properties, interest and dividend income, and is analysed as follows:

	THE GROUP	
	2006	2005
	HK$'000	*HK$'000*
Income from operation of hotels	**170,228**	120,973
Property rental income	**17,235**	14,817
Interest from debt securities	**1,268**	1,179
Dividend income	**40**	526
Proceeds from sale of properties	**–**	95,243
	188,771	232,738

6. BUSINESS AND GEOGRAPHICAL SEGMENTS

Business segments

For management purposes, the Group is mainly organised into four operations. These operations based on which the Group reports its primary segment information are as follows:

Hospitality services	–	investment and operation of hotels
Property investment	–	property letting
Property development and trading	–	development and trading of properties
Securities investment and trading	–	investment in and trading of securities

Segment information about these businesses is presented below:

REVENUE AND RESULTS
Year ended 31st December, 2006

	Hospitality services *HK$'000*	Property investment *HK$'000*	Property development and trading *HK$'000*	Securities investment and trading *HK$'000*	Consolidated *HK$'000*
TURNOVER					
External	**170,228**	**17,235**	**–**	**1,308**	**188,771**
SEGMENT RESULTS					
Operations	**54,986**	**16,803**	**2,500**	**2,433**	**76,722**
Increase in fair value of investment properties	**–**	**81,170**	**–**	**–**	**81,170**
	54,986	**97,973**	**2,500**	**2,433**	**157,892**
Other income					**2,515**
Gain on change in value of leasehold interest in land upon transfer to investment properties					**4,980**
Unallocated corporate expenses less amounts reimbursed by related companies					**(13,626)**
Share of losses of associates					**(195)**
Finance costs					**(18,733)**
Profit before taxation					**132,833**
Taxation					**(22,377)**
Profit for the year					**110,456**

6. BUSINESS AND GEOGRAPHICAL SEGMENTS *(Continued)*

Business segments *(Continued)*

CONSOLIDATED ASSETS AND LIABILITIES
At 31st December, 2006

	Hospitality services *HK$'000*	Property investment *HK$'000*	Property development and trading *HK$'000*	Securities investment and trading *HK$'000*	Consolidated *HK$'000*
ASSETS					
Segment assets	**806,067**	**1,057,652**	**36,823**	**103,983**	**2,004,525**
Interests in associates					**554**
Unallocated corporate assets					**25,790**
Consolidated total assets					**2,030,869**
LIABILITIES					
Segment liabilities	**12,441**	**30,500**	**118**	**81**	**43,140**
Unallocated corporate liabilities					**688,330**
Consolidated total liabilities					**731,470**

OTHER INFORMATION
Year ended 31st December, 2006

	Hospitality services *HK$'000*	Property investment *HK$'000*	Total *HK$'000*
Capital additions			
– property, plant and equipment	**3,896**	**–**	**3,896**
– property under development	**–**	**148,970**	**148,970**
Depreciation of property, plant and equipment and release of prepaid lease payments for land	**22,144**	**116**	**22,260**

6. BUSINESS AND GEOGRAPHICAL SEGMENTS *(Continued)*

Business segments *(Continued)*

REVENUE AND RESULTS
Year ended 31st December, 2005

	Hospitality services *HK$'000*	Property investment *HK$'000*	Property development and trading *HK$'000*	Securities investment and trading *HK$'000*	Consolidated *HK$'000*
TURNOVER					
External	120,973	14,817	95,243	1,705	232,738
SEGMENT RESULTS					
Operations	32,516	12,347	21,630	(109)	66,384
Increase in fair value of investment properties	–	13,800	–	–	13,800
	32,516	26,147	21,630	(109)	80,184
Other income					14,540
Unallocated corporate expenses less amounts reimbursed by related companies					(18,337)
Share of losses of associates					(232)
Finance costs					(17,202)
Profit before taxation					58,953
Taxation					8,919
Profit for the year					67,872

6. BUSINESS AND GEOGRAPHICAL SEGMENTS *(Continued)*

Business segments *(Continued)*

CONSOLIDATED ASSETS AND LIABILITIES
At 31st December, 2005

	Hospitality services *HK$'000*	Property investment *HK$'000*	Property development and trading *HK$'000*	Securities investment and trading *HK$'000*	Consolidated *HK$'000*
ASSETS					
Segment assets	824,434	835,398	21,279	96,237	1,777,348
Interests in associates					359
Unallocated corporate assets					20,288
Consolidated total assets					1,797,995
LIABILITIES					
Segment liabilities	13,252	6,385	856	80	20,573
Unallocated corporate liabilities					586,588
Consolidated total liabilities					607,161

OTHER INFORMATION
Year ended 31st December, 2005

	Hospitality services *HK$'000*	Property investment *HK$'000*	Total *HK$'000*
Capital additions			
– property, plant and equipment	145,376	–	145,376
– investment properties	–	110,000	110,000
– property under development	–	15,391	15,391
Depreciation of property, plant and equipment and release of prepaid lease payments for land	19,327	141	19,468

