BERJAYA

BERJAYA HOLDINGS (HK) LIMITED

Stock Code: 288

Annual Report 2008

Contents

Corporate Information

Board of Directors

Executive Directors

Mr. Chan Kien Sing – *Chairman*
Mr. Chin Chee Seng, Derek
Ms. Tan Ee Ling
Mr. Wong Man Hong

Independent Non-executive Directors

Dato' Lee Ah Hoe
Mr. Tan Tee Yong
Mr. Leou Thiam Lai

Company Secretary

Mr. Wong Man Hong

Registered Office

Unit 1701
17th Floor, Austin Plaza
83 Austin Road
Jordan, Kowloon
Hong Kong

Principal Bankers

CITIC Ka Wah Bank Limited
DBS Bank (Hong Kong) Limited
Malayan Banking Berhad

Auditors

PricewaterhouseCoopers
Certified Public Accountants

Share Registrars

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

Chairman's Statement

On behalf of the Board of Directors, I am pleased to present the Annual Report and Financial Statements for the financial year ended 30th April 2008.

During the year, the Group reported a profit before income tax and profit attributable to equity holders of approximately HK$12.92 million and HK$7.31 million respectively compared to a loss before income tax of approximately HK$3.12 million and loss attributable to equity holders of approximately HK$3.68 million in the preceding year. This is primarily due to the fair value gain on investment properties of HK$13.94 million in the current year. Way forward, the Group will continue to seek new investment opportunities to improve profitability and to provide growth for the Group.

I wish to take this opportunity to express my gratitude to all employees for their loyal services and contribution. I would also like to thank all our shareholders, business associates and financiers for their continued support.

Chan Kien Sing
Chairman

Management Discussion and Analysis

Financial Performance

Revenue of the Group for the year was HK$1.90 million, representing an increase of 21% from the previous year as a result of the significant improvement in the property market. Revenue for the year under review represents rental income from investment properties.

During the year, the Group reported a profit before income tax and profit attributable to equity holders of approximately HK$12.92 million and HK$7.31 million respectively compared to a loss before income tax of approximately HK$3.12 million and loss attributable to equity holders of approximately HK$3.68 million in the preceding year. This is primarily due to the fair value gain on investment properties of HK$13.94 million in the current year.

Working Capital and Cash Requirements

The Management believes that the Company will continue to have adequate working capital. There is no significant cash requirement in the coming year.

Investment Properties

The investment properties showed an increase in value of HK$13.94 million during the year, compared with HK$3.89 million in last year. Higher rental income was generated from investment properties. The average occupancy rate for investment properties has recorded an increase of 7.46% from 90.39% to 97.85%. We expect no major changes in the rental income in the coming year.

Capital and Debt Structure

The Company has not issued any additional shares in the current year. There is no present requirement or plan to raise additional fund through the issuance of equity or debt.

As of 30th April 2008, the Group has outstanding bank loan of approximately HK$6.71 million (2007: HK$6.89 million). This bank loan was secured by certain of the investment properties of the Group located in Hong Kong with a net book value of approximately HK$60.90 million (2007: HK$47.53 million).

The gearing ratio for the Group decreased to 44% as of 30th April 2008 from the previous year of 54%. The ratio has been calculated based on the net borrowings to the total capital of the Group.

Future Prospect

The Group will continue to focus on its core business and has no present plan to diversify or invest into other business activities. There are also no material capital commitments which would require a substantial use of the Group’s present cash resources or external funding.

Biographical Details of Directors

Executive Directors

Mr. Chan Kien Sing, aged 52, joined the Group in 1993. He is a member of the Malaysian Institute of Certified Public Accountants and Malaysian Institute of Accountants. Mr. Chan joined Berjaya Group Berhad in 1989 as General Manager, Investment. In 1993, he was appointed as Group Executive Director to the Board of Berjaya Group Berhad. He also holds directorship of various subsidiaries under the Berjaya Corporation Berhad group as well as in several foreign based subsidiary companies in Hong Kong and United States of America.

Mr. Chin Chee Seng, Derek, aged 51, joined the Group in 1989. He holds a Business Law degree and is a Barrister-at-Law. He was admitted as an advocate and solicitor of the High Court of Malaya in 1983 and practiced in the legal firm of Allen & Gledhill, Kuala Lumpur for six years until he joined Berjaya Group Berhad in 1989. He is currently the Senior General Manager in charge of legal affairs for Berjaya Corporation Berhad.

Ms. Tan Ee Ling, aged 37, joined the Group in 1993. She graduated from University of Essex, UK with a first class honours degree in Accounting and Financial Management. Having worked in an accounting firm, she continued her studies and obtained a Master's degree in Business Administration (Finance) from University of Nottingham, UK.

Mr. Wong Man Hong, aged 39, joined the Group in 2003. He is an associate member of the Hong Kong Institute of Certified Public Accountants and a fellow member of the Association of Chartered Certified Accountants. He is the husband of Ms. Tan Ee Ling.

Independent Non-executive Directors

Dato' Lee Ah Hoe, J.P., aged 64, joined the Group in 1994 as an Independent Non-executive Director. Dato' Lee has over 34 years of experience in property development.

Mr. Tan Tee Yong, aged 44, joined the Group in 1998 as an Independent Non-executive Director. Mr. Tan has over 24 years of experience in the business sector and has held directorships in freight forwarding, investment and automobile industry in Malaysia.

Mr. Leou Thiam Lai, aged 52, joined the Group in 2004 as an Independent Non-executive Director. He is currently a partner of Leou & Associates, Chartered Accountants, Malaysia. Mr. Leou studied at the Tunku Abdul Rahman College, Kuala Lumpur. Upon graduation, in June 1980, he began his career in a Chartered Accountants firm and subsequently, was the Group Accountant of a public listed company in 1987. He started a risk management agency and, in 1988 upon the approval of his Audit Licence by the Treasury, he started Leou & Associates, a Chartered Accountants Firm. Mr. Leou is a Chartered Accountant of the Malaysian Institute of Accountants, he is also a Fellow member of The Association of Chartered Certified Accountants, as well as a Fellow member of the Malaysia Institute of Taxation. At present, Mr. Leou also sits on the Board of DeGem Berhad, United Bintang Berhad, I-Power Berhad, Ramunia Holdings Berhad, MoBif Berhad, and Nextnation Communication Berhad.

Report of the Directors

The Directors submit their report together with the audited financial statements for the year ended 30th April 2008.

Principal Activities

The principal activities of the Company and of the Group are property investment and investment holding.

Results and Appropriations

The results of the Group for the year are set out in the consolidated income statement on page 18. An analysis of the performance of the Group for the year by business and geographical segments is set out in note 6 to the financial statements.

The Directors do not recommend the payment of a dividend in respect of the year ended 30th April 2008.

Share Capital

Details of authorised and issued share capital are set out in note 21 to the financial statements.

Plant and Equipment

Details of the movements in the plant and equipment of the Group and of the Company are set out in note 13 to the financial statements.

Reserves

Details of the movements in the reserves of the Group and of the Company during the year are set out in note 22 to the financial statements.

Directors

The Directors during the year and up to the date of this report are:

Mr. Chan Kien Sing *(Chairman)*
Mr. Chin Chee Seng, Derek
Ms. Tan Ee Ling
Mr. Wong Man Hong
Dato' Lee Ah Hoe[1]
Mr. Tan Tee Yong[1]
Mr. Leou Thiam Lai[1]

[1] *Independent Non-executive Directors*

In accordance with Articles 110 and 111 of the Articles of Association of the Company, Ms. Tan Ee Ling, Mr. Tan Tee Yong and Mr. Leou Thiam Lai retire by rotation at the forthcoming Annual General Meeting and, being eligible, offer themselves for re-election.

The Directors do not have any service contracts with the Company or any of its subsidiaries which is not determinable by the Group within one year without payment of compensation, other than statutory compensation.

Public Float

As at the date of this report, the Company has maintained the prescribed public float under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") (the "Listing Rules"), based on the information that is publicly available to the Company and within the knowledge of the Directors.

Directors' Interests in Contracts

No contracts of significance in relation to the Group's business to which the Company or any of 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.

