美亞娛樂資訊集團有限公司
MEI AH ENTERTAINMENT GROUP LTD.

STOCK CODE : 391

ANNUAL REPORT 2008

二〇〇八年年報

Contents

Corporate Information

DIRECTORS

Executive Directors

Mr. LI Kuo Hsing (Chairman)
Mr. TONG Hing Chi (Managing Director)
Mr. CHAU Kei Leung

Non-Executive Directors

Mr. CHAN Ngan Piu
Mr. Hugo SHONG

Independent Non-Executive Directors

Ms. WANG Huarong
Mr. CHEUNG Ming Man
Dr. Lee G. LAM

COMPANY SECRETARY AND QUALIFIED ACCOUNTANT

Mr. CHAN Lun Ho

REGISTERED OFFICE

Clarendon House
2 Church Street
Hamilton HM 11
Bermuda

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS

5th Floor, Mei Ah Centre
28 Chun Choi Street
Tseung Kwan O Industrial Estate
Kowloon
Hong Kong

PRINCIPAL BANKERS

Bank of China (Hong Kong) Limited
Industrial and Commercial Bank of China (Asia) Limited
The Hongkong & Shanghai Banking Corporation Limited

AUDITOR

PricewaterhouseCoopers
Certified Public Accountants, Hong Kong
22nd Floor, Prince's Building
Central
Hong Kong

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Butterfield Fund Services (Bermuda) Limited
Rosebank Centre
11 Bermudiana Road
Pembroke HM08
Bermuda

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Tricor Tengis Limited
26th Floor, Tesbury Centre
28 Queen's Road East
Wanchai
Hong Kong

AUDIT COMMITTEE AND REMUNERATION COMMITTEE

Dr. Lee G. LAM
Ms. WANG Huarong
Mr. CHEUNG Ming Man

AUTHORISED REPRESENTATIVES

Mr. LI Kuo Hsing
Mr. TONG Hing Chi

website : www.meiah.com
e-mail : meiah@meiah.com

Chairman's Statement

RESULTS AND DIVIDENDS

The loss attributable to shareholders of the Company for the year is HK$83,413,000 (2007: profit of HK$21,933,000) and the directors do not recommend the payment of a dividend (2007: 0.5 HK cent per share).

MANAGEMENT DISCUSSION AND ANALYSIS

During the year ended 31st March 2008, the Group recorded a consolidated turnover of HK$102,986,000 (2007: HK$137,300,000) and a loss attributable to equity holders of the Company of HK$83,413,000 (2007: profit of HK$21,933,000). Excluding the loss arising from fair value changes on derivative financial instrument, interest accretion in respect of convertible notes and share-based payment totalling HK$142,121,000 (2007: profit of HK$4,749,000) and gain on disposal of an associated company of HK$55,749,000 (2007: Nil) during the year, the profit of the Group attributable to equity holders of the Company for the year shall be HK$2,959,000 (2007: HK$17,184,000).

The Group operates in three major business segments, television operations, film exhibition and film rights licensing and sub-licensing and sale and distribution of films and programs in audio visual product format, which contributed 62% (2007: 43%), 23% (2007: 36%) and 15% (2007: 21%) to the Group's turnover respectively.

The contribution of revenues from the Group's television segment has increased to the level of approximately HK$64,150,000 (2007: HK$58,610,000), representing approximately 62% (2007: 43%) of the Group's turnover. Since the launch of its first channel in 2001, which broadcasts movies from the Group's film library and other programs from its business partners, the Group has continuously explored opportunities to broaden the revenue streams of its television operations. As at 31st March 2008, the Group provided three channels to now TV. In July 2007, the Group launched a movie channel in Singapore. Looking forward, the Group aims to develop and launch more channels with increasing varieties to other Asian countries and secure advertising income from available air-time in those TV channels.

The Group will continue to strengthen its film library through acquisition, own production and co-production. Equipped by the Group's film library and through the Group's experience and network in program sourcing, the Group is confident that it will continue to provide high quality and customised TV programs to its audiences. The Group also believes that its television segment has huge potential of growth and will continue to bring significant and increasing contribution to the Group's results. Following the increasing popularity of pay TV in Hong Kong and digitalisation plan of TV signal in Hong Kong and China, which allows more broadcasting channels than the existing analogue system, the demand for TV contents is expected to increase significantly and the Group believes that it will receive encouraging results and fruitful rewards from these new market opportunities.

During the year, the Group strengthened its production arm through the professional production team of BIG Media Group ("BIG"), a former associated company of the Company, to support its content requirement in respect of the Group's television, licensing and distribution operations, and favour from the synergy in respect of the collaboration of BIG's film library and the Group's distribution network. The Group was appointed as the exclusive distribution agent to market and license BIG's films. As a result of the above changes in arrangement with BIG, the Group's turnover from the segment of film exhibition and film rights licensing and sub-licensing decreased from last year's HK$49,501,000 to HK$23,191,000.

Despite the above, the Group continues to support Hong Kong's film industry by investing in high quality and popular film productions, including "Red Cliff" and "An Empress and the Warriors", both of which received encouraging responses from the market. Looking forward, the Group will continue to support and invest in Hong Kong's film production industry and aim to produce popular films with high quality.

The revenues attributable to sale and distribution of films and programs in audio visual product format dropped from HK$29,189,000 to HK$15,645,000, as a result of the reduction in newly released films and the relatively stagnant market environment during the year.

The performance of the video sales and distribution segment has been affected by the overall industrial climate. Fewer new titles were released during the year and the competition is still keen. Following the increasing popularity of copyright infringement behaviour, the business of sale and distributions of video discs has become difficult. Nevertheless, the Group will continue to acquire popular films and diversify its distribution channels in order to maintain its competitiveness.

Responding to the increasing popularity of films to be released and distributed in high definition ("HD") format, the Group invested approximately HK$15 million to acquire equipment that are HD compatible. Management believes that the investment will contribute return to the Group in the near future.

Following the fund raising activities in 2006 and further to the proceeds from the disposal of majority of its interests in BIG in January 2008, the working capital of the Group has been significantly enhanced. As at 31st March 2008, the Group had no bank borrowing and the gearing ratio of the Group has improved from 37.5% to 9.6%. During the year, 70% of the convertible notes issued by the Company in 2006 were converted into shares of the Company, and as a result, the equity base of the Company was strengthened and the Group believes that it will continue to be benefited from that and its increasing exposure to the global entertainment industry. The recognition of the fair value loss in the consolidated income statement as a result of the changes in fair value of the derivative component of the convertible notes is solely for the compliance of the relevant accounting standards and it has no significant effect to the Group's cash flows and financial capability.

Looking forward, the Group will exploit every opportunities to generate greatest returns for its shareholders and reward their long-term support.

LIQUIDITY AND FINANCIAL RESOURCES

At 31st March 2008, the Group had available banking facilities of approximately HK$60 million, of which approximately HK$6.5 million were utilised. Certain of the Group's deposits and properties with net book values of HK$183 million were pledged to banks to secure banking facilities. The Group's gearing ratio of 9.6% as at 31st March 2008 was based on the total of convertible notes and derivative financial instrument (with remaining maturity of 2 years) and obligations under finance leases (of which HK$2,746,000, HK$2,039,000 and HK$1,307,000 are repayable within one year, in the second year and in the third to fifth year respectively) of HK$42,780,000 and the shareholders' funds of approximately HK$447,478,000. The Group's borrowings and bank balances are primarily denominated in Hong Kong dollars and the Group has no significant exposure to foreign currency fluctuations.

At 31st March 2008, the Company had contingent liabilities in respect of guarantees given to banks for facilities of its subsidiaries amounting to approximately HK$30 million, and commitments in respect of film production and program licensing agreements amounting to approximately HK$12.9 million. The commitments will be financed by the Group's internal resources and banking facilities.

EMPLOYEES

At 31st March 2008, the Group employed 51 staff. Remuneration is reviewed periodically based on individual staff's performance. In addition to the basic salaries, staff benefits include discretionary bonus, medical insurance scheme and contributory provident fund. The Group also has a share option scheme whereby qualified participants may be granted options to acquire shares of the Company.

On behalf of the Board
Li Kuo Hsing
Chairman

Hong Kong, 30th July 2008

Directors' and Senior Management's Profile

EXECUTIVE DIRECTORS

Mr. LI Kuo Hsing, aged 49, is the founder, Chairman and a major shareholder of the Group which was established in 1984, and a recognised leader of the Hong Kong entertainment industry. With years of experience in the home video and media entertainment industry, he is responsible for the corporate strategy and development of the Group. He is the Vice Chairman of the Federation of Motion Film Producers of Hong Kong Limited since 1998 and appointed Member of the Election Committee for the Performing Arts sub-sector of the Legislative Council Election. He is also the independent non-executive director of Sau San Tong Holdings Limited, a company listed on the Growth Enterprise Market ("GEM") of the Stock Exchange of Hong Kong Limited (the "Stock Exchange").

Mr. TONG Hing Chi, aged 53, is the Managing Director of the Group, responsible for the Group's overall general and financial administration. He has also been involved in the Group's corporate strategy and development since he joined the Group in 1992. He is a fellow member of the Association of Chartered Certified Accountants and a member of the Hong Kong Institute of Certified Public Accountants. He has over 20 years of experience in the entertainment and multimedia industry in Hong Kong and overseas. Mr. TONG has been the Vice Chairman of Hong Kong, Kowloon & New Territories Motion Picture Industry Association Limited ("MPIA") since 2001. Mr. TONG is also the Chairman and executive director of China Chief Cable TV Group Limited and the Vice-chairman and executive director of BIG Media Group Limited, both are listed on the GEM of the Stock Exchange.

Mr. CHAU Kei Leung, aged 44, is responsible for the selection and acquisition of films and programs and the formulation of sales and marketing strategies. He is also responsible for the sub-licensing of film rights to overseas video distributors and TV operators in Hong Kong and overseas. He joined the Group in 1987 and has over 20 years of experience in the home video entertainment industry.

NON-EXECUTIVE DIRECTORS

Mr. CHAN Ngan Piu, aged 73, has years of experience in the manufacturing sector in Hong Kong and Mainland China. Mr. CHAN joined the Group in 1988.

Mr. Hugo Shong, aged 52, was appointed as the non-executive director of the Company in February 2007 and is the Executive Vice President of International Data Group ("IDG") — the world's leading IT media, research and exposition company, President of IDG-Asia, and a partner of IDGVC Partners, which has headed IDG's operations in information technology ("IT") publishing, market research and tradeshows in the Asia Pacific region. Mr. Shong is now the trustee of Boston University.

INDEPENDENT NON-EXECUTIVE DIRECTORS

Ms. WANG Huarong, aged 44, has over 18 years of experience, including management experience, in information technology and financial service industry and was appointed as an independent non-executive director of the Company in October 2005. She had been a General Manager of Sparkice (Hong Kong) Ltd. which is a leading e-commerce company focusing on international trade of China market, a Senior Software Engineer at DSP Development Corporation in Boston, and worked at Fixed Income Technology Group of Goldman Sachs International. Ms. WANG received her Bachelor of Science degree in computer science from Beijing University of Aeronautics and Astronautics, and a Master of Science degree in Information Systems from North-Eastern University in the USA.

Mr. CHEUNG Ming Man, aged 51, has extensive experience in the sector of performance and cultural and was appointed as an independent non-executive director of the Company in September 2005. Mr. CHEUNG has also participated in a number of community associations, including the Hong Kong Chinese Importers' & Exporters' Association (Executive Director); The Hong Kong Special Administrative Region Election Committee (First and Second Election Committee Member); Deputy of the National People's Congress of PRC Election Committee (Ninth and Tenth Election Committee Member) and Chinese People's Political Consultative Conference Guangxi Zhuangzu Zizhiqu (Member).

Dr. Lee G. LAM, aged 49, was appointed as an independent non-executive director of the Company on 1 February 2007. He holds a Bachelor of Science in Mathematics and Sciences, a Master of Science in Systems Science, and a Master of Business Administration, all from the University of Ottawa in Canada, a Post-graduate Diploma in Public Administration from Carleton University in Canada, a Post-graduate Diploma in English and Hong Kong Law and a Bachelor of Law (Hons) from Manchester Metropolitan University in the UK, a PCLL (and has completed the Bar Course) from the City University of Hong Kong, and a Doctor of Philosophy from the University of Hong Kong. Dr. Lam has over 25 years of international experience as a CEO, company director and investment banker in the telecommunications, media and technology (TMT), retail, property and financial services sectors. He is Chairman of Monte Jade Science and Technology Association of Hong Kong, and serves as an independent or non-executive director of several publicly-listed companies in the Asia Pacific region. He is a Member of the Hong Kong Institute of Bankers, a Member of the Young Presidents' Organization, a Fellow of the Hong Kong Institute of Directors and a Member of its Corporate Governance Policies Committee, a Member of the General Council and the Corporate Governance Committee of the Chamber of Hong Kong Listed Companies, and a Part-time Member of the Central Policy Unit of the Government of the Hong Kong Special Administrative Region.

SENIOR MANAGEMENT

Mr. CHAN Lun Ho, aged 38 is the Group's financial controller and is responsible for all financial and accounting matters of the Group. He is a fellow member of the Association of Chartered Certified Accountants and a member of the Hong Kong Institute of Certified Public Accountants. He has over 16 years of auditing and accounting experience. He joined the Group in July 2002.

Mr. LONG Sao Ian, aged 49, is the Program Development Manager of MATV Limited, a subsidiary of the Company. Mr. LONG is responsible for the development and management of the Group's TV operations. Mr. LONG has 27 years of experience in TV operations. Prior to joining the Group in December 2000, Mr. LONG worked for Commercial Radio, Television Broadcasting Ltd, HK Cable TV and Chinese Entertainment Television.

COMPLIANCE WITH THE CODE ON CORPORATE GOVERNANCE PRACTICES

The Company's corporate governance practices are based on the principles and the code provisions (the "Code") as set out in the Code on Corporate Governance Practices as set out in Appendix 14 of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (the "Listing Rules"). The principles adopted by the Company emphasise a quality board, transparency and accountability to shareholders. In the opinion of the Board, the Company has complied with the Code for the year ended 31st March 2008, with the exception of the deviation in respect of the appointment term of non-executive directors as mentioned below.

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted a code of conduct regarding Directors' securities transactions on terms as set out in Appendix 10 of the Listing Rules. Having made specific enquiry of all Directors, the Directors have complied with such code of conduct and the required standard of dealings and its code of conduct regarding securities transactions by the Directors for the year ended 31st March 2008.

BOARD OF DIRECTORS

The directors acknowledge their responsibilities for the preparation of financial statements, which shall give a true and fair view of the state of affairs of the Group. Details of the basis of preparation of the financial statements are set out in note 2 to the financial statements. The Board is also responsible for formulating the Group's long-term strategy, determining and approving the Group's significant transactions and supervising the management to ensure thorough implementation of the Group's policies and effective performance of their duties. The Board also conducted a review of the effectiveness of the system of internal control of the Group. Other decisions are delegated to management. As at 31st March 2008, the Board comprised eight Directors, including three executive Directors — Mr. Li Kuo Hsing (the Chairman), Mr. Tong Hing Chi (the Chief Executive Officer) and Mr. Chau Kei Leung, two non-executive Directors — Mr. Hugo Shong and Mr. Chan Ngan Piu, and three independent non-executive Directors — Ms. Wang Huarong, Mr. Cheung Ming Man and Dr. Lee G. Lam. Biographies of the Directors are set out on pages 6 to 7.

There is no non-compliance with rules 3.10(1) and (2) of the Listing Rules and there is no relationship among members of the Board and the independent non-executive directors.

Under code provision A4.1, non-executive directors should be appointed for specific terms, There is no specific term of appointment of the non-executive directors of the Company, however, they are subject to retirement by rotation in accordance with Bye-law of the Company. Accordingly the Company considers that sufficient measures have been taken to deal with the requirement in respect of the appointment terms of non-executive directors as required under the code provision.

BOARD OF DIRECTORS *(Continued)*

The Company has received from each of the Independent Non-executive Directors an annual confirmation of their respective independence pursuant to Rule 3.13 of the Listing Rules. The Company is of the view that all Independent Non-executive Directors meet the independence guidelines set out in Rule 3.13 of the Listing Rules and are independent in accordance with the terms of the guidelines.

During the year, all of the board members attended the two board meetings to approve the interim and annual results. The executive directors also held and attended eight other board meetings.

CHAIRMAN AND THE CHIEF EXECUTIVE OFFICER

Under the code provision A.2.1, the roles of chairman and chief executive officer are separate and are not performed by the same individual. The Chairman is responsible for overseeing the function of the Board and formulating overall strategies and policies of the Company. The Chief Executive Officer, supported by the senior management, is responsible for managing the Group's businesses and responsibilities, implementing major strategies, making day-to-day decisions and coordinating overall business operations.

NOMINATION OF DIRECTORS

No nomination committee was established by the Company.

The Board is mainly responsible for identifying suitable candidates to be members of the Board when there is a vacancy or any additional director is considered necessary. The Board will review the qualifications of the candidates identified and determine the suitability of their qualifications, experience and background.