6. BUSINESS AND GEOGRAPHICAL SEGMENTS *(Continued)*

Geographical segments

The following is an analysis of the Group's turnover by geographical markets:

	2006	2005
	HK$'000	*HK$'000*
Hong Kong	**138,936**	197,774
Macau	**32,509**	20,721
Other regions in the People's Republic of China (the "PRC")	**17,326**	14,243
	188,771	232,738

The following is an analysis of the carrying amounts of assets and additions to property, plant and equipment, investment properties and property under development during the year, analysed by the geographical areas in which the assets are located:

	Carrying amounts of assets		**Additions to property, plant and equipment, investment properties and property under development**	
	2006	2005	**2006**	2005
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
Segment assets				
Hong Kong	**1,662,480**	1,434,017	**152,353**	36,025
Macau	**277,928**	275,158	**747**	233,714
Other regions in the PRC	**89,907**	88,461	**740**	1,289
Unallocated	**554**	359	**–**	–
	2,030,869	1,797,995	**153,840**	271,028

7. OTHER INCOME

	THE GROUP	
	2006	2005
	HK$'000	*HK$'000*
Included in other income are:		
Corporate management fee for administrative facilities received from related parties	**1,487**	1,617
Deposit from sale of properties forfeited	**2,500**	–
Discount on acquisition of subsidiaries	**–**	13,505
Interest on bank deposits	**222**	554

8. FINANCE COSTS

	THE GROUP	
	2006	2005
	HK$'000	*HK$'000*
Interests on:		
Bank loans and overdrafts wholly repayable within five years	**12,871**	10,964
Advance from a shareholder	**12,320**	10,422
	25,191	21,386
Less: amount capitalised in property under development	**(6,458)**	(4,184)
	18,733	17,202

9. PROFIT BEFORE TAXATION

	THE GROUP	
	2006	2005
	HK$'000	*HK$'000*
Profit before taxation has been arrived at after charging (crediting):		
Auditors' remuneration	**1,680**	734
Staff costs including directors' emoluments	**56,874**	47,827
Depreciation of property, plant and equipment	**16,395**	13,665
Release of prepaid lease payments for land	**8,086**	8,112
Less: amount capitalised and included in property under development	**(1,771)**	(1,771)
	6,315	6,341
(Gain) loss on disposal of property, plant and equipment	**(170)**	586
Operating lease rental in respect of rented premises	**1,242**	1,165
Share of taxation of associates (included in share of losses of associates)	**90**	(46)
Rental income in respect of investment properties under operating leases, less outgoings of HK$432,000 (2005: HK$239,000)	**(16,803)**	(14,578)

10. DIRECTORS' AND EMPLOYEES' EMOLUMENTS

(a) Directors' emoluments

The emoluments paid or payable to the Company's directors are as follows:

Year ended 31st December, 2006

	Directors' fees HK$'000	Basic salaries, allowances and benefits-in-kind HK$'000	Performance related bonus HK$'000	Contributions to provident fund schemes HK$'000	Total HK$'000
Mr. William Cheng Kai Man	–	2,736	493	12	3,241
Mr. Albert Hui Wing Ho	–	796	70	12	878
Mr. Fung Chi Keung	–	476	43	12	531
Mr. David Cheng Kai Ho	–	–	–	–	–
Madam Mabel Lui Fung Mei Yee	17	–	–	–	17
Mr. Vincent Kwok Chi Sun	33	–	–	–	33
Mr. Chan Kim Fai	33	–	–	–	33
Mr. Hui Kin Hing	33	–	–	–	33
	116	4,008	606	36	4,766

Year ended 31st December, 2005

	Directors' fees HK$'000	Basic salaries, allowances and benefits–in-kind HK$'000	Performance related bonus HK$'000	Contributions to provident fund schemes HK$'000	Total HK$'000
Mr. William Cheng Kai Man	–	2,653	492	12	3,157
Mr. Albert Hui Wing Ho	–	813	133	12	958
Mr. Fung Chi Keung	–	483	37	12	532
Mr. David Cheng Kai Ho	–	–	–	–	–
Madam Mabel Lui Fung Mei Yee	17	–	–	–	17
Mr. Vincent Kwok Chi Sun	35	–	–	–	35
Mr. Chan Kim Fai	33	–	–	–	33
Mr. Hui Kin Hing	33	–	–	–	33
	118	3,949	662	36	4,765

10. DIRECTORS' AND EMPLOYEES' EMOLUMENTS

(a) Directors' emoluments *(Continued)*

No directors waived any emoluments in the years ended 31st December, 2006 and 2005.

The performance related bonus payable to the executive directors is determined based on the performance of the individual directors.

During the years ended 31st December, 2006 and 2005, no emolument was paid to the directors as an inducement to join or upon joining the Group or as compensation for loss of office.