Interests of Directors and Short Positions in the Shares, Underlying Shares and Debentures of the Company or any Associated Corporation

At no time during the year was the Company or any of its subsidiaries a party to any arrangements to enable the Directors of the Company or their associates to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate and none of the Directors, nor their associates, had any interests or short positions in any shares and underlying shares of the Company or any of its associated corporations as recorded in the register maintained by the Company pursuant to Section 352 of the Securities and Futures Ordinance ("SFO"), or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers as at 30th April 2008.

Report of the Directors

Interests of Substantial Shareholders and Short Positions in the Shares, Underlying Shares of the Company

The register of Substantial Shareholders maintained under Section 336 of the SFO shows that as at 30th April 2008, the Company had been notified of the following interests of the Substantial Shareholders and short positions, being 5% or more of the issued share capital of the Company. These interests are in addition to those disclosed above in respect of the Directors.

Name	**Number of shares**	**Percentage**
Berjaya Corporation Berhad *(Notes 1 and 3)*	292,149,475	49.43%
Berjaya Group Berhad *(Notes 2 and 3)*	292,149,475	49.43%
Berjaya Group (Cayman) Limited *(Notes 2 and 3)*	252,149,475	42.66%
Grandgroup Investments Limited *(Note 3)*	118,180,000	19.99%
Berjaya Leisure (Cayman) Limited *(Notes 2 and 3)*	40,000,000	6.77%

Notes:

1 Berjaya Corporation Berhad is the parent company of Berjaya Group Berhad and is deemed to be interested in the shares held by Berjaya Group Berhad.

2 The interests of Berjaya Group Berhad in the issued share capital of the Company refer to the interests of Berjaya Group (Cayman) Limited and Berjaya Leisure (Cayman) Limited, both being subsidiaries of Berjaya Group Berhad.

3 None of the Directors is the ultimate shareholder of these companies.

Directors' Interests in Competing Business

None of the Directors is interested in any business apart from the Group's business which competes or is likely to compete, either directly or indirectly, with the business of the Group.

Purchase, Sale or Redemption of Shares

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

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 Customers and Suppliers

The aggregate revenue during the year attributable to the five largest customers of the Group was 28.46% of the Group's total revenue, of which 7.39% was made to the largest customer.

The Group had no significant supplier during the year.

None of the Directors, their associates or any shareholder who to the knowledge of the Directors owns more than 5% of the Company's share capital has an interest in the suppliers or customers disclosed above.

Corporate Governance

The Company has complied throughout the year ended 30th April 2008 with the Code on Corporate Governance Practices as set out in Appendix 14 of the Listing Rules with certain deviations. For details, please refer to the Corporate Governance Report of this annual report.

Auditor

The financial statements have been audited by PricewaterhouseCoopers who retire at the forthcoming Annual General Meeting and, being eligible, offer themselves for re-appointment.

On behalf of the board

Chan Kien Sing
Chairman

Hong Kong, 25th July 2008

Corporate Governance Report

Corporate Governance Practices

The Board of Directors of the Company (the "Board") is of the view that corporate governance is vital to the continued success of the Company and has therefore adopted various measures to ensure that a high standard of corporate governance is upheld. With effect from 1st January 2005, the Company has applied the principle and complied with the requirements of the Code on Corporate Governance Practices (the "Code") of the Rules Governing the Listing of Securities (the "Listing Rules") on The Stock Exchange of Hong Kong Limited (the "SEHK") save and except certain deviations as more specifically described below. The current practices will be reviewed and updated regularly so that the latest development in corporate governance can be followed and observed.

Directors

Directors' Securities Transactions

The Company has adopted the code of conduct regarding Directors' securities transactions as set out in the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") of the Listing Rules. Having made specific enquiry of all Directors, they all have confirmed that they have complied with the required standard as set out in the Model Code throughout the year.

Board of Directors

The Board comprises:

Executive Directors	:	Mr. Chan Kien Sing Mr. Chin Chee Seng, Derek Ms. Tan Ee Ling Mr. Wong Man Hong
Independent Non-executive Directors	:	Dato' Lee Ah Hoe Mr. Tan Tee Yong Mr. Leou Thiam Lai

Ms. Tan Ee Ling is the spouse of Mr. Wong Man Hong.

Each Independent Non-executive Director gives an annual confirmation of his independence to the Company, and the Company considers them to be independent under Rule 3.13 of the Listing Rules.

Corporate Governance Report

The Board is responsible for the types of decision relating to the following aspects:

- formulation of operational and strategic direction of the Company;
- monitoring the financial performance of the Company;
- overseeing the performance of the management;
- ensuring a prudent and effective framework of internal control is in place to enable risks to be assessed and managed; and
- setting the Company's values and standards.

while daily operation and administration are delegated to the management.

The Directors come from diverse business and professional backgrounds rendering valuable expertise and experience for promoting the best interests of the Group and its shareholders as a whole by taking care of the interests of all the shareholders and that issues are considered in a more objective manner.

During the financial year ended 30th April 2008, one Board meeting was held and the attendance of each Director is set out as follows:

Name of Director	**Number of Board meeting attended in the financial year ended 30th April 2008**	**Attendance rate**
Mr. Chan Kien Sing	1	100%
Mr Chin Chee Seng, Derek	1	100%
Ms. Tan Ee Ling	1	100%
Mr. Wong Man Hong	–	0%
Dato' Lee Ah Hoe	–	0%
Mr. Tan Tee Yong	–	0%
Mr. Leou Thiam Lai	1	100%

Full Board meetings have not been held frequently as the Directors consider meetings by circulation are also sufficient. The Board has its own systems to circulate documents and proposals to the Board members to enable them to express their comments and opinions and make informed decisions on matters to be passed by written resolutions. Draft written resolutions will be circulated to collect comments from Board members before the formal written resolutions are circulated for signatures. The business operations were under management and supervision of the Executive Directors and senior management who had from time to time held meetings to discuss and resolve all material business or management issues.

Every Board member has full access to the advice and services of the company secretary with a view to ensuring that all applicable rules and regulations are followed and they are also entitled to have full access to Board papers and related materials so that they are able to make an informed decision and to discharge their duties and responsibilities.

Corporate Governance Report

Chairman and Chief Executive

Mr. Chan Kien Sing ("Mr. Chan") is the Chairman. There is no appointment of Chief Executive Officer and the daily management of the Company is monitored by the Executive Directors. The balance of power and authority is ensured by the operations of the Board and the Board considers that such simple operation carried out currently can ensure that business decisions be made more efficiently and effectively.

Mr. Chan was unable to attend the 2007 Annual General Meeting of the Company because of other business commitment.

Appointment and Re-election of Directors

None of the Directors (including Executive and Independent Non-executive Directors) has entered into a service contract with the Company. They are appointed subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with the provision of the Articles of Association of the Company (the "Articles of Association").

Remuneration of Directors and Senior Management

Remuneration Committee

The remuneration committee of the Company (the "Remuneration Committee") was established on 17th October 2005 comprising the three Independent Non-executive Directors. Dato' Lee Ah Hoe is the chairman of the Remuneration Committee.

According to the terms of reference of the Remuneration Committee, its major roles and functions are as follows:

(1) To make recommendations to the Board on the policy of the Company and structure for all remuneration of Directors and senior management of the Company and on the establishment of a formal and transparent procedure for developing policy on such remuneration.

(2) To have the delegated responsibility to determine the specific remuneration package for all Executive Directors and senior management, including benefits in kind, pension rights and compensation payments, including any compensation payable for loss or termination of their office or appointment, and make recommendations to the Board of the remuneration of Executive Directors. The Committee should consider factors such as salaries paid by comparable companies, time commitment and responsibilities of the Directors, employment conditions elsewhere in the Group and desirability of performance-based remunerations.

(3) To review and approve performance-based remuneration by reference to corporate goals and objectives resolved by the Board from time to time.

(4) To review and approve the compensation payable to Executive Directors and senior management in connection with any loss or termination of their office or appointment to ensure that such compensation is determined in accordance with relevant contractual terms and that such compensation is otherwise fair and not excessive for the Company.