BOARD COMMITTEES

To assist the Board in discharge of its duties, the Board is supported by two board committees. Each committee has its defined scope of duties and terms of reference and the committee members are empowered to make decisions on matters within the terms of reference of each committee.

(1) Audit Committee

The Company has established an audit committee with written terms of reference in compliance with Rules 3.21 to 3.23 of the Listing Rules. The primary duties of the Audit Committee are (a) to review the Group's annual and interim reports; (b) to discuss and review with the auditors of the Company on the scope and findings of the audit; and (c) to supervise the financial reporting process and internal control procedures of the Group. The audit committee consists of the three independent non-executive directors of the Company, namely Dr. Lee G. Lam, Ms. Wang Huarong and Mr. Cheung Ming Man. The chairman of the committee is Dr. Lee G. Lam.

The audit committee held 2 meetings during the year. All of the members attended the meetings except Ms. Wang Huarong was absent in one of the meetings.

The Group's unaudited interim results, annual audited results and the system of internal control during the year ended 31st March 2008 have been reviewed by the audit committee, which is of opinion that the preparation of such results complied with the applicable accounting standards and requirements and that adequate disclosure have been made.

(2) Remuneration Committee

The Company has established a Remuneration Committee according to the relevant provisions of the Listing Rules with written terms of reference. Its primary duties are to (a) make recommendations to the Board based on the Company's policy and structure for all remuneration of directors and senior management; and (b) establish formal and transparent procedures for remuneration policy development.

The remuneration committee consists of the three independent non-executive directors of the Company, namely Dr. Lee G. Lam, Ms. Wang Huarong and Mr. Cheung Ming Man. The chairman of the committee is Dr. Lee G. Lam.

During the year, the Committee met once to discuss remuneration related matters. Dr. Lee G. Lam and Mr. Cheung Ming Man attended the meeting. During the meeting, the performance and remuneration of the executive directors were assessed and the policy for which was discussed and approved.

AUDITOR'S REMUNERATION

The statement by the auditor of the Company about their reporting responsibilities is set out in the independent auditor's report on pages 27 to 28. An amount of approximately HK$1,333,000 was charged to the Group's consolidated income statement for the year ended 31st March 2008. There was no significant non-audit service assignment undertaken by the external auditor during the year.

Report of the Directors

The directors submit their report together with the audited financial statements for the year ended 31st March 2008.

PRINCIPAL ACTIVITIES AND ANALYSIS OF OPERATIONS

The principal activity of the Company is investment holding. The activities of the principal subsidiaries are set out in note 39 to the financial statements.

An analysis of the Group's performance for the year by business and geographical segment is set out in note 5 to the financial statements.

RESULTS AND APPROPRIATIONS

The results of the Group for the year are set out in the consolidated income statement on page 29.

The directors do not recommend the payment of a dividend.

RESERVES

Movements in the reserves of the Group and of the Company during the year are set out in the consolidated statement of changes in equity and note 27 to the financial statements.

PROPERTY, PLANT AND EQUIPMENT

Details of the movements in property, plant and equipment of the Group are set out in note 14 to the financial statements.

PRINCIPAL INVESTMENT PROPERTIES

Details of the movements in investment properties held by the Group are set out in note 15 to the financial statements. Details of those principal investment properties are set out on page 110.

SHARE CAPITAL

Details of the movements in share capital of the Company are set out in note 26 to the financial statements.

DISTRIBUTABLE RESERVES

At 31st March 2008, the distributable reserves of the Company amounted to HK$42,289,000, comprising contributed surplus of HK$153,110,000 less accumulated losses of HK$110,821,000.

Under the Companies Act 1981 of Bermuda (as amended), the contributed surplus shall not be distributable if there are reasonable grounds for believing that:

(i) the Company is, or would after the payment be, unable to pay its liabilities as they become due; or

(ii) the realisable value of the Company's assets would thereby be less than the aggregate of its liabilities and its issued share capital and share premium account.

PRE-EMPTIVE RIGHTS

There is no provision for pre-emptive rights under the Company's bye-laws and there was no restriction against such rights under the laws of Bermuda, which would oblige the Company to offer new shares on a pro-rata basis to existing shareholders.

FIVE-YEAR FINANCIAL SUMMARY

A summary of the results and of the assets and liabilities of the Group for the last five financial years is set out on page 109.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S SHARES

The Company has not redeemed any of its shares during the year. Neither the Company nor any of its subsidiaries has purchased or sold any of the Company's shares during the year.

SHARE OPTION SCHEME

A share option scheme of the Company was adopted by the shareholders of the Company in the annual general meeting held on 30th August 2005 (the "Share Option Scheme"). The principal terms are set out as follows:

(a) Purposes

The purposes of the Share Option Scheme are to attract and retain the best quality personnel for the development of the Group's businesses; and to provide additional incentives to employees, consultants, agents, advisers, customers, suppliers, business and joint venture partners of the Company, its subsidiaries and its associated companies.

SHARE OPTION SCHEME *(Continued)*

(b) Participants

Subject to the terms of the Share Option Scheme and the requirements of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (the "Listing Rules"), the board of directors (the "Board") may offer to grant share options (the "Options") to any director and employee, consultant, agent, advisor, customer, supplier, business and joint venture partner of the Company, its subsidiaries and its associated companies ("Qualifying Grantee") as the Board may in its absolute discretion select. Provided the Board so agrees, such offer may be accepted by a related trust of the relevant Qualifying Grantee.

(c) Administration

The Share Option Scheme shall be subject to the administration of the Board. The Board's administrative powers include the authority, in its discretion:

(i) to select Qualifying Grantees to whom Options may be granted under the Share Option Scheme;

(ii) to determine, subject to the requirements of the Listing Rules and the law, and the time of the grant of Options;

(iii) to determine the number of Shares to be covered by each Option granted under the Share Option Scheme;

(iv) to approve forms of option agreements;

(v) to determine the terms and conditions of any Option. Such terms and conditions may include:

- the exercise price;
- the period within which the Shares must be taken up under the Option, which must not be more than 10 years from the date of grant;
- the minimum period, if any, for which an Option must be held before it can vest (the Share Option Scheme itself does not specify any minimum holding period);
- the performance targets, if any, that must be achieved before the Option can be exercised (the Share Option Scheme itself does not specify any performance targets);

SHARE OPTION SCHEME *(Continued)*

(c) Administration *(Continued)*

- the amount, if any, payable on application or acceptance of the Option and the period within which payments or calls must or may be made or loans for such purposes must be repaid;

(vi) to construe and interpret the terms of the Share Option Scheme and Options granted pursuant to the Share Option Scheme;

(vii) to prescribe, amend and rescind rules and regulations relating to the Share Option Scheme; and

(viii) subject to the provisions relating to grant to substantial shareholders and independent non-executive directors and their respective associates in the Share Option Scheme, to vary the terms and conditions of any option agreement (provided that such variation is not inconsistent with the terms of the Listing Rules and the Share Option Scheme).

(d) Life of the Share Option Scheme and grant of Options

The Share Option Scheme is valid and effective for a period of 10 years from the date of adoption. On and subject to the terms of the Share Option Scheme and the requirements of the Listing Rules, the Board shall be entitled at any time within 10 years commencing on the date of adoption to make an offer for the grant of an Option to any Qualifying Grantee as the Board may in its absolute discretion select.

(e) Acceptance and payment on acceptance of Option offer

An offer of the grant of any Option shall remain open for acceptance by the Qualifying Grantee concerned and, provided the Board so agrees, by a related trust of the named Qualifying Grantee for a period of 28 days from the date of the offer (or such longer period as the Board may specify in writing).

HK$1.00 is payable by the grantee to the Company on acceptance of the Option offer.

(f) Subscription price

The subscription price in respect of any particular Option shall be such price as the Board may in its absolute discretion determine at the time of grant of the relevant Option but the subscription price shall not be less than whichever is the higher of (i) the closing price of the Shares as stated in the Stock Exchange's daily quotations sheet on the date of grant; (ii) the average closing price of the Shares as stated in the Stock Exchange's daily quotation sheets for the five business days immediately preceding the date of grant; and (iii) the nominal value of a share.

SHARE OPTION SCHEME *(Continued)*

(g) Option period

The period within which the Shares must be taken up under an Option shall be determined by the Board in its absolute discretion at the time of grant, but such period must not exceed 10 years from the date of grant of the relevant Option.

(h) Maximum number of shares available under the Share Option Scheme

(i) Overriding Limit

The limit on the number of shares which may be issued upon exercise of all outstanding Options granted and yet to be exercised under the Share Option Scheme and any other schemes of the Company must not exceed 30% of the shares in issue from time to time. No options may be granted under any schemes of the Company if this will result in the limit being exceeded.

(ii) Mandate Limit

In addition to the limit set out in sub-paragraph (h)(i) above and prior to the approval of a Refreshed Mandate Limit as referred to in sub-paragraph (h)(iii) below, the total number of shares which may be issued upon exercise of all options to be granted under the Option Scheme and any other schemes of the Company must not in aggregate exceed 77,100,000 Shares ("Initial Mandate Limit") representing 10% of the issued share capital of the Company at the date of adoption of the Share Option Scheme. Options lapsed in accordance with the terms of the Share Option Scheme or any other schemes will not be counted for the purpose of calculating the 10% limit.

(iii) Refreshing of Mandate Limit

The Company may by ordinary resolutions of the shareholders refresh the Mandate Limit provided the Company shall issue a circular to shareholders containing such information as required by the Listing Rules before such approval is sought. However, the total number of shares which may be issued upon exercise of all options to be granted under all of the schemes of the Company under the limit as refreshed ("Refreshed Mandate Limit") must not exceed 10% of the shares in issue as at the date of approval of the Refreshed Mandate Limit. Options previously granted under the schemes (including those outstanding, cancelled, lapsed in accordance with the scheme or exercised options) will not be counted for the purpose of calculating the limit as refreshed.

SHARE OPTION SCHEME *(Continued)*

(h) Maximum number of shares available under the Share Option Scheme *(Continued)*

(iv) Grant to specifically identified participants

Specifically identified participants may be granted Options beyond the Mandate Limit. The Company may in addition seek separate approval by its shareholders in general meeting for granting Options beyond the Mandate Limit provided the Options in excess of the limit are granted only to participants specifically identified by the Company and a circular to shareholders containing such information as required by the Listing Rules is issued before such approval is sought. The date of the board meeting for proposing such further grant should be taken as the date of grant for such grants.

(v) Limit for each participant

The total number of shares issued and to be issued upon exercise of Options granted (whether exercised or outstanding) in any 12-month period to each participant must not exceed 1% of the shares in issue. Where any further grant of Options to a participant would result in the shares issued and to be issued upon exercise of all options granted and to be granted to such person (including exercised, cancelled and outstanding options) in the 12-month period up to and including the date of such further grant representing in aggregate over 1% of the shares in issue, such further grant shall be subject to separate approval by shareholders in general meeting with the relevant participant and his associates abstaining from voting. Prior to seeking such approval, the Company shall issue a circular containing to shareholders such information as required by the Listing Rules. The date of the board meeting for proposing such further grant should be taken as the date of grant for such grants.

Following the shareholders' resolution passed on 29th August 2007, the Mandate Limit was refreshed to 98,209,090, representing 10% of the shares in issue as at the date of passing the resolution.

On 21st June 2007, 77,100,000 options were granted to certain service providers to subscribe for 77,100,000 shares of the Company at an exercise price of HK$0.9 per share. The options are exercisable during the period from 1st August 2007 to 30th June 2008, within which not more than 50% of the share options were exercisable during the period from 1st August 2007 to 31st October 2007. None of the options has been exercised since granted and the options were expired on 30th June 2008.

DIRECTORS

The directors during the year were:

Executive directors

Mr. LI Kuo Hsing *(Chairman)*
Mr. TONG Hing Chi *(Managing Director)*
Mr. CHAU Kei Leung

NON-EXECUTIVE DIRECTORS

Mr. CHAN Ngan Piu
Mr. Hugo SHONG

Independent non-executive directors

Ms. WANG Huarong
Mr. CHEUNG Ming Man
Dr. Lee G. LAM
Mr. CHEUNG Yui Kai, Warren (resigned on 12th November 2007)

In the forthcoming annual general meeting of the Company, Mr. TONG Hing Chi, Mr. CHAN Ngan Piu and Ms. WANG Huarong, retire and, being eligible, offer themselves for re-election.

DIRECTORS' SERVICE CONTRACTS

None of the directors who are proposed for re-election at the forthcoming annual general meeting has a service contract with the Company which is not determinable within one year without payment of compensation, other than statutory compensation.

DIRECTORS' INTERESTS IN CONTRACTS

During the year, the Group entered into certain transactions with associated companies in which certain directors of the Company have indirect interests through their interests in the Company as disclosed in the section headed "Directors' and chief executives' interests, and short positions in the shares, underlying shares and debentures of the Company or any associated corporation" below. Details of these transactions have been set out in note 37 to the financial statements, save as the above, no other contracts of significance in relation to the Group's business to which the Company, its holding company or its subsidiaries was a party and in which a director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

Brief biographical details of directors and senior management are set out on pages 6 to 8.

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS, AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY OR ANY ASSOCIATED CORPORATION

At 31st March 2008, the interests and short positions of each director and chief executive in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of the Securities and Futures Ordinance ("SFO")), as recorded in the register maintained by the Company under Section 352 of the SFO or as notified to the Company were as follows:

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS, AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY OR ANY ASSOCIATED CORPORATION *(Continued)*

(a) Ordinary shares of HK$0.1 each in the Company

Name of director	Number of shares beneficially held — Long position: Personal interests	Family interests	Corporate interests	% of the issued share capital of the Company as at 31st March 2008
Mr. LI Kuo Hsing	33,625,500	37,968,750 *Note (i)*	425,577,510 *Note (ii)*	50.62%
Mr. TONG Hing Chi	3,375,000	—	—	0.34%
Mr. CHAU Kei Leung	7,209,000	—	—	0.73%
Mr. CHAN Ngan Piu	2,025,000	—	—	0.21%

Notes:

(i) These shares are held by Ms. LI Pik Lin, the spouse of Mr. LI Kuo Hsing.

(ii) These shares are held by Kuo Hsing Holdings Limited, a company beneficially controlled by Mr. LI Kuo Hsing.

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS, AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY OR ANY ASSOCIATED CORPORATION *(Continued)*

(b) Interest in subsidiaries of the Company

Mr. LI Kuo Hsing personally holds non-voting deferred shares of HK$1 each in the following subsidiaries:

Name	Number of non-voting deferred shares held Personal interests
Mei Ah Laser Disc Company Limited	100,000
Mei Ah Video Production Company Limited	10,000
Mei Ah Investment Company Limited	500,000

Save as aforesaid, at no time during the year was the Company, its subsidiaries, its associated companies or its holding company a party to any arrangement to enable the directors and chief executives of the Company to hold any interests or short positions in the shares or underlying shares in, or debentures of, the Company or its associated corporation.

Save as aforesaid, at no time during the year, the directors and chief executives (including their spouse and children under 18 years of age) had any interest in or had been granted or exercised, any rights to subscribe for shares of the Company and its associated companies (within the meaning of the SFO).

SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES IN THE COMPANY

The register of substantial shareholders required to be kept under section 336 of Part XV of the SFO shows that as at 31st March 2008, the Company had been notified of the following substantial shareholders' interests and short positions, being 5% or more of the Company's issued share capital. These interests are in addition of those disclosed above in respect of the directors and chief executives.

(i) Interests in ordinary shares of HK$0.1 each in the Company

	Number of shares — Long position		
	Corporate interests	Interests of persons acting in concert	Total
IDG-Accel China Growth Fund — A L.P.	10,892,000	58,260,000	69,152,000
IDG-Accel China Growth Fund — L.P.	53,294,400	15,857,600	69,152,000
IDG-Accel China Investors L.P.	4,965,600	64,186,400	69,152,000
IDG-Accel China Investors Associates Ltd.	69,152,000	—	69,152,000
IDG-Accel China Growth Fund Associates L.P.	69,152,000	—	69,152,000
IDG-Accel China Growth Fund GP Associates Ltd.	69,152,000	—	69,152,000
Zhou Quan	69,152,000	—	69,152,000
Mc Govern Patrick J.	69,152,000	—	69,152,000
Breyer Jim	69,152,000	—	69,152,000

Notes:

(a) The total long position interests in the above parties of 69,152,000 shares, representing 7.04% of the issued share capital of the Company, refer to the same parcel of shares.

SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES IN THE COMPANY *(Continued)*

(ii) Derivative interests in ordinary shares of HK$0.1 each in the Company

Name	Number of shares — long position
Chan Kwok Keung, Charles	68,181,818
Ng Yuen Lan, Macy	68,181,818
ITC Corporation Limited	68,181,818
ITC Investment Holdings Limited	68,181,818
Mankar Assets Limited	68,181,818
Famex Investment Limited	68,181,818
Richeast Holdings Limited	68,181,818
Hanny Magnetics (B.V.I.) Limited	68,181,818
Hanny Holdings Limited	68,181,818

Notes:

(a) The interests above refer to the same parcel of shares.

MANAGEMENT CONTRACTS

No contracts concerning the management and administration of the whole or any substantial part of the business of the Company were entered into or existed during the year.