(b) Employees' emoluments

Of the five individuals in the Group with the highest emoluments, three (2005: three) were directors of the Company whose emoluments are included above. The emoluments of the remaining two individuals (2005: two individuals), whose emoluments are individually below HK$1,000,000, are as follows:

	THE GROUP	
	2006	2005
	HK$'000	*HK$'000*
Salaries and other benefits	**841**	807
Contributions to provident fund scheme	**24**	24
Performance related incentive payments	**209**	62
	1,074	893

11. TAXATION

	THE GROUP	
	2006	2005
	HK$'000	*HK$'000*
The taxation (credit) charge comprises:		
Current tax		
Hong Kong	**6,269**	6,834
(Over) underprovision in prior years:		
Hong Kong	**(46)**	–
Other jurisdictions	**1,324**	–
	1,278	–
Deferred tax *(note 28)*	**14,830**	(15,753)
	22,377	(8,919)

Hong Kong Profits Tax is calculated at 17.5% (2005: 17.5%) of the estimated assessable profit for the year. Taxation arising in other jurisdictions is calculated at the rates prevailing in the respective jurisdictions.

11. TAXATION *(Continued)*

The taxation charge (credit) for the year can be reconciled to the profit before taxation as follows:

	THE GROUP	
	2006	2005
	HK$'000	*HK$'000*
Profit before taxation	**132,833**	58,953
Tax at the domestic income tax rate of 17.5% (2005: 17.5%)	**23,246**	10,317
Effect of share of taxation of associates	**34**	41
Tax effect of expenses not deductible for tax purpose	**84**	381
Tax effect of income not taxable for tax purpose	**(437)**	(2,667)
Underprovision in prior years	**1,278**	–
Tax effect of tax losses not recognised	**354**	1,570
Utilisation of tax losses previously not recognised	**(3,970)**	(841)
Reversal of tax effect on tax losses previously recognised	**1,727**	–
Reversal of previously recognised deferred tax liabilities on disposal of an investment property	**–**	(16,722)
Others	**61**	(998)
Taxation charge (credit)	**22,377**	(8,919)

12. DIVIDEND

	THE GROUP	
	2006	2005
	HK$'000	*HK$'000*
Dividend recognised as distribution during the year:		
Final dividend in respect of the year ended 31st December, 2005 of HK0.2 cents (2004: Final dividend in respect of the year ended 31st December, 2004 of HK0.15 cents) per share	**10,930**	8,197

The final dividend in respect of the year ended 31st December, 2006 of HK0.22 cents per share has been proposed by the directors and is subject to approval by the shareholders in 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$110,456,000 (2005: HK$67,872,000) and on 5,464,700,883 (2005: 5,464,700,883) ordinary shares in issue during the year.

Diluted earnings per share for the year are not shown as there were no potential dilutive ordinary shares subsisted during both of the years presented.

14. PROPERTY, PLANT AND EQUIPMENT

	Land and building HK$'000	Hotel buildings HK$'000	Furniture, fixtures and equipment HK$'000	Motor vehicles and vessels HK$'000	Total HK$'000
THE GROUP					
COST					
At 1st January, 2005	–	273,541	18,287	16,848	308,676
Acquired on acquisition of subsidiaries	–	119,000	3,923	–	122,923
Other additions	–	–	20,363	2,351	22,714
Disposals	–	–	(512)	(508)	(1,020)
At 31st December, 2005	–	392,541	42,061	18,691	453,293
Exchange adjustments	–	3,698	275	7	3,980
Additions	–	–	3,498	1,372	4,870
Reclassified from investment properties *(note a)*	17,040	–	–	–	17,040
Reclassified to investment properties *(note b)*	–	(1,660)	–	–	(1,660)
Disposals	–	–	–	(712)	(712)
At 31st December, 2006	**17,040**	**394,579**	**45,834**	**19,358**	**476,811**
DEPRECIATION					
At 1st January, 2005	–	25,855	10,947	16,071	52,873
Provided for the year	–	8,260	5,015	390	13,665
Eliminated on disposals	–	–	(273)	(161)	(434)
At 31st December, 2005	–	34,115	15,689	16,300	66,104
Exchange adjustments	–	429	30	5	464
Provided for the year	235	8,456	7,073	631	16,395
Eliminated on reclassification	–	(507)	–	–	(507)
Eliminated on disposals	–	–	–	(425)	(425)
At 31st December, 2006	**235**	**42,493**	**22,792**	**16,511**	**82,031**
CARRYING AMOUNTS					
At 31st December, 2006	**16,805**	**352,086**	**23,042**	**2,847**	**394,780**
At 31st December, 2005	–	358,426	26,372	2,391	387,189

Notes:

(a) Following the change in use of certain investment properties of the Group during the year, such properties with a carrying amount of HK$17,040,000, being the fair value of the properties at the date of reclassification, have been reclassified to property, plant and equipment.

