Grand Field Group Holdings Limited

(Incorporated in Bermuda with limited liability)
(Stock Code: 115)

Annual Report 2010

Contents

Corporate Information

EXECUTIVE DIRECTORS

Mr. Ma Xuemian *(Chairman)*
Mr. Wong King Lam, Joseph
Ms. Chow Kwai Wa, Anne
Ms. Kwok Siu Wa, Alison

NON-EXECUTIVE DIRECTORS

Mr. Lim Francis
Mr. Chen Mudong
Mr. Kwok Siu Bun

INDEPENDENT NON-EXECUTIVE DIRECTORS

Mr. David Chi-ping Chow
Mr. Liu Chaodong
Ms. Chui Wai Hung

COMPANY SECRETARY

Mr. Cheung Yuk Chuen

AUDIT COMMITTEE

Mr. David Chi-ping Chow
Mr. Liu Chaodong
Ms. Chui Wai Hung

REMUNERATION COMMITTEE

Mr. Liu Chaodong
Mr. David Chi-ping Chow
Ms. Chui Wai Hung
Mr. Ma Xuemian

AUTHORIZED REPRESENTATIVES

Mr. Ma Xuemian
Mr. Cheung Yuk Chuen

REGISTERED OFFICE IN BERMUDA

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Bermuda

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Bermuda

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Hong Kong

PRINCIPAL BANKER

The Bank of East Asia, Limited

WEBSITE

http://www.irasia.com/listco/hk/grandfield/

Chairman's Statement

To Shareholders:

I am pleased to present the annual results for the financial year ended 31 December 2010 of Grand Field Group Holdings Limited ("Grand Field" or the "Company", together with its subsidiaries, collectively referred to as the "Group").

BUSINESS REVIEW

The year 2010 was a year of restructuring and reform of the Group. The current board of directors (the "Director(s)") of the Company (the "Board") has tried its utmost efforts to solve and handle the unsolved historical issues left by the former Board during the year. During the period, an international well-known accounting firm had drawn a conclusion regarding the independent investigation on the "misuse of fund amounting to HK$50,000,000". The Board had also sought legal advice and adopted appropriate legal actions, which are subject to the judgment by the court upon its hearing. The Company believes that the historical unsolved issues will not hinder the development of the Group. On the contrary, it will enable the Group to solve in an all-around way as lessons learned, thereby laying a solid foundation for the future development of the Group. With the regard to a parcel of leasehold land in Shenzhen, China held by the Group, after the Group has considered carefully the reasons behind and its consequences, the management had entrusted the People's Republic of China ("PRC") legal firm to provide legal opinions. The PRC lawyers consider that the taking back of this parcel of land by the government is too remote. Upon reviewing the opinion from the law firm, the auditor of the Company (the "Auditor") agreed that it was not necessary to report further in the auditor's report.

INTERNAL GOVERNANCE

While exploring our development, the Board has also put more emphasis in internal control and the implementation of the rules and regulations of the Group. Through the relentless efforts of all the members of the Board, the Group's internal control and corporate governance is greatly strengthened through appointing professional management institutions to conduct the evaluation and guidance on the Company's internal governance procedures. Under the sound corporate environment and perfect approval systems, the Group can achieve a growing and sustainable development at a faster speed.

PROSPECT

The principal activity of the Group is property development, which is mainly attributable to its subsidiaries, namely Grand Field Property Development (Shenzhen) Company Limited (the developed properties: Shenzhen Telford Garden Phases I and II, and Taoranju resident project in Nanshan District, Shenzhen), Ka Fong Industrial Company, Limited (the developed properties: Rado Garden and Riviera Garden in Zhangmutou) and Shing Fat Hong Limited (the developed properties: Elegance Garden and Sunning Plaza in Zhangmutou). Currently, the development plan of land parcels at Riviera Garden and Telford Garden is the first recent investment project. We believe that the development of this project would bring considerable economic benefits to the Group. The Company believes that after experiencing the global economic crisis, the Chinese economic development and urbanization standard will be further enhanced. The Group will work towards supplying a large number of readily affordable quality houses for the society, enabling more housing buyers to live and enjoy their life at communities with beautiful environment, convenient transportation and complete property facilities.

The Group will thoroughly explore the changes in demand of our clients, strictly monitor the building quality, adopt innovative ideas and establish the project management system to effectively stimulate the performance of our team. The Group expects that the cash flows will be improved continuously with the development of projects. The Group will also focus on the investment and development of medium and small property projects that have development potential in the second and third tier cities in Mainland China, and will expand those businesses like property management and commercial property management during the course of development. The above expansion will lay a foundation for the Group's exploration of revenues in different segments.

With the surge of PRC economy, all of the Group's employees are confident to face the future challenges. To cope with the nation's development strategies and the macroeconomic environment, the Group will develop more quality property projects and continue to provide more economic property products to the society, the Group, our shareholders and clients, with the objectives of rewarding all stakeholders for their supports and patronage over the years.

APPRECIATION

Finally, on behalf of the Board, I would like to extend our gratitude to all of our staff for their loyalty and dedication during the past year.

Ma Xuemian
Chairman

Hong Kong, 18 April 2011

FINANCIAL RESULTS

For the year ended 31 December 2010, the Group's revenue decreased by 12.2% to approximately HK$4,058,000 (2009: HK$4,623,000). The decrease in revenue for the year ended 31 December 2010 was due to the lack of new properties for sale.

During the year, the Group reported a loss attributable to equity shareholders of the Company of approximately HK$25,146,000, which was lower than last year's net loss of approximately HK$56,919,000.

The loss of the Group for the year ended 31 December 2010 was mainly attributable to impairment losses on investment properties and completed properties held for sale.

LIQUIDITY AND FINANCIAL RESOURCES

As at 31 December 2010, the Group's cash and bank deposits were approximately HK$1,537,000 (2009: HK$808,000) and the percentage of cash and cash equivalent denominated in Hong Kong Dollar ("HKD") and Renminbi ("RMB") was 27% and 73% respectively (2009: 38% and 62%).

The Group had total current assets of approximately HK$17,203,000 (2009: HK$30,109,000), and total current liabilities of approximately HK$26,353,000 (2009: HK$29,917,000). The Group recorded total assets of approximately HK$289,959,000 (2009: HK$313,951,000) and total bank loans and borrowings of approximately HK$1,168,000 (2009: HK$1,141,000). As at 31 December 2010, the Group's total interest-bearing borrowings amounted to approximately HK$1,168,000 (2009: HK$1,141,000), of which HK$1,168,000 was repayable within 1 year (2009: HK$1,141,000), nil was repayable from 1-2 years (2009: nil) and nil was repayable from 2-5 years (2009: nil).

As at 31 December 2010, the percentage of the Group's interest-bearing borrowings denominated in HKD and RMB was 0% and 100% (2009: 0% and 100%) respectively and such borrowings carried interest rates ranged from 5.52% to 5.55% (2009: 5.52% to 5.70%).

The gearing ratio for 31 December 2010, which was defined to be total interest-bearing borrowings over shareholders' equity, was 9% (2009: 10%).

The Group's major operations are located in the PRC and the main operational currencies are HKD and RMB. There was no exchange rate appreciation of RMB against HKD in 2010, and there is no adverse movement of such trend foreseen by the Group. Therefore, it is not necessary for the Group to make any foreign currency hedging arrangement to minimise the foreign exchange risk and exposure.

CAPITAL STRUCTURE

As at 31 December 2010, the Company's issued share capital is HK$50,336,200 and the number of its issued ordinary shares is 2,516,810,000 shares of HK$0.02 each in issue.

Details of the movements in share capital of the Company are set out in note 28(c) to the consolidated financial statements.

MATERIAL ACQUISITIONS, DISPOSALS AND SIGNIFICANT INVESTMENT

The Company did not have any other material acquisitions, disposal and significant investment of subsidiaries and affiliated companies during the year ended 31 December 2010.

CONTINGENT LIABILITIES

The Group's contingent liabilities are disclosed in note 31 to the consolidated financial statements.

EMPLOYEES

As of the end of 2010, the Group employed 28 employees (2009: 43) and has 10 Directors (2009: 9). The total costs (staff salary & director emolument) for the year amounted to approximately HK$5,699,000 (2009: HK$8,419,000). The Group's emolument policies are formulated such that the emoluments are made by reference to the performance of individual employees and will be reviewed every year. Apart from basic salary and statutory provident fund scheme, employees will also be offered bonus based on the results of the Group and their individual performance.

Profile of Directors

Executive Directors

Mr. Ma Xuemian ("Mr. Ma"), aged 47, was elected as executive Director and Chairman of the Company on 2 December 2008 and 19 October 2009 respectively, he is also a member of the remuneration committee of the Company (the "Remuneration Committee"). Mr. Ma has joined the Company since 1999 and has been responsible for the Company's property sales and management in China since then. Mr. Ma has more than 10 years of management experiences in property management and marketing. From 1988 to 1992, he worked as a supervisor of the construction team in The Guangzhou Construction Company Limited, a subsidiary of the 3rd Guangdong Water and Electricity Bureau. He joined Ka Fong Industrial Company, Limited in 1992, which later became a subsidiary of the Company. Since then, he has served management role in various capacities including applying for government approval for development plan and construction plan, on-site project management, construction completion inspection. From July 1995 to 1996, he served in various management capacities including property completion and delivery management. From 1997 to 2000, he was in charge for managing the title deed application and property management in various projects in China. Since 2001, he is the General Manager of the Company's operation in Dongguan, the PRC. Mr. Ma is also a director of Grand Field Group Holdings (BVI) Limited, Grand Field Group Investments (BVI) Limited, Metro China Investment Limited, China Max Group Limited, China Maxline Limited, Grand Field Group Limited, Grand Field New Energy Company Limited, Ka Fong Industrial Company, Limited, Kwan Cheung Holdings Limited and Shing Fat Hong Limited, all being subsidiaries of the Company. Mr. Ma is entitled to a director's emolument of HK$50,000 per month as at the date of this report.

Mr. Wong King Lam, Joseph ("Mr. Wong"), aged 58, was appointed as executive Director on 20 November 2009. He has more than 29 years' extensive experience in auditing, corporate and financial management with various companies in different business sectors which include an international accounting firm and local listed companies. He is a fellow member of the Association of Chartered Certified Accountants and the Hong Kong Institute of Certified Public Accountants. Mr. Wong has recently been appointed as the executive director of both Karce International Holdings Company Limited (stock code: 1159) and Asia Resources Holdings Limited (stock code: 899) on 12 October 2009 and 1 October 2009 respectively. Mr. Wong has been an independent non-executive director of Tungtex (Holdings) Company Limited (stock code: 518) since 18 August 2004, and has been an executive Director for the period from 16 March 2007 to 31 December 2007. Mr. Wong is entitled to a director's emolument of HK$50,000 per month as at the date of this report.

Ms. Chow Kwai Wa, Anne ("Ms. Chow"), aged 45, was appointed as executive Director on 5 February 2010. Ms. Chow holds a bachelor's degree in Business Administration from Shepherd University, USA. She was the operations manager of Air Global Holdings Ltd. and business director of AGE International Ltd, the subsidiary of Air Global. Previously, Ms. Chow set up a branch office for Amkey Inc., USA in Singapore and served as the operations manager of the Singapore branch. Ms. Chow had also worked as the administrative cum sales director for a number of Chinese property projects and was the assistant to several senior executives of Star TV, a subsidiary of News Corporation. Ms. Chow has extensive experience in financial and business management, sales strategic planning and overseas marketing. Ms. Chow joined the Group in November 2009. She is currently the general manager (sales and administration) of the Company. Ms. Chow is entitled to a director's emolument of HK$5,000 per month as at the date of this report.

Ms. Kwok Siu Wa, Alison ("Ms. Kwok"), aged 36, was appointed as executive Director of the Company on 5 February 2010. Ms. Kwok holds a bachelor's degree in International Business Management from Oxford Brookes University and a master's degree in Professional Accounting from Hong Kong Polytechnic University. Ms. Kwok joined the Group in 2000 and is responsible for the Group's administrative and accounting matters. She has more than 12 years of experience in accounting and administrative management and has been the assistant to the Chairman. Ms. Kwok was appointed as the Vice President (business development) of the Company with effect from 5 February 2010. She is also a director of Grand Field Group Holdings (BVI) Limited, Grand Field Group Investments (BVI) Limited, Metro China Investment Limited, China Max Group Limited, Grand Field Group Limited, Ka Fong Industrial Company, Limited, Shing Fat Hong Limited, Kwan Cheung Holdings Limited, Grand Field New Energy Company Limited, China Maxline Limited and Grand Field Property Development (Shenzhen) Company Limited, all of which are subsidiaries of the Company.

Ms. Kwok is the sister of a shareholder of Rhenfield Development Corp., a substantial shareholder of the Company. She is also the sister of Mr. Kwok Siu Bun, a non-executive Director. Ms. Kwok is entitled to a director's emolument of HK$5,000 per month as at the date of this report.

Profile of Directors

Non-executive Directors

Mr. Lim Francis ("Mr. Lim"), aged 53, was appointed as executive Director on 2 December 2008 and re-designated as a non-executive Director on 14 December 2009. Mr. Lim was formerly a director of Business Development for Hutchison Telecom, AT & T (Asia Pacific) and most recently Asia Global Crossing. He was instrumental in opening both India and China markets, whilst at AT & T by securing two cellular licenses in India and by forming the first State Council approved telecom service joint venture in China. Mr. Lim has over 15 years of experience in corporate advisory, business planning, alliance and joint venture formation and cross border mergers and acquisition. He also has extensive experience in conducting business in Greater China, Korea, ASEAN and India. Mr. Lim was awarded a Bachelor of Science Degree in Chemical Engineering from the University of Winconsin in 1980 and a Master of Science Degree in Finance from the Hong Kong University of Science and Technology in 2007.

Further, Mr. Lim was a director of Champford Corporation Limited when it was dissolved by deregistration on 23 November 2007 after it remained dormant for several years. Champford Corporation Limited was incorporated in Hong Kong and was principally engaged in trading business before turning dormant.

Mr. Lim was also appointed as the alternate Director to each of Mr. Ma Xuemian, Mr. Chen Mudong and Mr. David Chi-ping Chow on 9 December 2008 and he ceased to be the alternate Director to Mr. Ma Xuemian on 6 April 2011. Mr. Lim is entitled to a director's emolument of HK$25,000 per month as at the date of this report.

Mr. Chen Mudong ("Mr. Chen"), aged 49, was appointed as non-executive Director on 2 December 2008 and re-designated as an executive Director and appointed as the chief executive officer of the Company ("CEO") on 1 March 2010. He was then re-designated as a non-executive Director and resigned as the CEO on 15 April 2011. Mr. Chen served as the director of Development Centre of Shenzhen Zhu Jiang Real Estates Development Company Limited, and was also the deputy general manager of Shenhui Zhu Jiang Real Estate Development Company Limited in Huizhou city of Guangdong Province, the PRC. He served management positions in various companies and organizations including the Fourth Research Institute of Navigational Affairs under the Ministry of Transportation, China Delta Construction Engineering Company Limited, Huizhou Runyu Real Estate Company Limited, Guangzhou Southern Airline Bi Garden Real Estate Development Company Limited, and Guangzhou Zhu Jiang Investment Group Company Limited. He had attained extensive experience in real estate development and engineering management through managing various large scale development projects. Since 1992, Mr. Chen has devoted his career in real estate development, and has attained solid management experience in team management and leadership, as well as the development management for large scale real estate projects. From 2000 to 2003, Mr. Chen was the chief executive officer of Grand Field Property Development (Shenzhen) Company Limited, an indirect wholly owned subsidiary of the Company. He has completed his postgraduate study and is also a qualified engineer. Mr. Chen is entitled to a director's emolument of HK$15,000 per month as at the date of this report.

Mr. Kwok Siu Bun ("Mr. Kwok"), aged 35, was appointed as non-executive Director on 5 February 2010. Mr. Kwok graduated from Leonard Stern School of Business of New York University with a double major in Finance and Information Systems. He had previously worked for Deutsche Bank (New York) where he was a Senior Systems Analyst of the Private Banking Department. In 2003, Mr. Kwok was the project manager of Visionsky Informance Science and Technology Limited, a subsidiary of Bank of China (Guangzhou). Mr. Kwok successfully implemented several data warehouse projects for the Credit Card Centre of Bank of China (Hong Kong). He had also worked in Crushpad Winery in San Francisco. Recently, he has established Tao of Wines, a wine company dedicated to introducing a wide range of wines to the Hong Kong food and beverages market. Mr. Kwok has more than 12 years of professional experience in various industries including banking, information technology and wine business.

Mr. Kwok is the sibling of a shareholder of Rhenfield Development Corp., a substantial shareholder of the Company. He is also the sibling of Ms. Kwok, an executive Director. Mr. Kwok is entitled to a director's emolument of HK$15,000 per month as at the date of this report.

Independent Non-executive Directors

Mr. David Chi-ping Chow ("Mr. Chow"), aged 54, was appointed as an independent non-executive Director of the Company on 2 December 2008, and is also a member of the audit committee of the Company (the "Audit Committee") and the Remuneration Committee. Mr. Chow is currently the managing director of Teknill Holdings Ltd.. Mr. Chow had been the general manager of China Region of Interclients LLC and a partner of Shanghai China Bay. Mr. Chow is a United States Certified Public Accountant and an American Certified Tax Practitioner. He has 27 years of experience in financial planning, corporate internal control and audit, strategic planning and implementation. Mr. Chow was the chief financial officer for China of General Mills and Haagen-Dazs, the chief financial officer of Xian Janssen Pharmaceutical, a subsidiary of Johnson & Johnson group. He was the chief financial officer for Greater China of Pillsbury and Haagen-Dazs, the chief financial officer for China and Vice-President of Supply Chain of Nabisco. He was a partner of Speakman & Price, a public accounting firm and a financial analyst of Motorola. Mr. Chow graduated with a Bachelor Degree in Accounting from Santa Clara University, California. He also received management training from Columbia University and Northwestern University Mr. Chow is entitled to a director's emolument of HK$15,000 per month as at the date of this report.