MAJOR SUPPLIERS AND CUSTOMERS

The percentages of purchases and sales for the year attributable to the Group's major suppliers and customers are as follows:

Purchases

— the largest supplier	12%
— five largest suppliers combined	47%

Sales

— the largest customer	46%
— five largest customers combined	70%

One of the five largest suppliers of the Group is a 45% owned associated company in which certain directors of the Company have indirect interests through their interests in the Company as disclosed in the section "Directors' and chief executives' interests and short positions in the shares, underlying shares and debentures of the Company or any associated corporation". Save as the above, none of the directors, their associates or any shareholder (which to the knowledge of the directors owns more than 5% of the Company's share capital) had an interest in the major suppliers or customers noted above.

CONNECTED TRANSACTIONS

The related party transactions as disclosed in note 37 to the financial statements do not constitute connected transactions under the Listing Rules.

CORPORATE GOVERNANCE REPORT

Corporate Governance Report of the Company is set out on pages 9 to 12.

DIRECTORS' INTEREST IN COMPETING BUSINESS

None of the directors, management or shareholders of the Company (as defined in the Listing Rules) has an interest in a business which competes or may compete with the business of the Group.

AUDITOR

The financial statements have been audited by PricewaterhouseCoopers who retire and, being eligible, offer themselves for re-appointment.

On behalf of the Board

Li Kuo Hsing
Chairman

Hong Kong, 30th July 2008

PRICEWATERHOUSECOOPERS

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Central, Hong Kong
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Facsimile (852) 2810 9888

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF MEI AH ENTERTAINMENT GROUP LIMITED

(incorporated in Bermuda with limited liability)

We have audited the consolidated financial statements of Mei Ah Entertainment Group Limited (the "Company") and its subsidiaries (together, the "Group") set out on pages 29 to 108 which comprise the consolidated and company balance sheets as at 31st March 2008, and the consolidated income statement, the consolidated statement of changes in equity and the consolidated cash flow statement for the year then ended, and a summary of significant accounting policies and other explanatory notes.

DIRECTORS' RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The directors of the Company are responsible for the preparation and the true and fair presentation of these consolidated financial statements in accordance with Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants and the disclosure requirements of the Hong Kong Companies Ordinance. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and the true and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on these consolidated financial statements based on our audit and to report our opinion solely to you, as a body, in accordance with Section 90 of the Companies Act 1981 of Bermuda and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

We conducted our audit in accordance with Hong Kong Standards on Auditing issued by the Hong Kong Institute of Certified Public Accountants. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance as to whether the financial statements are free from material misstatement.

Independent Auditor's Report

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and true and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

OPINION

In our opinion, the consolidated financial statements give a true and fair view of the state of affairs of the Company and of the Group as at 31st March 2008 and of the Group's loss and cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards and have been properly prepared in accordance with the disclosure requirements of the Hong Kong Companies Ordinance.

PricewaterhouseCoopers
Certified Public Accountants

Hong Kong, 30th July 2008

Consolidated Income Statement

For the year ended 31st March 2008

	Note	2008 HK$'000	2007 HK$'000
Turnover	5	**102,986**	137,300
Cost of sales	7	**(67,216)**	(89,345)
Gross profit		**35,770**	47,955
Other income	5	**10,354**	7,911
Other (losses)/gains — net	6		
— Fair value (loss)/gain on derivative financial instrument	30	**(111,401)**	14,965
— Others		**75,452**	8,555
Selling and marketing expenses	7	**(6,018)**	(13,947)
Administrative and other expenses	7	**(75,547)**	(30,968)
Operating (loss)/profit		**(71,390)**	34,471
Finance costs — net	8	**(3,816)**	(9,419)
Share of losses of associated companies		**(4,582)**	(2,332)
(Loss)/profit before income tax		**(79,788)**	22,720
Income tax expense	9	**(3,596)**	(733)
(Loss)/profit for the year		**(83,384)**	21,987
Attributable to:			
Equity holders of the Company	10	**(83,413)**	21,933
Minority interests		**29**	54
		(83,384)	21,987
(Loss)/earnings per share			
Basic	11	**(8.78 HKcents)**	2.67 HKcents
Diluted	11	**(8.78 HKcents)**	1.78 HKcents
Dividend	38	**—**	4,910

Consolidated Balance Sheet

As at 31st March 2008

	Note	2008 HK$'000	2007 HK$'000
ASSETS			
Non-current assets			
Leasehold land and land use rights	13	**12,270**	12,594
Property, plant and equipment	14	**128,268**	112,873
Investment properties	15	**74,710**	67,730
Interest in a jointly controlled entity	18	**—**	—
Interests in associated companies	17	**19,631**	55,794
Available-for-sale financial assets	22(a)	**59,407**	6,202
Film rights, films in progress, film sub-licensing rights and deposits	16	**85,040**	73,372
Trade and other receivables	24	**5,432**	39,013
Current assets			
Inventories	23	**7,458**	6,968
Trade and other receivables	24	**48,638**	20,898
Financial assets at fair value through profit or loss	22(b)	**18,401**	2,350
Pledged bank deposit	21(b)	**30,000**	30,000
Bank balances and cash	25	**86,936**	17,140
		191,433	77,356
Total assets		**576,191**	444,934
EQUITY			
Capital and reserves attributable to the Company's equity holders			
Share capital	26	**98,209**	82,300
Reserves	27(a)	**349,269**	198,588
Shareholders' funds		**447,478**	280,888
Minority interests		**41**	12
Total equity		**447,519**	280,900
LIABILITIES			
Non-current liabilities			
Deferred tax liabilities	32	**9,986**	6,731
Derivative financial instrument	30	**14,005**	28,459
Convertible notes — liability portion	30	**22,683**	62,771
Obligations under finance leases	29(b)	**3,346**	1,650
		50,020	99,611

	Note	2008 HK$'000	2007 HK$'000
Current liabilities			
Trade and other payables	28	**74,589**	52,019
Borrowings	29(a)	**—**	11,137
Obligations under finance leases	29(b)	**2,746**	1,267
Current income tax liabilities		**1,317**	—
		78,652	64,423
Total liabilities		**128,672**	164,034
Total equity and liabilities		**576,191**	444,934
Net current assets		**112,781**	12,933

Director **Li Kuo Hsing**

Director **Tong Hing Chi**

Balance Sheet

As at 31st March 2008

	Note	2008 HK$'000	2007 HK$'000
ASSETS			
Non-current assets			
Interests in subsidiaries	19	**367,797**	377,624
Current assets			
Prepayments and other receivables		**129**	—
Bank balances and cash	25	**9**	13
		138	13
Total assets		**367,935**	377,637
EQUITY			
Capital and reserves attributable to the Company's equity holders			
Share capital	26	**98,209**	82,300
Reserves	27(b)	**232,067**	203,553
Total equity		**330,276**	285,853
LIABILITIES			
Non-current liabilities			
Convertible notes — liability portion	30	**22,683**	62,771
Derivative financial instrument	30	**14,005**	28,459
		36,688	91,230
Current liabilities			
Other payables and accruals		**971**	554
Total liabilities		**37,659**	91,784
Total equity and liabilities		**367,935**	377,637
Net current liabilities		**(833)**	(541)
Total assets less current liabilities		**366,964**	377,083

Director	*Director*
Li Kuo Hsing	**Tong Hing Chi**

Consolidated Statement of Changes in Equity

For the year ended 31st March 2008

	Attributable to shareholders									
	Share capital	Share premium	Share redemption reserve	Contributed surplus	Exchange difference	Buildings revaluation reserve	Available-for-sale financial assets revaluation reserve	Retained earnings/ (Accumulated losses)	Minority interests	Total equity
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
At 1st April 2006	77,100	—	12	107,099	(306)	—	463	53,835	(42)	238,161
Profit for the year	—	—	—	—	—	—	—	21,933	54	21,987
Income directly recognised in equity-revaluation surplus	—	—	—	—	—	8,253	585	—	—	8,838
Deferred income tax arising from revaluation of buildings	—	—	—	—	—	(1,444)	—	—	—	(1,444)
Realised upon disposal	—	—	—	—	—	—	(118)	—	—	(118)
Total recognised income for the year	—	—	—	—	—	6,809	467	21,933	54	29,263
Issue of shares	5,200	11,156	—	—	—	—	—	—	—	16,356
Dividend	—	—	—	—	—	—	—	(2,880)	—	(2,880)
At 31st March 2007	82,300	11,156	12	107,099	(306)	6,809	930	72,888	12	280,900

Consolidated Statement of Changes in Equity

For the year ended 31st March 2008

	Attributable to shareholders										
	Share capital	Share premium	Share redemption reserve	Share-based payment reserve	Contributed surplus	Exchange difference	Buildings revaluation reserve	Available-for-sale financial assets revaluation reserve	Retained earnings/ (Accumulated losses)	Minority interests	Total equity
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
At 1st April 2007, as per above	82,300	11,156	12	—	107,099	(306)	6,809	930	72,888	12	280,900
Loss for the year	—	—	—	—	—	—	—		(83,413)	29	(83,384)
Income directly recognised in equity-revaluation surplus	—	—	—	—	—	—	5,668	56,358	—	—	62,026
Exchange difference arising on translation of foreign operations	—	—	—	—	—	290	—	—	—	—	290
Issue of share options *(note 31)*	—	—	—	22,197	—	—	—	—	—	—	22,197
Deferred income tax arising from revaluation of buildings	—	—	—	—	—	—	(992)	—	—	—	(992)
Realised upon disposal	—	—	—	—	—	—	—	(930)	—	—	(930)
Total recognised income/(expense) for the year	—	—	—	22,197	—	290	4,676	55,428	(83,413)	29	(793)
Issue of shares *(note 30)*	15,909	156,413	—	—	—	—	—	—	—	—	172,322
Dividend	—	—	—	—	—	—	—	—	(4,910)	—	(4,910)
At 31st March 2008	98,209	167,569	12	22,197	107,099	(16)	11,485	56,358	(15,435)	41	447,519

Consolidated Cash Flow Statement

For the year ended 31st March 2008

	Note	2008 HK$'000	2007 HK$'000
Cash flows from operating activities			
Cash generated from operations	33(a)	**63,992**	31,478
Bank loans interest paid		**(413)**	(1,724)
Interest on convertible notes paid		**(2,144)**	(2,022)
Income tax paid		**(16)**	—
Net cash generated from operating activities		**61,419**	27,732
Cash flows from investing activities			
Purchase of property, plant and equipment ("PPE")		**(10,512)**	(694)
Proceeds from sale of PPE		**—**	87
Proceeds from sale of investment properties		**5,950**	—
Additions to film rights, films in progress, film sub-licensing rights and deposits		**(52,260)**	(44,227)
Interest received		**2,788**	2,565
Dividend received		**77**	63
Proceeds from disposal of an associated company		**79,065**	—
Acquisition of interest in an associated company		**—**	(28,444)
Purchase of available-for-sale financial assets		**(625)**	(4,213)
Purchase of financial assets at fair value through profit or loss		**(15,188)**	(750)
Proceeds from sale of available-for-sale financial assets		**6,684**	3,550
Proceeds from sale of financial assets at fair value through profit or loss		**4,498**	—
Decrease/(increase) in advances to associated companies		**5,763**	(5,263)
Increase in advance to a jointly controlled entity		**(445)**	(882)
Increase in pledged deposit		**—**	(30,000)
Net cash generated from/(used in) investing activities		**25,795**	(108,208)
Cash flows from financing activities			
Net proceeds from issuance of convertible notes		**—**	98,001
Net proceeds from issuance of new shares		**—**	16,356
Repayment of borrowings	33(b)	**—**	(30,797)
Interest element of finance leases		**(133)**	(44)
Repayment of capital element of finance leases	33(b)	**(1,528)**	(1,190)
Dividend paid to the Company's shareholders		**(4,910)**	(2,880)
Net cash (used in)/generated from financing activities		**(6,571)**	79,446
Net increase/(decrease) in cash and cash equivalents		**80,643**	(1,030)
Cash and cash equivalents at beginning of the year		**6,003**	7,033
Exchange gains on cash balance		**290**	—
Cash and cash equivalents at end of the year		**86,936**	6,003
Analysis of balances of cash and cash equivalents			
Bank balances and cash		**86,936**	17,140
Bank overdrafts		**—**	(4,137)
Bank loans with maturity less than three months		**—**	(7,000)
		86,936	6,003

1 GENERAL INFORMATION

Mei Ah Entertainment Group Limited (the "Company") and its subsidiaries (together the "Group") are principally engaged in television operations, film exhibition, film rights licensing and sub-licensing, sale and distribution of films and programs and processing of audio usual products through its associated companies.

The Company is a limited liability company incorporated in Bermuda. The address of its registered office is Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda.

These consolidated financial statements are presented in thousands of units of Hong Kong dollars (HK$'000), unless otherwise stated. These consolidated financial statements have been approved for issue by the Board of Directors on 30th July 2008.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The principal accounting policies applied in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

2.1 Basis of preparation

The consolidated financial statements of the Company have been prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRS") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"). The consolidated financial statements have been prepared under the historical cost convention, as modified by the revaluation of buildings, investment properties, available-for-sale financial assets, financial assets at fair value through profit or loss and derivative financial instrument which are carried at fair value.

The preparation of financial statements in conformity with HKFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements, are disclosed in Note 4.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

2.1 Basis of preparation *(Continued)*

Standards, amendment and interpretations effective for the year ended 31st March 2008

HKICPA has issued a number of new standards, amendments to standards and interpretations that have become effective for the year ended 31st March 2008, including the following that are relevant to the Group's operations:

HKAS 1 Amendment	Capital Disclosures
HKFRS 7	Financial Instruments: Disclosures
HK(IFRIC) — Int 8	Scope of HKFRS 2
HK(IFRIC) — Int 9	Reassessment of Embedded Derivatives
HK(IFRIC) — Int 10	Interim Financial Reporting and Impairment

HKAS 1 Amendment introduces additional disclosure requirements to provide information about the level of capital and the Group's and the Company's objectives, policies and processes for managing capital. These new disclosures are set out in note 3(e) to the financial statements.

As a result of the adoption of HKFRS 7, the financial statements include expanded disclosures about the significance of the Group's financial instruments and the nature and extent of risks arising from those instruments, in addition to the information previously required to be disclosed by HKAS 32, Financial Instruments: Disclosures and presentation. These disclosures are provided throughout these financial statements, in particular in note 20 to the financial statements.

HK(IFRIC) — Int 8 requires consideration of transactions involving the issuance of equity instruments, where the identifiable consideration received is less than the fair value of the equity instruments issued in order to establish whether or not they fall within the scope of HKFRS 2.

HK(IFRIC) — Int 9 provides that an entity shall assess whether an embedded derivative is required to be separated from the host contract and accounted for as a derivative when the entity first becomes a party to the contract and generally prohibits subsequent reassessment. The adoption of HK(IFRIC)-Int 9 has not resulted in any change in the Group's accounting policies.

HK(IFRIC) — Int 10 prohibits the impairment losses recognised in an interim period on goodwill and investments in equity instruments and in financial assets carried at cost to be reversed at a subsequent balance sheet date. This standard does not have any impact on the Group's financial statements.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

2.2 Consolidation

The consolidated financial statements include the financial statements of the Company and all its subsidiaries made up to 31st March.

(a) Subsidiaries

Subsidiaries are all entities (including special purpose entities) over which the Group has the power to govern the financial and operating policies, generally accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Group controls another entity.

Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

The purchase method of accounting is used to account for the acquisition of subsidiaries by the Group. The cost of an acquisition is measured as the fair value of the assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange, plus costs directly attributable to the acquisition. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date, irrespective of the extent of any minority interest. The excess of the cost of acquisition over the fair value of the Group's share of the identifiable net assets acquired is recorded as goodwill. If the cost of acquisition is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the consolidated income statement.

Inter-company transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of subsidiaries have been changed where necessary in the consolidated financial statements, to ensure consistency with the policies adopted by the Group.

In the Company's balance sheet, the investments in subsidiaries are stated at cost less provision for impairment losses. The results of subsidiaries are accounted by the Company on the basis of dividend received and receivable.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

2.2 Consolidation *(Continued)*

(b) Transactions with minority interests

The Group applies a policy of treating transactions with minority interests as transactions with parties external to the Group. Disposals to minority interests that result in gains and losses for the Group are recorded in the consolidated income statement. Purchases from minority interests result in goodwill, being the difference between any consideration paid and the relevant share of the carrying value of net assets of the subsidiary.

(c) Associated companies

Associated companies are all entities over which the Group has significant influence but not control, generally accompanying a shareholding of between 20% and 50% of the voting rights. Investments in associated companies are accounted for using the equity method of accounting and are initially recognised at cost. The Group's investments in associated companies includes goodwill (net of any accumulated impairment loss) identified on acquisition.

The Group's share of its associated companies' post-acquisition profits or losses is recognised in the consolidated income statement, and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. When the Group's share of losses in an associated companies equals or exceeds its interest in the associate, including any other unsecured receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associated companies.

Unrealised gains on transactions between the Group and its associated companies are eliminated to the extent of the Group's interest in the associated companies. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of associated companies have been changed where necessary to ensure consistency with the policies adopted by the Group.