(5) To review and approve compensation arrangement relating to dismissal or removal of Directors for misconduct to ensure that such arrangements are determined in accordance with relevant contractual terms and that any compensation payment is otherwise reasonable and appropriate.

(6) To ensure that no Director or any of his associate is involved in deciding his own remuneration.

Meeting of the Remuneration Committee shall be held at least once a year. One meeting was held in the financial year. The attendance of each member is set out as follows:

Name of Director	Number of meetings attended in the financial year ended 30th April 2008	Attendance rate
Dato' Lee Ah Hoe	1	100%
Mr. Tan Tee Yong	1	100%
Mr. Leou Thiam Lai	1	100%

At the meeting held during the year, the remuneration of the Directors and senior management of the Group was under review.

Details of the Directors' emolument are set out in note 10 to the financial statements.

Accountability and Audit

Financial Reporting

The management provides such explanation and information to the Board so as to enable the Board to make an informed assessment of the financial and other information put before the Board for approval.

The Directors acknowledge their responsibility to prepare the financial statements that give a true and fair view of the state of affairs of the Group. The Board has prepared the financial statements on a going concern basis. As such, the Board was not aware of any material uncertainties relating to events or conditions that might cast significant doubt upon the ability of the Group to continue as a going concern.

The responsibility of the external auditor is to form an independent opinion, based on their audit, on those consolidated financial statements prepared by the Board and to report their opinion solely to the shareholders of the Company, as a body, and for no other purpose. A statement by the auditor about their reporting responsibility is set out on page 16 of this Annual Report.

Internal Control and Risk Management

The Board has overall responsibility for the system of internal controls of the Group. The Board has conducted a review of, and is satisfied with the effectiveness of the system of internal controls of the Group. Their responsibilities include:

– Approval of annual budgets for each operating company covering strategy, financial and business performance, key risks and opportunities.
– Monitoring the compliance with applicable laws and regulations, and also with corporate governance policies.
– Monitoring the quality, timeliness, and content of internal and external reporting.

The Board reviews the effectiveness of the material internal controls of the Group. The Board is satisfied that, based on information furnished to it and on its own observations, the present internal controls of the Group are satisfactory.

Audit Committee

The audit committee of the Company (the "Audit Committee") was established on 15th December 2000 now comprising the three Independent Non-executive Directors. One member has appropriate professional qualifications in accounting and related financial management expertise. No member of the Audit Committee is a member of the former or existing auditors of the Company.

The existing terms of the reference of the Audit Committee, its major role and functions are, amongst others, as follows:

1. To review the half year and annual financial statements before submission to the Board, focusing particularly on:
   (i) any changes in accounting policies and practices;
   (ii) major judgemental areas;
   (iii) significant adjustments resulting from the audit;
   (iv) the going concern assumption;
   (v) compliance with accounting standards; and
   (vi) compliance with stock exchange and legal requirements;
2. To review the external auditor's management letter and management's response;
3. To consider the major findings of internal investigation and management's response; and
4. To consider other topics, as defined by the Board.

Two meetings were held in the financial year. The attendance of each member is set out as follows:

Name of Director	Number of meetings attended in the financial year ended 30th April 2008	Attendance rate
Dato' Lee Ah Hoe	2	100%
Mr. Tan Tee Yong	2	100%
Mr. Leou Thiam Lai	2	100%

At the meetings held during the year, in performing its duties in accordance with its terms of reference, the Audit Committee had reviewed the financial reports for the year ended 30th April 2008 and six months ended 31st October 2007.

Auditor's Remuneration

During the financial year ended 30th April 2008, the remuneration paid to the Company's auditor, PricewaterhouseCoopers, is set out as follows:

Services rendered	*HK$'000*
Audit services	318

Independent Auditor's Report

PRICEWATERHOUSECOOPERS

羅兵咸永道會計師事務所

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

TO THE SHAREHOLDERS OF BERJAYA HOLDINGS (HK) LIMITED
(Incorporated in Hong Kong with limited liability)

We have audited the consolidated financial statements of Berjaya Holdings (HK) Limited (the "Company") and its subsidiaries (together, the "Group") set out on pages 18 to 55, which comprise the consolidated and Company balance sheets as at 30th April 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 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 141 of the Hong Kong Companies Ordinance 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.

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 30th April 2008 and of the profit and cash flows of the Group for the year then ended in accordance with Hong Kong Financial Reporting Standards and have been properly prepared in accordance with the Hong Kong Companies Ordinance.

PricewaterhouseCoopers
Certified Public Accountants

Hong Kong, 25th July 2008

Consolidated Income Statement

For the year ended 30th April 2008

	Note	2008 HK$'000	2007 HK$'000
Revenue	5	**1,900**	1,572
Cost of services	7	**(55)**	(74)
Gross profit		**1,845**	1,498
Other income		**3**	27
Administrative expenses	7	**(2,405)**	(2,678)
Other operating expenses	7	**(55)**	(3,708)
Other gains	8	**13,942**	5,991
Operating profit		**13,330**	1,130
Finance income	9	**–**	2
Finance costs	9	**(2,823)**	(6,309)
Share of profit of an associated company		**2,416**	2,057
Profit/(loss) before income tax		**12,923**	(3,120)
Income tax expense	11	**(2,440)**	(681)
Profit/(loss) for the year		**10,483**	(3,801)
Attributable to:			
Equity holders of the Company	22	**7,307**	(3,680)
Minority interests		**3,176**	(121)
		10,483	(3,801)
		HK cents	*HK cents*
Basic and diluted earnings/(loss) per share	12	**1.24**	(0.62)

Consolidated Balance Sheet

As at 30th April 2008

	Note	2008 HK$'000	2007 HK$'000
ASSETS			
Non-current assets			
Plant and equipment	13	126	118
Investment properties	14	63,968	50,026
Investment in an associated company	16	15,191	10,118
Available-for-sale financial assets	17	295	295
Amount due from a shareholder	18	–	559
		79,580	61,116
Current assets			
Debtors and prepayments	19	314	357
Cash and cash equivalents	20	117	167
		431	524
Total assets		80,011	61,640
EQUITY			
Share capital	21	118,210	118,210
Reserves	22	(81,595)	(91,559)
Shareholders' funds		36,615	26,651
Minority interests		5,014	–
Total equity		41,629	26,651
LIABILITIES			
Non-current liabilities			
Borrowings	23	32,349	31,515
Deferred income tax liabilities	24	4,535	2,095
		36,884	33,610
Current liabilities			
Creditors and accruals	25	1,318	1,199
Borrowings	23	180	180
		1,498	1,379
Total liabilities		38,382	34,989
Total equity and liabilities		80,011	61,640
Net current liabilities		(1,067)	(855)
Total assets less current liabilities		78,513	60,261

Chan Kien Sing
Director

Tan Ee Ling
Director

Balance Sheet

As at 30th April 2008

	Note	2008 HK$'000	2007 HK$'000
ASSETS			
Non-current assets			
Plant and equipment	13	**126**	113
Investment properties	14	**63,968**	50,026
Investments in subsidiaries	15	**–**	2,105
Investment in an associated company	16	**8,200**	8,200
Available-for-sale financial assets	17	**295**	295
Amount due from a shareholder	18	**–**	559
		72,589	61,298
Current assets			
Debtors and prepayments	19	**309**	353
Amounts due from subsidiaries	15	**–**	1,605
Cash and cash equivalents	20	**79**	128
		388	2,086
Total assets		**72,977**	63,384
EQUITY			
Share capital	21	**118,210**	118,210
Reserves	22	**(82,740)**	(87,572)
Total equity		**35,470**	30,638
LIABILITIES			
Non-current liabilities			
Borrowings	23	**30,530**	28,023
Deferred income tax liabilities	24	**4,535**	2,095
		35,065	30,118
Current liabilities			
Creditors and accruals	25	**963**	900
Amounts due to subsidiaries	15	**1,299**	1,548
Borrowings	23	**180**	180
		2,442	2,628
Total liabilities		**37,507**	32,746
Total equity and liabilities		**72,977**	63,384
Net current liabilities		**(2,054)**	(542)
Total assets less current liabilities		**70,535**	60,756