Mr. Liu Chaodong ("Mr. Liu"), aged 42, was appointed as an independent non-executive Director on 25 August 2009, and is also a member of the Audit Committee and the chairman of the Remuneration Committee. Mr. Liu has practising qualifications of registered accountant, registered tax agent, forensic accounting practitioners and certified public valuer in the PRC. In 1990, Mr. Liu graduated from Anhui Jianghuai Vocational University, the PRC, majoring in financial accounting. In 2006, he graduated from Huazhong University of Science and Technology, the PRC, majoring in legal studies. Mr. Liu served as the chief accountant in Blue Star New Chemical Materials Co., Ltd. from 1991 to 1994 and a department manager in Zhanglei Certified Public Accountants Co., Ltd. from 1994 to 1997. Mr. Liu is currently a deputy general manager of Crowe Horwath China CPAs Co. Ltd., Guangdong Foshan Branch, the PRC. Mr. Liu is entitled to a director's emolument of HK$10,000 per month as at the date of this report.

Ms. Chui Wai Hung ("Ms. Chui") aged 43, was appointed as an independent non-executive Director on 21 September 2010, and is also a member of the Audit Committee and the Remuneration Committee. Ms. Chui is a Certified Public Accountant of the Hong Kong Institute of Certified Public Accountants and a fellow member of the Association of Chartered Certified Accountants in the United Kingdom. She holds a bachelor's degree in business administration from the Chinese University of Hong Kong. From 1996 to 2002, Ms. Chui was the financial controller of Wing Lee Holding Limited ("Wing Lee"), which is listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange"), and was then promoted to finance director and company secretary of Wing Lee. She once worked as a financial controller in a telecommunications equipment company, a company listed on the Stock Exchange. Ms. Chui is a director of a private company in Hong Kong which is principally engaged in investment holding. Ms. Chui has over 20 years of experience in accounting, auditing and financial management. Ms. Chui is entitled to a director's emolument of HK$10,000 per month as at the date of this report.

The Group has complied with most of the code provisions on Corporate Governance Practices as set out in Appendix 14 of the Code on Corporate Governance ("CG Code") of the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules") throughout the year ended 31 December 2010.

This report describes its corporate governance practices and explains the applications of the principles on the CG Code of the Listing Rules except for the deviations from provision A.4.1 of the CG Code which are explained in the relevant paragraphs as below.

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted a code of conduct regarding securities transactions by Directors on terms as set out in Appendix 10 to the Listing Rules ("Model Code"). Having made specific enquiry to all Directors, the Company was not aware of any non-compliance with the required standard in the Model Code for dealing in securities of the Company throughout the year ended 31 December 2010.

BOARD OF DIRECTORS

The Board now comprises a total of ten Directors, of whom four are executive Directors, three are non-executive Directors and three are independent non-executive Directors. At least one of the independent non-executive Directors have appropriate professional qualifications. The Board believes that it has a balance of expertise, skills and experience appropriate for the requirements of the business of the Company. 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.

The Board, led by the Chairman, is responsible for the approval and monitoring of the Group's overall strategies and policies; approval of business plans; evaluating the performance of the Group and oversight of management.

The Board is also responsible for promoting the success of the Company and its businesses by directing and supervising the Company's affairs. The Board is also required to approve acquisitions or disposals that require shareholder notification or approval under the Listing Rules. The Board has a fiduciary duty and statutory responsibility towards the Group and is directly accountable to the shareholders of the Company.

The Board delegates day-to-day operations of the Group to executive Directors and senior management while reserving certain key matters for the Board's approval. Decisions of the Board are put through to the management by the executive Directors who have attended the Board meetings.

Save as disclosed in the section of "Profile of Directors", there is no financial, business, family or other material/relevant relationship between the Chairman and the CEO and among the members of the Board.

During the year ended 31 December 2010, 18 Board meetings were held. The attendance records of each Director at such meetings is set out below:

Directors	Attendance
Executive Directors:	
Mr. Ma Xuemian *(Chairman)*	16/18
Mr. Wong King Lam, Joseph	16/18
Ms. Chow Kwai Wa, Anne (appointed on 5 February 2010)	16/16
Ms. Kwok Siu Wa, Alison (appointed on 5 February 2010)	14/16
Non-executive Directors:	
Mr. Lim Francis	16/18
Mr. Chen Mudong (re-designated from non-executive Director to executive Director and CEO on 1 March 2010; and re-designated from executive Director to non-executive Director and resigned as CEO on 15 April 2011)	12/18
Mr. Kwok Siu Bun (appointed on 5 February 2010)	12/16
Mr. Chu King Fai (the re-election was not passed at the annual general meeting held on 21 June 2010 (the "Last AGM"))	0/10
Mr. Ng Ka Chong (resigned on 8 March 2010)	2/4
Mr. Zhao Yang (the re-election was not passed at the Last AGM)	3/10

Directors	Attendance
Independent non-executive Directors:	
Mr. David Chi-ping Chow	14/18
Mr. Liu Chaodong	15/18
Ms. Chui Wai Hung (appointed on 21 September 2010)	2/3
Ms. Zhang Xiaoyan (appointed on 5 February 2010 and the re-election was not passed at the Last AGM)	2/8

Minutes of Board/committee members would be maintained, and draft minutes would be circulated to the Board/committee members for comments before being approved by the Chairman of the meetings. Minutes of the Board meetings are kept by the company secretary of the Company and shall open for inspection by Directors. Minutes of the Audit Committee and the Remuneration Committee are kept by the secretary of these two committees. Where Directors have a material or conflict of interests in any transaction the matter would not be dealt with by way of written resolutions and a Board meeting would be held. The Directors concerned could express views but would not be counted as part of the quorum and shall abstain from voting on the relevant resolutions.

CHAIRMAN AND THE CHIEF EXECUTIVE OFFICER

During the year, the role of the Chairman is performed by Mr. Ma Xuemian. The role of the CEO is performed by Mr. Chen Mudong. This segregation ensures a clear distinction between the Chairman's and the CEO's responsibilities which allows a balance of power between the Board and the management of the Group and ensures their independence and accountability.

Upon the resignation of Mr. Chen Mudong as the CEO on 15 April 2011, the office of the CEO was vacated. The Board will keep reviewing the current structure of the Board from time to time and should candidate with suitable knowledge, skill and experience be identified, the Company will make appointment to fill the post as appropriate.

NON-EXECUTIVE DIRECTORS AND INDEPENDENT NON-EXECUTIVE DIRECTORS

Under the provision A.4.1 of the Code, the non-executive Directors should be appointed for a specific term.

The independent non-executive Directors were not appointed for any specific terms until December 2010:

Mr. Lim Francis has entered into an appointment letter as a non-executive Director with the Company for a term of one year commencing from 14 December 2010 to 13 December 2011.

Mr. Kwok Siu Bun has entered into an appointment letter as a non-executive Director with the Company for a term commencing from 21 December 2010 to 13 December 2011.

Mr. Chen Mudong has entered into an appointment letter as a non-executive Director with the Company for a term commencing from 15 April 2011 to 13 December 2011.

Each of Mr. David Chi-ping Chow, Mr. Liu Chaodong and Ms. Chui Wai Hung has entered into an appointment letter as an independent non-executive Director with the Company for a term commencing from 21 December 2010 to 13 December 2011.

Each of non-executive Directors and independent non-executive Directors is required to retire by rotation and to be re-elected at the 2011 annual general meeting of the Company ("2011 AGM") in accordance with the bye-laws of the Company (the "Bye-laws").

On 21 June 2010, as the re-election of Ms. Zhang Xiaoyan was not approved by the shareholders of the Company at the Last AGM, since the conclusion of the Last AGM, the Company only has two independent non-executive Directors and two members of the Audit Committee for the period from 21 June 2010 to 20 September 2010, which falls below the minimum number required under Rule 3.10(1) and Rule 3.21 of the Listing Rules. While the Board has appointed Ms. Chui Wai Hung as an independent non-executive Director and a member of the Audit Committee and the Remuneration Committee with effect from 21 September 2010, the Company since then has three independent non-executive Directors and three members of the Audit Committee, which complies with requirement of Rule 3.10(1) and Rule 3.21 of the Listing Rules.

REMUNERATION COMMITTEE

The Remuneration Committee, which currently comprises one executive Director, namely Mr. Ma Xuemian and three independent non-executive Directors, namely Mr. Liu Chaodong (Chairman), Mr. David Chi-ping Chow and Ms. Chui Wai Hung, was established in 2005 with written terms of reference in compliance with the requirement stipulated in the CG Code. The full terms of reference of the Remuneration Committee are available on the Company's website.

The principal responsibilities of the Remuneration Committee include making recommendations to the Board on the Company's policy and structure for all remuneration of all Directors and senior management on the establishment of a formal and transparent procedure for developing policy on such remuneration; reviewing the specific remuneration packages of all Directors and senior management by reference to corporate goals and objective resolved by the Board from time to time; ensuring no Director or any of his associates is involved in deciding his own remuneration and advising shareholders on how to vote with respect to any service contracts of Directors that requires shareholders' approval.

Two Remuneration Committee meetings were held in 2010 to review the remuneration of Directors and senior management for the financial year ended 31 December 2010 and to make recommendations on the remuneration package of the newly appointed Directors. The attendance records of the meetings are as follows:

Members	Attendance
REMUNERATION COMMITTEE	
Mr. Liu Chaodong *(Chairman)*	2/2
Mr. David Chi-ping Chow	2/2
Ms. Chui Wai Hung (appointed on 21 September 2010)	0/0
Mr. Ma Xuemian (joined the Remuneration Committee on 21 September 2010)	0/0
Ms. Zhang Xiaoyan (appointed on 5 February 2010 and the re-election was not passed at the Last AGM)	1/1

AUDIT COMMITTEE

The Audit Committee was established with written terms of reference with the requirement stipulated in the CG Code. The full terms of reference of the Audit Committee are available on the Company's website.

The Audit Committee currently comprises three independent non-executive Directors, namely Mr. David Chi-ping Chow, Mr. Liu Chaodong and Ms. Chui Wai Hung. Its primary duties are to monitor integrity of the annual report and accounts and half-year report of the Company and to review significant reporting judgements contained in such reports; to review the Group's financial and accounting policies and practices; to review the Group's financial control, internal control and risk management system of the Group with particular regard to their effectiveness and to make recommendations to the Board where the monitoring activities of the Audit Committee reveal cause for concern or scope for improvement.

The Audit Committee held three meetings during the year ended 31 December 2010 to consider the full year audit report for fiscal year 2010. The attendance records of the meeting are as follows:

Members	Attendance
AUDIT COMMITTEE	
Mr. David Chi-ping Chow	3/3
Mr. Liu Chaodong	2/3
Ms. Chui Wai Hung (appointed on 21 September 2010)	0/0
Ms. Zhang Xiaoyan (appointed on 5 February 2010 and the re-election was not passed at the Last AGM)	1/2

NOMINATION OF DIRECTORS

In accordance with the Bye-laws, the Board shall have power from time to time and at any time to appoint any person as a Director either to fill a casual vacancy or as an additional Director. Apart from that, nomination of Directors is determined by the Board with approvals by the shareholders of the Company in the general meeting. In addition, a resolution was passed by the then sole shareholder of the Company on 20 May 1999, which resolved to set the maximum number of Directors at 15.

Notwithstanding the above, in the High Court judgment ("Judgment") handed down on 12 Aug 2009, paragraph 39 states that Bye-law 113 of the Bye-laws empowers the Company in general meeting to increase the number of Directors beyond the 1999 maximum simply by voting on specified candidates as additional Directors. Paragraph 41 of the Judgment further states that in contrast the board's ability to vote on additional Directors is explicitly limited by any prevailing maximum which the Company in general meeting has expressly or impliedly determined.

INTERNAL CONTROLS

The Board believes that the system of internal controls maintained by the Company's management, which was in place throughout the financial year and up to the date of this report, provides reasonable, but not absolute, assurance against material financial misstatements or loss, and includes the safeguarding of assets, the maintenance of proper accounting records, the reliability of financial information, the compliance with appropriate legislation and regulation and the identification of business risk. The Group has in place policies and guidelines which are zealously implemented by the management of the Group so as to ensure that the Group has the ability to:

(i) carry on its business in an orderly and efficient manner;

(ii) safeguard the Group's and the clients' assets;

(iii) maintain proper records and the reliability of financial and other information used within and published by the Group;

(iv) prevent and detect potential fraud; and

(v) comply with all applicable laws and regulatory requirements.

The Board acknowledges that it is responsible for the Company's system of internal control and for reviewing its effectiveness. The Board has reviewed the effectiveness of the Company's internal control system during the financial year. The Board considers that the resources, qualifications and experience of staff of the Company's accounting and financial reporting function, and their training programmes are adequate.

ACCOUNTABILITY AND AUDIT

Management shall provide such explanation and information to the Board as will enable the Board to make an informed assessment of the financial and other matters put before the Board for approval.

The Directors are responsible for overseeing all financial aspects of the Company and for keeping proper accounting records and preparing financial statements of each financial period, which give a true and fair view of the state of affairs of the Group and of the results and cash flow for that period. In preparing the financial statements for the year ended 31 December 2010, the Directors have:

– approved the adoption of all applicable Hong Kong Financial Reporting Standards which are issued by the Hong Kong Institute of Certified Public Accountants;

– selected and applied consistently appropriate accounting policies;

– made judgments and estimates that are prudent and reasonable; and

– prepared the accounts on a going concern basis. The Directors, having made appropriate enquiries, consider that it is appropriate to adopt the going concern basis in preparing the financial statements.

The Board is accountable to the shareholders for a clear and balanced assessment of the Company's financial position and prospects. In this regard, the Directors' responsibility to present a balanced, clear and understandable assessment extends to annual and interim reports, other price-sensitive announcements and other financial disclosures required under the Listing Rules, and reports to regulators as well as to information required to be disclosed pursuant to statutory requirements.

Financial results of the Group are announced in a timely manner in accordance with all statutory requirements, particularly the timeframe stipulated in Rules 13.49(1) and (6) of the Listing Rules.

All Directors acknowledge their responsibility for preparing the financial statements for the year ended 31 December 2010.

EXTERNAL AUDITOR

The Auditor for the three years ended 2010, 2009 and 2008 was Baker Tilly Hong Kong Limited and the auditor's responsibility is to form an independent opinion based on their audit results on the Company's financial statement and to report their opinion to the Company, as a body, and for no other purposes. The Auditor do not assume responsibilities towards or accept liability to any other person for the contents of the report of auditor.

The Auditor's remuneration for the provision of annual audit services of approximately HK$600,000 was charged to the Group's income statement for the year ended 31 December 2010 (2009: HK$700,000). Apart from the provision of annual audit services, the Group's external auditor also performed tax consultancy works and high-level accounting review works to the Group and approximately HK$400,000 was charged to the Group's income statement for the year ended 31 December 2010 (2009: HK$217,694). Besides, the fee for review of the Company's internal control system amounted to approximately HK$232,800 (2009: nil).

INVESTOR RELATIONS AND COMMUNICATION WITH SHAREHOLDERS

The Company has established a range of communication channels between itself and its shareholders, and investors. These include answering questions through the annual general meeting, the publication of annual and interim reports, notices, announcements and circulars, the Company's website at http://www.irasia.com/listco/hk/grandfield/ and meetings with investors and analysts.

On behalf of the Board

Ma Xuemian
Chairman

Hong Kong, 18 April 2011

The Directors submit herewith their annual report together with the audited consolidated financial statements of the Group for the year ended 31 December 2010.

PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. The principal activities and other particulars of the subsidiaries of the Company are set out in note 16 to the consolidated financial statements. There have been no significant changes in the nature of the Group's principal activities during the year.

The analysis of the principal activities and geographical locations of the operations of the Company and its subsidiaries during the financial year are set out in note 16 to the consolidated financial statements.

MAJOR CUSTOMERS AND SUPPLIERS

Revenue made from the five largest customers of the Group was below 30% (2009: 63%) of the Group's turnover, before deducting sales return of properties, for the year ended 31 December 2010.

During the year under review, no construction was performed and thus no major suppliers were identified.

FINANCIAL STATEMENTS

The loss of the Group for the year ended 31 December 2010 and the state of affairs of the Company and of the Group at that date are set out in the consolidated financial statements on pages 33 to 120.

TRANSFER TO RESERVES

The loss attributable to shareholders of HK$25,146,000 (2009: HK$56,919,000) has been transferred to reserves. Other movements in reserve are set out in note 28(a) to the consolidated financial statements.

DIVIDENDS

The Directors do not recommend the payment of final dividend in respect of the year ended 31 December 2010 (2009: nil). No interim dividend was declared for the six months ended 30 June 2010 (2009: nil).

INVESTMENT PROPERTIES

The Group revalued all of its investment properties at year end date. The revaluation resulted in a deficit of HK$9,498,000 (2009: a surplus of HK$3,946,000), which has been (debited)/credited directly to the consolidated income statement respectively. The deferred tax arising from the revaluation amounted to HK$1,710,000 in 2010 (2009: HK$1,097,000). Details of the revaluation are set out in note 13 to the consolidated financial statements.

PROPERTY, PLANT AND EQUIPMENT AND INVESTMENT PROPERTIES

Details of the movements in property, plant and equipment and investment properties of the Company and the Group during the year are set out in notes 12 and 13 to the consolidated financial statements respectively.

SHARE CAPITAL

Details of the movements in the share capital of the Company during the year are set out in note 28(c) to the consolidated financial statements.

REMUNERATION POLICY FOR DIRECTORS AND SENIOR MANAGEMENT

The emolument policy of the employees of the Group is determined on the basis of their merit, qualifications and competence.

The emoluments of the Directors are recommended by the Remuneration Committee, having regard to the Company's operating results, individual performance, experience, responsibility, workload and time devoted to the Company and comparable market statistics. Each of the executive Directors is entitled to a basic salary which is reviewed annually.

The Company has adopted a share option scheme on 23 June 2006 (the "Share Option Scheme"). The purpose of the Share Option Scheme is to enable the Board, at its discretion, to grant options to selected eligible participants to motivate them and to optimise their performance and efficiency for the benefit of the Group.

DIRECTORS

The Directors during the year ended 31 December 2010 and up to the date of this report were:

Executive Directors:

Mr. Ma Xuemian *(Chairman)*
Mr. Wong King Lam, Joseph
Ms. Chow Kwai Wa, Anne (appointed on 5 February 2010)
Ms. Kwok Siu Wa, Alison (appointed on 5 February 2010)

Non-executive Directors:

Mr. Lim Francis
Mr. Chen Mudong (re-designated from non-executive Director to executive Director and CEO on 1 March 2010; and re-designated from executive Director to non-executive Director and resigned as CEO on 15 April 2011)
Mr. Kwok Siu Bun (appointed on 5 February 2010)
Mr. Ng Ka Chong (resigned on 8 March 2010)
Mr. Chu King Fai (the re-election was not passed at the Last AGM)
Mr. Zhao Yang (the re-election was not passed at the Last AGM)

Independent non-executive Directors:

Mr. David Chi-ping Chow
Mr. Liu Chaodong
Ms. Chui Wai Hung (appointed on 21 September 2010)
Ms. Zhang Xiaoyan (appointed on 5 February 2010 but the re-election was not passed at the Last AGM)

Pursuant to Bye-law 111(A) of the Bye-laws, Mr. Ma Xuemian, Mr. Chen Mudong and Mr. Liu Chaodong will retire at the AGM. The said Directors, being eligible for re-election, will offer themselves for re-election at the AGM.