(b) During the year, certain shopping area of hotel property, comprising leasehold interest in land and building with an aggregate fair value of HK$10,200,000 was reclassified from property, plant and equipment and prepaid lease payments for land to investment properties. The fair value of such building and prepaid lease payments for land at the date of reclassification was determined by reference to a valuation carried out by Dudley Surveyors Limited, independent qualified professional valuers not connected with the Group. The difference between the aggregate fair value of such building and prepaid lease payments for land and their aggregate carrying value amounted to HK$5,197,000. Of which, an amount of HK$4,980,000 attributable to the prepaid lease payments for land has been credited to the income statement and the remaining balance of HK$217,000 attributable to the building has been dealt with in property revaluation reserve.

14. PROPERTY, PLANT AND EQUIPMENT *(Continued)*

Notes: (Continued)

(c) Land and buildings are situated on land in Hong Kong on long lease.

(d) An analysis of the carrying amounts of the Group's hotel buildings, which are situated on leasehold land, is set out below:

	2006	2005
	HK$'000	*HK$'000*
In Hong Kong		
On long lease	**138,652**	141,593
Under medium-term lease	**47,093**	49,798
In Macau under medium-term lease	**113,922**	116,571
In the PRC under medium-term lease	**52,419**	50,464
	352,086	358,426

	Furniture, fixtures and equipment	**Motor vehicles and vessels**	**Total**
	HK$'000	*HK$'000*	*HK$'000*
THE COMPANY			
COST			
At 1st January, 2005	110	2,658	2,768
Additions	10	260	270
At 31st December, 2005	120	2,918	3,038
Additions	259	715	974
Disposals	–	(345)	(345)
At 31st December, 2006	**379**	**3,288**	**3,667**
DEPRECIATION			
At 1st January, 2005	86	2,541	2,627
Provided for the year	12	84	96
At 31st December, 2005	98	2,625	2,723
Provided for the year	60	125	185
Eliminated on disposals	–	(345)	(345)
At 31st December, 2006	**158**	**2,405**	**2,563**
CARRYING AMOUNTS			
At 31st December, 2006	**221**	**883**	**1,104**
At 31st December, 2005	22	293	315

The above items of property, plant and equipment are depreciated on a straight-line basis at the following rates per annum:

Land and buildings	50 years or over the remaining term of land lease, whichever is the shorter
Hotel buildings	50 years or over the remaining term of land lease, whichever is the shorter
Furniture, fixtures and equipment	20% – $33^1/_3$%
Motor vehicles and vessels	20%

15. PREPAID LEASE PAYMENTS FOR LAND

The prepaid lease payments comprise:

	THE GROUP	
	2006	2005
	HK$'000	*HK$'000*
Land in Hong Kong on		
Long lease	**401,888**	403,911
Medium-term lease	**141,718**	150,104
	543,606	554,015
Land in Macau on medium-term lease	**29,677**	30,367
Land in the PRC on medium-term lease	**31,254**	32,091
	604,537	616,473
Analysed for reporting purposes as:		
Non-current asset	**596,487**	608,304
Current asset	**8,050**	8,169
	604,537	616,473

16. INVESTMENT PROPERTIES

	THE GROUP	
	2006	2005
	HK$'000	*HK$'000*
FAIR VALUE		
At the beginning of the year	**560,000**	616,200
Acquired on acquisition of subsidiaries	**–**	110,000
Reclassified to property, plant and equipment *(note 14(a))*	**(17,040)**	–
Reclassified from hotel buildings and prepaid lease payments *(note 14(b))*	**10,200**	–
Disposals	**–**	(180,000)
Increase in fair value recognised in consolidated income statement	**81,170**	13,800
At the end of the year	**634,330**	560,000

16. INVESTMENT PROPERTIES *(Continued)*

An analysis of the Group's investment properties is as follows:

	2006	2005
	HK$'000	*HK$'000*
Land and buildings in Hong Kong on land held		
On long leases	**381,330**	336,300
Under medium-term leases	**127,000**	108,900
Land and buildings in Macau on land held under medium-term leases	**126,000**	114,800
	634,330	560,000

The fair value of the Group's investment properties at 31st December, 2006 has been arrived at on the basis of a valuation carried out on that date by Dudley Surveyors Limited, an independent qualified professional valuers not connected with the Group, who have appropriate qualifications and recent experience in the valuation of similar properties in the relevant location. The valuation report on these properties is signed by a director of Dudley Surveyors Limited who is a member of The Hong Kong Institute of Valuers ("HKIS"), and the valuation, which is prepared in accordance with the HKIS Valuation Standards on Properties (First Edition 2005) published by HKIS, was arrived at by adopting the direct comparison approach making reference to the recent transactions of similar properties under the prevailing property market conditions.

All of the Group's leasehold interests in land held under operating leases to earn rentals or for capital appreciation purposes are measured using the fair value model and are classified and accounted for as investment properties.