In the Company's balance sheet the investments in associated companies are stated at cost less provision for impairment losses. The results of associated companies are accounted for by the Company on the basis of dividend received and receivable.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

2.2 Consolidation *(Continued)*

(d) Joint ventures

The Group's interests in jointly controlled entities are accounted for using the equity method.

Equity accounting is discontinued from the date on which the Group ceases to have joint control over, or have significant influence in, a jointly controlled entity. When the carrying amount of the investment in the jointly controlled entity reaches zero, equity accounting is discontinued unless the Group has incurred or obligations or guaranteed obligations in respect of the jointly controlled entity.

In the Company's balance sheet, the investments in jointly controlled entities are stated at cost less provision for impairment losses. The results of jointly controlled entities are accounted for by the Company on the basis of dividends received and receivable.

2.3 Segment reporting

A business segment is a group of assets and operations engaged in providing products or services that are subject to risks and returns that are different from those of other business segments. A geographical segment is engaged in providing products or services within a particular economic environment that are subject to risks and returns that are different from those of segments operating in other economic environments.

In accordance with the Group's internal financial reporting, the Group has determined that business segments be presented as the primary reporting format and geographical as the secondary reporting format.

Unallocated costs mainly represent corporate expenses. Unallocated income represents rental income, fair value gain on derivative financial instrument, financial assets at fair value through profit and loss, surplus on revaluation of investment properties and buildings and gains on disposal of an associated company and available-for-sale financial assets. Segment assets comprise primarily of property, plant and equipment (exclude buildings and leasehold improvements), film rights, films in progress, film sub-licensing rights and deposits, inventories, trade and other receivables and operating cash. Unallocated assets mainly represent investment properties, leasehold land and land use rights, buildings, leasehold improvements, available-for-sale financial assets. Segment liabilities comprise operating liabilities. Unallocated liabilities mainly represent convertible notes, derivative financial instrument and deferred tax liabilities. Capital expenditure comprises additions to property, plant and equipment, film right, films in progress and film sub-licensing rights and deposits (notes 14 and 16).

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

2.4 Foreign currency translation

(a) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates ("the functional currency"). The consolidated financial statements are presented in Hong Kong dollars, which is the Company's functional and presentation currency.

(b) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the income statement.

Changes in the fair value of monetary securities denominated in foreign currency classified as available-for-sale are analysed between translation differences resulting from changes in the amortised cost of the security, and other changes in the carrying amount of the security. Translation differences are recognised in profit or loss, and other changes in carrying amount are recognised in equity.

Translation differences on non-monetary items, such as equity instruments held at fair value through profit or loss, are reported as part of the fair value gain or loss. Translation difference on non-monetary items, such as equities classified as available-for-sale financial assets, are included in the fair value reserve in equity.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

2.4 Foreign currency translation *(Continued)*

(c) Group companies

The results and financial position of all the group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

(i) assets and liabilities for each balance sheet presented are translated at the closing rate at the date of that balance sheet;

(ii) income and expenses for each income statement are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the dates of the transactions); and

(iii) all resulting exchange differences are recognised as a separate component of equity.

On consolidation, exchange differences arising from the translation of the net investment in foreign entities, and of borrowings and other currency instruments designated as hedges of such investments, are taken to shareholders' equity. When a foreign operation is partially disposed of or sold, such exchange differences are recognised in the income statement as part of the gain or loss on sale.

Goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing rate.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

2.5 Property, plant and equipment

Buildings comprise mainly offices. Buildings are shown at fair value, based on periodic, but at least triennial, valuations by external independent valuers, less subsequent depreciation. Any accumulated depreciation at the date of revaluation is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset. All other property, plant and equipment are stated at historical cost less depreciation and impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the consolidated income statement during the financial period in which they are incurred.

Increases in the carrying amount arising on revaluation of buildings are credited to other reserves in shareholders' equity; except when the fair value gain reverses a previous impairment loss, the gain is recognised in the consolidated income statement. Decreases that offset previous increases of the same asset are charged against fair value reserves directly in equity; all other decreases are charged to the consolidated income statement. Each year the difference between depreciation based on the revalued carrying amount of the asset is charged to the consolidated income statement and depreciation based on the asset's original cost is transferred from fair value reserve to retained earnings.

Depreciation of property, plant and equipment is calculated using the straight-line method to allocate cost or revalued amounts to their residual values over their estimated useful lives. The principal annual rates are as follows:

— Leasehold improvements	10% or lease term, whichever is the shorter
— Buildings	2%
— Motor vehicles	25%
— Furniture, fixtures and equipment	20% to 25%

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each balance sheet date.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals and determined by comparing proceeds with carrying amount. These are included in the consolidated income statement. When revalued assets are sold, the amounts included in other reserves are transferred to retained earnings.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

2.6 Investment properties

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the companies in the consolidated Group, is classified as investment property.

Investment property comprises land held under operating leases and buildings held under finance leases.

Land held under operating leases are classified and accounted for as investment property when the rest of the definition of investment property is met. The operating lease is accounted for as if it were a finance lease.

Investment property is measured initially at its cost, including related transaction costs.

After initial recognition, investment property is carried at fair value. Fair value is based on active market prices, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. If this information is not available, the Group uses alternative valuation methods such as recent prices on less active markets or discounted cash flow projections. These valuations are performed in accordance with the guidance issued by the international Valuation Standards Committee. These valuations are reviewed annually by external valuers. Investment property that is being redeveloped for continuing use as investment property, or for which the market has become less active, continues to be measured at fair value.

The fair value of investment property reflects, among other things, rental income from current leases and assumptions about rental income from future leases in the light of current market conditions.

The fair value also reflects, on a similar basis, any cash outflows that could be expected in respect of the property. Some of those outflows are recognised as a liability, including finance lease liabilities in respect of land classified as investment property; others, including contingent rent payments, are not recognised in the financial statements.

Subsequent expenditure is charged to the asset's carrying amount only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed in the consolidated income statement during the financial period in which they are incurred.

Changes in fair values are recognised in the consolidated income statement.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

2.6 Investment properties *(Continued)*

If an investment property becomes owner-occupied, it is reclassified as property, plant and equipment, and its fair value at the date of reclassification becomes its cost for accounting purposes. Property that is being constructed or developed for future use as investment property is classified as property, plant and equipment and stated at cost until construction or development is complete, at which time it is reclassified and subsequently accounted for as investment property.

If an item of property, plant and equipment becomes an investment property because its use has changed, any difference resulting between the carrying amount and the fair value of this item at the date of transfer is recognised in equity as a revaluation of property, plant and equipment under HKAS 16. However, if a fair value gain reverses a previous impairment loss, the gain is recognised in the consolidated income statement.

Investment property held for sale without redevelopment is classified within non-current assets held for sale, under HKFRS 5.

2.7 Intangible assets

Film and sub-licensing rights

(i) Film rights and perpetual film rights

Film rights generated by the Group or perpetual film rights acquired by the Group are stated at cost less accumulated amortisation and impairment losses. Costs less provision for impairment losses represent the carrying value transferred from films in progress upon completion or the purchase price of the perpetual film rights, and are amortised at rates calculated to write off the costs in proportion to the expected revenues from exhibition, the reproduction and distribution of audio visual products, the licensing of video rights and other broadcast rights following their release. Such rates are subject to annual review by the directors.

(ii) Films in progress

Films in progress are stated at cost less any provision for impairment losses. Costs include all direct costs associated with the production of films. Provisions are made for costs which are in excess of the expected future revenue generated by these films. The balance of film production costs not yet due at year end are disclosed as commitments. Costs of films are transferred to film rights upon completion.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

2.7 Intangible assets *(Continued)*

Film and sub-licensing rights *(Continued)*

(iii) Film sub-licensing rights and deposits

Licence fees paid in advance and by instalments during the production of films under licensing agreements for the reproduction and distribution of audio visual products and sub-licensing of film titles, in specified geographical areas and time periods, are accounted for as film sub-licensing rights and deposits. The balance payable under the licensing agreements is disclosed as a commitment. Upon the release of the pre-recorded audio visual products and the materials, the relevant portion of licence fees of purchased film titles are charged to the consolidated income statement on a systematic basis, with reference to the projected revenue and the underlying licence periods. Provision for impairment loss is made against film sub-licensing rights and deposits to the extent that they are not expected to generate any future revenue for the Group.

In case where the Group is unable to exercise its rights under a licensing agreement because the film producer fails to complete the film, the Group writes off the difference between the advances made and the estimated recoverable amount from the film producer.

(iv) At each balance sheet date, both internal and external market information are considered to assess whether there is any indication that film rights, films in progress, film sub-licensing rights and deposits are impaired. If any such indication exists, the carrying amount of such assets is assessed and where relevant, an impairment loss is recognised to reduce the asset to its recoverable amount. Such impairment losses are recognised in the consolidated income statement.

2.8 Impairment of investments in subsidiaries, associates and non-financial assets

Assets that have an indefinite useful life are not subject to amortisation, which are at least tested annually for impairment and are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. Assets that are subject to amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

2.9 Financial assets

The Group classifies financial assets in the following categories: at fair value through profit or loss, loans and receivables, held-to-maturity investments, and available-for-sale. The classification depends on the purpose for which the financial assets were acquired. Management determines the classification of its financial assets at initial recognition and re-evaluates this designation at every reporting date.

(a) Financial assets at fair value through profit or loss

This category has two sub-categories: financial assets held for trading, and those designated at fair value through profit or loss at inception. A financial asset is classified in this category if acquired principally for the purpose of selling in the short term or if so designated by management. Derivatives are also categorised as held for trading unless they are designated as hedges. Assets in this category are classified as current assets if they are either held for trading or are expected to be realised within 12 months of the balance sheet date.

(b) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for those with maturities greater than 12 months after the balance sheet date. These are classified as non-current assets. Loans and receivables are classified as 'trade and other receivables' in the balance sheet (Note 2.11).

(c) Available-for-sale financial assets

Available-for-sale financial assets are non-derivatives that are either designated in this category or not classified in any of the other categories. They are included in non-current assets unless management intends to dispose of the investment within 12 months of the balance sheet date.

Regular purchases and sales of investments are recognised on trade-date — the date on which the Group commits to purchase or sell the asset. Investments are initially recognised at fair value plus transaction costs for all financial assets not carried at fair value through profit or loss. Financial assets carried at fair value through profit or loss are initially recognised at fair value and transaction costs are expensed in the consolidated income statement. Investments are derecognised when the rights to receive cash flows from the investments have expired or have been transferred and the Group has transferred substantially all risks and rewards of ownership. Available-for-sale financial assets and financial assets at fair value through profit or loss are subsequently carried at fair value. Loans are receivables and held-to-maturity investments are carried at amortised cost using the effective interest method.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

2.9 Financial assets *(Continued)*

Gains or losses arising, from changes in the fair value of the "financial assets at fair value through profit or loss" category including interest and dividend income, are presented in the consolidated income statement within "other gains", in the period in which they arise.

Changes in the fair value of monetary securities denominated in a foreign currency and classified as available-for-sale are analysed between translation differences resulting from changes in amortised cost of the security and other changes in the carrying amount of the security. The translation differences on monetary securities are recognised in the consolidated income statement, and other changes in carrying amount are recognised in equity. Changes in the fair value of monetary securities and non-monetary securities classified as available-for-sale are recognised in equity.

When securities classified as available-for-sale are sold or impaired, the accumulated fair value adjustments recognised in equity are included in the consolidated income statement as "gains and losses from investment securities". Interest on available-for-sale securities calculated using the effective interest method is recognised in the consolidated income statement. Dividends on available-for-sale equity instruments are recognised in the consolidated income statement when the Group's right to receive payments is established.

The fair values of quoted investments are based on current bid prices. If the market for a financial asset is not active (and for unlisted securities), the Group establishes fair value by using valuation techniques. These include the use of recent arm's length transactions, reference to other instruments that are substantially the same, discounted cash flow analysis, and option pricing models, making maximum use of market inputs and relying as little as possible on entity-specific inputs.

The Group assesses at each balance sheet date whether there is objective evidence that a financial asset or a group of financial assets is impaired. In the case of equity securities classified as available-for-sale, a significant or prolonged decline in the fair value of the security below its cost is considered an indicator that the securities are impaired. If any such evidence exists for available-for-sale financial assets, the cumulative loss — measured as the difference between the acquisition cost and the current fair value, less any impairment on that financial asset previously recognised in the consolidated income statement — is removed from equity and recognised in the consolidated income statement. Impairment losses recognised in the consolidated income statement on equity instruments are not reversed through the consolidated income statement. Impairment testing of trade receivables is described in Note 2.11.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

2.10 Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is determined using the first-in, first-out method. The cost of finished goods and work in progress comprises design costs, raw materials, direct labour, other direct costs and related production overheads (based on normal operating capacity). It excludes borrowing costs. Net realisable value is the estimated selling price in the ordinary course of business, less applicable variable selling expenses. Costs of inventories include the transfer from equity of any gains/losses on qualifying cash flow hedges relating to purchases of raw materials.

2.11 Trade and other receivables

Trade and other receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for impairment of trade and other receivables is established when there is objective evidence that the Group will not be able to collect all amounts due according to the original terms of receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate. The amount of the provision is recognised in the consolidated income statement within "administrative and other expenses".

2.12 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the balance sheet.

2.13 Share capital

Ordinary shares are classified as equity.

Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

2.14 Trade and other payables

Trade and other payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

2.15 Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Transaction costs are incremental costs that are directly attributable to the acquisition, issue or disposal of a financial asset or financial liability, including fees and commissions paid to agents, advisers, brokers and dealers, levies by regulatory agencies and securities exchanges, and transfer taxes and duties. Borrowings are subsequently stated at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the consolidated income statement over the respective period of the borrowings using the effective interest method.

2.16 Convertible notes

In accordance with the requirements of HKAS 39, Financial Instruments — Recognition and Measurement, the convertible note contract has to be separated into two components, a derivative component consisting of the conversion option and a liability component consisting of the straight debt element of the notes, due to the inclusion of a conversion price reset mechanism subject to the market value of the Company's share on certain dates, rendering the conversion price and/or the number of shares to be issued variable.

On the issue of the convertible notes, the fair value of the embedded conversion option was calculated using the Binomial model. The derivative component, the embedded conversion option, is carried at fair value on the balance sheet with any changes in fair value being charged or credited to the consolidated income statement in the period when the change occurs. The remainder of the proceeds is allocated to debt element of the notes, net of transaction costs, and is recorded as the liability component. The liability component is subsequently carried at amortised cost until extinguished on conversion or redemption. Interest expense is calculated using the effective interest method by applying the effective interest rate to the liability component through to the maturity date.

When the convertible notes are converted, the fair value of the derivative financial instrument and the amortised cost of the liability component are transferred to share capital and share premium as consideration for the shares issued. If the convertible notes are redeemed, any difference between the amount paid and the carrying amounts of both components is recognised in the consolidated income statement.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

2.17 Derivative financial instruments

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured at their fair value. The method of recognising the resulting gain or loss depends on whether the derivative is designed as a hedging instrument, and if so, the nature of the item being hedged.

The Group's derivative instruments do not qualify for hedge accounting and are accounted for at fair value through profit of loss. Changes in the fair value of these derivative instruments that do not qualify for hedge accounting are recognised immediately in the consolidated Income statement within other (losses)/gains — net.

2.18 Deferred income tax

Deferred income tax is provided for in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. However, if the deferred income tax arises from initial recognition of an asset or a liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss, it is not accounted for. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred income tax is provided for on temporary differences arising on investments in subsidiaries, associated companies and jointly controlled entities, except where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

2.19 Employee benefits

Group companies operate various pension schemes. The schemes are generally funded through payments to insurance companies or trustee-administered funds, determined by periodic actuarial calculations. The Group has a manadatory provident fund scheme and another defined contribution plan. A defined contribution plan is a pension plan under which the Group pays fixed contributions into a separate entity. The Group has no legal or constructive obligations to pay further contributions if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

2.19 Employee benefits *(Continued)*

The Group pays contributions to publicly or privately administered pension insurance plans on a mandatory, contractual or voluntary basis. The Group has no further payment obligations once the contributions have been paid. The contributions are recognised as employee benefit expense when they are due and are reduced by contributions forfeited by those employees who leave the scheme prior to vesting fully in the contributions. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

2.20 Share-based payment

The Group operates a equity-settled, share-based compensation plans. The fair value of the services received in exchange for the grant of the options is recognised as an expense in the consolidated income statement and credited to the share-based payment reserve, unless the fair value of the services received cannot be reliably measured, then the fair value of the equity instruments is used to determined the share-based payment expense. The total amount to be expensed over the vesting period is determined by reference to the fair value of the options granted, excluding the impact of any non-market vesting conditions (for example, profitability and sales growth targets). Non-market vesting conditions are included in assumptions about the number of options that are expected to vest. At each balance sheet date, the entity revises its estimates of the number of options that are expected to vest. It recognises the impact of the revision of original estimates, if any, in the consolidated income statement with a corresponding adjustment to share-based payment reserve in equity.

The proceeds received net of any directly attributable transaction costs are credited to share capital (nominal value) and share premium when the options are exercised.

2.21 Provisions and contingent liabilities

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events, and it is probable that an outflow of resources will be required to settle the obligations, and a reliable estimate of the amount can be made.