Pursuant to Bye-laws 114 and 115 of the Bye-laws, Ms. Chui Wai Hung will retire at the AGM and will offer herself for re-election at the AGM.

The Board has received annual confirmations of independence from each of the 3 independent non-executive Directors, and as at the date of this report still considers them independent.

None of the Directors proposed for re-election at the AGM has a service contract with the Group which is not determinable by the Group within one year without payment of compensation other than statutory compensation.

Biographical details of the Directors are set out on pages 7 to 11 of the this report.

DIRECTORS' INTERESTS IN SHARES AND OPTIONS

(i) Long positions in shares of the Company

As at 31 December 2010, none of the Directors and chief executive has any interests and long positions in the shares, underlying shares or debentures in the Company or any associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance ("SFO")), as recorded in the register maintained by the Company under Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code as set out in the Listing Rules.

(ii) Share options in the Company

Share option scheme

On 23 June 2006, the Company adopted the Share Option Scheme, pursuant to which the Board may, at its discretion, grant options to (i) any director, employee, consultant, customer, supplier, business introduction agent, or legal, financial or marketing adviser or contractor to any company in the Group or any affiliate; (ii) any discretionary trust the discretionary objects of which include any of the foregoing parties in (i) above. The purpose of the Share Option Scheme is to enable the Board to grant options to eligible participants as (i) incentives and/or rewards in recognition or acknowledgement the contributions that eligible participants have made and will make to the Group; and (ii) motivation to high calibre employees for high levels of performance in order to enhance long-term shareholder value. The subscription price for the shares under the Share Option Scheme will be a price determined by the Board in its absolute discretion but shall be not less than the higher of (i) the closing price of the shares as stated in the Stock Exchange's daily quotation sheet on the date of offer of the grant, which must be a business day; and (ii) the average closing prices of the shares as stated in the Stock Exchange's daily quotation sheets for the 5 business days immediately preceding the date of offer of the grant; and (iii) the nominal value of a share of the Company.

Upon acceptance of the options, the grantee shall pay HK$1.00 to the Company as consideration for the grant. The acceptance of an offer of the grant of the option must be made within 21 days from the date of grant. The exercise period of any option granted under the Share Option Scheme must not more than ten years commencing on the date of grant.

The maximum number of shares which may be issued upon exercise of all options to be granted under the Share Option Scheme and any other share option schemes of the Company shall not, in the absence of shareholders' approval, in aggregate exceed 10% in nominal amount of the aggregate of shares of the Company in issue as at the date of approval of the Share Option Scheme. The Board may seek approval by shareholders at general meeting to refresh the 10% limit. However, the total number of Shares available for issue under exercise of options which may be granted under the Share Option Scheme in these circumstances much not exceed 10% of the issued share capital of the Company as at the date of approval of the refreshing of the 10% limit.

As at the date of this report, a total of 203,900,000 share options have been granted under the Share Option Scheme and the outstanding number of options available for issue under the Share Option Scheme is 765,000, representing approximately 0.03% of the issued share capital of the Company.

The maximum number of Shares in respect of which options may be granted under the Share Option Scheme and any other share option schemes shall not exceed 30% of the nominal amount of the issued share capital of the Company from time to time and the maximum number of shares in respect of which options may be granted to each eligible participant shall not exceed 1% of the issued share capital of the Company for the time being in any 12-month period up to and including the date of offer of the grant.

The Share Option Scheme will remain in force for a period of 10 years commencing from the date of adoption of the Scheme from 23 June 2006.

During the year ended 31 December 2010, the movements in the share options to subscribe for the Company's shares were as follows:

	Date of grant	Exercisable period	Exercisable price per share HK$	Number of Share options: Outstanding at 1 January 2010	Granted during the year	Exercised during the year	Lapsed during the year	Outstanding at 31 December 2010
Category 1: Directors								
Chu King Fai (retired at the Last AGM)	21 August 2008	21 August 2008 – 18 August 2011	0.1724	25,000,000	–	–	–	25,000,000
Au Kwok Chuen, Vincent (retired on 9 November 2009)	21 August 2008	21 August 2008 – 18 August 2011	0.1724	25,000,000	–	–	(25,000,000)	–
Zhao Juqun (retired on 9 November 2009)	21 August 2008	21 August 2008 – 18 August 2011	0.1724	25,000,000	–	–	(25,000,000)	–
Wong Yun Kuen (resigned on 4 September 2009)	21 August 2008	21 August 2008 – 18 August 2011	0.1724	2,500,000	–	–	(2,500,000)	–
Yang Biao (resigned on 4 September 2009)	21 August 2008	21 August 2008 – 18 August 2011	0.1724	2,500,000	–	–	(2,500,000)	–
Mok King Tong (resigned on 4 September 2009)	21 August 2008	21 August 2008 – 18 August 2011	0.1724	2,500,000	–	–	(2,500,000)	–
Total for Directors				82,500,000	–	–	(57,500,000)	25,000,000
Category 2: Employees	21 August 2008	21 August 2008 – 18 August 2011	0.1724	31,700,000	–	–	(15,700,000)	16,000,000
	21 October 2008	21 October 2008 – 15 October 2011	0.128	56,000,000	–	–	(28,000,000)	28,000,000
Total for employees				87,700,000	–	–	(43,700,000)	44,000,000
Category 3: Other participants	21 October 2008	21 October 2008 – 15 October 2011	0.128	25,000,000	–	–	–	25,000,000
Total for other participants				25,000,000	–	–	–	25,000,000
Total for all categories				195,200,000	–	–	(101,200,000)	94,000,000

No options were cancelled during the year.

DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBT SECURITIES

Save as disclosed under the headings "Directors' interests in shares and options" above, at no time during the year was the Company or any of its subsidiaries a party to any arrangements to enable the directors or chief executives of the Company (including their spouses or children under 18 years of age) to have any rights to subscribe for securities of the Company or any of its associated corporations as defined in the SFO or to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

DIRECTORS' INTERESTS IN CONTRACTS

Save as disclosed in note 33 to the consolidated financial statements, no Director had a significant beneficial interest, either directly or indirectly, in any contracts of significance to the business of the Group to which the Company, its holding company or any of its subsidiaries was a party during the year or at the end of the year.

SUBSTANTIAL SHAREHOLDERS' INTERESTS IN SECURITIES

As at 31 December 2010, other than the interests disclosed above in respect of certain Directors, so far as is known to the Directors, the following parties (other than the Directors and chief executives of the Company) had interests of 5% or more in the issued share capital of the Company as recorded in the register required to be kept under Section 336 of SFO:

Name of Shareholder	Capacity /nature of interests	Number of ordinary share(s) held	Total interests as percentage of the issued share capital
Hongkong Zhongxing Group Co., Limited (Note 1)	Beneficial Owner	561,750,000	22.32%
Huang Bing Huang (Note 1)	Interest of Controlled Corporation	561,750,000	22.32%
Kwok Wai Man, Nancy (Notes 2 and 3)	Beneficial Owner	14,170,000	0.56%
	Interest of Controlled Corporation	479,050,000	19.03%
	Interests of spouse	64,210,000	2.55%

Name of Shareholder	Capacity /nature of interests	Number of ordinary share(s) held	Total interests as percentage of the issued share capital
Rhenfield Development Corp. (Note 3)	Beneficial Owner	479,050,000	19.03%
Tsang Wai Lun, Wayland (Notes 3 and 4)	Beneficial Owner	64,210,000	2.55%
	Interest of Controlled Corporation	479,050,000	19.03%
	Interests of spouse	14,170,000	0.56%

Note 1: Hongkong Zhongxing Group Co., Limited is owned by Mr. Huang Bing Huang. Mr. Huang Bing Huang is deemed to be interested in 561,750,000 shares pursuant to the Part XV of the SFO.

Note 2: These 64,210,000 shares are owned by Mr. Tsang Wai Lun, Wayland ("Mr. Tsang"), spouse of Ms. Kwok Wai Man, Nancy ("Ms. Kwok"). Ms. Kwok is deemed to be interested in 64,210,000 shares pursuant to the Part XV of the SFO.

Note 3: Rhenfield Development Corp. is owned by Ms. Kwok and Mr. Tsang in equal shares. Ms. Kwok and Mr. Tsang are deemed to be interested in 479,050,000 shares pursuant to the Part XV of the SFO.

Note 4: These 14,170,000 shares are owned by Ms. Kwok, spouse of Mr. Tsang. Mr. Tsang is deemed to be interested in 14,170,000 shares pursuant to the Part XV of the SFO.

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.

COMPETING INTERESTS

As at 31 December 2010, none of the Directors, the management shareholders or substantial shareholders of the Company or any of their respective associates has engaged in any business that competes or may compete with the business of the Group, or has any other conflict of interests with the Group.

PUBLIC FLOAT

Based on the information that is publicly available to the Company and to the best knowledge of the Directors as at the date of this report, there is sufficient public float of the Company's issued shares as required under the Listing Rules throughout the year ended 31 December 2010.

PRE-EMPTIVE RIGHTS

There are no provisions for pre-emptive rights under the Bye-laws, or the laws of Bermuda, being the jurisdiction in which the Company was incorporated, which would oblige the Company to offer new shares on a pro-rata basis to existing shareholders.

FINANCIAL SUMMARY

A summary of the published results, and assets and liabilities of the Group for the last five financial years, as extracted from the audited consolidated financial statements and restated and reclassified as appropriate, is set out on page 121. This summary does not form part of the audited consolidated financial statements.

MAJOR PROPERTIES

Details of the major properties of the Group at 31 December 2010 are set out on pages 122 to 126.

BANK LOANS AND OTHER BORROWINGS

Details of bank and other borrowings are set out in note 24 to the consolidated financial statements.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

During the year ended 31 December 2010, neither the Company nor any of its subsidiary companies purchased, sold, redeemed or cancelled any of the Company's listed securities.

COMPLIANCE

In the opinion of the Directors, the Company has complied with the code provisions set out in the CG Code throughout the year except deviations stated in the Corporate Governance Report on pages 12 to 19.

AUDIT COMMITTEE

The Audit Committee has reviewed with the management of the Group the accounting principles and practices adopted by the Group and discussed auditing, internal control and financing reporting matters including the review of the audited consolidated financial statements for the year ended 31 December 2010, with external auditor. There were no disagreements from the auditor or the Audit Committee in respect of the accounting policies adopted by the Company.

PROPOSED AMENDMENT OF BYE-LAWS

In order to bring the Bye-laws in line with the changes to the Listing Rules, certain amendments to the Bye-laws are proposed by the Board for approval by the shareholders of the Company at the 2011 AGM. The proposed amendments will, among other things, enable the Company to use its own website and other electronic means to send or otherwise make available certain notices or documents or corporate communications (as defined in the Listing Rules) to the shareholders of the Company, subject to compliance with the Listing Rules and applicable laws and regulations. Details of the proposed amendments are set out in the circular to be despatched to the shareholders of the Company as soon as practicable.

AUDITOR

The consolidated financial statements of the Group for the years ended 31 December 2008, 2009 and 2010 were audited by Baker Tilly Hong Kong Limited.

Baker Tilly Hong Kong Limited will retire at the conclusion of the 2011 AGM and being eligible, offer themselves for re-appointment at the 2011 AGM. A resolution for the re-appointment of Baker Tilly Hong Kong Limited as the Auditor will be proposed at the 2011 AGM.

On behalf of the Board

Ma Xuemian
Chairman

Hong Kong, 18 April 2011

BAKER TILLY
HONG KONG LIMITED
CERTIFIED PUBLIC ACCOUNTANTS
天職香港會計師事務所有限公司
12th Floor, China Merchants Tower, Shun Tak Centre, 168-200 Connaught Road Central, Hong Kong
香港干諾道中168-200號信德中心招商局大廈12樓

INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF

Grand Field Group Holdings Limited

(Incorporated in Bermuda with limited liability)

We have audited the consolidated financial statements of Grand Field Group Holdings Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 33 to 120, which comprise the consolidated and Company's balance sheets as at 31 December 2010, and the consolidated income statement, the consolidated statement of comprehensive income, 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 information.

DIRECTORS' RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The Directors of the Company are responsible for the preparation of the consolidated financial statements that give a true and fair view 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, and for such internal control as the Directors determine is necessary to enable the preparation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. This report is made solely to you, as a body, 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 about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of consolidated financial statements that give a true and fair view 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 consolidated 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 31 December 2010 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.

EMPHASIS OF MATTER

Without qualifying our opinion, we draw attention to the following matters:

(a) We have considered the adequacy of the disclosures made in note 31(a)(i) to the consolidated financial statements concerning the possible outcome of various legal proceedings initiated by a former director and shareholder of the Company, Mr. Tsang Wai Lun, Wayland, against eight of the then directors, alleging that the then directors had breached their fiduciary duties in relation to various transactions entered into by the Group. In the opinion of the Directors, the defendant directors have resigned and the aforesaid legal proceedings will have no material impact on the financial position and operations of the Group.

(b) As mentioned in note 2(b) to the consolidated financial statements, the Group incurred a consolidated net loss attributable to the equity shareholders of the Company of approximately HK$25,146,000 for the year ended 31 December 2010. These conditions indicate the existence of a material uncertainty which may cast significant doubt on the Group's ability to continue as a going concern. The consolidated financial statements have been prepared on a going concern basis, the appropriateness of which is dependent on the Group's ability to generate sufficient working capital to meet its financial requirements. The consolidated financial statements do not include any adjustments that may be necessary should the Group fail to finance its future working capital and financial requirements. We consider that adequate disclosures have been made.

Baker Tilly Hong Kong Limited
Certified Public Accountants
Hong Kong, 25 March 2011
Lo Wing See
Practising Certificate number P04607

Consolidated Income Statement

For the year ended 31 December 2010 (Expressed in Hong Kong dollars)

	Note	2010 HK$'000	2009 HK$'000
Revenues	4	**4,058**	4,623
Cost of revenue		**(2,354)**	(861)
Gross profit		**1,704**	3,762
Other revenue and income	4	**114**	2,460
Distribution costs		**(456)**	(666)
Administrative expenses		**(19,253)**	(49,163)
Fair value (loss)/gain on investment properties	13	**(9,498)**	3,946
Impairment loss on amount due from a related party	5(b)	**–**	(1,160)
Impairment loss on mortgage loan receivables	17(b)	**(106)**	(160)
Impairment loss on goodwill	18	**–**	(997)
Reversal of impairment loss/(impairment loss) on other receivables, deposits and prepayments, net	5(b)	**3,301**	(15,301)
(Write down of)/reversal of write down of completed properties held for sale	20	**(3,298)**	362
Loss from operations		**(27,492)**	(56,917)
Finance costs	5(c)	**–**	(851)
Loss before taxation	5	**(27,492)**	(57,768)
Income tax credit	6	**2,346**	849
Loss for the year		**(25,146)**	(56,919)
Attributable to:			
Equity shareholders of the Company		**(25,146)**	(56,919)
Loss per share (basic and diluted)	10	**(1.00 cent)**	(2.26 cents)

The notes on pages 41 to 120 form part of the consolidated financial statements.

Consolidated Statement of Comprehensive Income

For the year ended 31 December 2010 (Expressed in Hong Kong dollars)

	Note	2010 HK$'000	2009 HK$'000
Loss for the year		**(25,146)**	(56,919)
Other comprehensive income	9		
Exchange differences on translation of financial statements of overseas subsidiaries		**6,421**	–
Total comprehensive loss for the year		**(18,725)**	(56,919)
Attributable to:			
Equity shareholders of the Company		**(18,725)**	(56,919)

The notes on pages 41 to 120 form part of the consolidated financial statements.

Consolidated Balance Sheet

As at 31 December 2010 (Expressed in Hong Kong dollars)

	Note	2010 HK$'000	2009 HK$'000
Non-current assets			
Property, plant and equipment	12	**19,018**	19,699
Investment properties	13	**60,736**	68,465
Prepaid premium for land leases	14	**179,445**	180,634
Properties under development	15	**12,762**	12,469
Mortgage loan receivables due after one year	17	**679**	1,474
Goodwill	18	**–**	–
Restricted cash	22	**116**	1,101
Other non-current assets	19	**–**	–
		272,756	283,842
Current assets			
Completed properties held for sale	20	**10,401**	16,131
Mortgage loan receivables	17	**771**	1,014
Trade and other receivables	21	**4,120**	11,697
Tax recoverable	27(a)	**374**	459
Cash and cash equivalents	22	**1,537**	808
		17,203	30,109
Current liabilities			
Trade and other payables	23	**24,259**	24,631
Interest-bearing borrowings	24	**1,168**	1,141
Tax payable	27(a)	**884**	4,103
Dividend payable		**42**	42
		26,353	29,917
Net current (liabilities)/assets		**(9,150)**	192
Total assets less current liabilities		**263,606**	284,034

Consolidated Balance Sheet

As at 31 December 2010 (Expressed in Hong Kong dollars)

	Note	2010 HK$'000	2009 HK$'000
Non-current liabilities			
Deferred tax liabilities	27(b)	**310**	2,013
NET ASSETS		**263,296**	282,021
CAPITAL AND RESERVES			
Share capital	28(c)	**50,336**	50,336
Reserves		**212,960**	231,685
TOTAL EQUITY		**263,296**	282,021

Approved and authorised for issue by the Board of Directors on 25 March 2011

Ma Xuemian
Director

Kwok Siu Wa, Alison
Director

The notes on pages 41 to 120 form part of the consolidated financial statements.