Chan Kien Sing
Director

Tan Ee Ling
Director

Consolidated Statement of Changes in Equity

For the year ended 30th April 2008

	Attributable to equity holders of the Company				
	Share capital	**Reserves**	**Equity holders**	**Minority interests**	**Total equity**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
Balance at 1st May 2007	118,210	(91,559)	26,651	–	26,651
Exchange differences	–	1,084	1,084	–	1,084
Share of reserves from an associated company	–	1,573	1,573	–	1,573
Profit for the year	–	7,307	7,307	3,176	10,483
Extinguishment of loan from minority interests	–	–	–	1,838	1,838
Balance at 30th April 2008	118,210	(81,595)	36,615	5,014	41,629
Balance at 1st May 2006	118,210	(90,307)	27,903	–	27,903
Exchange differences	–	342	342	–	342
Share of reserves from an associated company	–	2,086	2,086	–	2,086
Loss for the year	–	(3,680)	(3,680)	(121)	(3,801)
Excess of loss covered by advances from minority interests	–	–	–	121	121
Balance at 30th April 2007	118,210	(91,559)	26,651	–	26,651

Consolidated Cash Flow Statement

For the year ended 30th April 2008

	Note	2008 HK$'000	2007 HK$'000
Cash flows from operating activities			
Cash used in operations	27(a)	**(397)**	(1,281)
Interest paid		**(469)**	(540)
Net cash used in operating activities		**(866)**	(1,821)
Cash flows from investing activities			
Purchase of plant and equipment		**(67)**	(26)
Additions to investment properties		**–**	(337)
Interest received		**–**	2
Net cash used in investing activities		**(67)**	(361)
Cash flows from financing activities			
Repayments of secured bank loan		**(180)**	(365)
Additional loan from a shareholder		**1,063**	1,862
Net cash from financing activities		**883**	1,497
Net decrease in cash and cash equivalents		**(50)**	(685)
Cash and cash equivalents at beginning of year		**167**	762
Exchange gains on cash and cash equivalents		**–**	90
Cash and cash equivalents at end of year		**117**	167

Notes to the Financial Statements

1 General information

The principal activities of the Company and of the Group are property investment and investment holding.

The Company is incorporated in Hong Kong with limited liability on 19th January 1971. The address of its registered office is Unit 1701, 17/F, Austin Plaza, 83 Austin Road, Jordan, Kowloon, Hong Kong. The shares of the Company are listed on the Main Board of the Stock Exchange of Hong Kong Limited.

The financial statements have been approved by the Board of Directors on 25th 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.

(a) Basis of preparation

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

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 accounting policies of the Group. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 4.

For the year ended 30th April 2008, the Group adopted the following new standard, amendment and interpretations to the existing standards, which are relevant to its operations:

HKFRS 7	Financial Instruments: Disclosures
HKAS 1 (Amendment)	Presentation of Financial Statements: Capital Disclosures
HK(IFRIC) – Int 9	Reassessment of Embedded Derivatives
HK(IFRIC) – Int 10	Interim Financial Reporting and Impairment

The adoption of these new standard, amendment and interpretations does not have any significant effect on the accounting policies or result and financial position of the Group, whereas the adoption of HKAS 1 (Amendment) and HKFRS 7 requires additional disclosures relating to financial instruments and capital management in the financial statements. There is no impact on the classification and valuation of the Group's financial instruments.

2 Summary of significant accounting policies *(Continued)*

(a) Basis of preparation *(Continued)*

The following standards, amendments and interpretations have been issued and are relevant to the Group's operations and consolidated financial statements but are not effective for the current year and have not been early adopted by the Group:

		Effective for accounting periods beginning on or after
HKAS 1 (Revised)	Presentation of Financial Statements	1st January 2009
HKAS 23 (Revised)	Borrowing Costs	1st January 2009
HKAS 27 (Revised)	Consolidated and Separate Financial Statements	1st July 2009
HKFRS 3 (Revised)	Business Combinations	1st July 2009
HKFRS 8	Operating Segments	1st January 2009

The Group has already commenced an assessment of the impact of these standard and amendments but is not yet in a position to state whether they would have a significant impact on its results of operations and financial position.

(b) Consolidation

The consolidated financial statements include the financial statements of the Company and its subsidiaries made up to 30th April and the share of post acquisition results and reserves of its associated company attributable to the Group.

(i) Subsidiaries

Subsidiaries are all entities over which the Group has the power to govern the financial and operating policies generally accompanying a direct or indirect 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 and de-consolidated from the date that control ceases.

2 Summary of significant accounting policies *(Continued)*

(b) Consolidation *(Continued)*

(i) Subsidiaries (Continued)

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 share of the identifiable net assets acquired by the Group 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 to ensure consistency with the policies adopted by the Group.

In the balance sheet of the Company, investments in subsidiaries are carried at cost less impairment. The results of subsidiaries are accounted by the Company on the basis of dividend received and receivable.

(ii) Transactions with minority interests

Minority interests represent the interest of outside shareholders in the operating results and net assets of subsidiaries.

The Group applies a policy of treating transactions with minority interests as transactions with parties external to the Group. Disposals to minority interests result in gains and losses for the Group that are recorded in the consolidated income statement. Purchases of equity interest from minority interests result in goodwill, which is the difference between any consideration paid and the relevant share of the carrying value of net assets of the subsidiary being acquired. If the cost of acquisition is less than the relevant share of the carrying value of net assets acquired, the difference is recognised directly in the consolidated income statement.

2 Summary of significant accounting policies *(Continued)*

(b) Consolidation *(Continued)*

(iii) Associated company

An associated company is an entity over which the Group has significant influence but not control, generally accompanying a shareholding of between 20% and 50% of the voting rights. Investment in an associated company is accounted for using the equity method of accounting and is initially recognised at cost. The Group's investment in associated company includes goodwill (net of any accumulated impairment loss) identified on acquisition.

The Group's share of its associated company's post-acquisition profits or losses is recognised in the 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 company equals or exceeds its interest in the associated company, including any other long term unsecured receivable, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associated company.

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

In the Company's balance sheet, the investment in an associated company is stated at cost less provision for impairment losses (note 2(g)). The results of associated company are accounted for by the Company on the basis of dividend received and receivable.

(c) Segment reporting

A business segment is a group of assets and operations engaged in providing services that are subject to risks and returns that are different from those of other business segments. A geographical segment is engaged in providing 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.

2 Summary of significant accounting policies *(Continued)*

(d) Foreign currency translation

(i) Functional and presentation currency

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

(ii) 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.

(iii) 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:

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

(b) 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

(c) 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 operations, 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, exchange differences that were recorded in equity 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)*

(e) Plant and equipment

Plant and equipment is stated at historical cost less depreciation and impairment. Historical cost includes expenditure that is directly attributable to the acquisition of the items. Subsequent costs are included in the carrying amount of the asset 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. The carrying amount of the replaced part is derecognised. All other repairs and maintenance costs are charged in the income statement during the financial period in which they are incurred.

Depreciation on plant and equipment is calculated using the straight-line method to allocate their costs to their residual values over their estimated useful lives, as follows:

Furniture and fixtures	10%
Office equipment	20%

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 (note 2(g)).

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised, in the income statement.

(f) Investment properties

Properties that are held for long-term rental yields or for capital appreciation or both, and that are not occupied by the Group, are classified as investment properties. Investment properties comprise land held under operating leases and buildings held under finance leases. Land held under operating leases are classified and accounted for as investment properties when the rest of the definition of investment properties is met. The operating lease is accounted for as if it were a finance lease.

Investment properties are measured initially at cost, including related transaction costs. After initial recognition, investment properties are carried at fair value. Fair value is based on valuations carried out by external valuers. Changes in fair values are recognised in the income statement. The fair value of investment property reflects, among other things, rental from current leases and assumptions about rental from future leases in the light of current market conditions.

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

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.

2 Summary of significant accounting policies *(Continued)*

(g) Impairment of non-financial assets

Assets that have an indefinite useful life or have not yet available for use are not subject to amortisation, but are tested at least 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 carrying amount of the asset exceeds its recoverable amount, which is the higher of the fair value of an asset 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). Assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at each balance sheet date.