A contingent liability is a possible obligation that arises from past events and whose existence will only be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group. It can also be a present obligation arising from past events that is not recognised because it is not probable that outflow of economic resources will be required or the amount of obligation cannot be measured reliably.

A contingent liability is not recognised but is disclosed in the notes to the financial statements. When a change in the probability of an outflow occurs so that outflow is probable, it will then be recognised as a provision.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

2.22 Revenue recognition

(a) Revenues from television operations mainly comprise sub-licensing of programme rights and channel supply revenues. Revenue from sub-licensing of programme rights is recognised on the basis as set out in note 2.22(c) below, and channel supply revenue is recognised when the relevant channels are broadcasted.

(b) Film exhibition income is recognised when the right to receive payment is established.

(c) Income from the licensing and sub-licensing of audio visual products, video features and TV rights is recognised upon delivery of the pre-recorded audio visual products and the materials for video features including the master tapes to the customers.

(d) Revenue from the sale and distribution of films and programs in audio visual product format is recognised on the transfer of risks and rewards of ownership, which generally coincides with the time when the goods are delivered to customers and the title has passed.

(e) Rental income is recognised on a straight-line basis over the period of the lease.

(f) Interest income is recognised on a time proportion basis, taking into account the principal amounts outstanding and the interest rates applicable.

(g) Distribution commission income from royalty rights is recognised on an accrual basis.

(h) Dividend income is recognised when the right to receive payment is established.

(i) Management fee income is recognised when services are rendered.

2.23 Leases (as the lessee)

(a) Operating lease

Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are expensed in the consolidated income statement on a straight-line basis over the period of the lease.

2.23 Leases (as the lessee)

(b) ***Finance lease*** *(Continued)*

Leases of assets where the Group has substantially all the risks and rewards of ownership are classified as finance leases. Finance leases are capitalised at the lease's commencement at the lower of the fair value of the leased property and the present value of the minimum lease payments. Each lease payment is allocated between the liability and finance charges so as to achieve a constant rate on the finance balance outstanding. The corresponding rental obligations, net of finance charges, are included in current and non-current borrowings. The interest element of the finance cost is recognised in the consolidated income statement over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. The investment properties acquired under finance leases are carried at their fair value.

2.24 Dividend distribution

Dividend distribution to the Company's shareholders is recognised as a liability in the Group's financial statements in the period in which the dividends are approved by the Company's shareholders.

3 FINANCIAL RISK MANAGEMENT

3.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk (including currency risk, fair value interest rate risk, cash flow interest rate risk and price risk), credit risk, and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

3 FINANCIAL RISK MANAGEMENT *(Continued)*

3.1 Financial risk factors *(Continued)*

(a) Market risk

(i) Foreign exchange risk

The Group is mainly exposed to foreign exchange risk arising from three kinds of currency exposures, primarily with respect to the Singapore dollar (SGD), Renminbi (RMB) and New Taiwan dollar (NTD). Foreign exchange risk arose from recognised assets, liabilities and net investments in foreign operations.

The Group had certain investments in foreign operations in RMB and NTD, the net assets of which were exposed to foreign currency translation risk. Fluctuation in such currencies would be reflected in the movement of the translation reserve. The Group had no material foreign currency exposures with respect to RMB and NTD against the functional currencies of the group entities.

The Group has certain revenue/receipts in advance denominated in SGD. As at 31st March 2008, if HK dollar had weakened/strengthened by 5% against Singapore dollars with all other variables held constant, post-tax loss for the year would have been HK$611,000 higher/lower (2007: post-tax profit would have been HK$199,000 lower/higher), mainly as a result of foreign exchange losses/gains on translation of receipts in advance denominated in Singapore dollars. The sensitivity for 2008 is higher than that for 2007 because of the increased receipts in advance denominated in SGD.

The Group minimised its other currency risk by denominating majority of its foreign currency transactions in United States dollars, which is pegged with Hong Kong dollar at a destinated range such that the exposure on fluctuation of foreign currency rate is limited.

(ii) Price risk

The Group is exposed to equity securities price risk because investments held by the Group are classified in the consolidated balance sheet either as available-for-sale financial assets or financial assets at fair value through profit or loss. The Group is not exposed to commodity price risk. To manage its price risk arising from investments in equity securities, the Group maintains a diversified portfolio.

3 FINANCIAL RISK MANAGEMENT *(Continued)*

3.1 Financial risk factors *(Continued)*

(a) ***Market risk*** *(Continued)*

(ii) Price risk (Continued)

Majority of the Group's equity securities are publicly traded. As at 31st March 2008, if the share prices of the equity securities of the Group had increased/decreased by 5%, the post-tax loss and equity of the Group would have been HK$920,000 lower/higher (2007: post-tax profit would have been HK$118,000 higher/lower) and HK$2,970,000 higher/lower (2007: HK$310,000 higher/lower), respectively.

Post-tax loss/profit for the year would increase/decrease as a result of gains/losses on equity securities classified as at fair value through profit and loss. The gains/losses on equity securities classified as available for sale would increase/decrease the available-for-sale financial assets revaluation reserve within equity.

The Group is also exposed to price risk in respect of its investment properties. As at 31st March 2008, if the market price of the Group's investment properties had increased/decreased by 5%, the post-tax loss of the Group would have been HK$3,736,000 lower/higher (2007: post-tax profit would have been HK$3,386,000 higher/lower).

(iii) Cash flow and fair value interest rate risk

The Group had cash balances placed with reputable banks and financial institutions, which generate interest income for the Group. The Group manages its interest rate risk by placing such balances in these institutions on various maturities and interest rate terms.

If the interest rate had gone up/down by 5%, the post-tax loss of the Group would have been HK$118,000 lower/higher (2007: post-tax profit would have been HK$128,000 higher/lower).

3 FINANCIAL RISK MANAGEMENT *(Continued)*

3.1 Financial risk factors *(Continued)*

(b) Credit risk

Credit risk was managed on a group basis. Credit risk arises from cash and cash equivalents, deposits with banks and financial institutions, as well as credit exposures to customers, including outstanding receivables and committed transactions. The Group only places deposits in reputable banks and financial institutions and manages its credit risk associated with trade receivable through the application of credit approvals, credit rating and monitoring procedures. The Group also obtains guarantees from certain customers.

Credit sales are only made to customers with appropriate credit history or high credit standing while sales to new customers or customers of low credit standing are usually made on cash on delivery basis.

(c) Liquidity risk

Prudent liquidity risk management includes maintaining sufficient cash and marketable securities, the availability of funding from an adequate amount of committed credit facilities and the ability to close out market positions. Due to the dynamic nature of the underlying businesses, management maintains flexibility in funding by maintaining availability under committed credit lines.

3 FINANCIAL RISK MANAGEMENT

3.1 Financial risk factors *(Continued)*

(c) Liquidity risk (Continued)

The table below analyses the Group's and the Company's financial liabilities into relevant maturity groupings based on the remaining period at the balance sheet date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying balances, as the impact of discounting is not significant.

	Less than 1 year	**Between 1 and 2 years**	**Between 2 and 5 years**
Group			
At 31st March 2008			
Obligations under finance leases	2,969	2,203	1,405
Convertible notes	1,200	32,400	—
Trade and other payables	74,589	—	—
At 31st March 2007			
Obligations under finance leases	1,381	1,284	519
Convertible notes	4,000	4,000	107,978
Bank borrowings	11,137	—	—
Trade and other payables	52,019	—	—
Company			
At 31st March 2008			
Trade and other payables	971	—	—
Convertible notes	1,200	32,400	—
At 31st March 2007			
Trade and other payables	554	—	—
Convertible notes	4,000	4,000	107,978

3 FINANCIAL RISK MANAGEMENT

(d) Fair value estimation

The fair value of financial instruments traded in active markets (such as available-for-sale and fair value through profit or loss securities) was based on quoted market prices at the balance sheet date. The quoted market price used for financial assets held by the Group was the current bid price.

Available-for-sale financial assets that were not quoted in an active market were measured at cost less impairment.

The carrying value less impairment of trade receivables and payables was a reasonable approximation to their fair values. The fair value of financial liabilities for disclosure purposes was estimated by discounting the future contractual cash flows at the current market interest rate that was available to the Group for similar financial instruments.

(e) Capital risk management

The objectives of the Group when managing capital were to safeguard the ability of the Group to continue as a going concern in order to provide returns for the shareholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to the shareholders, return capital to the shareholders, issue new shares or convertible instruments, or sell assets to reduce debt.

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

4.1 Critical accounting estimates and assumptions

The Group makes estimates and assumptions concerning the future. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

(a) Impairment of film rights, films in progress, film sub-licensing rights and deposits

As set out in note 2.7(iv), impairment assessments on film rights, films in progress, film sub-licensing rights and deposits are performed at each balance sheet date with reference to both internal and external market information, for example, sales forecast based on expected popularity of the respective titles, the expected production, sales and distribution costs to be reviewed to conclude the sale, and the general economic condition of the relevant markets. As at 31st March 2008, the carrying value of films in progress, film sub-licensing rights and deposits amounted to approximately HK$85,040,000.

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS *(Continued)*

4.1 Critical accounting estimates and assumptions *(Continued)*

(b) Provision for impairment of trade and other receivables

The provisioning policy for trade and other receivables of the Group is based on the evaluation of the collectability of those receivables and on management's judgement. At the balance sheet date, the trade and other receivables, net of provision, amounted to HK$54,070,000. A considerable amount of judgement is required in assessing the ultimate realisation of these receivables, including the current creditworthiness and the past collection history of each customer and the realisation of any repayment pattern promised. If the financial conditions of these customers were to deteriorate, resulting in an impairment of their ability to make payments, additional provision may be required.

4.2 Critical judgements in applying the entity's accounting policies

(a) Interest in a jointly controlled entity

The Group owns 70% interest in Guangdong Tung Ah Audio Video Production Company Limited ("Tung Ah"). The Group's control over Tung Ah is restricted by a provision in the joint venture agreement that require unanimous approval by all directors present for certain major decisions, notwithstanding that the Group has a majority equity interest and the ability to appoint the majority of directors. The Group judges that there is no unilateral control over Tung Ah and accordingly it is accounted for as a jointly controlled entity.

(b) Income taxes

The Group is subject to income taxes in jurisdictions in which the Group operates. Significant judgement is required in determining the provision for income taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognises liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS *(Continued)*

4.2 Critical judgements in applying the entity's accounting policies *(Continued)*

(c) Fair value estimation

On 11th August 2006, the Company issued convertible notes with an aggregate principal amount of HK$100 million. The three year convertible notes were issued with a conversion price of HK$0.44, including a reset of the conversion price subject to the market price of the Company's shares at certain dates.

The embedded conversion option has been separated from the host debt contract and accounted for as a derivative liability carried at fair value through profit or loss (note 30). The fair value of the conversion option which is not traded in an active market is determined by using valuation techniques. The Group uses its judgement to select an appropriate valuation method and makes assumptions that are mainly based on market conditions existing at the issue date and each subsequent balance sheet date. The valuation model requires the input of subjective assumptions, including the volatility of share price, stock closing price, dividend yield, risk free rate, and expected option life. Changes in subjective input assumptions can materially affect the fair value estimate of the embedded conversion option.

5 TURNOVER, REVENUES AND SEGMENT INFORMATION

Revenues recognised during the year are as follows:

	2008 HK$'000	2007 HK$'000
Turnover		
Television operations	**64,150**	58,610
Film exhibition and film rights licensing and sub-licensing	**23,191**	49,501
Sale and distribution of films and programs in audio visual product format	**15,645**	29,189
	102,986	137,300
Other income		
Rental income from investment properties	**3,606**	3,217
Other rental income	**4,365**	2,106
Distribution commission income	**916**	1,011
Management fee income	**1,390**	1,514
Dividend income	**77**	63
	10,354	7,911
Total revenues	**113,340**	145,211

Primary reporting format — business segments

At 31st March 2008 the Group is organised into three main business segments:

— Television operations

— Film exhibition and film rights licensing and sub-licensing

— Sale and distribution of films and programs in audio visual product format

5 TURNOVER, REVENUES AND SEGMENT INFORMATION *(Continued)*

The segment results for the year ended 31st March 2008 by each principal activity is as follows:

	For the year ended 31st March 2008				
	Television operations *HK$'000*	Film exhibition and film rights licensing and sub-licensing *HK$'000*	Sale and distribution of films and programs in audio visual product format *HK$'000*	Elimination *HK$'000*	Group *HK$'000*
External sales	64,150	23,191	15,645	—	102,986
Inter-segment sales	—	2,160	—	(2,160)	—
Total revenues	64,150	25,351	15,645	(2,160)	102,986
Segment results	10,354	3,123	(23,959)	3,325	(7,157)
Unallocated income					86,738
Unallocated costs					(150,971)
Operating loss					(71,390)
Finance costs — net					(3,816)
Share of losses of associated companies					(4,582)
Loss before income tax					(79,788)
Income tax expense					(3,596)
Loss for the year					(83,384)
Property, plant and equipment					
— Additions	163	104	208	—	475
— Unallocated additions					14,740
					15,215
— Depreciation	(499)	(22)	(914)	—	(1,435)
— Unallocated depreciation					(4,053)
					(5,488)
Film rights, film sub-licensing rights and deposits					
— additions	20,400	27,495	6,525	(2,160)	52,260
— amortisation	(23,031)	(14,127)	(5,607)	5,485	(37,280)
— impairment	—	(2,839)	(473)	—	(3,312)
Impairment of trade and other receivables	—	(2,631)	(11,784)	—	(14,415)
Unallocated					(163)
					(14,578)
Write-off of trade and other receivables	—	(203)	(250)	—	(453)
Unallocated					(84)
					(537)

5 TURNOVER, REVENUES AND SEGMENT INFORMATION *(Continued)*

	For the year ended 31st March 2007				
	Television operations *HK$'000*	Film exhibition and film rights licensing and sub-licensing *HK$'000*	Sale and distribution of films and programs in audio visual product format *HK$'000*	Elimination *HK$'000*	Group *HK$'000*
External sales	58,610	49,501	29,189	—	137,300
Inter-segment sales	166	8,160	—	(8,326)	—
Total revenues	58,776	57,661	29,189	(8,326)	137,300
Segment results	8,742	3,707	(383)	1,632	13,698
Unallocated income					29,820
Unallocated costs					(9,047)
Operating profit					34,471
Finance costs — net					(9,419)
Share of losses of associated companies					(2,332)
Profit before income tax					22,720
Income tax expense					(733)
Profit for the year					21,987
Property, plant and equipment					
— Additions	1,429	10	2,201	—	3,640
— Unallocated additions					822
					4,462
— Depreciation	(279)	(43)	(713)	—	(1,035)
— Unallocated depreciation					(3,502)
					(4,537)
Film rights, film sub-licensing rights and deposits					
— additions	28,644	18,219	5,690	(8,326)	44,227
— amortisation	(20,431)	(24,801)	(8,496)	9,959	(43,769)
— impairment	—	(50)	(600)	—	(650)
Impairment of trade and other receivables	—	—	(326)	—	(326)
Write-off of trade and other receivables	(142)	—	—	—	(142)

5 TURNOVER, REVENUES AND SEGMENT INFORMATION *(Continued)*

The amortisation of leasehold land and land use rights amounting to HK$324,000 (2007: HK$322,000) is unallocated to the Group's business segments and the unwinding of discount in respect of non-current receivables amounting to HK$2,465,000 (2007: discounting of non-current receivables of HK$514,000) are under the segment of "Sale and distribution of films and programs in audio visual product format".

	As at 31st March 2008				
	Television operations	Film exhibition and film rights licensing and sub-licensing	Sale and distribution of films and programs in audio visual product format	Elimination	Group
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
Segment assets	35,886	58,974	170,101	(2,618)	262,343
Interest in a jointly controlled entity					—
Interests in associated companies					19,631
Unallocated assets					294,217
Total assets					576,191
Segment liabilities	23,645	34,543	17,631	—	75,819
Unallocated liabilities					52,853
Total liabilities					128,672

5 TURNOVER, REVENUES AND SEGMENT INFORMATION *(Continued)*

	As at 31st March 2007				
	Television operations	Film exhibition and film rights licensing and sub-licensing	Sale and distribution of films and programs in audio visual product format	Elimination	Group
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
Segment assets	39,814	42,859	99,535	(5,988)	176,220
Interest in a jointly controlled entity					—
Interests in associated companies					40,583
Unallocated assets					228,131
Total assets					444,934
Segment liabilities	25,908	29,779	7,647	—	63,334
Unallocated liabilities					100,700
Total liabilities					164,034

5 TURNOVER, REVENUES AND SEGMENT INFORMATION *(Continued)*

Secondary reporting format — geographical segment

The Group's three main business segments operate in two main geographical areas — Hong Kong, and Singapore and other countries.

	2008 *HK$'000*	2007 *HK$'000*
Turnover		
Hong Kong	**82,597**	130,722
Singapore and other countries	**20,389**	6,578
	102,986	137,300

Turnover is allocated based on the country in which the customers are located. No geographical analysis is provided for the Group's assets and capital expenditure as less then 10% of the Group's consolidated assets and capital expenditure were attributable to markets outside Hong Kong as at 31st March 2007 and 2008.