The investment properties of the Group with an aggregate carrying amount of approximately HK$613 million (2005: HK$470 million) were rented out under operating leases at the balance sheet date.

17. PROPERTY UNDER DEVELOPMENT

	THE GROUP	
	2006	2005
	HK$'000	*HK$'000*
At cost		
At the beginning of the year	**85,927**	70,536
Additions	**148,970**	15,391
At the end of the year	**234,897**	85,927

The Group's property under development is located in Hong Kong on land held on long leases.

Included in the carrying amount of the property are interest expenses of HK$12,083,000 (2005: HK$5,625,000) capitalised.

18. INVESTMENTS IN/AMOUNTS DUE FROM SUBSIDIARIES

	THE COMPANY	
	2006	2005
	HK$'000	*HK$'000*
INVESTMENTS IN SUBSIDIARIES		
Unlisted shares, at cost, including deemed capital contribution in subsidiaries, less impairment losses recognised	**191,151**	158,324
AMOUNTS DUE FROM SUBSIDIARIES LESS ALLOWANCE	**1,254,705**	1,256,942

18. INVESTMENTS IN/AMOUNTS DUE FROM SUBSIDIARIES *(Continued)*

The amounts due from subsidiaries are unsecured with no fixed repayment terms. In the opinion of the directors, the amounts will not be repayable within one year from the balance sheet date, accordingly classified as non-current. Such amounts to the extent of HK$663 million (2005: HK$619 million) carry interests chargeable at Hong Kong Interbank Offered Rate ("HIBOR") plus 1% with the remaining balance interest free. Upon the adoption of HKAS 39 issued by the HKICPA, the amounts due from subsidiaries are reduced by HK$29.5 million and are carried at amortised cost using the effective interest method, less any identified impairment losses, with a corresponding increase in investments in subsidiaries which are regarded as deemed contribution by the Company to these subsidiaries. The effective interest rate on the amounts due form subsidiaries in respect of the year is HIBOR plus 1%.

Particulars regarding the principal subsidiaries at 31st December, 2006 are set out in note 35.

19. INTERESTS IN ASSOCIATES

	THE GROUP	
	2006	2005
	HK$'000	*HK$'000*
Cost of investment, unlisted	**123**	123
Share of post-acquisition profits less losses	**431**	236
	554	359

The unlisted investment at 31st December, 2006 represents the Group's 50% equity interest in Lucky Country Development Limited, a company incorporated and operating in Hong Kong which was inactive during the year.

The summarised financial information in respect of the Group's associates in set out below:

Results

	Year ended 31st December,	
	2006	2005
	HK$'000	*HK$'000*
Turnover	**–**	120
Loss for the year	**(390)**	(464)
Loss for the year attributable to the Group	**(195)**	(232)

19. INTERESTS IN ASSOCIATES *(Continued)*

Financial Position

	At 31st December, **2006** *HK$'000*	2005 *HK$'000*
Current assets	**1,108**	3,077
Current liabilities	**–**	(2,359)
Net assets	**1,108**	718
Net assets attributable to the Group	**554**	359

20. AVAILABLE-FOR-SALE INVESTMENTS/INVESTMENTS HELD FOR TRADING

	THE GROUP			
	Available-for-sale investments Non-current		**Investments held for trading Current**	
	2006 *HK$'000*	2005 *HK$'000*	**2006** *HK$'000*	2005 *HK$'000*
Listed securities at fair value *(note a)*				
Equity securities listed in Hong Kong	**79,510**	72,958	**9**	9
Debt securities listed outside Hong Kong	**–**	–	**22,907**	21,782
Unlisted equity investments *(note b)*	**780**	780	**–**	–
	80,290	73,738	**22,916**	21,791

	THE COMPANY Available-for-sale investments **2006** *HK$'000*	2005 *HK$'000*
Non-current		
Unlisted equity investments	**780**	780

Notes:

(a) The fair value of listed securities is determined by reference to quoted market bid price.

The Group's non-current equity securities listed in Hong Kong include approximately 15.07% (2005: 15.07%) interest in Shun Ho Technology and approximately 20.57% (2005: 20.57%) interest in Shun Ho Resources, both are public companies incorporated and listed in Hong Kong. The principal activities of Shun Ho Technology and Shun Ho Resources and their respective subsidiaries are investment and operation of hotels, property investment, property development and trading, securities investment and trading, and treasury investment.

The Company is a subsidiary of Shun Ho Technology and Shun Ho Resources. Under the Hong Kong Companies Ordinance, members of the Group who are shareholders of Shun Ho Technology and Shun Ho Resources have no right to vote at meetings of these companies. The directors are of the opinion that the Group is not in a position to exercise significant influence over Shun Ho Resources, accordingly, the results of Shun Ho Resources have not been accounted for on an equity basis.

(b) The unlisted equity investments are measured at cost less impairment at each balance sheet date because the range of reasonable fair value estimates is so significant that the directors of the Company are of the opinion that their fair value cannot be measured reliably.