Balance Sheet

As at 31 December 2010 (Expressed in Hong Kong dollars)

	Note	2010 HK$'000	2009 HK$'000
Non-current assets			
Property, plant and equipment	12	**9**	19
Investments in subsidiaries	16	**159,056**	159,056
		159,065	159,075
Current assets			
Deposits and prepayments	21	**1,141**	781
Amounts due from subsidiaries	16	**67,716**	135,383
Cash and cash equivalents	22	**298**	215
		69,155	136,379
Current liabilities			
Other payables	23	**7,231**	7,370
Amount due to a subsidiary	16	**22,989**	22,807
Dividend payable		**42**	42
		30,262	30,219
Net current assets		**38,893**	106,160
NET ASSETS		**197,958**	265,235
CAPITAL AND RESERVES			
Share capital	28(c)	**50,336**	50,336
Reserves		**147,622**	214,899
TOTAL EQUITY		**197,958**	265,235

Approved and authorised for issue by the Board of Directors on 25 March 2011

Ma Xuemian
Director

Kwok Siu Wa, Alison
Director

The notes on pages 41 to 120 form part of the consolidated financial statements.

Consolidated Statement of Changes in Equity

For the year ended 31 December 2010 (Expressed in Hong Kong dollars)

	Attributable to equity shareholder of the Company						
	Share capital (note 28(c)) HK$'000	Share premium (note 28(d)(i)) HK$'000	Share option reserve (note 28(d)(ii)) HK$'000	Special reserve (note 28(d)(iii)) HK$'000	Exchange reserve (note 28(d)(iv)) HK$'000	Accumulated losses HK$'000	Total HK$'000
Balance at 1 January 2009	50,336	261,949	13,190	(2,215)	70,101	(54,421)	338,940
Transfer on lapse of share options	–	–	(625)	–	–	625	–
Total comprehensive loss for the year	–	–	–	–	–	(56,919)	(56,919)
Balance at 31 December 2009 and 1 January 2010	50,336	261,949	12,565	(2,215)	70,101	(110,715)	282,021
Transfer on lapse of share options	–	–	(7,165)	–	–	7,165	–
Total comprehensive loss for the year	–	–	–	–	6,421	(25,146)	(18,725)
Balance at 31 December 2010	**50,336**	**261,949**	**5,400**	**(2,215)**	**76,522**	**(128,696)**	**263,296**

The notes on pages 41 to 120 form part of the consolidated financial statements.

Consolidated Cash Flow Statement

For the year ended 31 December 2010 (Expressed in Hong Kong dollars)

	Note	**2010** **HK$'000**	2009 HK$'000
Operating activities			
Loss before taxation		**(27,492)**	(57,768)
Adjustments for:			
Amortisation of prepaid premium for land leases	5(b)	**5,561**	5,561
Depreciation	5(b)	**1,680**	1,941
Fair value loss/(gain) on investment properties	5(b)	**9,498**	(3,946)
Loss on disposal of property, plant and equipment	5(b)	**51**	–
Gain on disposal of investment properties	4	**–**	(1,627)
Interest income	4	**(13)**	(581)
Interest expenses	5(c)	**–**	851
Impairment loss on amount due from a related party	5(b)	**–**	1,160
Impairment loss on mortgage loan receivables	5(b)	**106**	160
Impairment loss on goodwill	5(b)	**–**	997
Provision for litigation settlement	5(b)	**330**	6,559
(Reversal of impairment loss)/impairment loss on other receivables, deposits and prepayments, net	5(b)	**(3,301)**	15,301
Write down of/(reversal of write down of) completed properties held for sale	5(b)	**3,298**	(362)
Operating loss before changes in working capital		**(10,282)**	(31,754)
Decrease in completed properties held for sale		**2,125**	656
Decrease in mortgage loan receivables		**969**	1,878
Decrease in trade and other receivables		**10,948**	33,012
Increase in amount due from a related party		**–**	(1,160)
(Decrease)/increase in trade and other payables		**(1,449)**	3,531
Increase/(decrease) in deposits received on properties held for sale		**400**	(5)
Cash generated from operations		**2,711**	6,158
Interest received		**13**	581
Interest paid		**–**	(851)
Tax paid – overseas tax paid, net		**(2,510)**	(325)
Net cash generated from operating activities		**214**	5,563

Consolidated Cash Flow Statement

For the year ended 31 December 2010 (Expressed in Hong Kong dollars)

	Note	2010 HK$'000	2009 HK$'000
Investing activities			
Purchases of property, plant and equipment		**(22)**	(843)
Additions to investment properties		**(360)**	–
Additions to prepaid premium for land leases		**(251)**	(113)
Proceeds from disposal of investment properties		**–**	5,421
Decrease in pledged bank deposits		**–**	27,996
Decrease in restricted cash		**987**	287
Net cash inflow on acquisition of subsidiaries	25	**–**	9
Net cash generated from investing activities		**354**	32,757
Financing activities			
Increase in interest-bearing borrowings		**–**	1,102
Repayment of interest-bearing borrowings		**–**	(46,894)
Net cash used in financing activities		**–**	(45,792)
Net increase/(decrease) in cash and cash equivalents		**568**	(7,472)
Cash and cash equivalents at 1 January		**808**	8,280
Effect of foreign exchange rate changes		**161**	–
Cash and cash equivalents at 31 December	22	**1,537**	808

The notes on pages 41 to 120 form part of the consolidated financial statements.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

1 CORPORATE INFORMATION

The Company was incorporated in Bermuda on 13 May 1999 as an exempted company with limited liability under the Companies Act 1981 of Bermuda (as amended) and its shares are listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange"). The address of its registered office is Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda. The principal place of business of the Company in Hong Kong is located at Unit 02, 7th Floor, Euro Trade Centre, 21-23 Des Voeux Road Central, Hong Kong.

The Company has its primary listing on the Main Board of the Stock Exchange.

The principal activity of the Company is investment holding. The Company and its subsidiaries (collectively referred to as the "Group") are principally engaged in property development, property investment and property management. Details of the principal activities of its subsidiaries are set out in note 16 to the consolidated financial statements.

The consolidated financial statements are presented in Hong Kong dollars ("HK$"), unless otherwise indicated, which is also the functional currency of the Company.

2 SIGNIFICANT ACCOUNTING POLICIES

(a) Statement of compliance

The consolidated financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards ("HKFRSs"), which collective term includes all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("HKASs") and Interpretations issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"), accounting principles generally accepted in Hong Kong and the disclosure requirements of the Hong Kong Companies Ordinance. The consolidated financial statements also comply with the applicable disclosure provisions of the Rules governing the Listing of Securities on the Main Board of the Stock Exchange (the "Listing Rules"). A summary of the significant accounting policies adopted by the Group and the Company is set out below.

The HKICPA has issued certain new and revised HKFRSs that are first effective or available for early adoption for the current accounting period of the Group and the Company. Note 3 provides information on any changes in accounting policies resulting from initial application of these developments to the extent that they are relevant to the Group and the Company for the current and prior accounting periods reflected in the consolidated financial statements.

2 SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(b) Basis of preparation of the consolidated financial statements

The consolidated financial statements for the year ended 31 December 2010 comprise the Company and its subsidiaries.

The measurement basis used in the preparation of the consolidated financial statements is the historical cost basis except that the investment properties are stated at their fair value as explained in the accounting policy in note 2(f).

The preparation of the consolidated financial statements in conformity with HKFRSs requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Judgements made by management in the application of HKFRSs that have significant effect on the consolidated financial statements and major sources of estimation uncertainty are discussed in note 34.

2 SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(b) Basis of preparation of the consolidated financial statements *(Continued)*

The consolidated financial statements have been prepared on a going concern basis. This may not be appropriate in view of the significant consolidated accumulated losses at 31 December 2010. The Group incurred net loss of HK$25,146,000 during the year ended 31 December 2010 and, as of that date, the Group's current liabilities exceeded its current assets by HK$9,150,000. These conditions indicate the existence of material uncertainty which may cast significant doubt on the Group's ability to continue as a going concern and therefore, that it may be unable to realise its assets and discharge its liabilities in the normal course of business. Nevertheless, the Directors are of the opinion that the Group will be able to finance its future working capital and financial requirements given that:

(i) the Group has been actively seeking prospective investor; and

(ii) the Group will obtain loan financing from financial institutions where appropriate.

In the opinion of the Directors, in light of the measures taken to date and on the basis of the above-mentioned major assumptions, the Group will have sufficient working capital to finance and maintain operations in the foreseeable future. Accordingly, the Directors are satisfied that it is appropriate to prepare the consolidated financial statements on a going concern basis.

(c) Subsidiaries

Subsidiaries are entities controlled by the Group. Control exists when the Group has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, potential voting rights that presently are exercisable are taken into account.

An investment in a subsidiary is consolidated into the consolidated financial statements from the date that control commences until the date that control ceases. Intra-group balances and transactions and any unrealised profits arising from intra-group transactions are eliminated in full in preparing the consolidated financial statements. Unrealised losses resulting from intra-group transactions are eliminated in the same way as unrealised gains but only to the extent that there is no evidence of impairment.

In the Company's balance sheet, an investment in a subsidiary is stated at cost less impairment losses, unless the investment is classified as held for sale.

2 SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(d) Segment reporting

Operating segments, and the amounts of each segment item reported in the consolidated financial statements, are identified from the financial information provided regularly to the Group's most senior executive management for the purposes of allocating resources to, and assessing the performance of, the Group's various lines of business and geographical locations.

Individually material operating segments are not aggregated for financial reporting purposes unless the segments have similar economic characteristics and are similar in respect of the nature of products and services, the nature of production processes, the type or class of customers, the methods used to distribute the products or provide the services, and the nature of the regulatory environment. Operating segments which are not individually material may be aggregated if they share a majority of these criteria.

(e) Property, plant and equipment

Property, plant and equipment are stated in the balance sheet at cost less accumulated depreciation and impairment losses.

Depreciation is calculated to write off the cost of items of property, plant and equipment, less their estimated residual value, if any, using the straight line method over their estimated useful lives as follows:

Buildings	2.5% or over the lease term, whichever is shorter
Leasehold improvements	20% – 33.3%
Furniture, fixtures and office equipment	20%
Motor vehicles	20%

Both the useful life of an asset and its residual value, if any, are reviewed annually.

2 SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(e) Property, plant and equipment *(Continued)*

The carrying amounts of property, plant and equipment are reviewed for indications of impairment at each balance sheet date. An impairment loss is recognised to the extent that the carrying amount of an asset, or the cash-generating unit to which it belongs, is more than its recoverable amount. The recoverable amount of an asset, or of the cash generating unit to which it belongs, is the greater of its net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of time value of money and the risks specific to the assets. An impairment loss is reversed if there has been a favourable change in estimates used to determine the recoverable amount.

Gains or losses arising from the retirement or disposal of an item of property, plant and equipment are determined as the difference between the net disposal proceeds and the carrying amount of the item and are recognised in profit or loss on the date of retirement or disposal.

(f) Investment properties

Investment properties are land and/or buildings which are owned or held under a leasehold interest to earn rental income and/or for capital appreciation. These include land held for a currently undetermined future use.

Investment properties are stated in the balance sheet at fair value. Any gain or loss arising from a change in fair value or from the retirement or disposal of an investment property is recognised in profit or loss. Rental income from investment properties is accounted for as described in note 2(t)(ii).

When the Group holds a property interest under an operating lease to earn rental income and/or for capital appreciation, the interest is classified and accounted for as an investment property on a property-by-property basis. Any such property interest which has been classified as an investment property is accounted for as if it were held under a finance lease (see note 2(i)(ii)), and the same accounting policies are applied to that interest as are applied to other investment properties leased under finance leases. Lease payments are accounted for as described in note 2(i).

2 SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(g) Goodwill

Goodwill represents the excess of the cost of a business combination or an investment in an associate or a jointly controlled entity over the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities.

Goodwill is stated at cost less accumulated impairment losses. Goodwill arising on a business combination is allocated to each cash-generating unit, or groups of cash generating units, that is expected to benefit from the synergies of the combination and is tested annually for impairment (see note 2(h)). In respect of associates or jointly controlled entities, the carrying amount of goodwill is included in the carrying amount of the interest in the associate or jointly controlled entity and the investment as a whole is tested for impairment whenever there is objective evidence of impairment (see note 2(h)).

Any excess of the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities over the cost of a business combination or an investment in an associate or a jointly controlled entity is recognised immediately in profit or loss.

On disposal of a cash generating unit, an associate or a jointly controlled entity during the year, any attributable amount of purchased goodwill is included in the calculation of the profit or loss on disposal.

2 SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(h) Impairment of assets

(i) Impairment of financial assets at amortised cost

Mortgage loan receivables and trade and other receivables that are stated at amortised cost are reviewed at the end of each reporting period to determine whether there is objective evidence of impairment. Objective evidence of impairment includes observable data that comes to the attention of the Group about one or more of the following loss events:

– significant financial difficulty of the debtor;

– a breach of contract, such as a default or delinquency in interest or principal payments;

– it becoming probable that the debtor will enter bankruptcy or other financial reorganisation;

– significant changes in the technological, market, economic or legal environment that have an adverse effect on the debtor; and

– a significant or prolonged decline in the fair value of an investment in an equity instrument below its cost.

If any such evidence exists, the impairment loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate (i.e. the effective interest rate computed at initial recognition of these assets), where the effect of discounting is material. This assessment is made collectively where financial assets carried at amortised cost share similar risk characteristics, such as similar past due status, and have not been individually assessed as impaired. Future cash flows for financial assets which are assessed for impairment collectively are based on historical loss experience for assets with credit risk characteristics similar to the collective group.

If in a subsequent period the amount of an impairment loss decreases and the decrease can be linked objectively to an event occurring after the impairment loss was recognised, the impairment loss is reversed through profit or loss. A reversal of an impairment loss shall not result in the asset's carrying amount exceeding that which would have been determined had no impairment loss been recognised in prior years.

2 SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(h) Impairment of assets *(Continued)*

(i) Impairment of financial assets at amortised cost (Continued)

Impairment losses are written off against the corresponding assets directly, except for impairment losses recognised in respect of mortgage loan receivables and trade and other receivables, whose recovery is considered doubtful but not remote. In this case, the impairment losses for doubtful debts are recorded using an allowance account. When the Group is satisfied that recovery is remote, the amount considered irrecoverable is written off against trade debtors and bills receivable directly and any amounts held in the allowance account relating to that debt are reversed. Subsequent recoveries of amounts previously charged to the allowance account are reversed against the allowance account. Other changes in the allowance account and subsequent recoveries of amounts previously written off directly are recognised in profit or loss.

(ii) Impairment of other assets

Internal and external sources of information are reviewed at the end of each reporting period to identify indications that the following assets may be impaired or, an impairment loss previously recognised no longer exists or may have decreased:

– property, plant and equipment (other than properties carried at revalued amounts);

– investments in subsidiaries (except for those classified as held for sale (or included in a disposal group that is classified as held for sale)).

If any such indication exists, the asset's recoverable amount is estimated.

– Calculation of recoverable amount

The recoverable amount of an asset is the greater of its fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Where an asset does not generate cash inflows largely independent of those from other assets, the recoverable amount is determined for the smallest group of assets that generates cash inflows independently (i.e. a cash-generating unit).

2 SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(h) Impairment of assets *(Continued)*

(ii) Impairment of other assets *(Continued)*

– Recognition of impairment losses

An impairment loss is recognised in profit or loss if the carrying amount of an asset, or the cash-generating unit to which it belongs, exceeds its recoverable amount. Impairment losses recognised in respect of cash-generating units are allocated first to reduce the carrying amount of any goodwill allocated to the cash-generating unit (or group of units) and then, to reduce the carrying amount of the other assets in the unit (or group of units) on a pro rata basis, except that the carrying value of an asset will not be reduced below its individual fair value less costs to sell, or value in use, if determinable.

– Reversals of impairment losses

An impairment loss is reversed if there has been a favourable change in the estimates used to determine the recoverable amount.

A reversal of an impairment loss is limited to the asset's carrying amount that would have been determined had no impairment loss been recognised in prior years. Reversals of impairment losses are credited to profit or loss in the year in which the reversals are recognised.

(i) Leased assets

An arrangement, comprising a transaction or a series of transactions, is or contains a lease if the Group determines that the arrangement conveys a right to use a specific asset or assets for an agreed period of time in return for a payment or a series of payments. Such a determination is made based on an evaluation of the substance of the arrangement and is regardless of whether the arrangement takes the legal form of a lease.

2 SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(i) Leased assets *(Continued)*

(i) Classification of assets leased to the Group

Assets that are held by the Group under leases which transfer to the Group substantially all the risks and rewards of ownership are classified as being held under finance leases. Leases which do not transfer substantially all the risks and rewards of ownership to the Group are classified as operating leases, with the following exceptions:

– property held under operating leases that would otherwise meet the definition of an investment property is classified as an investment property on a property-by-property basis and, if classified as investment property, is accounted for as if held under a finance lease (see note 2(f)); and

– land held for own use under an operating lease, the fair value of which cannot be measured separately from the fair value of a building situated thereon at the inception of the lease, is accounted for as being held under a finance lease, unless the building is also clearly held under an operating lease. For these purposes, the inception of the lease is the time that the lease was first entered into by the Group, or taken over from the previous lessee.

(ii) Assets acquired under finance leases

Where the Group acquires the use of assets under finance leases, the amounts representing the fair value of the leased asset , or, if lower, the present value of the minimum lease payments, of such assets are included in property, plant and equipment and the corresponding liabilities, net of finance charges, are recorded as obligations under finance leases. Depreciation is provided at rates which write off the cost of the assets over the term of the relevant lease or, where it is likely the Group will obtain ownership of the asset, the life of the asset, as set out in note 2(e). Impairment losses are accounted for in accordance with the accounting policy as set out in note 2(h). Finance charges implicit in the lease payments are charged to profit or loss over the period of the leases so as to produce an approximately constant periodic rate of charge on the remaining balance of the obligations for each accounting period. Contingent rentals are charged to profit or loss in the accounting period in which they are incurred.

2 SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(i) Leased assets *(Continued)*

(iii) Operating lease charges

The cost of acquiring land held under an operating lease is amortised on a straight-line basis over the period of the lease term except where the property is classified as an investment property (see note 2(f)). Except where the property is classified as an investment property, impairment losses are recognised in accordance with the accounting policy set out in note 2(h).

Where the Group has the use of other assets held under operating leases, payments made under the leases are charged to profit or loss in equal instalments over the accounting periods covered by the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased asset. Lease incentives received are recognised in profit or loss as an integral part of the aggregate net lease payments made. Contingent rentals are charged to profit or loss in the accounting period in which they are incurred.

(j) Property held under development

Properties held under development are stated at the lower of cost and net realisable value and comprises construction costs, amortisation of land use rights, borrowing costs and professional fees incurred during the development period. Net realisable value is determined by reference to management estimates based on prevailing market conditions less costs to be incurred in selling the property. On commencement of construction, properties held for development are transferred to properties under development. On completion, the properties are transferred to completed properties held for sale.