6 OTHER (LOSSES)/GAINS — NET

	2008 *HK$'000*	2007 *HK$'000*
Fair value (loss)/gain on derivative financial instrument *(note 30)*	**(111,401)**	14,965
Surplus on revaluation of investment properties and buildings	**12,930**	6,570
Gain on disposal of an associated company	**55,749**	—
Gain on disposal of available-for-sale financial assets	**1,412**	385
Gain on disposal of financial assets at fair value through profit or loss	**509**	—
Fair value gains on financial assets at fair value through profit or loss	**4,852**	1,600
	(35,949)	23,520

7 EXPENSES BY NATURE

Expenses included in cost of sales, selling and marketing, administrative and other expenses are analysed as follows:

	2008	2007
	HK$'000	*HK$'000*
Amortisation of film rights and film sub-licensing rights *(note 16)*	**37,280**	43,769
Amortisation of leasehold land and land use rights *(note 13)*	**324**	322
Discounting of non-current receivables	**—**	514
Auditor's remuneration		
— current year	**1,163**	910
— under provision in prior years	**170**	—
Cost of inventories *(note 23)*	**5,649**	11,431
Depreciation *(note 14)*		
— owned property, plant and equipment	**4,452**	4,238
— leased property, plant and equipment	**1,036**	299
Impairment losses of film rights and film sub-licensing rights *(note 16)*	**3,312**	650
Loss on disposal of property, plant and equipment	**—**	63
Provision for impairment of trade and other receivables	**14,578**	326
Provisions for amounts due from a jointly controlled entity and associated companies	**523**	882
Employee benefit expenses (including directors' emoluments) *(note 12)*	**16,317**	15,005
Share-based payment *(note 31)*	**22,197**	—
Direct operating expenses arising from investment properties that generate rental income *(note 15)*	**620**	820
Write-back of payables and provision for amount due from an associated company	**(3,978)**	(713)
Write-off of trade and other receivables	**537**	142
Other expenses	**44,601**	55,602
Total cost of sales, selling and marketing, administrative and other expenses	**148,781**	134,260

8 FINANCE COST — NET

	2008	2007
	HK$'000	*HK$'000*
Finance cost		
— Interest on bank loans and overdrafts wholly repayable within five years	**(413)**	(1,724)
— Interest element of finance leases	**(133)**	(44)
— Interest accretion in respect of convertible notes wholly repayable within five years	**(8,523)**	(10,216)
	(9,069)	(11,984)
Finance income		
— Interest income on short-term bank deposits	**2,057**	1,692
— Interest income on loans to third parties	**731**	873
— Unwinding of discount in respect of non-current receivables	**2,465**	—
	5,253	2,565
Finance costs — net	**(3,816)**	(9,419)

9 INCOME TAX EXPENSE

	2008	2007
	HK$'000	*HK$'000*
Current income tax — Hong Kong profits tax	**1,333**	—
Deferred income tax	**2,263**	733
	3,596	733

Hong Kong profits tax has been provided at the rate of 17.5% on the estimated assessable profit for the year. No provision for Hong Kong and overseas profits tax has been made for the year ended 31st March 2007 as there was no estimated assessable profit.

The Group's jointly controlled entity in the People's Republic of China ("PRC") did not have any assessable income for PRC tax purposes in the years presented and accordingly no provision for PRC tax has been made in these financial statements.

9 INCOME TAX EXPENSE *(Continued)*

The income tax expense on the Group's (loss)/profit before income tax differs from the theoretical amount that would arise using the taxation rates of the home countries in which the Group operates as follows:

	2008	2007
	HK$'000	*HK$'000*
(Loss)/profit before income tax	**(79,788)**	22,720
Calculated at a tax rate of 17.5% (2007: 17.5%)	**(13,963)**	3,976
Income not subject to tax	**(10,427)**	(2,411)
Expenses not deductible for tax purposes	**28,642**	452
Tax losses for which no deferred income tax assets were recognised	**1,543**	615
Utilisation of previously unrecognised tax losses	**(2,199)**	(1,899)
Income tax expense	**3,596**	733

10 (LOSS)/PROFIT ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY

The (loss)/profit attributable to equity holders of the Company is dealt with in the financial statements of the Company to the extent of loss of HK$145,186,000 (2007: profit of HK$3,242,000).

11 (LOSS)/EARNINGS PER SHARE

Basic (loss)/earnings per share is calculated by dividing the (loss)/profit attributable to equity holders of the Company of HK$83,413,000 (2007: profit of HK$21,933,000) by the weighted average number of ordinary shares of 949,893,936 (2007: 821,432,877) in issue during the year.

11 (LOSS)/EARNINGS PER SHARE *(Continued)*

The computation of diluted loss per share for the year ended 31st March 2008 does not assume the conversion of the Company's outstanding convertible notes and exercise of share options granted by the Company since these would be anti-dilutive.

Diluted earnings per share for the year ended 31st March 2007 was calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of the convertible notes issued by the Company based on the initial conversion price of HK$0.44 per share, and the Group's profit attributable to equity holders of the Company is adjusted to eliminate the fair value changes on derivative financial instrument and interest accretion in relation to the convertible notes.

	2008	2007
	HK$'000	*HK$'000*
(Loss)/profit attributable to equity holders of the Company	**(83,413)**	21,933
Fair value changes on derivative financial instrument	**—**	(14,965)
Interest accretion in respect of convertible notes	**—**	10,216
(Loss)/profit used to determine diluted earnings per share	**(83,413)**	17,184
Weighted average number of ordinary shares in issue *(thousands)*	**949,894**	821,433
Adjustment for assumed conversion of convertible notes *(thousands)*	**—**	145,081
Weighted average number of ordinary shares for diluted earnings per share *(thousands)*	**949,894**	966,514
Diluted (loss)/earnings per share *(HK cents per share)*	**(8.78)**	1.78

12 EMPLOYEE BENEFIT EXPENSE (INCLUDING DIRECTORS' EMOLUMENTS)

	2008	2007
	HK$'000	*HK$'000*
Wages and salaries	**15,941**	14,638
Pension costs — defined contribution plans	**376**	367
	16,317	15,005

12 EMPLOYEE BENEFIT EXPENSES (INCLUDING DIRECTORS' EMOLUMENTS) *(Continued)*

(a) Directors' emoluments

The remuneration of every director for the year ended 31st March 2008 is set out below:

	2008				2007			
	Fees	Other emoluments-basic salaries, allowances and other benefits in kind	Pension costs-defined contribution plans	Total	Fees	Other emoluments-basic salaries, allowances and other benefits in kind	Pension costs-defined contribution plans	Total
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
Executive directors								
Li Kuo Hsing	—	3,655	12	3,667	—	4,208	12	4,220
Tong Hing Chi	—	1,189	12	1,201	—	1,081	12	1,093
Chau Kei Leung	—	632	12	644	—	582	12	594
Non-executive directors								
Chan Ngan Piu	96	—	—	96	96	—	—	96
Hugo Shong	50	—	—	50	—	—	—	—
Independent non-executive directors								
Cheung Yui Kai, Warren	50	—	—	50	70	—	—	70
Wang Huarong	70	—	—	70	60	—	—	60
Cheung Ming Man	70	—	—	70	60	—	—	60
Lee G. Lam	50	—	—	50	—	—	—	—
	386	5,476	36	5,898	286	5,871	36	6,193

None of the directors has waived any of their emoluments in respect of the years ended 31st March 2007 and 2008.

12 EMPLOYEE BENEFIT EXPENSES (INCLUDING DIRECTORS' EMOLUMENTS) *(Continued)*

(b) Five highest paid individuals

The five individuals whose emoluments were the highest in the Group for the year include three (2007: three) directors whose emoluments are reflected in the analysis presented above. The emoluments paid or payable to the remaining two (2007: two) individuals during the year are as follows:

	2008	2007
	HK$'000	*HK$'000*
Basic salaries, allowances and other benefits in kind	**1,253**	1,106
Pension costs — defined contribution plans	**24**	24
	1,277	1,130

The emoluments fell within the following band:

	Number of individuals	
	2008	2007
HK$Nil — HK$1,000,000	**2**	2

During the years ended 31st March 2008 and 31st March 2007, no emoluments have been paid by the Group to the three (2007: three) directors or the two (2007: two) highest paid individuals as an inducement to join the Group, or as compensation for loss of office.

(c) Emolument policy

The Group's emoluments (including the directors' emoluments) are determined by the Board of Directors with reference to their contributions in terms of time, effort and their expertise and are reviewed on an annual basis.

12 EMPLOYEE BENEFIT EXPENSES (INCLUDING DIRECTORS' EMOLUMENTS) *(Continued)*

(d) Pension scheme arrangement

The Group provides a mandatory provident fund scheme ("MPF Scheme") for its staff in Hong Kong under the requirement of the Hong Kong Mandatory Provident Fund Scheme Ordinance ("MPF Scheme Ordinance"). Under the MPF scheme, the Group's contributions are calculated at 5% of the employees' relevant income as defined in the MPF Scheme Ordinance up to a maximum of HK$1,000 per employee per month. The employees also contribute a corresponding amount to the MPF Scheme if their relevant income is more than HK$5,000 per month. All benefits derived from the mandatory contribution must be preserved until the employee reaches the retirement age of 65 subject to certain exceptions. The assets of the MPF scheme are held separately from those of the Group in independently administered funds. The accrued benefits of an employee, which are derived from the Group's mandatory and voluntary contributions under the MPF Scheme can be used to offset any long service payments or severance payments payable to that employee. The total contribution to the MPF Scheme paid by the Group during the year amounted to HK$303,000 (2007: HK$289,000).

The Group also contributes to a defined contribution retirement scheme (the "Retirement Scheme") which provides retirement benefits to its employees who joined the Group prior to the adoption of the MPF Scheme and chose not to join the MPF Scheme after its adoption. The Retirement Scheme's assets are held in a provident fund (the "Fund") managed by an independent administrator. Under the Retirement Scheme, both the employer and the employees are required to contribute 5% of the basic salary of the employees (up to a maximum of HK$1,000 per employee) on a monthly basis. The employees are entitled to 100% of the employer's contribution and accrued interest after 10 years of completed service, or at a reduced scale of between 20% and 90% after completion of 2 to 9 years' service, in which case the forfeited contributions and the related accrued interest are to be used to reduce the employer's contributions. The aggregate employer's contributions, net of forfeited contributions and their accrued interest, which have been dealt with in the consolidated income statement for the year ended 31st March 2008 amounted to HK$73,000 (2007: HK$78,000).

As at 31st March 2008, there is no forfeited contributions available to reduce future contributions under the Retirement Scheme and contributions totalling HK$44,000 (2007: HK$40,000) and HK$11,000 (2007: HK$12,000) payable to the MPF Scheme and the Retirement Scheme respectively were included in payable in the consolidated balance sheet.

13 LEASEHOLD LAND AND LAND USE RIGHTS — GROUP

The Group's interest in leasehold land and land use rights represents prepaid operating lease payments and are held on leases of between 10 to 50 years. Details of which are set out in note 14.

	2008	2007
	HK$'000	*HK$'000*
Beginning of the year	**12,594**	12,916
Amortisation of prepaid operating lease payment *(note 7)*	**(324)**	(322)
End of the year	**12,270**	12,594

14 PROPERTY, PLANT AND EQUIPMENT — GROUP

	Buildings	Leasehold improvements	Furniture, fixtures and equipment	Motor vehicles	Total
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
At 1st April 2006					
Cost or valuation	94,584	12,070	11,099	5,628	123,381
Accumulated depreciation	—	(4,493)	(9,499)	(4,834)	(18,826)
Net book value	94,584	7,577	1,600	794	104,555
Year ended 31st March 2007					
Opening net book amount	94,584	7,577	1,600	794	104,555
Additions	—	815	2,234	1,413	4,462
Depreciation *(note 7)*	(2,120)	(1,265)	(760)	(392)	(4,537)
Disposals	—	—	—	(150)	(150)
Revaluation surplus	8,543	—	—	—	8,543
Closing net book amount	101,007	7,127	3,074	1,665	112,873
At 31st March 2007					
Cost or valuation	101,007	12,885	13,333	5,745	132,970
Accumulated depreciation	—	(5,758)	(10,259)	(4,080)	(20,097)
Net book amount	101,007	7,127	3,074	1,665	112,873
Year ended 31st March 2008					
Opening net book amount	101,007	7,127	3,074	1,665	112,873
Additions	—	165	15,050	—	15,215
Depreciation *(note 7)*	(2,245)	(1,281)	(1,393)	(569)	(5,488)
Revaluation surplus	5,668	—	—	—	5,668
Closing net book amount	104,430	6,011	16,731	1,096	128,268
At 31st March 2008					
Cost or valuation	104,430	13,050	28,383	5,745	151,608
Accumulated depreciation	—	(7,039)	(11,652)	(4,649)	(23,340)
Net book amount	104,430	6,011	16,731	1,096	128,268

14 PROPERTY, PLANT AND EQUIPMENT — GROUP *(Continued)*

(a) The Group's prepaid land premium and land use rights (note 13) and buildings (collectively the "Properties") situated in Hong Kong are held by the Group under a lease agreement dated 25th August 1997 with the Hong Kong Industrial Estates Corporation ("HKIEC") which restricts the usage of the premise to the manufacture of optical discs and related business. The Group's interests in the Properties are transferable subject to the right of first refusal to purchase by HKIEC. Accordingly, the Properties were last revaluated on 31st March 2008 by Memfus Wong Surveyors Limited, an independent professional qualified valuer, on a depreciated replacement cost basis, which is the aggregate of the land value in its existing use and the estimated replacement costs of the buildings. The revaluation surplus net of applicable deferred income taxes were credited to buildings revaluation reserve in shareholder's equity (note 27(a)). HKIEC merged with two other corporations in 2001 and is presently known as Hong Kong Science and Technology Parks Corporation.

(b) The carrying amount of the Properties would have been HK$102,206,000 (2007: HK$104,833,000) had they been stated at cost less accumulated depreciation.

(c) At 31st March 2008, the Properties were pledged as security for banking facilities granted to the Group (note 29).

(d) The Group's buildings are stated at valuation and other components of property, plant and equipment are stated at cost.

(e) At 31st March 2008, the carrying amount of furniture, fixtures and equipment and motor vehicles held under finance leases were HK$6,605,000 (2007: HK$1,957,000) and HK$1,094,000 (2007: HK$1,551,000) respectively.

(f) Depreciation expense of HK$5,488,000 (2007: HK$4,537,000) have been included as part of the administrative and other expenses.

15 INVESTMENT PROPERTIES — GROUP

	2008	2007
	HK$'000	*HK$'000*
Beginning of the year	**67,730**	61,450
Fair value gains *(note 6)*	**12,930**	6,280
Disposal	**(5,950)**	—
End of the year	**74,710**	67,730

The following amounts have been recognised in the consolidated income statement:

	2008	2007
	HK$'000	*HK$'000*
Rental income	**3,606**	3,217
Direct operating expense arising from investment properties that generate rental income *(note 7)*	**620**	820

15 INVESTMENT PROPERTIES — GROUP *(Continued)*

(a) The investment properties of the Group were revalued at 31st March 2008 by Memfus Wong Surveyors Limited, an independent professionally qualified valuer, on the basis of open market value.

(b) The Group's interests in investment properties at their carrying amounts are analysed as follows:

	2008	2007
	HK$'000	*HK$'000*
In Hong Kong, held on:		
Leases of over 50 years	**—**	5,950
Leases of between 10 to 50 years	**60,600**	50,800
Outside Hong Kong, held on:		
Leases of over 50 years	**14,110**	10,980
	74,710	67,730

The future aggregate minimum rental receivables under non-cancellable operating leases are set out in note 36.

(c) At 31st March 2008, certain investment properties with an aggregate carrying amount of HK$36,300,000 (2007: HK$33,950,000) were pledged as security for banking facilities granted to the Group (note 29).

16 FILM RIGHTS, FILMS IN PROGRESS, FILM SUB-LICENSING RIGHTS AND DEPOSITS — GROUP

	Film rights *HK$'000*	Perpetual film rights *HK$'000*	Films in progress *HK$'000*	Film royalty deposits *HK$'000*	Non-perpetual film rights and film sublicensing rights *HK$'000*	Total *HK$'000*
At 1st April 2006						
Cost	363,460	23,962	16,327	18,555	293,797	716,101
Accumulated amortisation and impairment losses	(340,283)	(17,704)	(2,115)	(10,074)	(272,361)	(642,537)
Net book amount	23,177	6,258	14,212	8,481	21,436	73,564
Year ended 31st March 2007						
Opening net book amount	23,177	6,258	14,212	8,481	21,436	73,564
Additions	—	1,470	11,352	30,371	1,034	44,227
Transfers	23,996	—	(23,996)	(29,470)	29,470	—
Amortisation charge *(note 7)*	(24,243)	(558)	—	—	(18,968)	(43,769)
Impairment losses *(note 7)*	—	—	(50)	(600)	—	(650)
Closing net book amount	22,930	7,170	1,518	8,782	32,972	73,372
At 31st March 2007						
Cost	387,456	25,432	3,683	19,457	324,301	760,329
Accumulated amortisation and impairment losses	(364,526)	(18,262)	(2,165)	(10,675)	(291,329)	(686,957)
Net book amount	22,930	7,170	1,518	8,782	32,972	73,372
Year ended 31st March 2008						
Opening net book amount	22,930	7,170	1,518	8,782	32,972	73,372
Additions	—	6,100	4,694	27,030	14,436	52,260
Transfers	1,810	—	(1,810)	(14,139)	14,139	—
Amortisation charge *(note 7)*	(10,708)	(964)	—	—	(25,608)	(37,280)
Impairment losses *(note 7)*	(2,700)	—	(139)	—	(473)	(3,312)
Closing net book amount	11,332	12,306	4,263	21,673	35,466	85,040
At 31st March 2008						
Cost	389,266	31,532	6,567	32,348	352,876	812,589
Accumulated amortisation and impairment losses	(377,934)	(19,226)	(2,304)	(10,675)	(317,410)	(727,549)
Net book amount	11,332	12,306	4,263	21,673	35,466	85,040

16 FILM RIGHTS, FILMS IN PROGRESS, FILM SUB-LICENSING RIGHTS AND DEPOSITS — GROUP *(Continued)*

(a) Amortisation charge of HK$37,280,000 (2007: HK$43,769,000) with respect to film rights and film sub-licensing rights has been included in cost of sales in the consolidated income statement.