21. TRADE AND OTHER RECEIVABLES/TRADE BALANCES DUE FROM SHAREHOLDERS AND AN ASSOCIATE

Except for an average credit period of 30 to 60 days granted to travel agencies and customers of the hotels, the Group does not allow any credit period to its other customers. The following is an aged analysis of the Group's receivables at the balance sheet date:

	THE GROUP	
	2006	2005
	HK$'000	*HK$'000*
0 – 30 days	**10,155**	13,171
31 – 60 days	**1,646**	724
Over 60 days	**575**	2,434
	12,376	16,329

Analysed for reporting as:

Trade and other receivables	**12,343**	14,111
Trade balance due from shareholders	**33**	1,813
Trade balance due from an associate	**–**	405
	12,376	16,329

22. AMOUNTS DUE TO SUBSIDIARIES

The amounts due to subsidiaries are unsecured, interest free and repayable on demand.

23. PLEDGED BANK DEPOSITS/BANK BALANCES AND CASH

The pledged bank deposits carry interest at the rate of 3% per annum and represent deposits pledged to a bank to secure short-term banking facilities granted to the Group.

Bank balances carry interest at prevailing market interest rates ranging from 2% to 3% per annum.

24. TRADE AND OTHER PAYABLES

The following is an aged analysis of the Group's trade and other payables at the balance sheet date:

	THE GROUP	
	2006	2005
	HK$'000	*HK$'000*
0 – 30 days	**36,155**	13,560
31 – 60 days	**893**	323
Over 60 days	**3,978**	6,186
	41,026	20,069

25. BANK LOANS

The Group's bank loans are variable-rate borrowings which carry interests at commercial lending rates. A substantial portion of the bank loans are denominated in Hong Kong dollar, the functional currency of the relevant subsidiaries, and carry interests at HIBOR plus 0.65% to 1.5% in respect of both of the years presented. The bank loan that denominated in foreign currency is amounting to HK$19,000,000 (2005: HK$21,698,000). The bank loans are secured over certain of the Group's properties and are repayable within one year from the balance sheet date. Interest on substantial amount of the bank loans is repriced monthly.

At the balance sheet date, the undrawn bank loan facilities of the Group amounted to an aggregate of approximately HK$537 million (2005: HK$509 million).

26. SHARE CAPITAL

	2006		2005	
	Number of shares	**Nominal value**	Number of shares	Nominal value
	'000	***HK$'000***	*'000*	*HK$'000*
Ordinary shares of HK$0.01 each				
Authorised:				
At the beginning and the end of the year	**80,000,000**	**800,000**	80,000,000	800,000
Issued and fully paid:				
At the beginning and the end of the year	**5,464,701**	**54,647**	5,464,701	54,647

27. SHARE PREMIUM AND RESERVES

	Share premium	**Special capital reserve**	**Retained profits**	**Total**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*
THE COMPANY				
At 1st January, 2005	210,640	612,477	81,936	905,053
Profit for the year	–	–	45,663	45,663
Final dividend for the year ended 31st December, 2004 paid	–	–	(8,197)	(8,197)
At 31st December, 2005	210,640	612,477	119,402	942,519
Profit for the year	–	–	207,821	207,821
Final dividend for the year ended 31st December, 2005 paid	–	–	(10,930)	(10,930)
At 31st December, 2006	**210,640**	**612,477**	**316,293**	**1,139,410**

27. SHARE PREMIUM AND RESERVES *(Continued)*

When sanctioning the reduction in the nominal value of the Company's shares in 1999, the High Court of the Hong Kong Special Administrative Region stipulated that the credit arising on the reduction be transferred to a special capital reserve, and that the reserve, which may be reduced by any increase in the issued share capital and share premium of the Company resulting from an issue of shares for cash or other new consideration or upon a capitalisation of distributable reserves, is not regarded as realised profit and distributable until all of the liabilities of the Company as at 22nd September, 1999, the date on which the reduction of share capital took effect, are settled. The liabilities of the Company at that date have not yet been fully settled at 31st December, 2006, accordingly the special capital reserve was not considered distributable.

28. DEFERRED TAX LIABILITIES

The following are the deferred tax liabilities recognised and movements thereon during the current and prior reporting periods.

THE GROUP

	Business combination	Revaluation of properties	Accelerated tax depreciation	Tax losses	Total
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
At 1st January, 2005	85,807	21,265	5,997	(1,000)	112,069
Acquisition of subsidiaries	8,822	–	–	–	8,822
(Credit) charge to consolidated income statement	(962)	(14,572)	1,434	(1,653)	(15,753)
At 31st December, 2005	93,667	6,693	7,431	(2,653)	105,138
(Credit) charge to consolidated income statement	(952)	15,430	(1,537)	1,889	14,830
Charge to equity for the year	–	38	–	–	38
At 31st December, 2006	**92,715**	**22,161**	**5,894**	**(764)**	**120,006**

At the balance sheet date, the Group had unused tax losses of HK$31,165,000 (2005: HK$72,096,000) available to offset against future profits. A deferred tax asset has been recognised in respect of such losses to the extent of HK$3,542,000 (2005: HK$13,743,000). No deferred tax asset has been recognised in respect of the remaining tax losses of HK$27,467,000 (2005: HK$58,353,000) due to the unpredictability of future profit streams. Substantially all the unrecognised tax losses may be carried forward indefinitely.