(k) Completed properties held for sale

Completed properties held for sale are stated at the lower of cost and net realisable value. Cost comprises development costs attributable to the unsold properties. Net realisable value is determined by reference to management estimates based on prevailing market conditions less estimated costs to be incurred in selling the property.

2 SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(l) Loans and receivables

(i) Mortgage loan receivables

Mortgage loan 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 mortgage loan 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 profit or loss. Once mortgage loan receivables have been written down as a result of impairment loss, the reversal of previous provision will be charged to the administrative expenses.

(ii) Trade and other receivables

Trade and other receivables are initially recognised at fair value and thereafter stated at amortised cost less impairment losses for bad and doubtful debts, except where the receivables are interest-free loans made to related parties without any fixed repayment terms or the effect of discounting would be immaterial. In such cases, the receivables are stated at cost less impairment losses for bad and doubtful debts.

Impairment losses for bad and doubtful debts are measured as the difference between the carrying amount of the asset and the present value of estimated future cash flows, discounted at the asset's original effective interest rate (i.e., the effective interest rate computed at initial recognition of these assets), where the effect of discounting is material.

(m) Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand, demand deposits with banks and other financial institutions, and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, having been within three months of maturity at acquisition. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are also included as a component of cash and cash equivalents for the purpose of the consolidated cash flow statement.

2 SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(n) Trade and other payables

Trade and other payables are initially recognised at fair value and subsequently stated at amortised cost unless the effect of discounting would not be material, in which case they are stated at cost.

(o) Interest-bearing borrowings

Interest-bearing borrowings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost with any difference between the amount initially recognised and redemption value being recognised in profit or loss over the period of the borrowings, together with any interest and fees payable, using the effective interest method.

(p) Employee benefits

(i) Employee leave entitlements

Employee entitlements to annual leave are recognised when they accrue to employees. A provision is made for the estimated liability for annual leave as a result of services rendered by employees up to the balance sheet date.

Employee entitlements to sick leave and maternity leave are not recognised until the time of leave.

2 SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(p) Employee benefits *(Continued)*

(ii) Employee retirement benefits

The Group operates a defined contribution Mandatory Provident Fund retirement benefits scheme (the "MPF Scheme") under the Hong Kong Mandatory Provident Fund Schemes Ordinance, for those employees who are eligible to participate in the MPF Scheme. Contributions are made based on a percentage of the employees' basic salaries and are charged to profit or loss as they become payable in accordance with the rules of the MPF Scheme. The assets of the MPF Scheme are held separately from those of this subsidiary in an independently administered fund. The employer contributions vest fully with the employees when contributed into the MPF Scheme.

Pursuant to the relevant regulations of the People's Republic of China ("PRC") government, the Company and its subsidiaries operating in the PRC have participated in central pension schemes (the "Schemes") operated by local municipal governments, whereby the Company and its subsidiaries in the PRC are required to contribute a certain percentage of the basic salaries of their employees to the Scheme to fund their retirement benefits. The local municipal governments undertake to assume the retirement benefits obligations of all existing and future retired employees of the subsidiaries in the PRC. The only obligation of the Group with respect to the Schemes is to pay the ongoing required contributions under the Schemes mentioned above. Contributions under the Schemes are charged to profit or loss as incurred.

(iii) Share-based payments

The fair value of share options granted to employees is recognised as an employee cost with a corresponding increase in a capital reserve within equity. The fair value is measured at grant date using the binomial lattice model, taking into account the terms and conditions upon which the options were granted. Where the employees have to meet vesting conditions before becoming unconditionally entitled to the options, the total estimated fair value of the options is spread over the vesting period, taking into account the probability that the options will vest.

2 SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(p) Employee benefits *(Continued)*

(iii) Share-based payments *(Continued)*

During the vesting period, the number of share options that is expected to vest is reviewed. Any adjustment to the cumulative fair value recognised in prior years is charged/credited to profit or loss for the year of the review, unless the original employee expenses qualify for recognition as an asset, with a corresponding adjustment to the capital reserve. On vesting date, the amount recognised as an expense is adjusted to reflect the actual number of options that vest (with a corresponding adjustment to the capital reserve) except where forfeiture is only due to not achieving vesting conditions that relate to the market price of the Company's shares. The equity amount is recognised in the capital reserve until either the option is exercised (when it is transferred to the share premium account) or the option expires (when it is released directly to retained profits).

(q) Income tax

Income tax for the year comprises current tax and movements in deferred tax assets and liabilities. Current tax and movements in deferred tax assets and liabilities are recognised in profit or loss except to the extent that they relate to items recognised in other comprehensive income or directly in equity, in which case the relevant amounts of tax are recognised in other comprehensive income or directly in equity, respectively.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred tax assets and liabilities arise from deductible and taxable temporary differences respectively, being the differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. Deferred tax assets also arise from unused tax losses and unused tax credits.

2 SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(q) Income tax *(Continued)*

Apart from differences which arise on initial recognition of assets and liabilities, all deferred tax liabilities, and all deferred tax assets to the extent that it is probable that future taxable profits will be available against which the asset can be utilised, are recognised.

The amount of deferred tax recognised is measured based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, using tax rates enacted or substantively enacted at the balance sheet date. Deferred tax assets and liabilities are not discounted.

(r) Financial guarantees issued, provisions and contingent liabilities

(i) Financial guarantees issued

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

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

The amount of the guarantee initially recognised as deferred income is amortised in profit or loss over the term of the guarantee as income from financial guarantees issued. In addition, provisions are recognised in accordance with note 2(r)(ii) if and when (i) it becomes probable that the holder of the guarantee will call upon the Group under the guarantee, and (ii) the amount of that claim on the Group is expected to exceed the amount currently carried in trade and other payables in respect of that guarantee i.e. the amount initially recognised, less accumulated amortisation.

2 SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(r) Financial guarantees issued, provisions and contingent liabilities *(Continued)*

(ii) Other provisions and contingent liabilities

Provisions are recognised for other liabilities of uncertain timing or amount when the Group or the Company has a legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Where the time value of money is material, provisions are stated at the present value of the expenditure expected to settle the obligation.

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

(s) Translation of foreign currencies

(i) 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.

2 SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(s) Translation of foreign currencies *(Continued)*

(ii) Transactions and balances

Foreign currency transactions during the year are translated at the foreign exchange rates ruling at the transaction dates. Monetary assets and liabilities denominated in foreign currencies are translated at the foreign exchange rates ruling at the balance sheet date. Exchange gains and losses are recognised in profit or loss.

Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the foreign exchange rates ruling at the transaction dates. Non-monetary assets and liabilities denominated in foreign currencies that are stated at fair value are translated at the foreign exchange rates ruling at the dates the fair value was determined.

(iii) Group companies

The results of foreign operations are translated into Hong Kong dollars at the exchange rates approximating the foreign exchange rates ruling at the dates of the transactions. Balance sheet items, including goodwill arising on consolidation of foreign operations acquired on or after 1 January 2005, are translated into Hong Kong dollars at the closing foreign exchange rates at the balance sheet date. The resulting exchange differences are recognised in other comprehensive income and accumulated separately in equity in the exchange reserve.

On disposal of a foreign operation, the cumulative amount of the exchange differences relating to that foreign operation is reclassified from equity to profit or loss when the profit or loss on disposal is recognised.

2 SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(t) Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable. Provided it is probable that the economic benefits will flow to the Group and the revenue and costs, if applicable, can be measured reliably, revenue is recognised in profit or loss as follows:

(i) Sale of properties

Revenue from sales of properties is recognised when the risks and rewards of properties are transferred to the purchasers, which is when the construction of relevant properties has been completed and the properties have been delivered to the purchasers and collectability of related receivables is reasonably assured. Deposits and instalments received on properties sold prior to the date of revenue recognition are included in the consolidated balance sheet as advanced proceeds received from customers under current liabilities.

(ii) Rental income from operating leases

Rental income receivable under operating leases is recognised in profit or loss in equal instalments over the periods covered by the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the use of the leased asset. Lease incentives granted are recognised in profit or loss as an integral part of the aggregate net lease payments receivable. Contingent rentals are recognised as income in the accounting period in which they are earned.

2 SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(t) Revenue recognition *(Continued)*

(iii) Property management service income

Management fee income is recognised when services are rendered.

(iv) Interest income

Interest income is recognised as it accrues using the effective interest method.

(u) Borrowing costs

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset which necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of that asset. Other borrowing costs are expensed in the period in which they are incurred.

The capitalisation of borrowing costs as part of the cost of a qualifying asset commences when expenditure for the asset is being incurred, borrowing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalisation of borrowing costs is suspended or ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are interrupted or complete.

2 SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(v) Related parties

For the purposes of these consolidated financial statements, a party is considered to be related to the Group if:

(i) the party has the ability, directly or indirectly through one or more intermediaries, to control the Group or exercise significant influence over the Group in making financial and operating policy decisions, or has joint control over the Group;

(ii) the Group and the party are subject to common control;

(iii) the party is an associate of the Group or a joint venture in which the Group is a venturer;

(iv) the party is a member of key management personnel of the Group or the Group's parent, or a close family member of such an individual, or is an entity under the control, joint control or significant influence of such individuals;

(v) the party is a close family member of a party referred to in (i) or is an entity under the control, joint control or significant influence of such individuals; or

(vi) the party is a post-employment benefit plan which is for the benefit of employees of the Group or of any entity that is a related party of the Group.

Close family members of an individual are those family members who may be expected to influence, or be influenced by, that individual in their dealings with the entity.

3 CHANGES IN ACCOUNTING POLICIES

The HKICPA has issued two revised HKFRSs, a number of amendments to HKFRSs and new Interpretations that are first effective for the current accounting period of the Group and the Company. Of these, the following developments are relevant to the consolidated financial statements:

- HKFRS 3 (revised 2008), Business combinations
- Amendments to HKFRS 5, Non-current assets held for sale and discontinued operations – plan to sell the controlling interest in a subsidiary
- Improvements to HKFRSs (2009)
- Amendments to HKAS 27, Consolidated and separate financial statements
- Amendments to HKAS 39, Financial instruments: Recognition and measurement – eligible hedged items
- HK(IFRIC) 17, Distributions of non-cash assets to owners
- HK(Int) 5, Presentation of Financial Statements – Classification by the Borrower of a Term Loan that contains a Repayment on Demand Clause

The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

As part of Improvements of HKFRSs issued in 2009, HKAS 17 has been amended in relation to the classification of leasehold land. Before the amendment to HKAS 17, the Group was required to classify leasehold land as operating leases and to present leasehold land as prepaid lease payments in the consolidated balance sheet. The amendment to HKAS 17 has removed such a requirement and requires that the classification of leasehold land should be based on the general principles set out in HKAS 17, that is, whether or not substantially all the risks and rewards incidental to ownership of a leased asset have been transferred to the lessee The Group has reassessed the classification of leasehold land of its unexpired leases at 1 January 2010 on the basis of information existing at the inception of those leases and concluded that the classification of such leases as operating leases continues to be appropriate.

3 CHANGES IN ACCOUNTING POLICIES *(Continued)*

The amendment to HKAS 39 and the issuance of HK(Int) 5 have had no material impact on the consolidated financial statements as the amendment and the Interpretation's conclusions were consistent with policies already adopted by the Group.

The other developments resulted in changes in accounting policy but none of these changes in policy have a material impact on the current or comparative periods.

4 REVENUES

The principal activities of the Group are property development, property management and investment.

Turnover represents the aggregate of net amounts received and receivable for completed properties held for sale sold by the Group to outside customers, property rental income and property management services rendered for the years ended, less sales return of properties sold, and is analysed as follows:

	2010	2009
	HK$'000	HK$'000
Revenues		
Sales of properties held for sale	**1,951**	1,147
Property rental	**1,695**	1,828
Property management services	**412**	1,648
Turnover	**4,058**	4,623
Other revenue and income		
Interest income on bank deposits	**13**	581
Gain on disposal of investment properties	**–**	1,627
Penalty income	**35**	90
Sundry income	**66**	162
	114	2,460
Total revenues and turnover	**4,172**	7,083

5 LOSS BEFORE TAXATION

Loss before taxation is arrived at after charging/(crediting):

		2010 HK$'000	2009 HK$'000
(a)	Staff costs (including Directors' emoluments (note 7(a)):		
	Salaries, wages and other benefits	**5,673**	8,338
	Contributions to defined contribution retirement plans	**26**	81
		5,699	8,419
(b)	Other items:		
	Amortisation of prepaid premium for land leases	**5,561**	5,561
	Auditor's remuneration	**903**	1,055
	Business tax and other levies (included in cost of completed properties sold)	**229**	28
	Cost of completed properties sold	**2,332**	684
	Depreciation	**1,680**	1,941
	Fair value loss/(gain) on investment properties	**9,498**	(3,946)
	Gain on disposal of investment properties	**–**	(1,627)
	Impairment loss on goodwill	**–**	997
	Impairment loss on amount due from a related party	**–**	1,160
	Impairment loss on mortgage loan receivables	**106**	160
	(Reversal of impairment loss)/impairment loss on other receivables, deposits and prepayments, net	**(3,301)**	15,301
	Loss on disposal of property, plant and equipment	**51**	–
	Net foreign exchange losses	**131**	2,029
	Provision for litigation settlement	**330**	6,559
	Rental charges under operating leases for office premises	**907**	1,899
	Write down of/(reversal of write down of) completed properties held for sale	**3,298**	(362)
(c)	Finance costs:		
	Interest on interest-bearing borrowings – wholly repayable within five years	**–**	851

No borrowing costs have been capitalized during the two financial year.

6 INCOME TAX IN THE CONSOLIDATED INCOME STATEMENT

(a) Taxation in the consolidated income statement represents:

	2010 HK$'000	2009 HK$'000
Current tax		
Enterprise Income Tax in the PRC	**58**	9
Land Appreciation Tax in the PRC	**(694)**	239
Deferred tax		
Origination of temporary differences (note 27(b))	**(1,710)**	(1,097)
	(2,346)	(849)

PRC Enterprise Income Tax for the subsidiaries incorporated in the PRC is calculated at 25% of the estimated assessable profit for the year (2009: 25%).

PRC Enterprise Income Tax for the subsidiaries incorporated in Hong Kong which have property development investments in the PRC is calculated at 3% (2009: 3%) of the sales revenue on the respective property development projects.

PRC Land Appreciation Tax is levied at progressive rates ranging from 30% to 60% on the appreciation of the land value, being the proceeds of sales of properties less deductible expenditure including amortisation of land use rights, borrowing costs and all property development expenditures.

No provision for Hong Kong Profits Tax has been made in the consolidated financial statements as the Group's income neither arises, nor is derived, from Hong Kong in both financial years. Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in the countries in which the Group operates, based on existing legislation, interpretation and practices in respect thereof.

(Expressed in Hong Kong dollars)

6 INCOME TAX IN THE CONSOLIDATED INCOME STATEMENT *(Continued)*

(b) Reconciliation between tax credit and accounting loss at applicable tax rates:

	2010 HK$'000	2009 HK$'000
Loss before taxation	**(27,492)**	(57,768)
Notional tax credit on loss before taxation, calculated at the rates applicable to profits in the countries concerned	**(8,110)**	(10,948)
Effect of different tax calculation basis for the PRC property development projects operated by the Hong Kong subsidiaries	**1,794**	320
Tax effect on non-deductible expenses	**235**	9,639
Tax effect on non-taxable income	**(688)**	(145)
Tax effect on tax losses not recognised	**5,117**	46
Land Appreciation Tax	**(694)**	239
Actual tax credit	**(2,346)**	(849)

7 DIRECTORS' AND EMPLOYEES' EMOLUMENTS

(a) Directors' emoluments

Directors' remuneration disclosed pursuant to Section 161 of the Hong Kong Companies Ordinance and Listing Rules is as follows:

	2010					
	Directors' fees	Basic salaries and other benefits	Provident fund contributions	Share-based payments (note (i))	Compensation for loss of office	Total
	HK$'000	HK$'000	HK$'000	HK$'000	HK$'000	HK$'000
Chairman						
Mr. Ma Xuemian	573	–	–	–	–	573
Executive Directors						
Mr. Wong King Lam, Joseph (note (ii))	600	–	14	–	–	614
Mr. Chen Mudong	530	–	–	–	–	530
Ms. Chow Kwai Wa, Anne (note (iii))	54	390	13	–	–	457
Ms. Kwok Siu Wa, Alison (note (iv))	54	382	12	–	–	448
Independent Non-executive Directors						
Mr. Chow Chi-ping, David	180	–	–	–	–	180
Mr. Liu Chaodong (note (v))	120	–	–	–	–	120
Ms. Chui Wai Hung (note (vi))	33	–	–	–	–	33
Ms. Zhang Xiaoyan (note (vii))	45	–	–	–	–	45
Non-executive Directors						
Mr. Ng Ka Chong (note (viii))	56	–	–	–	–	56
Mr. Chu King Fai (note (ix))	85	–	–	–	–	85
Mr. Lim Francis	300	–	–	–	–	300
Mr. Zhao Yang (note (x))	114	–	–	–	–	114
Mr. Kwok Siu Bun (note (xi))	162	–	–	–	–	162
	2,906	772	39	–	–	3,717

7 DIRECTORS' AND EMPLOYEES' EMOLUMENTS *(Continued)*

(a) Directors' emoluments *(Continued)*

	2009					
	Directors' fees	Basic salaries and other benefits	Provident fund contributions	Share-based payments (note (i))	Compensation for loss of office	Total
	HK$'000	HK$'000	HK$'000	HK$'000	HK$'000	HK$'000
Chairman						
Mr. Ma Xuemian	462	–	–	–	–	462
Executive Directors						
Mr. Au Kwok Chuen, Vincent (note (xii))	531	–	8	–	49	588
Mr. Wong King Lam, Joseph (note (ii))	68	–	–	–	–	68
Mr. Chen Mudong	195	–	–	–	–	195
Independent Non-executive Directors						
Dr. Wong Yun Kuen (note (xiii))	122	–	6	–	–	128
Mr. Yang Biao (note (xiv))	112	–	3	–	–	115
Mr. Mok King Tong (note (xv))	112	–	6	–	–	118
Ms. Chan Kit Yee, Katherine (note (xvi))	60	–	–	–	–	60
Mr. Chow Chi-ping, David	195	–	–	–	–	195
Mr. Xu Quing Fah (note (xvii))	22	–	–	–	–	22
Mr. Liu Chaodong (note (v))	39	–	–	–	–	39
Mr. Wong Ching Wan (note (xviii))	–	–	–	–	–	–
Non-executive Directors						
Mr. Zhao Juqun (note (xix))	154	–	–	–	–	154
Mr. Ng Ka Chong (note (viii))	325	–	–	–	–	325
Mr. Chu King Fai (note (ix))	669	–	10	–	–	679
Mr. Lim Francis	635	–	13	–	–	648
Mr. Zhao Yang (note (x))	260	–	–	–	–	260
	3,961	–	46	–	49	4,056

Note:

(i) These amounts represent the estimated value of share options granted to the Directors under the Company's share option scheme. The value of these share options is measured according to the Group's accounting policies for share-based payment transactions as set out in note 2(p)(iii) and, in accordance with that policy, includes adjustments to reverse amounts accrued in previous years where grants of equity instruments are forfeited prior to vesting.