(b) The carrying amounts of film rights, films in progress, film sublicensing rights have been reduced to their recoverable amount through recognition of impairment loss of HK$3,312,000 (2007: HK$650,000) which has been included in administrative and other expenses in the consolidated income statement.

17 INTERESTS IN ASSOCIATED COMPANIES — GROUP

	2008	2007
	HK$'000	*HK$'000*
Share of net assets/(liabilities)		
Beginning of the year	**16,681**	5,780
Share of losses	**(4,582)**	(2,332)
(Disposal)/acquisition of interest in an associated company *(note c)*	**(8,105)**	13,233
Reclassified to available-for-sale financial assets	**(2,424)**	—
End of the year	**1,570**	16,681
Goodwill on acquisition of an associated company	**—**	15,211
Amounts due from associated companies *(note (b))*	**29,289**	39,383
Provision for obligations in and amounts due from associated companies	**(11,228)**	(15,481)
	19,631	55,794
Market value of equity securities held in an associated company listed in Hong Kong	**—**	28,992

17 INTERESTS IN ASSOCIATED COMPANIES — GROUP

(a) At 31st March 2008, the Group's interests in associated companies were unlisted. The Group's principal associated company is:

Name	Place of incorporation	Principal activities	Nominal value of issued share capital	Percentage of equity interest attributable to the Group
Silver Kent Technology Limited	Hong Kong	Trading of audio usual products	10,000,000 ordinary shares of HK$1 each	45%

The financial information of the above company are extracted as follows:

	2008	2007
	HK$'000	*HK$'000*
Total assets	**84,469**	117,695
Total liabilities	**(79,630)**	(79,526)
Revenues	**20,228**	28,376
Loss for the year	**(4,808)**	(4,879)

(b) The amounts due from associated companies are unsecured, interest-free and have no fixed repayment terms.

(c) In January 2008, the Group disposed of its 41.83% interest in BIG Media Group Limited (a company incorporated in the Cayman Islands with limited liability, the shares of which are listed in Hong Kong) for a consideration of HK$80,000,000. A gain on disposal of HK$55,749,000 was recognised in "other (losses)/gains-net" in the consolidated income statement. At 31st March 2008, the remaining interest held of 1.90% is classified as available-for-sale financial assets in the Group's consolidated balance sheet.

18 INTEREST IN A JOINTLY CONTROLLED ENTITY — GROUP

	Group	
	2008	2007
	HK$'000	*HK$'000*
Interest in a jointly controlled entity, at cost *(note (a))*	**1,083**	1,083
Share of losses	**(1,083)**	(1,083)
Amount due from a jointly controlled entity *(note (b))*	**21,890**	21,445
Provision for amount due from a jointly controlled entity *(note (c))*	**(21,890)**	(21,445)
	—	—

(a) This represents the Group's 70% interest in Guangdong Tung Ah Audio Video Production Company Limited ("Tung Ah"). The Group's control over Tung Ah is restricted by a provision in the joint venture agreement that requires unanimous approval by all directors present for certain major decisions, notwithstanding the Group having a majority equity interest and the ability to appoint the majority of directors. Accordingly, in the opinion of the directors, the Group does not have unilateral control over Tung Ah and the equity method is used to account for its investment therein.

Particulars of Tung Ah are as follows:

Name	Country of establishment	Principal activity and place of operation	Percentage of interest in ownership/voting power/loss sharing held indirectly
廣東東亞音像制作有限公司 ("Guangdong Tung Ah Audio Video Production Company Limited")	PRC	Processing and distribution of audio visual products in the PRC	70%

(b) The amount due from the jointly controlled entity is unsecured, interest-free and has no fixed term of repayment.

(c) At 31st March 2008, Tung Ah was in net liabilities position and the Group has shared its loss up to the extent of its investment cost of HK$1,083,000. In addition, the Group has fully provided for its advances to Tung Ah.

19 INTERESTS IN SUBSIDIARIES — COMPANY

	Company	
	2008	2007
	HK$'000	*HK$'000*
Unlisted shares, at cost *(note (a))*	**46,010**	46,010
Amounts due from subsidiaries *(note (b))*	**590,321**	599,484
Amounts due to subsidiaries *(note (b))*	**(34,649)**	(33,985)
	601,682	611,509
Provision for amounts due from subsidiaries	**(233,885)**	(233,885)
	367,797	377,624

(a) Details of principal subsidiaries are set out in note 39 to the financial statements.

(b) The amounts due from/(to) subsidiaries are unsecured, interest-free and have no fixed terms of repayment.

20 FINANCIAL INSTRUMENTS BY CATEGORY

The accounting policies for financial instruments have been applied to the line items below:

	Loans and receivables	Available-for-sale financial assets	Financial assets at fair value through profit and loss	Total
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*
Group				
Assets as per consolidated balance sheet				
As at 31st March 2008				
Available-for-sale financial assets *(note 22(a))*	—	59,407	—	59,407
Trade and other receivables *(note 24)*	54,070	—	—	54,070
Amounts due from associated companies *(note 17)*	18,061	—	—	18,061
Financial assets at fair value through profit and loss *(note 22(b))*	—	—	18,401	18,401
Pledged bank deposit *(note 21(b))*	30,000	—	—	30,000
Bank balances and cash *(note 25)*	86,936	—	—	86,936
	189,067	59,407	18,401	266,875
As at 31st March 2007				
Available-for-sale financial assets *(note 22(a))*	—	6,202	—	6,202
Trade and other receivables *(note 24)*	59,911	—	—	59,911
Amounts due from associated companies *(note 17)*	23,902	—	—	23,902
Financial assets at fair value through profit and loss *(note 22(b))*	—	—	2,350	2,350
Pledged bank deposit *(note 21(b))*	30,000	—	—	30,000
Bank balances and cash *(note 25)*	17,140	—	—	17,140
	130,953	6,202	2,350	139,505

20 FINANCIAL INSTRUMENTS BY CATEGORY *(Continued)*

	Convertible notes *(note 30)* HK$'000	Other financial liabilities HK$'000	Total HK$'000
Liabilities as per consolidated balance sheet			
As at 31st March 2008			
Derivate financial instrument	14,005	—	14,005
Convertible notes — liability portion	22,683	—	22,683
Borrowings	—	—	—
	36,688	—	36,688
As at 31st March 2007			
Derivate financial instrument	28,459	—	28,459
Convertible notes — liability portion	62,771	—	62,771
Borrowings *(note 29)*	—	11,137	11,137
	91,230	11,137	102,367

	Convertible note *(note 30)* HK$'000	Other financial liabilities HK$'000	Total HK$'000
Liabilities as per company balance sheet			
As at 31st March 2008			
Derivate financial instrument	14,005	—	14,005
Convertible notes — liability portion	22,683	—	22,683
Amounts due to subsidiaries	—	34,649	34,649
	36,668	34,649	71,337
As at 31st March 2007			
Derivate financial instrument	28,459	—	28,459
Convertible notes — liability portion	62,771	—	62,771
Amounts due to subsidiaries	—	33,985	33,985
	91,230	33,985	125,215

20 FINANCIAL INSTRUMENTS BY CATEGORY *(Continued)*

	Loans and receivables *HK$'000*
Company	
Assets as per company balance sheet	
As at 31st March 2008	
Amounts due from subsidiaries *(note 19)*	356,436
Prepayments and other receivables	129
Bank balances and cash *(note 25)*	9
	356,574
As at 31st March 2007	
Amounts due from subsidiaries *(note 19)*	365,599
Bank balances and cash *(note 25)*	13
	365,612

21 CREDIT QUALITY OF FINANCIAL ASSETS

The credit quality of financial assets that are neither past due nor impaired can be assessed by reference to external credit ratings (if available) or to historical information about the counterparty's default rates:

(a) Trade receivables — Group

	2008 *HK$'000*	2007 *HK$'000*
Counterparties without external credit rating		
Existing customers with no defaults in the past	**2,399**	2,540
Existing customers with some defaults in the past	**11,461**	20,897
Total trade receivables	**13,860**	23,437

21 CREDIT QUALITY OF FINANCIAL ASSETS *(Continued)*

(b) Pledged bank deposit — Group

Credit rating	2008 HK$'000	2007 HK$'000
A2	**30,000**	30,000

(c) Bank balances and cash

	Group		Company	
Credit rating	2008 HK$'000	2007 HK$'000	2008 HK$'000	2007 HK$'000
A1	**150**	—	**—**	—
A2	**19,064**	5,397	**—**	—
Aa1	**3,513**	92	**—**	—
Aa3	**64,149**	319	**9**	13
Without external credit rating	**—**	11,324	**—**	—
Cash	**60**	8	**—**	—
	86,936	17,140	**9**	13

22 FINANCIAL ASSETS — GROUP

(a) Available-for-sale financial assets

	2008 HK$'000	2007 HK$'000
Beginning of the year	**6,202**	4,687
Reclassified from interests in associated companies	**2,424**	—
Additions	**625**	4,213
Disposals	**(6,202)**	(3,283)
Revaluation surplus transfer to equity	**56,358**	585
End of the year	**59,407**	6,202
Available-for-sale financial assets include the following:		
Equity securities listed in Hong Kong, at market value	**58,782**	4,877
Equity securities listed in Singapore, at market value	**—**	1,325
Unlisted securities	**625**	—
	59,407	6,202
Market value of listed securities	**58,782**	6,202

22 FINANCIAL ASSETS — GROUP *(Continued)*

(b) Financial assets at fair value through profit or loss

	2008	2007
	HK$'000	*HK$'000*
Beginning of the year	**2,350**	—
Additions	**15,188**	750
Disposals	**(3,989)**	—
Fair value gains	**4,852**	1,600
End of the year	**18,401**	2,350

All of the financial assets at fair value through profit and loss are equity securities listed in Hong Kong and stated at their market value.

Changes in fair values of other financial assets at fair value through profit or loss are recorded in "other (losses)/gains — net" in the consolidated income statement (note 6).

The fair value of all listed equity securities is based on their current bid prices in an active market.

23 INVENTORIES — GROUP

	2008	2007
	HK$'000	*HK$'000*
Films and programs in audio visual product format	**8,475**	7,985
Less: provision for obsolete inventories	**(1,017)**	(1,017)
	7,458	6,968

The cost of inventories recognised as expense and included in "cost of sales" amounted to HK$5,649,000 (2007: HK$11,431,000) (note 7).

24 TRADE AND OTHER RECEIVABLES — GROUP

	2008	2007
	HK$'000	*HK$'000*
Trade receivables	**27,867**	29,038
Less: provision for impairment of receivables	**(13,531)**	(4,140)
Less: discount on non-current portion	**(476)**	(1,461)
Trade receivables — net	**13,860**	23,437
Prepayments, deposits and other receivables — net	**40,210**	36,474
	54,070	59,911
Less: non-current portion of		
— trade receivables	**(5,432)**	(19,106)
— prepayments, deposits and other receivables	**—**	(19,907)
	(5,432)	(39,013)
	48,638	20,898

All non-current receivables are due within five years from the balance sheet date. The fair values are based on cash flows discounted using prevailing fixed deposit rates that range from 1.2% to 2.2% per annum (2007: 3.6%).

24 TRADE AND OTHER RECEIVABLES — GROUP *(Continued)*

The ageing analysis of trade receivables is as follows:

	Group	
	2008	2007
	HK$'000	*HK$'000*
Current to 3 months	**2,392**	3,043
4 to 6 months	**684**	1,936
Over 6 months	**24,791**	24,059
	27,867	29,038

The Group's credit terms to trade receivables generally range from 7 to 90 days (2007: ranged from 7 to 90 days).

Trade receivables that are less than three months past due are not considered impaired. As of 31st March 2008, trade receivables of HK$369,000 (2007: HK$2,150,000) were past due but not impairment. These relate to a number of independent customers for whom there is no recent history of default. The ageing analysis of these trade receivables is as follows:

	2008	2007
	HK$'000	*HK$'000*
Up to 3 months	**15**	371
Over 3 months	**354**	1,779
	369	2,150

As of 31st March 2008, trade receivables of HK$25,467,000 (2007: HK$25,698,000) were impaired. The amount of provision was HK$13,531,000 as of 31st March 2008 (2007: HK$4,140,000). The individually impaired receivables mainly relate to a long-standing customer, which is experiencing unexpected financial difficulty. However, it was assessed by management that a portion of the receivables is expected to be recovered. The ageing of these receivables is over 6 months.

At 31st March 2008 and 2007, the carrying amounts of the Group's trade and other receivables are principally denominated in Hong Kong dollar.

24 TRADE AND OTHER RECEIVABLES — GROUP *(Continued)*

Movements on the provision for impairment of trade receivables are as follows:

	2008	2007
	HK$'000	*HK$'000*
Beginning of the year	**4,140**	3,814
Provision for receivable impairment	**9,833**	326
Receivables written off during the year as uncollectible	**(442)**	—
End of the year	**13,531**	4,140

The creation and release of provision for impaired receivables have been included in "administrative and other expenses" in the income statement (note 7). Amounts charged to the allowance account are generally written off when there is no expectation of recovering additional cash.

The maximum exposure to credit risk at the reporting date is the fair value of each class of receivable mentioned above. The Group does not hold any collateral as security.

25 BANK BALANCES AND CASH

	Group		Company	
	2008	2007	**2008**	2007
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
Bank balances and cash	**7,698**	11,803	**9**	13
Short-term bank deposits	**79,238**	5,337	**—**	—
	86,936	17,140	**9**	13
Maximum exposure to credit risk	**86,876**	17,132	**9**	13

The effective interest rate on short-term bank deposits was 2.4% per annum (2007: 3% per annum); these deposits have an average maturity of 30-180 days (2007: 7-30 days).

26 SHARE CAPITAL

	Number of ordinary shares at HK$0.1 each		Ordinary shares	
	2008	2007	**2008**	2007
	'000	*'000*	***HK$'000***	*HK$'000*
Authorised	**3,000,000**	3,000,000	**300,000**	300,000
Issued and fully paid				
At the beginning of the year	**823,000**	771,000	**82,300**	77,100
Issue of shares				
— conversion of convertible notes *(note 30)*	**159,091**	52,000	**15,909**	5,200
At the end of the year	**982,091**	823,000	**98,209**	82,300

27 RESERVES

(a) Group

	2008 HK$'000	2007 HK$'000
Share premium	**167,569**	11,156
Share redemption reserve	**12**	12
Contributed surplus	**107,099**	107,099
Exchange difference	**(16)**	(306)
Buildings revaluation reserve	**11,485**	6,809
Available-for-sale financial assets revaluation reserve	**56,358**	930
Share-based payment	**22,197**	—
Retained earnings		
— Proposed final dividend	**—**	4,910
— Others	**(15,435)**	67,978
	(15,435)	72,888
	349,269	198,588

(i) Movements of each component of the reserves are set out in the consolidated statement of changes in equity.

(ii) The contributed surplus of the Group represents the credit arising from the reduction of share capital during the year ended 31st March 1999.

27 RESERVES *(Continued)*

(b) Company

	Share premium HK$'000	Share redemption reserve HK$'000	Share-based payment reserve HK$'000	Contributed surplus HK$'000	Retained earnings/ (Accumulated losses) HK$'000	Total HK$'000
At 1st April 2006	—	12	—	153,110	38,913	192,035
Issue of shares	11,156	—	—	—	—	11,156
Profit for the year	—	—	—	—	3,242	3,242
Dividend	—	—	—	—	(2,880)	(2,880)
At 31st March 2007	11,156	12	—	153,110	39,275	203,553
Representing:						
Proposed final dividend	—	—	—	—	4,910	4,910
Others	11,156	12	—	153,110	34,365	198,643
At 31st March 2007	11,156	12	—	153,110	39,275	203,553
At 1st April 2007	11,156	12	—	153,110	39,275	203,553
Issue of shares — conversion of convertible notes	156,413	—	—	—	—	156,413
Issue of share options	—	—	22,197	—	—	22,197
Loss for the year	—	—	—	—	(145,186)	(145,186)
Dividend	—	—	—	—	(4,910)	(4,910)
At 31st March 2008	167,569	12	22,197	153,110	(110,821)	232,067

27 RESERVES *(Continued)*

(b) Company *(Continued)*

(i) The contributed surplus of the Company represents the difference between the par value of the Company's shares issued in exchange for the issued share capital of the subsidiaries and the net asset value of the subsidiaries acquired, and the credit arising from the reduction of share capital during the year ended 31st March 1999. Under the Companies Act 1981 of Bermuda (as amended), the contributed surplus shall not be distributable if these are reasonable grounds for believing that:

(1) the Company is, or would after the payment be, unable to pay its liabilities as they become due; or

(2) the realisable value of the Company's assets would thereby be less than the aggregate of its liabilities and its issued share capital and share premium account.