(h) Financial assets

The Group classifies its financial assets in the following categories: loans and receivables and available-for-sale financial assets. The classification depends on the purposes for which the financial assets were acquired. Management determine the classification of its financial assets at initial recognition.

(i) 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 maturities greater than 12 months after the balance sheet date and are classified as non-current assets. Loans and receivables are initially recognised at fair value and are subsequently carried at amortised cost using effective interest method.

(ii) 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 the balance sheet under non-current assets unless management intends to dispose of the investment within 12 months of the balance sheet date. Available-for-sale financial assets are initially recognised at fair value plus transaction cost and subsequently carried at fair value.

2 Summary of significant accounting policies *(Continued)*

(h) Financial assets *(Continued)*

Regular way purchases and sales of financial assets are recognised on the trade-date, which is the date on which the Group commits to purchase or sell the asset. Financial assets 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.

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 financial assets classified as available-for-sale, a significant or prolonged decline in the fair value of the investment below its cost is considered as an indicator in determining whether the financial assets 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 assets previously recognised in the income statement is removed from equity and recognised in the income statement. Impairment recognised in the income statement on equity investments is not reversed through the income statement.

(i) Debtors

Trade and other debtors are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment, which 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 the receivable. Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy and default or delinquency in payments are considered indicators that the debtor is impaired. The amount of the provision is the difference between the carrying amount of the asset and the present value of estimated future cash flows, discounted at the original effective interest rate. The carrying amount of debtors is reduced through the use of an allowance account and the amount of the provision is recognised in the income statement within other operating expenses. When a debtor is uncollectible, it is written off against the allowance account for debtors. Subsequent recoveries of amounts previously written off are credited against other operating expenses in the income statement.

(j) Cash and cash equivalents

Cash and cash equivalents include cash in hand and deposits held at call with banks.

(k) Share capital

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

2 Summary of significant accounting policies *(Continued)*

(l) Creditors

Creditors are recognised initially at fair value and subsequently at amortised cost using the effective interest method.

(m) 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 to agents, advisers, brokers and dealers, levies by regulatory agencies and securities exchange, 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 income statement over the period of the borrowings using the effective interest method.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

(n) Current and deferred income tax

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the balance sheet date in the countries where the subsidiaries and associated company operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation and establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, the deferred income tax is not accounted for it if arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. 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 on temporary differences arising on investments in subsidiaries and associated company, 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 Summary of significant accounting policies *(Continued)*

(o) Employee benefits

Contributions under the defined contribution retirement scheme, which are calculated as a percentage of basic salaries of the employees, are charged to the income statement in the financial period to which the contributions relate.

Employee entitlements to annual and long service leaves are recognised when they accrued to employees. A provision is made for the estimated liability for annual and long service leaves as a result of services rendered by employees up to the balance sheet date. Employee entitlements to sick and maternity leaves are not recognised until the time of leave.

Provision for bonus plans due wholly within 12 months after balance sheet date are recognised when the Group has a present legal or constructive obligation as a result of services rendered by employees and a reliable estimate of the obligation can be made.

(p) Provisions

Provisions are recognised when there is a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and a reliable estimate of amount can be made. Where a provision is expected to be reimbursed, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense.

2 Summary of significant accounting policies *(Continued)*

(q) Revenue recognition

Revenue comprises the fair value of the consideration for the sale of services in the ordinary course of the activities of the Group. Revenue is shown, net of allowance for credit and other revenue reducing factors.

The Group recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the Group and specific criteria for each of the activities have been met. The amount of revenue is not considered to be reliably measurable until all contingencies relating to the sale have been resolved. The Group bases its estimates on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Rental income, net of any incentives given to the lessee is recognised over the periods of the respective leases on a straight-line basis.

Interest income is recognised on a time-proportion basis using the effective interest method, taking into account the principal amounts outstanding and the interest rates applicable.

(r) Operating leases

Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases.

(i) Where the Group is the lessor

When the Group leases out assets under operating leases, the assets are included in the balance sheet and, where applicable, are depreciated in accordance with the Group's depreciation policies. Revenue arising from assets leased out under operating leases is recognised on a straight-line basis over the lease periods.

(ii) Where the Group is the lessee

Payments made under operating leases net of incentives received from the lessor, are charged to the income statement on a straight-line basis over the period of the lease.

3 Financial risk management

(a) Financial risk factors

The activities of the Group expose it to a variety of financial risks: cash flow interest-rate risk, credit risk and liquidity risk. The overall risk management programme of the Group focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Group.

Risk management is carried out by the Executive Director under the supervision of the Board of Directors. The Board provides principles for overall risk management.

(i) Cash flow interest-rate risk

As the Group has no significant interest-bearing assets, the income and operating cash flows of the Group are substantially independent of changes in market interest rates.

The interest-rate risk of the Group arises from borrowings. Borrowings issued at variable rates expose the Group to cash flow interest-rate risk. During 2008 and 2007, the borrowings of the Group at variable rates were denominated in Hong Kong dollar and Renminbi.

At 30th April 2008, if interest rates on the interest-bearing borrowings had been 100 basis points higher/lower with all other variables held constant, post-tax profit for the year would have been HK$325,000 (2007: HK$299,000) lower/higher, mainly as a result of higher/lower floating rate interest expense on these borrowings.

The sensitivity analysis has been determined based on the exposure to interest rates at the balance sheet date. The analysis is prepared assuming the amounts of interest-bearing borrowings outstanding at the balance sheet date being outstanding for the whole year. The analysis is performed on the same basis for 2007.

(ii) Credit risk

Credit risk is managed on a Group basis. Credit risk arises from cash and cash equivalents, as well as credit exposures to customers, including outstanding receivables and committed transactions.

The Group has limited credit risk with its banks, which are leading and reputable and are assessed as having low credit risk. The Group has not had any significant loss arising from non-performance by these parties in the past and management does not expect so in the future.

The Group has limited credit risk and no significant concentration of credit risk with trade debtors. The Group has policies in place to assess the credit worthiness of customers to ensure investment properties are leased to customers with an appropriate credit history.

3 Financial risk management *(Continued)*

(a) Financial risk factors *(Continued)*

(iii) Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and cash equivalents, the availability of funding through an adequate amount of committed credit facilities and adequate funding from its major shareholders to meet its liquidity requirements in both short-term and long-term.

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	Over 5 years
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*
Group				
At 30th April 2008				
Secured bank loan	510	501	1,450	6,524
Loan from a shareholder	2,130	25,824	–	–
Creditors and accruals	1,318	–	–	–
At 30th April 2007				
Secured bank loan	689	676	1,946	7,505
Loan from a shareholder	2,469	22,972	–	–
Loan from minority interests	–	1,838	–	–
Creditors and accruals	1,199	–	–	–
Company				
At 30th April 2008				
Secured bank loan	510	501	1,450	6,524
Loan from a shareholder	1,980	24,005	–	–
Creditors and accruals	2,262	–	–	–
At 30th April 2007				
Secured bank loan	689	676	1,946	7,505
Loan from a shareholder	2,292	21,318	–	–
Creditors and accruals	2,448	–	–	–

3 Financial risk management *(Continued)*

(b) Capital risk management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders 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 shareholders, issue new shares or sell assets to reduce debt.

The Group monitors its capital on the basis of the gearing ratio. This ratio is calculated as net borrowings divided by total capital. Net borrowings is calculated as total borrowings (including current and non-current borrowings) less cash and cash equivalents. Total capital is calculated as equity plus net borrowings.

The gearing ratios at 30th April 2008 and 2007 were as follows:

	Group	
	2008	2007
	HK$'000	*HK$'000*
Total borrowings *(note 23)*	**32,529**	31,695
Less: cash and cash equivalents	**(117)**	(167)
Net borrowings	**32,412**	31,528
Total equity	**41,629**	26,651
Total capital	**74,041**	58,179
Gearing ratio	**44%**	54%

The decrease in the gearing ratio during 2008 was resulted primarily from the increase in profit for the year.