During the year, the unused tax losses brought forward of the Group of HK$21,736,000 was not agreed by the tax authorities as available for off-setting future assessable profits. Out of such losses, an amount of HK$13,144,000 had been recognised as deferred tax asset in prior years. Accordingly, the deferred tax asset previously recognised on such losses amounted to HK$1,727,000 was reversed during the year.

THE COMPANY

At the balance sheet date, the Company has recognised deferred tax liabilities amounting to HK$160,000 (2005: Nil) in respect of the temporary differences arising from the accelerated tax depreciation.

29. ACQUISITION OF SUBSIDIARIES

In February 2005, the Group acquired 100% of the issued share capital of Yuki Resources Ltd. ("Yuki") and Longluck Investments Limited and the amount due by Yuki to its former shareholder for a total consideration of HK$242 million. Details are as follows:

	HK$'000
Acquiree's carrying amount of net assets before combination	190,463
Fair value adjustments	64,696
Fair value of net assets acquired	255,159
Discount on acquisition	(13,505)
	241,654
Total consideration satisfied by:	
Cash	241,654
Net cash outflow arising on acquisition	
Cash consideration	241,654
Less: Deposit on acquisition paid in prior year	(20,000)
	221,654

30. PROJECT COMMITMENTS

At the balance sheet date, the Group had outstanding commitments contracted for but not provided in the consolidated financial statements in respect of the following:

		2006	2005
		HK$'000	*HK$'000*
(a)	Property development expenditure	**50,761**	204,865
(b)	Acquisition of land for development	**175,500**	–
(c)	Expenditures for hotel improvements	**132**	–

The Company had no material commitments at the balance sheet date.

31. OPERATING LEASE COMMITMENTS

The Group as lessor

Rental income from investment properties earned during the year amounted to HK$17,235,000 (2005: HK$14,817,000). The properties under leases have committed tenants for one to nine years from the balance sheet date without termination options granted to tenants.

At the balance sheet date, the Group had contracted with tenants for the following future minimum lease payments under non-cancellable operating leases:

	2006	2005
	HK$'000	*HK$'000*
Within one year	**16,791**	10,956
More than one year but not more than five years	**20,429**	12,074
Over five years	**12,597**	–
	49,817	23,030

The Group as lessee

At the balance sheet date, the Group had commitments for future minimum lease payments under non-cancellable operating leases which fall due as follows:

	2006	2005
	HK$'000	*HK$'000*
Within one year	**1,117**	1,213

Other than as disclosed above, the Group and the Company had no material lease commitments outstanding at the balance sheet date.

32. CONTINGENT LIABILITIES AND PLEDGE OF ASSETS

At the balance sheet date, the bank loan facilities of subsidiaries, were secured by the following:

(a) guarantees issued by the Company amounted to approximately HK$952 million (2005: HK$734 million); which were utilised to the extent of approximately HK952 million (2005: HK$246 million), of which HK$4,575,000 (2005: HK$4,081,000) was recognised in the Company's balance sheet as financial guarantee contracts included in trade and other payables;

(b) Leasehold interest in land and buildings and property, plant and equipment of the Group with an aggregate carrying amount of HK$1,130 million (2005: HK$968 million) and HK$5 million (2005: HK$5 million), respectively;

(c) pledge of shares in and subordination of loans due from subsidiaries with an aggregate carrying amount of approximately HK$271 million (2005: HK$369 million);

(d) assignment of the Group's rentals and hotel revenue; and

(e) pledge of the listed securities held by the Group with an aggregate market value of approximately HK$23 million (2005: HK$95 million) and the bank deposit with a carrying amount of HK$110,000 (2005: HK$123,000).

33. RETIREMENT BENEFIT PLANS

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 Group contributes 5% of relevant payroll costs (limited to HK$12,000 per annum of each individual employee) to the scheme, which contribution is matched by employees.

The employees of the Company's subsidiary in the PRC are members of a state-managed retirement benefit scheme operated by the PRC government. The subsidiary is required to contribute certain percentage of payroll costs to the retirement benefit scheme to fund the benefits. The only obligation of the Group with respect to this retirement benefit scheme is to make the specified contributions.

The contributions payable to the schemes by the Group in respect of the year which were charged to the consolidated income statement amounted to HK$1,589,000 (2005: HK$1,288,000). The forfeited contributions under the Group's defined contribution retirement scheme which are immaterial.