The details of these benefits in kind, including the principal terms and number of options granted, are disclosed under the paragraph "Share option scheme" in the Directors' report and in note 26.

7 DIRECTORS' AND EMPLOYEES' EMOLUMENTS *(Continued)*

(a) Directors' emoluments *(Continued)*

Note: (Continued)

(ii) Mr. Wong King Lam, Joseph was appointed on 20 November 2009.

(iii) Ms. Chow Kwai Wa, Anne was appointed on 5 February 2010.

(iv) Ms. Kwok Siu Wa, Alison was appointed on 5 February 2010.

(v) Mr. Liu Chaodong was appointed on 25 August 2009.

(vi) Ms. Chui Wai Hung was appointed on 21 September 2010.

(vii) Ms. Zhang Xiaoyan was appointed on 5 February 2010 and retired on 21 June 2010.

(viii) Mr. Ng Ka Chong resigned on 8 March 2010.

(ix) Mr. Chu King Fai retired on 21 June 2010.

(x) Mr. Zhao Yang retired on 21 June 2010.

(xi) Mr. Kwok Siu Bun was appointed on 5 February 2010.

(xii) Mr. Au Kwok Chuen, Vincent retired on 9 November 2009.

(xiii) Dr. Wong Yun Kuen resigned on 4 September 2009.

(xiv) Mr. Yang Biao resigned on 4 September 2009.

(xv) Mr. Mok King Tong resigned on 4 September 2009.

(xvi) Ms. Chan Kit Yee, Katherine resigned on 29 May 2009.

(xvii) Mr. Xu Quing Fah was appointed on 25 August 2009 and retired on 9 November 2009.

(xviii) Mr. Wong Ching Wan resigned on 8 January 2009.

(xix) Mr. Zhao Juqun resigned on 9 November 2009.

7 DIRECTORS' AND EMPLOYEES' EMOLUMENTS *(Continued)*

(b) Five highest paid individuals

The five individuals whose emoluments were the highest in the Group for the year included five (2009: five) directors whose emoluments are reflected in the analysis presented above. No emoluments are payable to the individuals during the year (2009: nil) .

8 LOSS ATTRIBUTABLE TO SHAREHOLDERS

The Group's consolidated loss attributable to equity shareholders of the Company includes a loss of approximately HK$67,277,000 (2009: a loss of HK$71,782,000) which has been dealt with in the consolidated financial statements of the Company.

9 OTHER COMPREHENSIVE INCOME

Tax effects relating to each component of other comprehensive income are as follows:

	2010			2009		
	Before tax amount HK$'000	**Tax expense HK$'000**	**Net of tax amount HK$'000**	Before tax amount HK$'000	Tax expense HK$'000	Net of tax amount HK$'000
Exchange differences on translation of financial statements of overseas subsidiaries	**6,421**	**–**	**6,421**	–	–	–
Other comprehensive income	**6,421**	**–**	**6,421**	–	–	–

10 LOSS PER SHARE

Basic loss per share is calculated based on the loss attributable to equity shareholders of approximately HK$25,146,000 (2009: a loss of HK$56,919,000) and on the weighted average number of 2,516,810,000 (2009: 2,516,810,000) shares in issue during the year.

Diluted loss per share is not presented as there are no diluting events during the years ended 31 December 2009 and 2010.

11 SEGMENT REPORTING

In a manner consistent with the way in which information is reported internally to the executive directors and senior management for the purposes of resource allocation and performance assessment, the Group has identified three reportable segments on a divisional basis: (i) property development, (ii) property rental and (iii) property management.

(a) Segment results, assets and liabilities

Information regarding the Group's reportable segments for the year ended 31 December 2010 is set out below:

	Property development HK$'000	Property rental HK$'000	Property management HK$'000	Consolidated HK$'000
Revenue from external customers	1,951	1,695	412	4,058
Segment result	(11,242)	(7,798)	391	(18,649)
Unallocated income and gains, net				4,519
Unallocated expenses				(13,362)
Loss from operations				(27,492)
Finance costs				–
Loss before taxation				(27,492)
Income tax credit				2,346
Loss for the year				(25,146)
Segment assets	223,950	60,736	–	284,686
Unallocated assets				5,273
Total assets				289,959
Segment liabilities	13,975	289	–	14,264
Unallocated liabilities				12,399
Total liabilities				26,663

11 SEGMENT REPORTING *(Continued)*

(a) Segment results, assets and liabilities *(Continued)*

	Property development HK$'000	Property rental HK$'000	Property management HK$'000	Consolidated HK$'000
Other segment information:				
Depreciation	**1,680**	–	–	**1,680**
Amortisation of prepaid premium for land leases	**5,561**	–	–	**5,561**
Write down of completed properties held for sale	**3,298**	–	–	**3,298**
Impairment loss on mortgage loan receivables	**106**	–	–	**106**
Reversal of impairment loss on other receivables, deposits and prepayments, net	**(3,301)**	–	–	**(3,301)**
Fair value loss on investment properties	**9,498**	–	–	**9,498**
Loss on disposal of property, plant and equipment	**51**	–	–	**51**
Capital expenditure	**273**	**360**	–	**633**

11 SEGMENT REPORTING *(Continued)*

(a) Segment results, assets and liabilities *(Continued)*

Information regarding the Group's reportable segments for the year ended 31 December 2009 is set out below:

	Property development HK$'000	Property rental HK$'000	Property management HK$'000	Consolidated HK$'000
Revenue from external customers	1,147	1,828	1,648	4,623
Segment result	(11,375)	7,948	(7,298)	(10,725)
Unallocated income and gains, net				437
Unallocated expenses				(46,629)
Loss from operations				(56,917)
Finance costs				(851)
Loss before taxation				(57,768)
Income tax credit				849
Loss for the year				(56,919)
Segment assets	237,548	69,601	640	307,789
Unallocated assets				6,162
Total assets				313,951
Segment liabilities	15,657	200	–	15,857
Unallocated liabilities				16,073
Total liabilities				31,930

11 SEGMENT REPORTING *(Continued)*

(a) Segment results, assets and liabilities *(Continued)*

	Property development HK$'000	Property rental HK$'000	Property management HK$'000	Consolidated HK$'000
Other segment information:				
Depreciation	1,941	–	–	1,941
Amortisation of prepaid premium for land leases	5,561	–	–	5,561
Reversal of write down of completed properties held for sale	(362)	–	–	(362)
Impairment loss on goodwill	997	–	–	997
Impairment loss on mortgage loan receivables	160	–	–	160
Impairment loss on other receivables, deposits and prepayments, net	6,437	–	8,864	15,301
Fair value gain on investment properties	–	(3,946)	–	(3,946)
Gain on disposal of investment properties	–	(1,627)	–	(1,627)
Capital expenditure	843	–	–	843

Segment assets are measured in accordance with HKFRS and the unallocated items included prepayment and deposits and cash and cash equivalents.

Unallocated liabilities included other payables, borrowings and deferred tax liabilities.

Unallocated income included interest income and sundry income.

Unallocated expenses included salaries, legal and professional fees, entertainment and travelling expenses, etc.

No customers in the segments individually accounted for ten percent or more of the Group's consolidated revenue for the year ended 31 December 2010 (2009: same).

(b) Geographic information

The Group principally operates in the PRC with revenue and results derived mainly from its operations in the PRC. No geographical segment information is presented as the Group's assets and liabilities are substantially located in the PRC.

12 PROPERTY, PLANT AND EQUIPMENT

The Group

	Buildings HK$'000	Furniture, fixtures and office equipment HK$'000	Leasehold improvements HK$'000	Motor vehicles HK$'000	Total HK$'000
Cost:					
At 1 January 2009	28,344	3,660	303	1,653	33,960
Acquisition of subsidiaries (note 25)	–	–	–	184	184
Additions	–	24	26	793	843
At 31 December 2009	28,344	3,684	329	2,630	34,987
At 1 January 2010	28,344	3,684	329	2,630	34,987
Exchange differences	621	50	7	34	712
Additions	–	22	–	–	22
Transfer from completed properties held for sale (note 20)	603	–	–	–	603
Disposals	–	(136)	–	–	(136)
At 31 December 2010	29,568	3,620	336	2,664	36,188
Accumulated depreciation:					
At 1 January 2009	8,486	3,112	300	1,449	13,347
Charge for the year	1,363	257	8	313	1,941
At 31 December 2009	9,849	3,369	308	1,762	15,288
At 1 January 2010	9,849	3,369	308	1,762	15,288
Exchange differences	215	46	7	19	287
Charge for the year	1,338	73	13	256	1,680
Written back on disposals	–	(85)	–	–	(85)
At 31 December 2010	11,402	3,403	328	2,037	17,170
Carrying value:					
At 31 December 2010	**18,166**	**217**	**8**	**627**	**19,018**
At 31 December 2009	18,495	315	21	868	19,699

12 PROPERTY, PLANT AND EQUIPMENT *(Continued)*

The Group *(Continued)*

The carrying amount of the buildings, all being held on long term leases, comprises:

	2010 HK$'000	2009 HK$'000
Buildings situated in the PRC	**18,166**	18,495

Buildings situated in the PRC mainly represent car park spaces and other facilities built in the construction projects.

The Company

	Furniture, fixtures and office equipment HK$'000	Leasehold improvements HK$'000	Total HK$'000
Cost:			
At 1 January 2009, 31 December 2009 and 1 January 2010	–	26	26
Additions	4	–	4
At 31 December 2010	4	26	30
Accumulated depreciation:			
At 1 January 2009	–	–	–
Charge for the year	–	7	7
At 31 December 2009	–	7	7
1 January 2010	–	7	7
Charge for the year	1	13	14
At 31 December 2010	1	20	21
Carrying value:			
At 31 December 2010	**3**	**6**	**9**
At 31 December 2009	–	19	19

13 INVESTMENT PROPERTIES

	The Group	
	2010	2009
	HK$'000	HK$'000
At 1 January	**68,465**	73,858
Exchange differences	**1,409**	–
Additions	**360**	–
Fair value (loss)/gain on investment properties	**(9,498)**	3,946
Disposals	**–**	(9,339)
At 31 December	**60,736**	68,465

Investment properties of the Group were revalued as at 31 December 2010 and 2009 on an open market value basis calculated using the Comparison Approach assuming sales in their existing states with the benefit of vacant possession and by reference to comparable sales/rental evidence as available in the relevant markets. The valuations were carried out by an independent firm of surveyors, BMI Appraisals Limited, who have among their staff fellows of the Hong Kong Institute of Surveyors with recent experience in the location and category of property being valued.

All of the investment properties are situated in the PRC and held on long term leases.

14 PREPAID PREMIUM FOR LAND LEASES

The Group

	Leasehold land in PRC HK$'000
Cost:	
At 1 January 2009	202,864
Additions	113
At 31 December 2009	202,977
At 1 January 2010	202,977
Exchange differences	4,777
Additions	251
At 31 December 2010	208,005
Accumulated amortisation and impairment:	
At 1 January 2009	16,782
Charge for the year	5,561
At 31 December 2009	22,343
At 1 January 2010	22,343
Exchange differences	656
Charge for the year	5,561
At 31 December 2010	28,560
Carrying value:	
At 31 December 2010	**179,445**
At 31 December 2009	180,634

14 PREPAID PREMIUM FOR LAND LEASES *(Continued)*

The Group *(Continued)*

	2010	2009
	HK$'000	HK$'000
Leases of over 50 years – PRC	**13,514**	12,952
Leases of between 10 to 50 years – PRC	**165,931**	167,682
	179,445	180,634

(a) Leasehold land in the PRC comprises the cost of acquiring rights to use land in the PRC for property development over fixed periods.

(b) Amortisation of prepaid premium for land leases is recognised as an expense on a straight-line basis over the unexpired period of the land leases.

(c) The leasehold land in the PRC held under long term leases of HK$13,514,000 (2009: HK$12,952,000) comprises parcels of land in Dongguan. The land use right certificates are registered under the name of co-operative partner (see also note 15(b)).

(d) The leasehold land in the PRC held under a medium term lease, in the amount of HK$165,931,000 (2009: HK$167,682,000), represents the Group's 50% interest in a parcel of land in Shenzhen.

15 PROPERTIES UNDER DEVELOPMENT

	The Group	
	2010	2009
	HK$'000	HK$'000
Development and incidental costs	**32,036**	31,791
Interest capitalised	**7,459**	7,411
	39,495	39,202
Less: Provision for impairment loss (note 15(c))	**(26,733)**	(26,733)
	12,762	12,469

The carrying amounts of properties under development are analysed as below:

	The Group	
	2010	2009
	HK$'000	HK$'000
Property development projects with co-operative partner (note 15(b))	**–**	–
Property development project on its own	**12,762**	12,469
	12,762	12,469

(a) The balance represents the costs incurred by the Group on the properties under construction in the PRC.

(b) Under the contracts of property development projects entered into between the Group and the co-operative partner, the co-operative partner was responsible for making available the land use rights of the construction sites while the Group was responsible for the construction of these properties.

(c) A provision for impairment of properties under development, in an aggregate amount of HK$26,733,000, was made as at 31 December 2010 (2009: HK$26,733,000) as, in the opinion of the Directors, the piling and foundation works for which development costs were incurred were no longer useful for contemporary building development.

16 INVESTMENTS IN AND BALANCES WITH SUBSIDIARIES

	The Company	
	2010	2009
	HK$'000	HK$'000
Unlisted shares, at cost	**159,056**	159,056
Amounts due from subsidiaries	**224,620**	257,178
Less: Provision for impairment loss	**(156,904)**	(121,795)
	67,716	135,383
Amount due to a subsidiary	**(22,989)**	(22,807)

The carrying amount of the unlisted shares is based on the book values of the underlying net assets of the subsidiaries attributable to the Group as at the date on which the Company became the ultimate holding company of the Group under the Group reorganisation in 1999.

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

(Expressed in Hong Kong dollars)

16 INVESTMENTS IN AND BALANCES WITH SUBSIDIARIES *(Continued)*

Details of the Group's subsidiaries as at 31 December 2010 and 2009 are as follows:

Name of subsidiary	Place/country of incorporation (or establishment)/ operations	Particulars of issued and paid-up capital/ registered capital	Proportion of ownership interest 2010	2009	Principal activities
Directly held by the Company					
Grand Field Group Holdings (BVI) Limited	British Virgin Islands/ Hong Kong	US$1	100%	100%	Investment holding
Grand Field Group Investments (BVI) Limited	British Virgin Islands/ Hong Kong	US$1	100%	100%	Investment holding
China Max Group Limited	British Virgin Islands/ Hong Kong	US$1	100%	100%	Investment holding
Metro China Investment Limited	British Virgin Islands/ Hong Kong	US$1	100%	100%	Dormant
Indirectly held through subsidiaries					
Grand Field Group Limited	Hong Kong	Ordinary shares of HK$200 and non-voting deferred shares of HK$200	100%	100%	Investment holding and property development
Grand Field Property Development (Shenzhen) Company Limited	PRC	RMB19,232,100	100%	100%	Property development
Ka Fong Industrial Company, Limited	Hong Kong/PRC	Ordinary shares of HK$200 and non-voting deferred shares of HK$200,000	100%	100%	Property development

(Expressed in Hong Kong dollars)

16 INVESTMENTS IN AND BALANCES WITH SUBSIDIARIES *(Continued)*

Name of subsidiary	Place/country of incorporation (or establishment)/ operations	Particulars of issued and paid-up capital/ registered capital	Proportion of ownership interest 2010	2009	Principal activities
Indirectly held through subsidiaries *(Continued)*					
Kwan Cheung Holdings Limited	Hong Kong/PRC	Ordinary shares of HK$200 and non-voting deferred shares of HK$200	100%	100%	Property development
Shing Fat Hong Limited	Hong Kong/PRC	Ordinary shares of HK$4 and non-voting deferred shares of HK$2	100%	100%	Property development
Grand Field New Energy Company Limited	Hong Kong	HK$2	100%	100%	Property holding
Yuan Cheng Real Estate (Shenzhen) Limited	PRC	HK$50,000,000	100%	100%	Property management, information services and property agent
China Maxline Limited	Hong Kong	HK$1	100%	100%	Investment holding
Sharp Gain Limited	Hong Kong	HK$1	100%	100%	Investment holding
豐盛發貿易（深圳）有限公司	PRC	RMB8,000,000	100%	100%	Dormant

(Expressed in Hong Kong dollars)

17 MORTGAGE LOAN RECEIVABLES

	The Group	
	2010	2009
	HK$'000	HK$'000
Total loan receivables (note 17(a))	**8,963**	10,817
Less: Provision for impairment loss (note 17(b))	**(7,513)**	(8,329)
	1,450	2,488
Less: Current portion classified as current assets	**(771)**	(1,014)
Balance due after one year	**679**	1,474

Mortgage loan receivables represent the interest-free loans provided by the Group to the purchasers of properties which are repayable by instalments as stipulated in the loan agreement. The loans are secured by the purchasers' properties. Pursuant to the terms of the sale and purchase agreements, upon default in instalment payments by purchasers, the Group is entitled to take over the legal title and possession of the related properties.

All of the mortgage loan receivables are denominated in Renminbi.

The carrying amounts of the current portions and non-current portions of mortgage loan receivables approximate their fair values. The fair value is determined based on cash flows discounted using the bank borrowings rate of 5.810% per annum (2009: 5.310% per annum).