3 Financial risk management *(Continued)*

(c) Fair value estimation

The fair value of financial instruments traded in active markets is based on quoted market prices at the balance sheet date. The quoted market price used for financial assets held by the Group is the current bid price.

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques. The Group uses a variety of methods and makes assumptions that are based on market conditions existing at each balance sheet date. Quoted market prices or dealer quotes for similar instruments are used for long-term debt. Other techniques, such as estimated discounted cash flows, are used to determine fair value for the remaining financial instruments.

The nominal value less estimated credit adjustments of trade debtors and creditors approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Group for similar financial instruments.

4 Critical accounting estimates and judgements

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. 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.

Fair value of investment properties

The fair values of investment properties are determined by an independent valuer on an open market for existing use basis. In making the judgement, consideration is given to assumptions that are mainly based on market conditions existing at the balance sheet date, expected rental from future leases in the light of current market conditions and appropriate capitalisation rates. These estimates are regularly compared to actual market data and actual transactions entered into by the Group. The carrying amount of investment properties are described in note 14.

5 Revenue

	2008	2007
	HK$'000	*HK$'000*
Turnover		
Rental income	**1,900**	1,572

6 Segmental information

In accordance with the internal financial reporting and operating activities of the Group, the primary segment reporting is by business segments and the secondary segment reporting is by geographical segments. Segment assets consist primarily of non-current assets, debtors and prepayments. Segment liabilities comprise creditors and accruals. There are no sales or trading transactions between the business segments. In respect of geographical segment reporting, sales are based on the country in which the customer is located and total assets and capital expenditure are where the assets are located.

(a) Business segment

	Property investment *HK$'000*	**Investment holding** *HK$'000*	**Total** *HK$'000*
Year ended 30th April 2008			
Revenue	**1,900**	**–**	**1,900**
Segment results	**13,330**	**–**	**13,330**
Finance costs – net *(note 9)*			**(2,823)**
Share of profit of an associated company *(note 16)*	**–**	**2,416**	**2,416**
Profit before income tax			**12,923**
Income tax expense *(note 11)*			**(2,440)**
Profit for the year			**10,483**
Segment assets	**64,399**	**–**	**64,399**
Investment in an associated company	**–**	**15,191**	**15,191**
Unallocated assets			**421**
Total assets			**80,011**
Segment liabilities	**586**	**355**	**941**
Unallocated liabilities			**37,441**
Total liabilities			**38,382**
Capital expenditure *(note 13)*	**–**	**67**	**67**
Depreciation *(note 7)*	**–**	**21**	**21**

6 Segmental information *(Continued)*

(a) Business segment *(Continued)*

	Property investment HK$'000	Investment holding HK$'000	Total HK$'000
Year ended 30th April 2007			
Revenue	1,572	–	1,572
Segment results	3,567	(2,437)	1,130
Finance costs – net *(note 9)*			(6,307)
Share of profit of an associated company *(note 16)*	–	2,057	2,057
Loss before income tax			(3,120)
Income tax expense *(note 11)*			(681)
Loss for the year			(3,801)
Segment assets	50,432	118	50,550
Investment in an associated company	–	10,118	10,118
Unallocated assets			972
Total assets			61,640
Segment liabilities	539	–	539
Unallocated liabilities			34,450
Total liabilities			34,989
Capital expenditure *(notes 13 and 14)*	337	26	363
Depreciation *(note 7)*	–	20	20

6 Segmental information *(Continued)*

(b) Geographical segment

	Revenue HK$'000	Operating profit/(loss) HK$'000	Total assets HK$'000	Capital expenditure HK$'000
Year ended 30th April 2008				
Hong Kong	**1,900**	**13,156**	**63,953**	**67**
Singapore	**–**	**–**	**15,191**	**–**
Mainland China	**–**	**174**	**867**	**–**
	1,900	**13,330**	**80,011**	**67**
Year ended 30th April 2007				
Hong Kong	1,572	2,534	50,829	363
Singapore	–	–	10,118	–
Mainland China	–	(1,404)	693	–
	1,572	1,130	61,640	363

7 Expenses by nature

	2008 *HK$'000*	2007 *HK$'000*
Auditor's remuneration	**318**	316
Bad debt written-off	**17**	–
Depreciation	**21**	20
Employee benefit expense (including Directors' remuneration)		
– Salaries and other allowances	**604**	530
– Contributions to defined contribution scheme	**39**	34
Operating lease payments – land and building	**218**	259
Other expenses	**1,205**	1,519
Write-off of other receivables	**–**	3,708
Write-off of plant and equipment	**38**	–
Direct operating expenses arising from investment properties	**55**	74
Total costs of services, administrative and other operating expenses	**2,515**	6,460

8 Other gains

	2008 HK$'000	2007 HK$'000
Net exchange gain	–	2,097
Fair value gain on investment properties	13,942	3,894
	13,942	5,991

9 Finance income and costs

	2008 HK$'000	2007 HK$'000
Finance income		
Interest income on bank deposits	–	2
Finance costs		
Interest expense on secured bank loans	(469)	(540)
Interest expense on loan from a shareholder *(note 23)*	(2,354)	(5,769)
	(2,823)	(6,309)
	(2,823)	(6,307)

10 Emoluments of Directors and the five highest paid individuals

(a) Directors' emoluments

	2008 HK$'000	2007 HK$'000
Tan Ee Ling		
Salaries and other emoluments	**314**	319
Bonuses	**53**	25
Retirement benefits	**27**	23
	394	367
Wong Man Hong		
Fees	**24**	24
Retirement benefits	**1**	1
	25	25
	419	392

The remaining two Directors (2007: two) of the Company did not receive any emoluments during the year. No fees have been paid to Independent Non-executive Directors during the year (2007: Nil).

The Directors represent the key management personnel of the Company having the authority and responsibility for planning, directing and controlling the activities of the Group.

(b) Five highest paid individuals

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

	2008 HK$'000	2007 HK$'000
Salaries and other emoluments	**213**	193
Retirement benefits	**11**	10
	224	203

The emoluments of each of the individuals were below HK$1,000,000.

11 Income tax expense

Hong Kong profits tax has been provided at the rate of 17.5% (2007: 17.5%) on the estimated assessable profit for the year. No overseas taxation has been provided as there is no assessable profit for the year (2007: Nil).

	2008	2007
	HK$'000	*HK$'000*
Current	**–**	–
Deferred *(note 24)*	**2,440**	681
	2,440	681

The taxation on the profit/(loss) before income tax of the Group differs from the theoretical amount that would arise using the profits tax rate of Hong Kong as follows:

	2008	2007
	HK$'000	*HK$'000*
Profit/(loss) before income tax	**12,923**	(3,120)
Share of profit of an associated company	**(2,416)**	(2,057)
	10,507	(5,177)
Tax charge/(credit) calculated at the tax rate of 17.5% (2007: 17.5%)	**1,839**	(906)
Income not subject to tax	**(189)**	(406)
Expenses not deductible for tax purposes	**617**	1,747
Tax losses for which no deferred income tax asset was recognised	**249**	337
Temporary differences not recognised	**(76)**	(91)
Taxation charge	**2,440**	681

12 Profit attributable to shareholders

The profit attributable to equity holders of the Company is dealt with in the financial statements of the Company to the extent of HK$4,832,000 (2007: loss of HK$727,000).

Basic and diluted earnings/(loss) per share

The calculation of basic earnings per share is based on the profit attributable to equity holders of the Company for the year of HK$7,307,000 (2007: loss of HK$3,680,000) and on the 591,047,975 shares (2007: 591,047,975 shares) in issue during the year. The diluted earnings per share equals the basic earnings per share since there are no dilutive potential shares in issue during the year.