28 TRADE AND OTHER PAYABLES — GROUP

	2008	2007
	HK$'000	*HK$'000*
Trade payable	**10,464**	6,200
Receipts in advance and accruals	**57,586**	44,413
Bills payable	**6,539**	1,406
	74,589	52,019

At 31st March 2008, the ageing analysis of trade payables was as follows:

	2008	2007
	HK$'000	*HK$'000*
Current to 3 months	**6,632**	4,012
4 to 6 months	**—**	700
Over 6 months	**3,832**	1,488
	10,464	6,200

29 BORROWINGS AND OBLIGATIONS UNDER FINANCE LEASES — GROUP

	2008 HK$'000	2007 HK$'000
Bank overdrafts — secured	—	4,137
Bank loans — secured	—	7,000
Borrowings *(note (a))*	—	11,137
Obligations under finance leases *(note (b))*	**6,092**	2,917
	6,092	14,054

(a) Borrowings as at 31st March 2007 were repayable within one year.

At 31st March 2008, banking facilities amounting to HK$59,994,000 (2007: HK$53,794,000) granted by banks to the Group are secured by the following:

(i) legal charges over certain of the Group's Properties (note 14) and certain investment properties (note 15);

(ii) corporate guarantees executed by the Company (note 34);

(iii) fixed deposits of HK$30,000,000 of the Group.

29 BORROWINGS AND OBLIGATIONS UNDER FINANCE LEASES — GROUP *(Continued)*

(b) As at 31st March 2008, the Group's finance lease liabilities were repayable as follows:

	2008	2007
	HK$'000	*HK$'000*
Within one year	**2,969**	1,381
In the second year	**2,203**	1,284
In the third to fifth year	**1,405**	519
	6,577	3,184
Future finance charges on finance leases	**(485)**	(267)
Present value of finance lease liabilities	**6,092**	2,917

The present value of finance lease liabilities were repayable in the following periods:

	2008	2007
	HK$'000	*HK$'000*
Within one year	**2,746**	1,267
In the second year	**2,039**	1,178
In the third to fifth year	**1,307**	472
	3,346	1,650
	6,092	2,917

30 CONVERTIBLE NOTES

	Liability portion	Derivative portion	Total
	HK$'000	*HK$'000*	*HK$'000*
As at 1st April 2007	62,771	28,459	91,230
Changes in fair value of derivative financial instrument	—	111,401	111,401
Interest accretion	8,523	—	8,523
Conversion during the year	(46,467)	(125,855)	(172,322)
Interest paid during the year	(2,144)	—	(2,144)
As at 31st March 2008	22,683	14,005	36,688

(a) On 11th August 2006, the Company issued convertible notes (the "Notes") in an aggregate principal amount of HK$100 million. The initial conversion price, which is subject to anti-dilution adjustments in certain events and a reset mechanism as set out in the note subscription agreements, is HK$0.44 per share. During the year, convertible notes with an aggregate principal amount of HK$70,000,000 were converted and 159,090,905 shares were issued to the holders of the Notes.

The derivative portion of the Notes was revalued to its fair value using the Binominal model at each conversion date to determine the then carrying values to be transferred to the share capital and share premium account; and at every reporting date. Changes in fair values were reflected as an expense in the consolidated income statement. The changes in fair value of the derivative portion resulted in a fair value loss on derivative financial instrument of HK$111,401,000 during the year (2007: fair value gain of HK$14,965,000).

(b) During the year, 70% of the Notes were converted by certain note holders, and 159,090,905 new shares were issued. For the Notes converted, the respective derivative financial instrument was fair valued at each conversion date, and along with the amortised cost of the liability portion, was recorded as share capital and share premium of the Company. As a result, share capital and share premium increased by HK$15,909,000 and HK$156,413,000, respectively, arising from the conversion of the Notes.

30 CONVERTIBLE NOTES *(Continued)*

(c) The fair value of the derivative component of the Notes as at 31st March 2008 was calculated using the Binomial model with the following major inputs:

	Group	
	2008	2007
Stock price	**0.41**	0.345
Exercise price	**0.44**	0.44
Volatility	**121.68%**	67.68%
Risk free rate	**1.028% p.a.**	3.851% p.a.
Expected life	**71 weeks**	28 months

The initial carrying amount of the liability component is the residual amount after deducting the issuance costs of the Notes and the fair value of the derivative component as at 11th August 2006 and is subsequently carried at amortised cost. Interest expense is calculated using the effective interest method by applying the effective interest rate of 31.22% (2007: 31.22%) to the adjusted liability component.

31 SHARE-BASED PAYMENT

A share option scheme (the"Scheme") was adopted by the Shareholders of the Company on 30th August 2005. No options were granted under the Scheme up to 21st June 2007.

On 21st June 2007, 77,100,000 options were granted to certain service providers to subscribe for 77,100,000 shares of the Company at an exercise price of HK$0.9 per share. Of the options granted, 50% of them vested on 1st August 2007 and the remaining 50% became vested on 1st November 2007. None of these options was exercised and all of the options expired on 30th June 2008. The closing share price of the Company immediately before the date on which the options were granted was HK$0.85.

31 SHARE-BASED PAYMENT *(Continued)*

The fair value of the options granted of HK$22,197,000 at the measurement date of 21st June 2007 was determined using the Black-Scholes-Merton Option Pricing Model and based on the following parameters:

Spot Price	0.85
Exercise Price	0.90
Risk Free Rate	4.051% p.a.
Expected Life of the Options	0.63 year
Expected Volatility	115.36%
Expected Dividend Yield	0.95%

The variables and assumptions used in computing the fair value of the share options are based on management's best estimate, the value of an option may vary by the adoption of different variables of certain subjective assumptions with uncertainty.

The expected volatility is based on historical volatilities of the Share prices of the Company over the period that is equal to the expected life before the date of grant.

32 DEFERRED INCOME TAX — GROUP

Deferred income tax is calculated in full on temporary differences under the liability method using a principal taxation rate of 17.5% (2007: 17.5%).

The movement in the deferred tax liabilities account is as follows:

	2008	2007
	HK$'000	*HK$'000*
Beginning of the year	**6,731**	4,554
Charged to equity	**992**	1,444
Charged to the consolidated income statement	**2,263**	733
End of the year	**9,986**	6,731

Deferred income tax assets are recognised for tax losses carried forward to the extent that realisation of the related tax benefit through the future taxable profits is probable. The Group has unrecognised tax losses of HK$219,257,000 (2007: HK$220,523,000) to carry forward against future taxable income. These tax losses have not been recognised due to uncertainty of their future recoverability. Such tax losses have no expiry date.

32 DEFERRED INCOME TAX — GROUP *(Continued)*

The movement in deferred tax assets and liabilities (prior to offsetting of balances within the same taxation jurisdiction) during the year is as follows:

Deferred tax liabilities

	Accelerated tax	Fair value gains	Total
	HK$'000	*HK$'000*	*HK$'000*
At 1st April 2006,	2,789	3,861	6,650
Charged to the consolidated income statement	(17)	1,150	1,133
Charged to equity	—	1,444	1,444
At 31st March 2007	2,772	6,455	9,227
(Credited)/charged to the consolidated income statement	(748)	2,263	1,515
Charged to equity	—	992	992
At 31st March 2008	2,024	9,710	11,734

Deferred tax assets

	Tax losses	
	2008	2007
	HK$'000	*HK$'000*
Beginning of the year	**(2,496)**	(2,096)
Charged/(credited) to the consolidated income statement	**748**	(400)
End of the year	**(1,748)**	(2,496)

32 DEFERRED INCOME TAX — GROUP *(Continued)*

Deferred tax assets *(Continued)*

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes relate to the same fiscal authority. The offset amounts are as follows:

	2008	2007
	HK$'000	*HK$'000*
Deferred tax assets	**(1,748)**	(2,496)
Deferred tax liabilities	**11,734**	9,227
At 31st March	**9,986**	6,731

33 NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT

(a) Reconciliation of (loss)/profit for the year to cash generated from operations

	2008	2007
	HK$'000	*HK$'000*
(Loss)/profit for the year	**(83,384)**	21,987
Adjustments for:		
Income tax expense *(note 9)*	**3,596**	733
Share of losses of associated companies	**4,582**	2,332
Provision for impairment and write-off of trade and other receivables	**15,115**	468
Provision for amount due from a jointly controlled entity and associated companies	**523**	882
(Unwinding of discount)/discounting of non-current receivables	**(2,465)**	514
Dividend income	**(77)**	(63)
Interest income	**(2,788)**	(2,565)
Interest on bank loans and overdrafts	**413**	1,724
Interest element of finance leases	**133**	44
Interest accretion in respect of convertible notes	**8,523**	10,216
Surplus on revaluation of investment properties and buildings	**(12,930)**	(6,570)
Loss on disposal of property, plant and equipment	**—**	63
Gain on disposal of an associated company	**(55,749)**	—
Gain on disposal of available-for-sale financial assets and financial assets at fair value through profit or loss	**(1,921)**	(385)
Fair value gains on financial assets at fair value through profit and loss	**(4,852)**	(1,600)
Fair value changes on derivative financial instrument	**111,401**	(14,965)
Share-based payment	**22,197**	—
Depreciation of property, plant and equipment	**5,488**	4,537
Amortisation of leasehold land and land use rights	**324**	322
Amortisation of film rights and film sub-licensing rights	**37,280**	43,769
Impairment of film rights, films in progress, film sub-licensing rights and deposits	**3,312**	650
Operating profit before working capital changes	**48,721**	62,093
(Increase)/decrease in inventories	**(490)**	452
Increase in trade and other receivables	**(6,809)**	(6,368)
Increase/(decrease) in trade and other payables	**22,570**	(24,699)
Cash generated from operations	**63,992**	31,478

33 NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT *(Continued)*

(b) Analysis of changes in financing during the year

	Bank loans		Obligations under finance leases	
	2008	2007	**2008**	2007
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
Beginning of the year	**7,000**	30,797	**2,917**	339
Inception of finance lease *(note (c))*	**—**	—	**4,703**	3,768
Bank loans raised	**—**	7,000	**—**	—
Repayment of bank loans	**(7,000)**	(30,797)	**—**	—
Repayment of capital element of finance leases	**—**	—	**(1,528)**	(1,190)
End of the year	**—**	7,000	**6,092**	2,917

The bank loans as at 31st March 2007 were classified as cash and cash equivalents in the consolidated cash flow statement.

(c) Major non-cash transactions

During the year, the Group entered into finance lease arrangements in respect of assets with a total capital value at the inception of the lease of HK$4,703,000 (2007: HK$3,768,000).

34 CONTINGENT LIABILITIES

	Group		Company	
	2008	2007	**2008**	2007
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
Guarantees given to banks in respect of utilised banking facilities of:				
Subsidiaries	**—**	—	**29,994**	23,794

35 COMMITMENTS — GROUP

(a) At 31st March 2008, the Group had contracted commitments but not provided for in these financial statements as follows:

	2008	2007
	HK$'000	*HK$'000*
Commitments in respect of		
— film production	**1,235**	2,991
— program licensing agreements	**11,298**	14,903
— available-for-sale financial assets	**363**	—
	12,896	17,894

(b) At 31st March 2008, the Group did not have any commitments in relation to the jointly controlled entity and associated companies.

36 FUTURE OPERATING LEASE ARRANGEMENTS — GROUP

As at 31st March 2008, the Group had future aggregate minimum lease receipts under non-cancellable operating leases in respect of investment properties and buildings as follows:

	2008	2007
	HK$'000	*HK$'000*
Not later than one year	**5,932**	2,917
Later than one year and not later than five years	**3,896**	2,093
	9,828	5,010

37 RELATED PARTY TRANSACTIONS — GROUP

Save as disclosed in other notes to the financial statements, significant related party transactions, which were carried out in the normal course of the Group's business, are as follows:

	2008 *HK$'000*	2007 *HK$'000*
Replication fees paid to an associated company	**6,139**	10,888
Rental income received from the sub-letting of premises to associated companies	**734**	2,106

The above transactions were conducted in the normal course of business and are charged at terms mutually agreed or in accordance with the terms of the underlying agreements, where appropriate.

38 DIVIDEND

The directors do not recommend the payment of a dividend in respect of the year ended 31st March 2008 (2007: HK$0.005 per share).

39 GROUP STRUCTURE — PRINCIPAL SUBSIDIARIES

The following is a list of the principal subsidiaries at 31st March 2008:

Name	Place of incorporation	Principal activities	Nominal value of issued share capital	Percentage of equity interest attributable to the Group
Shares held directly:				
Mei Ah Holdings Limited	British Virgin Islands	Investment holding	50,050 ordinary shares of US$1 each	100
Shares held indirectly:				
Mei Ah (HK) Company Limited	Hong Kong	Distribution of audio visual products	10,000 ordinary shares of HK$1 each	100

39 GROUP STRUCTURE — PRINCIPAL SUBSIDIARIES *(Continued)*

Name	Place of incorporation	Principal activities	Nominal value of issued share capital	Percentage of equity interest attributable to the Group
Shares held indirectly: *(Continued)*				
Mei Ah Film Production Company Limited	Hong Kong	Production of films and tele-features	2 ordinary shares of HK$1 each	100
Brilliant Idea Group Limited	Hong Kong	Production of films and tele-features	10,000 ordinary shares of HK$1 each	95
Mei Ah Investment Company Limited	Hong Kong	Investment and property holding	2 ordinary shares of HK$1 each	100
			500,000 non-voting deferred shares of HK$1 each	
Mei Ah Trading Company Limited	British Virgin Islands	Sub-licensing of film rights	50,000 ordinary shares of US$1 each	100
Mei Ah Development Company Limited	British Virgin Islands	Sub-licensing of film rights	50,000 ordinary shares of US$1 each	100
MATV Limited	Hong Kong	Television operations	4 ordinary shares of HK$1 each	100
MATV (Asia) Limited	Hong Kong	Television operations	20,000 ordinary shares of HK$1 each	100

Note: Other than MATV (Asia) Limited, Mei Ah Trading Company Limited and Mei Ah Development Company Limited which operate in Hong Kong and overseas, all subsidiaries principally operate in Hong Kong.

40 ULTIMATE HOLDING COMPANY

As at 31st March 2008, the directors regard Kuo Hsing Holdings Limited, a company incorporated in the British Virgin Islands, as being the ultimate holding company of the Company.

Five Year Financial Summary

The results, assets and liabilities of the Group for the last five financial years are as follows:

	Year ended 31st March				
	2008	2007	2006	2005	2004
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
			Restated		*Restated*
			(Note)		*(Note 2)*
Results					
(Loss)/profit attributable to shareholders	**(83,413)**	21,933	20,378	(29,100)	(5,578)

	As at 31st March				
	2008	2007	2006	2005	2004
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
Assets and liabilities					
Total assets	**576,191**	444,934	361,131	321,423	333,140
Total liabilities	**(128,672)**	(164,034)	(122,970)	(104,192)	(98,240)
Minority interests	**(41)**	(12)	42	131	27
Net assets	**447,478**	280,888	238,203	217,362	234,927

Note:

The Group adopted certain new accounting standards commencing 1st April 2006 and certain comparative figures for the year ended 31st March 2005 was restated to confirm with those new accounting standards.

Schedule of Principal Investment Properties

Address	Existing use	Term of lease	Percentage of Group interest
Workshop No. 5, Nos. 15-23 and 25-28 on 17th Floor Metro Centre, No. 32 Lam Hing Street Kowloon Bay Kowloon	Industrial	Medium	100%
Workshop Nos. 1-2 on 10th Floor Metro Centre, No. 32 Lam Hing Street Kowloon Bay Kowloon	Industrial	Medium	100%
House No. 28 and Car Park Nos. 59 and 60 The Villa Horizon, Silver Stream Path Sai Kung New Territories	Residential	Medium	100%
Factory Unit Nos. 23 and 24 on 5th Floor and Car Park Space No. V18 on Basement Kowloon Bay Industrial Centre No. 15 Wang Hoi Road Kowloon Bay Kowloon	Industrial	Medium	100%
Shop 2 on Ground Floor Po Sun Mansion Nos. 87-101 Bulkeley Street Hung Hom Kowloon	Commercial	Medium	100%
Flat 1 on Level 3 No. 2, Hua Xiao Street Tianhe Ming Ya Court Tianhe East Road Tianhe District, Guangzhou The People's Republic of China	Residential	Long	100%
Units 801-814 on Level 8 of West Tower Yangcheng International Commercial Center Tiyu East Road Tianhe District, Guangzhou The People's Republic of China	Commercial	Long	100%