(a) Maturity analysis

	The Group	
	2010	2009
	HK$'000	HK$'000
Total mortgage loans are receivable as below:		
Within one year	**806**	2,723
In more than one year but less than five years	**8,157**	8,094
	8,963	10,817

17 MORTGAGE LOAN RECEIVABLES *(Continued)*

(b) Impairment of mortgage loan receivables

The movement in the provision for impairment loss during the year, including discounting effect, both specific and collective loss components, is as follows:

	The Group	
	2010	2009
	HK$'000	HK$'000
At 1 January	**8,329**	8,169
Exchange differences	**176**	–
Impairment loss recognised	**106**	160
Uncollectable amount written off	**(1,098)**	–
At 31 December	**7,513**	8,329

(c) Mortgage loan receivables that are not impaired

An analysis of mortgage loan receivables that are neither individually nor collectively considered to be impaired is as follows:

	The Group	
	2010	2009
	HK$'000	HK$'000
Full performing under credit terms, impaired as discounted	**1,450**	2,488
Past due and impaired	**–**	–
	1,450	2,488

(Expressed in Hong Kong dollars)

18 GOODWILL

	The Group
	HK$'000
Cost:	
At 1 January 2009	–
Additions	997
At 31 December 2009, 1 January 2010 and 31 December 2010	997
Accumulated impairment losses:	
At 1 January 2009	–
Provision for the year	997
At 31 December 2009, 1 January 2010 and 31 December 2010	997
Carrying value:	
At 31 December 2010	–
At 31 December 2009	–

19 OTHER NON-CURRENT ASSETS

	The Group	
	2010	2009
	HK$'000	HK$'000
Security deposit for property management services	**6,705**	9,091
Less: Provision for impairment loss	**(6,705)**	(8,864)
	–	227
Less: Current portion classified as current assets (note 21)	**–**	(227)
	–	–

On 25 March 2008, the Group's wholly owned subsidiary, Yuan Cheng Real Estate (Shenzhen) Limited ("Yuan Cheng"), entered into an agreement with Dongguan City Hua Jia Fu Industry and Trading Limited ("Hua Jia Fu") and Dongguan City Min Tai Industry and Investment Limited for provision of property management and consultancy services for a shopping plaza located in Tang Xia Town, Dongguan at an annual fee of RMB1,450,000 for a term of 2 years. Yuan Cheng made a security deposit of RMB8,000,000 (equivalent to HK$9,091,000), which is refundable on expiry of the contract on 31 March 2010. Details of the transaction are disclosed in the Company's announcement dated 14 April 2008.

In the opinion of the Directors, the recoverability of the deposit was uncertain and an allowance of impairment loss of RMB7,800,000 (equivalent to HK$8,864,000) was made in prior year. Up to 31 December 2010, RMB2,100,000 (equivalent to HK$2,386,000) has been refunded in cash to the Group and thus an allowance of impairment loss of RMB1,900,000 (equivalent to HK$2,159,000) has been reversed and credited to the consolidated income statement for the year ended 31 December 2010.

20 COMPLETED PROPERTIES HELD FOR SALE

	The Group	
	2010	2009
	HK$'000	HK$'000
At 1 January	**16,418**	17,074
Exchange differences	**296**	–
Cost of properties sold recognised for the year	**(2,125)**	(656)
Transfer to property, plant and equipment (note 12)	**(603)**	–
At 31 December	**13,986**	16,418
Less: Write down of completed properties held for sale	**(3,585)**	(287)
	10,401	16,131

All of the completed properties held for sale are situated in the PRC, are carried at lower of cost and net realisable value are held on long term leases.

21 TRADE AND OTHER RECEIVABLES

	The Group		The Company	
	2010	2009	**2010**	2009
	HK$'000	HK$'000	**HK$'000**	HK$'000
Trade receivables (note 21(b))	**–**	720	**–**	–
Other receivables	**1,746**	2,931	**–**	–
Amount receivable on sale of investment properties	**1,163**	4,977	**–**	–
Deposit for purchase of property (note 21(c))	**–**	568	**–**	–
Security deposit for property management services (note 19)	**–**	227	**–**	–
Other deposits and prepayments	**1,211**	2,274	**1,141**	781
	4,120	11,697	**1,141**	781

All of the trade and other receivables are expected to be recovered or recognised as expenses within one year. The carrying amounts of trade and other receivables approximate their fair values.

21 TRADE AND OTHER RECEIVABLES *(Continued)*

(a) Currency analysis

The carrying amounts of trade and other receivables are denominated in the following currencies:

	The Group		The Company	
	2010	2009	**2010**	2009
	HK$'000	HK$'000	**HK$'000**	HK$'000
Hong Kong dollars	**1,141**	781	**1,141**	781
Renminbi	**2,979**	10,916	**–**	–
	4,120	11,697	**1,141**	781

(b) Ageing analysis

An ageing analysis of trade receivables that are neither individually nor collectively considered to be impaired is as follows:

	The Group	
	2010	2009
	HK$'000	HK$'000
Current, neither past due nor impaired	**–**	720

(c) Pursuant to a memorandum entered into with 深圳市寶瀾投資股份有限公司(“深圳市寶瀾”) dated 1 December 2008, Yuan Cheng made a deposit of RMB5,000,000 (equivalent to HK$5,682,000) with 深圳市寶瀾 in connection with a possible property project “華僑新苑” in Shenzhen developed by 深圳市寶瀾. The memorandum sets out a 1-year period, during which Yuan Cheng has an option to purchase the property at a consideration of RMB89,871,700 (equivalent to HK$102,127,000) or to be reimbursed the deposit should Yuan Cheng not proceed with the property purchase.

In the opinion of the Directors, the recoverability of the deposit was uncertain and an allowance of impairment loss of RMB4,200,000 (equivalent to HK$4,773,000) was made in prior year. Up to 31 December 2010, RMB2,700,000 (equivalent to HK$3,068,000) has been refunded in cash to the Group and thus an allowance of impairment loss of RMB1,900,000 (equivalent to HK$2,159,000) has been reversed and credited to the consolidated income statement for the year ended 31 December 2010.

22 CASH AND CASH EQUIVALENTS AND RESTRICTED CASH

	The Group		The Company	
	2010	2009	**2010**	2009
	HK$'000	HK$'000	**HK$'000**	HK$'000
Cash at bank and in hand	**1,653**	1,909	**298**	215
Less: Restricted cash	**(116)**	(1,101)	**–**	–
Cash and cash equivalents	**1,537**	808	**298**	215

(a) Cash at bank earns interest at floating rates based on daily bank deposit rates. The carrying amounts of cash and cash equivalents and restricted cash approximate their fair values.

(b) Restricted cash represents guarantee deposits for mortgage loans provided by banks to purchasers of the Group's properties. According to the relevant contracts with banks, the Group is required to place in designated bank accounts certain amounts as deposits for potential default in payment of mortgage loans advanced to property purchasers. Such guarantee deposits will only be released after full repayment of the respective mortgage loans.

(c) The carrying amounts of cash and cash equivalents and restricted cash are denominated in the following currencies:

	The Group		The Company	
	2010	2009	**2010**	2009
	HK$'000	HK$'000	**HK$'000**	HK$'000
Hong Kong dollars	**408**	307	**298**	215
Renminbi (note 22(d))	**1,245**	1,602	**–**	–
	1,653	1,909	**298**	215

(d) The conversion of RMB denominated balances into foreign currencies is subject to the rules and regulations of foreign exchange control promulgated by the PRC Government.

23 TRADE AND OTHER PAYABLES

	The Group		The Company	
	2010	2009	**2010**	2009
	HK$'000	HK$'000	**HK$'000**	HK$'000
Trade payables to building contractors (note 23(a))	**1,008**	985	**–**	–
Accrued salaries and other operating expenses	**7,245**	4,558	**5,425**	2,630
Accrued legal fees	**1,096**	4,160	**1,096**	4,160
Deposits received on sale of properties	**1,293**	867	**–**	–
Rental deposits received on investment properties	**350**	234	**–**	–
Receipts in advance	**137**	139	**–**	–
Amount payable on return of properties	**5,821**	6,653	**–**	–
Provision for litigation settlement (note 23(c))	**5,473**	5,389	**710**	580
Other payables	**1,836**	1,646	**–**	–
	24,259	24,631	**7,231**	7,370

All of the trade and other payables are expected to be settled or recognised as an income within one year. The carrying amounts of trade and other payables approximate their fair values.

23 TRADE AND OTHER PAYABLES *(Continued)*

(a) Ageing analysis

An ageing analysis of trade payables is set out as follows:

	The Group		The Company	
	2010	2009	**2010**	2009
	HK$'000	HK$'000	**HK$'000**	HK$'000
Current to 90 days past due	**–**	–	**–**	–
91 to 180 days past due	**–**	–	**–**	–
181 to 360 days past due	**–**	–	**–**	–
Over 360 days past due	**1,008**	985	**–**	–
	1,008	985	**–**	–

(b) Currency analysis

The carrying amounts of trade and other payables are denominated in the following currencies:

	The Group		The Company	
	2010	2009	**2010**	2009
	HK$'000	HK$'000	**HK$'000**	HK$'000
Hong Kong dollars	**8,962**	9,162	**7,231**	7,370
Renminbi (note 22(d)	**15,297**	15,469	**–**	–
	24,259	24,631	**7,231**	7,370

23 TRADE AND OTHER PAYABLES *(Continued)*

(c) The movements in the provision for litigation settlement during the year are as follows:

	The Group		The Company	
	2010	2009	**2010**	2009
	HK$'000	HK$'000	**HK$'000**	HK$'000
At 1 January	**5,389**	–	**580**	–
Exchange differences	**112**	–	**–**	–
Provision for the year	**330**	6,559	**330**	1,750
Payment during the year	**(358)**	(1,170)	**(200)**	(1,170)
At 31 December	**5,473**	5,389	**710**	580

Details of the Group's litigations are disclosed in note 31(a).

24 INTEREST-BEARING BORROWINGS

At 31 December 2010, the interest-bearing borrowings are repayable as follows:

	The Group		The Company	
	2010	2009	**2010**	2009
	HK$'000	HK$'000	**HK$'000**	HK$'000
Within 1 year or on demand				
– Loans from third parties	**1,168**	1,141	**–**	–
	1,168	1,141	**–**	–

(a) Loans from third parties are unsecured, interest-bearing at the weighted average effective interest rate of 5.5% (2009: 5.5%) per annum and repayable within 1 year.

(b) The carrying amounts of interest-bearing borrowings are denominated in Renminbi.

25 BUSINESS COMBINATION

On 17 October 2008, the Group entered into an agreement to acquire a 100% equity interest in Sharp Gain Limited, which holds a wholly owned subsidiary, 豐盛發貿易（深圳）有限公司, at a cash consideration of RMB1,030,000 (equivalent to HK$1,170,000). The consideration was paid in 2008. The acquisition was completed on 16 July 2009. Sharp Gain Limited has a motor vehicle with registration licenses both in Hong Kong and Shenzhen.

The fair value of the net assets acquired in the transaction, and the goodwill arising, are as follows:

	Acquiree's carrying amount before combination	**Fair value**
	HK$'000	HK$'000
Net assets acquired:		
Property, plant and equipment (note 12)	184	184
Other receivables	65	65
Bank balance	9	9
Other payables	(85)	(85)
Net assets acquired	173	173
Goodwill		997
Total consideration		1,170
Satisfied by:		
Deposit paid		1,170

	HK$'000
Net cash inflow on acquisition of subsidiaries	
Cash and cash equivalent balance acquired	9

(Expressed in Hong Kong dollars)

26 EQUITY-SETTLED SHARE-BASED TRANSACTIONS

The Company has a share option scheme which was adopted on 23 June 2006 whereby the Directors of the Company are authorised, at their discretion, to invite employees of the Group, including Directors of any Company in the Group, to take up options at consideration of HK$1 to subscribe for shares of the Company. The options have no vesting conditions and are exercisable within a period of three years from the date of grant. Each option gives the holder the right to subscribe for one ordinary share in the Company.

(a) The terms and conditions of the grants are as follows, whereby all options are settled by physical delivery of shares:

	Number of instruments	Contractual life of options
Options granted to Directors:		
– on 21 August 2008	25,000,000	3 years
– on 21 October 2008	–	3 years
Options granted to employees:		
– on 21 August 2008	16,000,000	3 years
– on 21 October 2008	28,000,000	3 years
Options granted to third party:		
– on 21 August 2008	–	3 years
– on 21 October 2008	25,000,000	3 years
Total share options	94,000,000	

(Expressed in Hong Kong dollars)

26 EQUITY-SETTLED SHARE-BASED TRANSACTIONS *(Continued)*

(b) The number and weighted average exercise prices of share options are as follows:

	2010 Weighted average exercise price	**2010** Number of options	2009 Weighted average exercise price	2009 Number of options
Outstanding at the beginning of the year	**HK$0.1540**	**195,200,000**	HK$0.1548	203,900,000
Lapsed during the year	**HK$0.1601**	**(101,200,000)**	HK$0.1724	(8,700,000)
Outstanding at the end of the year	**HK$0.1474**	**94,000,000**	HK$0.1540	195,200,000
Exercisable at the end of the year	**HK$0.1474**	**94,000,000**	HK$0.1540	195,200,000

The options outstanding at 31 December 2010 had an exercise price of HK$0.1280 or HK$0.1724 (2009: HK$0.1280 or HK$0.1724) and a weighted average remaining contractual life of 1.3 years (2009: 1.8 years).

(c) **Fair value of share options and assumptions**

The fair value of services received in return of share options granted is measured by reference to the fair value of share options granted. The estimate of the fair value of the share options granted is measured based on a binomial lattice model. The contractual life of the share option is used as an input into this model. Expectations of early exercise are incorporated into the binomial lattice model.

Fair value of share options and assumptions	**Lot one as at 21 August 2008**	**Lot two as at 21 October 2008**
Fair value at measurement date	HK$0.0718	HK$0.0539
Share price	HK$0.1540	HK$0.1150
Exercise price	HK$0.1724	HK$0.1280
Expected volatility (expressed as weighted average volatility used in the modeling under binomial lattice model)	87.16%	87.68%
Option life (expressed as weighted average life used in the modeling under binomial lattice model)	3 years	3 years
Expected dividends	0%	0%
Risk-free interest rate (based on Exchange Fund Notes)	2.397%	1.856%

26 EQUITY-SETTLED SHARE-BASED TRANSACTIONS *(Continued)*

(c) Fair value of share options and assumptions *(Continued)*

The expected volatility is based on the historic volatility (calculated based on the weighted average remaining life of the share options), adjusted for any expected changes to future volatility based on publicly available information. Expected dividends are based on historical dividends. Changes in the subjective input assumptions could materially affect the fair value estimate.

Share options were granted under a service condition. This condition has not been taken into account in the grant date fair value measurement of the services received. There were no market conditions associated with the share option grants.

27 INCOME TAX IN THE CONSOLIDATED BALANCE SHEET

(a) Current taxation in the consolidated balance sheet represents:

	The Group	
	2010	2009
	HK$'000	HK$'000
Enterprise Income Tax payable in the PRC	**573**	531
Land Appreciation Tax payable in the PRC	**(63)**	3,113
	510	3,644

Reconciliation to the consolidated balance sheet:

	The Group	
	2010	2009
	HK$'000	HK$'000
Tax recoverable	**(374)**	(459)
Tax payable	**884**	4,103
	510	3,644

27 INCOME TAX IN THE CONSOLIDATED BALANCE SHEET *(Continued)*

(b) Deferred tax assets and liabilities recognised:

The Group

The components of deferred tax liabilities recognised in the consolidated balance sheet and the movements during the year are as follows:

	Revaluation of investment properties	
	2010	2009
	HK$'000	HK$'000
Deferred tax liabilities arising from revaluation of investment properties:		
At 1 January	**2,013**	3,110
Exchange differences	**7**	–
Credit to the consolidated income statement (note 6(a))	**(1,710)**	(1,097)
At 31 December	**310**	2,013

(c) Deferred tax assets not recognised:

The Group has not recognised deferred tax assets in respect of cumulative tax losses of approximately HK$75,765,000 (2009: HK$42,332,000) as it is not probable that future taxable profits against which the losses can be utilised will be available in the relevant tax jurisdiction and entity. The unrecognised tax losses will expire during 2011 to 2015 (2009: 2010 to 2014).

28 CAPITAL, RESERVES AND DIVIDENDS

(a) Movement in components of equity

The components of the Group's consolidated equity and their movements during the year are set out in the consolidated statement of changes in equity.

The components of the Company's equity and their movements during the year are set out below:

The Company

	Share capital (note 28(c)) HK$'000	Share premium (note 28(d)(i)) HK$'000	Share option reserve (note 28(d)(ii)) HK$'000	Contributed surplus (note 28(d)(v)) HK$'000	Accumulated losses HK$'000	Total HK$'000
Balance at 1 January 2009	50,336	261,949	13,190	140,281	(128,739)	337,017
Transfer on lapse of share options	–	–	(625)	–	625	–
Total comprehensive loss for the year	–	–	–	–	(71,782)	(71,782)
Balance at 31 December 2009 and 1 January 2010	50,336	261,949	12,565	140,281	(199,896)	265,235
Transfer on lapse of share options	–	–	(7,165)	–	7,165	–
Total comprehensive loss for the year	–	–	–	–	(67,277)	(67,277)
Balance at 31 December 2010	**50,336**	**261,949**	**5,400**	**140,281**	**(260,008)**	**197,958**

28 CAPITAL, RESERVES AND DIVIDENDS *(Continued)*

(b) Dividends

The Directors do not recommend the payment of any dividends in respect of the year ended 31 December 2010 (2009: nil).

(c) Share capital

	2010		2009	
	No. of shares ('000)	**HK$'000**	No. of shares ('000)	HK$'000
Authorised:				
Ordinary shares of HK$0.02 each	**5,000,000**	**100,000**	5,000,000	100,000
Ordinary shares, issued and fully paid:				
At 1 January and 31 December	**2,516,810**	**50,336**	2,516,810	50,336

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company. All ordinary shares rank equally with regard to the Company's residual assets.

(d) Nature and purpose of reserves

(i) Share premium

The application of the share premium account is governed by Section 40 of the Bermuda Companies Act 1981.

(ii) Share option reserve

The share option reserve comprises the fair value of the actual or estimated number of unexercised share options granted to employees of the Company recognised in accordance with the accounting policy adopted for share-based payments in note 2(p)(iii).

28 CAPITAL, RESERVES AND DIVIDENDS *(Continued)*

(d) Nature and purpose of reserves *(Continued)*

(iii) Special reserve

Special reserve of the Group represents the difference between the nominal value of the shares of the subsidiaries and the nominal value of the Company's shares issued as part of the Group reorganisation in 1999 for the listing of the Company's shares on the Stock Exchange.