13 Plant and equipment

	Furniture, fixtures and equipment	
	Group	**Company**
	HK$'000	*HK$'000*
Cost		
At 30th April 2006	458	412
Additions	26	26
At 30th April 2007	484	438
Additions	67	66
Write-off	(193)	(147)
At 30th April 2008	**358**	**357**
Accumulated depreciation		
At 30th April 2006	346	307
Charge for the year	20	18
At 30th April 2007	366	325
Charge for the year	21	20
Write-off	(155)	(114)
At 30th April 2008	**232**	**231**
Net book value		
At 30th April 2008	**126**	**126**
At 30th April 2007	118	113

14 Investment properties

	Group and Company	
	2008	2007
	HK$'000	*HK$'000*
At beginning of year	**50,026**	45,795
Additions	**–**	337
Change in fair value	**13,942**	3,894
At end of year	**63,968**	50,026
Representing:		
Hong Kong		
Leases of over 50 years	**55,561**	44,203
Leases of between 10 to 50 years	**7,540**	5,130
Mainland China		
Leases of over 50 years	**867**	693
Total	**63,968**	50,026

Investment properties were revalued on an open market value basis by Savills Valuation and Professional Services Limited, independent professional valuer.

Investment properties with an aggregate carrying value of HK$60,901,000 (2007: HK$47,533,000) have been pledged to secure general banking facilities granted to the Company and the Group.

15 Investments in subsidiaries

	Company	
	2008	2007
	HK$'000	*HK$'000*
Unlisted shares, at cost	**2,105**	2,105
Provision	**(2,105)**	–
	–	2,105
Amounts receivable	**4,336**	38,235
Provision	**(4,336)**	(36,630)
Net receivable	**–**	1,605
Amounts payable	**(1,299)**	(1,548)

Amounts receivable from and payable to subsidiaries are unsecured, interest free and repayable on demand. The carrying amounts of the balances approximate their fair values.

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

	Company	
	2008	2007
	HK$'000	*HK$'000*
At beginning of year	**36,630**	37,946
Provision	**2,342**	–
Amounts written-off	**(34,636)**	–
Write-back of provision	**–**	(1,316)
At end of year	**4,336**	36,630

Amounts charged to the allowance account are generally written off when there is no expectation of recovering additional cash.

15 Investments in subsidiaries *(Continued)*

The carrying amounts of receivables from subsidiaries are denominated in the following currencies:

	Company	
	2008	2007
	HK$'000	*HK$'000*
Hong Kong dollars	–	9,936
Renminbi	**4,336**	28,299
	4,336	38,235

The carrying amounts of payable to subsidiaries are denominated in Hong Kong dollars.

Details of subsidiaries at 30th April 2008 are as follows:

Name	**Place of incorporation**	**Particulars of issued share capital/registered capital**	**Percentage of equity interest held**	**Principal activities**
Hopemore Development Limited	Hong Kong	HK$100	100	Dormant
Panluck Limited	Hong Kong	HK$100,000	100	Dormant
Mallia Limited	Hong Kong	HK$2	100	Dormant
Berjaya U-Luck Investments Limited	Hong Kong	HK$10,000	51	Dormant
Wing Hung Kee Commodities Limited	Hong Kong	HK$2,000,000	100	Dormant
Zhong Freight Limited[ø]	Hong Kong	HK$1,000,000	55	Dormant
C & C Freight International (Beijing) Limited[ø#]	Mainland China	RMB3,750,000	28	Dormant

ø Under creditors' voluntary liquidation since 1995.

All subsidiaries are directly held by the Company, except C & C Freight International (Beijing) Limited.

16 Investment in an associated company

	Group		Company	
	2008	2007	**2008**	2007
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
Unlisted shares, at cost	**–**	–	**8,200**	8,200
Share of net assets	**15,191**	10,118	**–**	–

The investment represents 20% equity interest in Greenland Timber Industries (Private) Limited, a company incorporated in Singapore, whose principal activity is investment holding. The share of the aggregate amounts of the assets, liabilities and results of the associated company attributable to the Group is as follows:

	2008	2007
	HK$'000	*HK$'000*
Assets	**17,303**	22,474
Liabilities	**(2,112)**	(12,356)
Net assets	**15,191**	10,118
Revenues	**3,981**	1,194
Other income	**–**	927
	3,981	2,121
Profit after income tax	**2,416**	2,057

17 Available-for-sale financial assets

	Group and Company	
	2008	2007
	HK$'000	*HK$'000*
Club debenture, at fair value	**295**	295

The fair value of the club debenture approximates to its carrying value.

18 Amount due from a shareholder

	Group and Company	
	2008	2007
	HK$'000	*HK$'000*
Berjaya Group Berhad	**–**	559

The amount receivable was denominated in Hong Kong dollar, unsecured and interest-free.

19 Debtors and prepayments

	Group		Company	
	2008	2007	**2008**	2007
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
Trade debtors	**12**	31	**12**	31
Other debtors and prepayments	**302**	326	**297**	322
	314	357	**309**	353

All debtors and prepayments are denominated in Hong Kong dollars, and their fair values approximate their carrying values.

Trade debtors comprise receivable for rental. Rental from tenants is due and payable in advance.

The credit terms granted to trade debtors are usually 15 days. At 30th April 2008 and 2007, the ageing analysis of trade debtors, based on the due date of invoices, which is past due but not considered impaired, is as follows:

	Group		Company	
	2008	2007	**2008**	2007
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
1 to 90 days	**12**	31	**12**	31

All debtors and prepayments do not contain impaired assets.

The maximum exposure to credit risk at the reporting date is the fair value of each class of debtor mentioned above.

Notes to the Financial Statements

20 Cash and cash equivalents

	Group		Company	
	2008	2007	**2008**	2007
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
Cash at bank and in hand	**117**	167	**79**	128

The cash at bank and in hand are denominated in Hong Kong dollars.

21 Share capital

	Company	
	2008	2007
	HK$'000	*HK$'000*
Authorised:		
1,250,000,000 shares of HK$0.20 each	**250,000**	250,000
Issued and fully paid:		
591,047,975 shares of HK$0.20 each	**118,210**	118,210

22 Reserves

Group

	Share premium	**Revaluation reserve**	**Exchange reserve**	**Accumulated losses**	**Total**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
Balance at 1st May 2006	12,282	79	336	(103,004)	(90,307)
Exchange differences	–	–	342	–	342
Share of reserve from an associated company	–	2,086	–	–	2,086
Loss for the year	–	–	–	(3,680)	(3,680)
Balance at 30th April 2007	12,282	2,165	678	(106,684)	(91,559)
Exchange differences	–	–	1,084	–	1,084
Transfer between reserves – associated company	–	(1,413)	–	1,413	–
Share of reserve from an associated company	–	1,573	–	–	1,573
Profit for the year	–	–	–	7,307	7,307
Balance at 30th April 2008	**12,282**	**2,325**	**1,762**	**(97,964)**	**(81,595)**

22 Reserves *(Continued)*

Company

	Share premium HK$'000	Accumulated losses HK$'000	Total HK$'000
Balance at 1st May 2006	12,282	(100,581)	(88,299)
Profit for the year	–	727	727
Balance at 30th April 2007	12,282	(99,854)	(87,572)
Profit for the year	–	4,832	4,832
Balance at 30th April 2008	**12,282**	**(95,022)**	**(82,740)**

The Group's accumulated losses included profits retained by an associated company amounting to HK$2,904,000 (2007: HK$925,000). The Company does not have any reserves available for distribution to the shareholders as calculated under section 79B of the Hong Kong Companies Ordinance.

23 Borrowings

	Group		Company	
	2008	2007	**2008**	2007
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
Non-current				
Secured bank loan	**6,525**	6,705	**6,525**	6,705
Loan from a shareholder	**25,824**	22,972	**24,005**	21,318
Loan from minority interests	**–**	1,838	**–**	–
	32,349	31,515	**30,530**	28,023
Current				
Secured bank loan	**180**	180	**180**	180
Total borrowings	**32,529**	31,695	**30,710**	28,203

The bank loan matures until 2015 and bears interest at the Hong Kong Dollar prime lending rate of CITIC Ka Wah Bank Limited minus 0.5% per annum.

23 Borrowings *(Continued)*

At 30th April 2008, the bank loan is repayable as follows:

	Group and Company	
	2008	2007
	HK$'000	*HK$'000*
Within 1 year	**180**	180
Between 1 and 2 years	**180**	180
Between 2 and 5 years	**540**	540
Over 5 years	**5,805**	5,985
	6,705	6,885

The loan payable to a shareholder is unsecured, bears interest at 3% per annum above the Hong Kong Dollar prime lending rate of the Hongkong and Shanghai Banking Corporation Limited and is not repayable within the next 12 months.