34. RELATED PARTY TRANSACTIONS

Other than those disclosed above, the Group and the Company had the following transactions with related parties during the year:

	2006	2005
	HK$'000	*HK$'000*
Shun Ho Technology and its subsidiaries *		
Rental expenses	**1,040**	1,040
Interest expenses on advance to the Group *(note a)*	**12,320**	10,422
Corporate management fees for administrative facilities received	**1,337**	1,467
Web advertising expenses	**–**	288
Dividend income	**–**	526
Advance due by the Group at end of the year *(note a)*	**240,853**	227,469
Trade balance due to the Group at end of the year *(note b)*	**–**	900
Shun Ho Resources		
Corporate management fees for administrative facilities provided received	**150**	150
Trade balance due to the Group at end of the year *(note b)*	**33**	913
Associates		
Marketing expenses	**–**	120
Trade balance due to the Group at end of the year *(note b)*	**–**	405
Balance due by the Group at end of the year *(note c)*	**2,269**	2,269
Compensation of key management personnel *(note d)*	**4,766**	4,765

* exclude Magnificent Estates Limited and its subsidiaries

Notes:

(a) The advance from a shareholder is unsecured, carries interest at HIBOR plus 1% and is repayable on demand.

(b) The amounts are unsecured, interest free and repayable on demand.

(c) The amount due to an associate, Lucky Country, is unsecured, interest free and repayable on demand.

(d) The compensation of key management personnel paid or payable by the Group in respect of the year, substantially all of the compensation of key management comprised short term benefits attributable to all the key personnel of the Group, amounted to HK$4,766,000 (2005: HK$4,765,000).

35. PARTICULARS OF PRINCIPAL SUBSIDIARIES

All the principal subsidiaries are incorporated and operating principally in Hong Kong except otherwise indicated. None of the subsidiaries had any debt securities outstanding at 31st December, 2006 or at any time during the year.

Name of subsidiary	Paid up issued ordinary share/ registered capital Number of shares	Par value	Proportion of nominal value of issued ordinary share/ registered capital held by Company %	Subsidiaries %	Principal activities
Babenna Limited	2	HK$10	100	–	Investment holding
Beautiful Sky Investment Limited	2	HK$1	–	100	Property development
City Wealth Limited	2	HK$1	–	100	Property investment
Claymont Services Limited *(i)*	1	US$1	100	–	Investment holding
Grand-Invest & Development Company Limited *(ii)*	100,000	MOP1	–	100	Hotel investment and operations
Harbour Rich Industrial Limited	10,000	HK$1	–	100	Property development
Himson Enterprises Limited *(i)*	1	US$1	–	100	Investment holding
Houston Venture Limited *(i)*	1	US$1	100	–	Investment holding
Houston Venture Limited	2	HK$1	100	–	Investment holding
Joes River Limited	2	HK$1	100	–	Property investment
Longham Investment Limited	2	HK$1	100	–	Investment holding
Longham Investment Limited *(i)*	1	US$1	–	100	Investment holding
Magnificent International Hotel Limited	2	HK$1	100	–	Hotel investment and operations
Mercury Fast Limited	2	HK$1	100	–	Securities dealings and investment holding
New Champion Developments Limited *(i)*	1	US$1	–	100	Yatch leasing
Shanghai Shun Ho (Lands Development) Limited *(i)*	1	US$1	100	–	Investment holding
Shanghai Shun Ho Property Development Co., Ltd. *(iii)*	Registered capital	US$4,950,000	–	100	Hotel investment and operations
Shun Ho Capital Properties Limited *(i)*	1	US$1	100	–	Investment holding
Shun Ho Construction (Holdings) Limited	2	HK$10	100	–	Investment holding
Silver Courage Company Limited	2	HK$10	100	–	Property investment
Tennyland Limited	2	HK$10	–	100	Property investment
Trans-Profit Limited	1,000,000	HK$1	–	100	Property investment
United Assets Company Limited	2,000,000	HK$1	–	100	Hotel investment and operations

(i) Incorporated in the British Virgin Islands
(ii) Incorporated and operating in Macau.
(iii) Sino foreign co-operative joint venture established and operating principally in the PRC

The directors are of the opinion that a complete list of the subsidiaries of the Company will be of excessive length and therefore the above list contains only the particulars of subsidiaries which principally affects the results or assets of the Group.

36. POST BALANCE SHEET EVENT

The following significant events took place subsequent to the balance sheet date:

(a) On 7th March, 2007, a subsidiary of the Company entered into a provisional agreement with an independent third party for the acquisition of a property in Hong Kong at a consideration of HK$500 million. The acquisition is not yet completed up to the date of approval of these consolidated financial statements.

(b) On 18th April, 2007, another subsidiary of the Company entered into an agreement with an independent third party for the acquisition of a property in Hong Kong at a consideration of HK$230 million. The acquisition is not yet completed up to the date of approval of these consolidated financial statements.