In 2007, the loan from minority interests, which is unsecured, interest free and is repayable on demand, includes advances from the minority interests of a subsidiary amounting to HK$11,000,000 and has been partially applied to set off their share of the losses incurred by the subsidiary. In 2008, the loan from minority interests was extinguished.

The carrying amounts of the borrowings are denominated in the following currencies:

	Group		Company	
	2008	2007	**2008**	2007
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
Hong Kong dollars	**32,529**	30,041	**30,710**	28,203
Renminbi	**–**	1,654	**–**	–
	32,529	31,695	**30,710**	28,203

23 Borrowings *(Continued)*

The effective interest rates at the balance sheet date were as follows:

	Group and Company	
	2008	2007
	HK$'000	*HK$'000*
Secured bank loan	**5.00%**	7.50%
Loan from a shareholder	**8.25%**	11.00%

Total borrowings include secured liabilities of bank loan of HK$6,705,000 (2007: HK$6,885,000). The bank loan is secured by investment properties of the Group (note 14).

The fair values of the borrowings approximate their carrying amount. The fair values are based on cash flows discounted using rates which represent the borrowing rates that the Group and the Company can obtain at the balance sheet dates.

24 Deferred income tax liabilities

Deferred income 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.

	Group and Company	
	2008	2007
	HK$'000	*HK$'000*
Beginning of the year	**2,095**	1,414
Recognised in the income statement *(note 11)*	**2,440**	681
End of the year	**4,535**	2,095

Deferred income tax liabilities are recognised in respect of the revaluation of investment properties and are expected to be settled after more than twelve months.

The Group and the Company did not recognise deferred income tax assets of HK$8,111,000 (2007: HK$7,862,000) and HK$8,077,000 (2007: HK$7,828,000) respectively, in respect of losses of the Group and the Company amounting to HK$46,351,000 (2007: HK$44,928,000) and HK$46,154,000 (2007: HK$44,731,000), respectively. The losses can be carried forward against future taxable income and have no expiry dates.

25 Creditors and accruals

	Group		Company	
	2008	2007	**2008**	2007
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
Other creditors	**586**	847	**586**	548
Amount payable to a related company	**355**	–	**–**	–
Accrued expenses	**377**	352	**377**	352
	1,318	1,199	**963**	900

The amount payable to a related company is denominated in Hong Kong dollars, unsecured and interest free.

26 Operating lease commitments

(a) Operating lease rental payable

The future aggregate minimum lease rental expense in respect of land and buildings under non-cancellable operating lease is payable in the following periods:

	2008	2007
	HK$'000	*HK$'000*
Within 1 year	**192**	108
Between 1 to 5 years	**46**	–
	238	108

(b) Operating lease rental receivable

The future aggregate minimum lease rental income in respect of investment properties under non-cancellable operating leases is receivable in the following periods:

	2008	2007
	HK$'000	*HK$'000*
Within 1 year	**1,377**	1,265
Between 1 to 5 years	**271**	519
	1,648	1,784

27 Notes to consolidated cash flow statement

(a) Reconciliation of profit/(loss) before income tax to cash used in operations

	2008 HK$'000	2007 HK$'000
Profit/(loss) before income tax	**12,923**	(3,120)
Share of profit of an associated company	**(2,416)**	(2,057)
Fair value gains on of investment properties	**(13,942)**	(3,894)
Interest income	**–**	(2)
Depreciation	**21**	20
Write-off of plant and equipment	**38**	–
Interest expense	**2,823**	6,309
Loss before working capital changes	**(553)**	(2,744)
Decrease in debtors and prepayments	**37**	2,609
Increase/(decrease) in creditors and accruals	**119**	(1,146)
Cash used in operations	**(397)**	(1,281)

(b) Major non-cash transactions

The Group has applied the amount due from a shareholder (note 18) as partial settlement of the loan from a shareholder (note 23) amounting to HK$559,000.

The Group has extinguished the loan due to minority shareholders amounting to HK$1,838,000 at 30th April 2008.

28 Related-party transactions

The following is a summary of significant transactions between the Group and related parties, which in the opinion of the Directors, were carried out in the normal course of business during the year:

(a) The Group incurred interest expenses of HK$2,354,000 (2007: HK$5,769,000) to a shareholder for the loan advanced to the Group. The details of the loan and related terms are set out in note 23 to the financial statements.

(b) The Group has partially settled the loan from a shareholder as detailed in note 27(b).

Financial Summary

	2004 *HK$'000*	2005 *HK$'000*	2006 *HK$'000*	2007 *HK$'000*	**2008** ***HK$'000***
Revenue	1,857	1,957	5,677	1,572	**1,900**
Operating profit/(loss)	2,425	6,751	(8,010)	1,130	**13,330**
Share of profit/(loss) of an associated company	1,203	218	(425)	2,057	**2,416**
Finance costs – net	(4,472)	(4,415)	(5,883)	(6,307)	**(2,823)**
(Loss)/profit before income tax	(844)	2,554	(14,318)	(3,120)	**12,923**
Income tax expense	(413)	(1,626)	(714)	(681)	**(2,440)**
(Loss)/profit for the year	(1,257)	928	(15,032)	(3,801)	**10,483**
Attributable to:					
Equity holders of the Company	(1,213)	976	(14,945)	(3,680)	**7,307**
Minority interests	(44)	(48)	(87)	(121)	**3,176**
	(1,257)	928	(15,032)	(3,801)	**10,483**

Financial Summary (Continued)

	2004 *HK$'000*	2005 *HK$'000*	2006 *HK$'000*	2007 *HK$'000*	**2008** ***HK$'000***
Plant and equipment	1,826	129	112	118	**126**
Investment properties	32,427	41,716	45,795	50,026	**63,968**
Leasehold land for own-use	3,814	–	–	–	**–**
Leasehold land for development	55,548	54,203	–	–	**–**
Investment in an associated company	5,425	5,643	5,633	10,118	**15,191**
Available-for-sale financial assets	295	295	295	295	**295**
Deferred income tax assets	926	–	–	–	**–**
Amount due from a shareholder	559	559	559	559	**–**
Other receivables	–	–	8,210	–	**–**
Net current assets/(liabilities)	2,540	2,205	29,437	(855)	**(1,067)**
Borrowings	(61,400)	(61,114)	(60,724)	(31,515)	**(32,349)**
Deferred income tax liabilities	–	(700)	(1,414)	(2,095)	**(4,535)**
	41,960	42,936	27,903	26,651	**41,629**
Representing:					
Share capital	118,210	118,210	118,210	118,210	**118,210**
Reserves	(76,250)	(75,274)	(90,307)	(91,559)	**(81,595)**
Shareholders' funds	41,960	42,936	27,903	26,651	**36,615**
Minority interests	–	–	–	–	**5,014**
Total equity	41,960	42,936	27,903	26,651	**41,629**

Schedule of Properties

Location	Percentage of attributable interest	Lease	Use/ expected use	Floor area *(sq ft)*
Investment properties				
Units 726, 728, 729, 731, 735, 736, 739, 740, 741, 742, 743, 744, 745, 747, 748, 749, 750, 751, 753, 754, 755, 756 and 757 on 7/F., Star House, 3 Salisbury Road, Tsimshatsui, Kowloon, Hong Kong	100	Long-term	Commercial	10,432
Units 1 and 2, 17/F., and car parking space no. L5 on Lower G/F., Wah Sing Industrial Building, 12-14 Wah Sing Street, Kwai Chung, New Territories, Hong Kong	100	Medium-term	Industrial	8,838
Unit 83 and 84, 2/F., Houston Centre, 63 Mody Road, Tsimshatsui, Kowloon, Hong Kong	100	Long-term	Commercial	595
Unit 803, Block C and car parking space No. 10, Xiagang Garden, 32 Xiagang New Village, Siming District, Xiamen, Fujian Province, the PRC	100	Long-term	Residential	1,882