(iv) Exchange reserve

The exchange reserve comprises all foreign exchange differences arising from the translation of the financial statements of foreign subsidiaries. The reserve is dealt with in accordance with the accounting policy set out in note 2(s).

(v) Contributed surplus

The contributed surplus of the Company arose as a result of the same Group reorganisation and represents the excess of the then combined net assets of the subsidiaries acquired, over the nominal value of the Company's shares issued in exchange therefor.

Under the Companies Act 1981 of Bermuda (as amended), the contributed surplus account of the Company is available for distribution. However, the Company cannot declare or pay a dividend, or make a distribution out of contributed surplus if:

(a) it is, or would be after the payments, unable to pay its liabilities as they become due; or

(b) the realisable value of its assets would thereby be less than the aggregate of its liabilities and its issued share capital and share premium accounts.

28 CAPITAL, RESERVES AND DIVIDENDS *(Continued)*

(e) Distributability of reserves

In the opinion of the Directors, the Company's reserves available for distribution to equity shareholders are as follows:

	The Company	
	2010	2009
	HK$'000	HK$'000
Contributed surplus	**140,281**	140,281
Accumulated losses	**(260,008)**	(199,896)
	N/A	N/A

(f) Capital management

The Group's primarily objectives when managing capital are to safeguard the Group's ability to continue as a going concern, so that it can continue to provide returns for shareholders, by pricing products and services commensurately with the level of risk and by securing access to finance at a reasonable cost.

28 CAPITAL, RESERVES AND DIVIDENDS *(Continued)*

(f) Capital management *(Continued)*

The Group actively and regularly reviews and manages its capital structure to maintain a balance between the higher shareholder returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position, and makes judgement to the capital structure in light of changes in economic conditions.

Consistent with others in the industry, the Group monitors capital on the basis of the gearing ratio. This ratio is calculated as net debt divided by adjusted capital. Net debt is calculated as total borrowings (including borrowings and trade and other payables, as shown in the consolidated balance sheet) less cash and cash equivalents. Adjusted capital comprises all components of equity.

The gearing ratio at 31 December 2010 and 2009 was as follows:

	The Group		The Company	
	2010	2009	**2010**	2009
	HK$'000	HK$'000	**HK$'000**	HK$'000
Current liabilities:				
Payables and other borrowings	**26,353**	29,917	**7,273**	7,412
Less: cash and cash equivalents	**(1,537)**	(808)	**(298)**	(215)
Net debt	**24,816**	29,109	**6,975**	7,197
Total equity and adjusted capital	**263,296**	282,021	**197,958**	265,235
Gearing ratio	**9%**	10%	**4%**	3%

The improvement in gearing ratio at 31 December 2010 is due to settlement of payables and other borrowings.

29 FINANCIAL RISK MANAGEMENT AND FAIR VALUES

Exposure to credit, liquidity, interest rate and foreign currency risks arises in the normal course of the Group's business. The Group's exposure to these risks and the financial risk management policies and practices used by the Group to manage these risks are described below.

(a) Credit risk

The Group is exposed to credit risk in relation to its mortgage loans and trade and other receivables, and cash deposits with banks.

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

Further quantitative disclosures in respect of the Group's exposure to credit risk arising from mortgage loan receivables are set out in note 17.

The credit risk on bank deposits is limited because the counterparties are banks with high credit ratings.

The maximum exposure to credit risk is represented by the carrying amount of each financial asset in the balance sheets. Except for the guarantee deposits placed with banks by the Group as set out in note 22, the Group does not provide any guarantees which would expose the Group to credit risk.

29 FINANCIAL RISK MANAGEMENT AND FAIR VALUES *(Continued)*

(b) Liquidity risk

The Group is exposed to significant liquidity risk. The maintenance of the Group as a going concern is dependent on the Group's ability to generate sufficient working capital to meet its financial requirements.

The Group's policy is to regularly monitor current and expected liquidity requirements and its compliance with lending covenants, to ensure that it maintains sufficient reserves of cash and adequate committed lines of funding from major financial institutions to meet its liquidity requirements in the short and longer term.

The following table details the remaining contractual maturities at the balance sheet date of the Group's and the Company's financial liabilities, which are based on contractual undiscounted cash flows (including interest payments competed using contractual rates or, if floating, based on rates current at the balances sheet date) and the earliest date the Group and the Company can be required to pay:

	2010			2009		
	Balance sheet carrying amount HK$'000	**Total contractual undiscounted cash flow HK$'000**	**Within 1 year or on demand HK$'000**	Balance sheet carrying amount HK$'000	Total contractual undiscounted cash flow HK$'000	Within 1 year or on demand HK$'000
The Group						
Trade and other payables	**24,259**	**24,259**	**24,259**	24,631	24,631	24,631
Interest-bearing borrowings	**1,168**	**1,168**	**1,168**	1,141	1,141	1,141
Dividend payable	**42**	**42**	**42**	42	42	42
	25,469	**25,469**	**25,469**	25,814	25,814	25,814
The Company						
Other payables	**7,231**	**7,231**	**7,231**	7,370	7,370	7,370
Amount due to a subsidiary	**22,989**	**22,989**	**22,989**	22,807	22,807	22,807
Dividend payable	**42**	**42**	**42**	42	42	42
	30,262	**30,262**	**30,262**	30,219	30,219	30,219

29 FINANCIAL RISK MANAGEMENT AND FAIR VALUES *(Continued)*

(c) Interest-rate risk

The Group's interest rate risk arises primarily from short-term borrowings. Borrowing issued at variable rates and at fixed rates expose the Group to cash flow interest rate risk and fair value interest rate risk respectively.

The Group analyses its interest rate exposure on a dynamic basis. Various scenarios are simulated taking into consideration refinancing, renewal of existing positions, alternative financing and hedging. Based on these scenarios, the Group calculates the impact on profit and loss of a defined interest rate shift. For each simulation, the same interest rate shift is used for all currencies. The scenarios are run only for liabilities that represent the major interest-bearing positions.

As at 31 December 2010 and 2009, if interest rates on borrowings had been 1% higher/lower with all other variables held constant, loss for the current/prior year would have been increased/decreased by HK$11,000 and HK$11,000 respectively, mainly as a result of higher/lower interest expense on floating rate borrowings.

(d) Foreign currency risk

The currency risk of the Group is primarily attributable to the net investments in the PRC. The Group seeks to finance these investments by Renminbi borrowings. The Group monitors foreign exchange exposure and will consider to enter into forward foreign exchange contracts to reduce exposure should the market conditions require.

Renminbi is not a freely convertible currency and the remittance of funds out of the PRC is subject to exchange restrictions imposed by the PRC government.

(e) Fair values

All financial instruments are carried at amounts not materially different from their fair values as at 31 December 2010 and 2009.

30 COMMITMENTS

(a) The capital commitments outstanding at the balance sheet date were as follows:

	The Group	
	2010	2009
	HK$'000	HK$'000
Contracted but not provided for:		
Premium for land leases	**–**	296

(b) At 31 December 2010, the total future minimum lease payments under non-cancellable operating leases are payable as follows:

	The Group		The Company	
	2010	2009	**2010**	2009
	HK$'000	HK$'000	**HK$'000**	HK$'000
Within one year	**409**	648	**324**	648
In the second to fifth years inclusive	**–**	324	**–**	324
	409	972	**324**	972

The Group is the lessee in respect of office premises held under operating leases. The leases typically run for an initial period of 2 years, at the end of which period all terms are renegotiated. None of the leases includes contingent rentals.

30 COMMITMENTS *(Continued)*

(c) Properties leased out under operating leases

The Group leases out investment property under operating leases. The leases typically run for an initial period of one to eight years, at the end of which period all terms are renegotiated. None of the leases includes contingent rentals.

The Group's total future minimum lease payments under non-cancellable operating leases are receivable as follows:

	The Group	
	2010	2009
	HK$'000	HK$'000
Within one year	**1,548**	1,062
In the second to fifth years inclusive	**2,977**	2,221
Over five years	**186**	504
	4,711	3,787

31 CONTINGENT LIABILITIES

(a) Litigation

(i) Legal proceedings by Mr. Tsang Wai Lun, Wayland and associates

1. On 6 June 2008, the Company was served with a writ of summons ("Originating Summons") by Mr. Tsang Wai Lun, Wayland, a former director and shareholder of the Company, alleging that in a transaction entered into in March 2008 by Yuan Cheng with Hua Jia Fu and Dongguan City Min Tai Industry and Investment Limited in provision of property management and consultancy services for a shopping plaza located in Tang Xia Town, Dongguan at an annual fee of RMB1,450,000 (equivalent to HK$1,648,000) for a term of 2 years, a refundable security deposit of RMB8,000,000 (equivalent HK$9,091,000) which Yuan Cheng made with Hua Jia Fu, was abused or mishandled.

   On 25 February 2009, the Originating Summons was revised and issued by Mr. Tsang in the name of the Company in accordance with section 168BC of the Hong Kong Companies Ordinance against the then directors, Mr. Chu King Fai, Mr. Huang Bing Huang, Mr. Au Kwok Chuen Vincent, Mr. Hwang Ho Tyan, Mr. Zhao Juqun, Mr. Yang Biao, Dr. Wong Yun Kuen and Mr. Mok King Tong and the Company, alleging that the then directors had breached their fiduciary duties in relation to (i) the passing of the following resolutions of the Board, (aa) the resolution passed on or about 14 January 2008 to approve the remittance of HK$50,000,000 to Yuan Cheng, (bb) the resolution passed on or about 27 May 2008 to sanction the acquisition of the Yangzhou Project from Min Tai Development at HK$88,000,000 with an up-front payment of HK$5,000,000 paid out of funds of Yuan Cheng, (cc) the resolution passed on or about 15 March 2008 to sanction the entry of management services agreement by Yuan Cheng with Hua Jia Fu and Dongguan City Min Tai Industry and Investment Limited, which involved an upfront payment of RMB8,000,000 (equivalent to HK$9,091,000) by Yuan Cheng, (dd) the resolution passed on 27 May 2008 to sanction the entry of a cooperation framework agreement by Yuan Cheng with Zhong Cheng which involved an up-front payment of RMB5,000,000 (equivalent to HK$5,682,000); (ii) the transfer of HK$50,000,000 to Yuan Cheng and to put the said HK$50,000,000 under the control of Yuan Cheng; (iii) the delivery of the financial documents of Yuan Cheng, including cheque books, chops and seals, bank cards, keys to safe deposit boxes to Madam Cheng Lai Yin; (iv) the failure and/or refusal

31 CONTINGENT LIABILITIES *(Continued)*

(a) Litigation *(Continued)*

(i) Legal proceedings by Mr. Tsang Wai Lun, Wayland and associates (Continued)

to conduct any proper inquiry or due diligence into the proposed acquisition of the Yangzhou Project and/or the entire share capital of Min Tai Development; (v) the entering into of the placing agreement dated 14 July 2008 whereby the Company conditionally agreed to place 100,000,000 shares in the Company at the price of HK$0.16 per share in order to finance the proposed acquisition of the Yangzhou Project; (vi) the failure to cause Yuan Cheng and/or the Company to recover the earnest money in the amount of HK$5,000,000 from Min Tai Development in accordance with the letter of intent dated 23 June 2008 within 10 days after the Yangzhou Project fell through on 30 September 2008; (vii) the payment of the amount of RMB8,000,000 (equivalent to HK$9,091,000) by Yuan Cheng to Hua Jia Fu; (viii) the failure and/or refusal to conduct any or any proper inquiry into the terms of the Cooperation Framework Agreement and the payment of RMB5,000,000 (equivalent to HK$5,682,000) deposit on 23 June 2008 pursuant to the Cooperation Framework Agreement; (ix) the payment of the sums of RMB10,000,000 (equivalent to HK$11,364,000) and RMB7,000,000 (equivalent to HK$7,955,000) by Yuan Cheng to Zhong Cheng on or about 15 July 2008 and 29 August 2008 respectively; (x) the transfer of sums totaling RMB33,100,000 (equivalent to HK$37,614,000) between Yuan Cheng and Shenzhen Hua Ke Nano-Technology Development Company Limited from 30 April 2008 to 23 June 2008; and (xi) the passing of the resolutions on 15 and 20 November 2008 sanctioning Grand Field Property Development (Shenzhen) Company Limited ("Grand Field Shenzhen"), a wholly owned subsidiary of the Group, to borrow up to RMB50,000,000 (equivalent to HK$56,818,000) to repay a loan owed to Yuan Cheng and to use the balance as operation capital of the Company. On the basis of these allegations, Mr. Tsang sought, inter alia, (i) a declaration that the decisions of the then directors to pass the Resolutions purportedly as board resolutions of the Company was not made bona fide in the interest of the Company; (ii) an order that the Resolutions be set aside, further or alternatively, a declaration that the Resolutions are invalid, null and void and of no legal effect; (iii) damages and/or equitable compensation, interest, costs and further and/or other relief; (iv) restitution of payments received directly or indirectly by the then directors, or any of them in breach of their fiduciary duties; (v) an account and/or inquiry of all payments, profits made and/or benefits received directly or indirectly as a result of their breaches of

31 CONTINGENT LIABILITIES (Continued)

(a) Litigation (Continued)

(i) Legal proceedings by Mr. Tsang Wai Lun, Wayland and associates (Continued)

their fiduciary duties and an order for payment of all sums and delivery up of all assets found due upon the said inquiry or taking of the said account; and (vi) an injunction against the then directors restraining each of them from continuing as the company's directors and/or exercising the powers as director. No judgment has been made as at the date of these consolidated financial statements. In the opinion of the directors, the defendant directors have either resigned or re-designated as non-executive directors and the aforesaid legal proceedings will have no material impact on the financial position and operations of the Group.

2. On 10 August 2008, a writ of summons was issued by Mr. Tsang against the Company in relation to the resolutions passed in the Annual General Meeting held on 18 June 2008 and in a Special General Meeting held on 25 June 2008 Mr. Tsang sought, inter alias, (i) an order to set aside the resolutions passed at the Annual General Meeting held on 18 June 2008 to grant general mandate for allotment and issue of 20% new share, and repurchase of 10% shares, and a declaration of the resolutions being invalid and null and void and of no legal effect; and (ii) an order to set aside the resolutions passed at a Special General Meeting held on 25 June 2008 in favour of election of Mr. Zhao Juqun, Mr. Yang Biao and Mr. Mok King Tong, and against the election of Mr. Zhao Yang, Mr. Huang Dennis Chong, Mr. Lim Francis, Mr. David Chiping Chow, Mr. Wong Ching Wan as Directors of the Company, and a declaration of the resolutions being invalid and null and void and of no legal effect.

   A Consent Order with Mr. Tsang has been made on 8 October 2010 in that the action against the Company was discontinued and the Company will pay him a sum of HK$220,000 as the agreed costs of him in the action. The amount of HK$220,000 has been provided for in the consolidated financial statements for the year ended 31 December 2010.

31 CONTINGENT LIABILITIES *(Continued)*

(a) Litigation *(Continued)*

(i) Legal proceedings by Mr. Tsang Wai Lun, Wayland and associates (Continued)

3. On 26 August 2008 the Company received a writ of summons by Mr. Tsang against the Company, its subsidiaries, Grand Field Group Holdings (BVI) Limited, Grand Field Group Limited ("Grand Field-HK"), Ms. Chen Yu, Mr. Hui Zhihua and Mr. Wen Li. Mr. Tsang sought, inter alias, (i) an order to set aside the resolutions dated 28 April 2008 to appoint Ms. Chen Yu, and Mr. Hui Zhihua as directors of Grand Field-HK and declare the resolutions invalid and null and void and of no legal effect; (ii) an order to set aside the resolutions dated 16 July 2008 for appointment of Ms. Chen Yu, Mr. Hui Zhihua and Mr. Wen Li as directors of Grand Field-HK and for ratification and confirmation of the acts and documents one by them, and a declaration that the resolutions are invalid and null and void and of no legal effect; and (iii) damages and/or equitable compensation, interest, costs and further and/or other relief.

   On 10 February, 26 February and 25 March 2009 the Company issued announcements in relation to these legal proceedings.

   A Consent Order with Mr. Tsang has been made on 8 October 2010 in that the action against the Company was discontinued and the Company will pay him a sum of HK$110,000 as the agreed costs of him in the action. The amount of HK$110,000 has been provided for in the consolidated financial statements for the year ended 31 December 2010.

31 CONTINGENT LIABILITIES *(Continued)*

(a) Litigation *(Continued)*

(ii) Unpaid property management fees

On 13 October 2008, a lawsuit was filed against Grand Field Shenzhen, for the unpaid property management fees and accrued interest in an aggregate amount of RMB4,508,000 (equivalent to HK$5,123,000) in relation to the entire car park lots in Telford Garden in Shenzhen in the Shenzhen Long Gang People's Court.

On 20 January 2010, a settlement was reached with the plaintiff through mediation, in that Grand Field Shenzhen should pay a sum of RMB4,231,816 (equivalent to HK$4,809,000) by 12 equal monthly instalments within 12 months from the effective date of the mediation. The amount of HK$4,809,000 has been provided for in the consolidated financial statements for the year ended 31 December 2010 and 2009.

(iii) Legal proceedings by a tenant

Back in 2006, the Group's wholly owned subsidiary, Shing Fat Hong Limited ("Shing Fat Hong"), signed a tenancy agreement with a karaoke operator for a ten-year period, whereby Shing Fat Hong was required to renovate and combine two entire floors of its commercial properties in Dongguan. The karaoke operator failed to apply for an operating license due to non-compliance of the building structure with fire safety regulations. Since 2007, the tenant has initiated several legal proceedings against Shing Fat Hong in local PRC courts for validation of the tenancy agreement and for compensation of decoration fees and other economic losses of RMB4,500,000 (equivalent to HK$5,114,000). However, Shing Fat Hong has appealed to, and sued the tenant, in local PRC courts for compensation of renovation and restoration of the properties, loss of rental income and other economic losses of RMB2,056,000 (equivalent to HK$2,336,000). In 2009, Shing Fat Hong has lost in a court case to claim against the tenant for compensation of restoration of the properties. Other legal proceedings between Shing Fat Hong and the tenant are still ongoing.

In the opinion of Directors, the aforesaid legal proceedings will have no material impact on the financial position and operations of the Group.

31 CONTINGENT LIABILITIES *(Continued)*

(a) Litigation *(Continued)*

(iv) Legal proceedings by Mr. Au Kwok Chuen Vincent

Mr. Au Kwok Chuen Vincent, a former executive director of the Company, lodged a claim at the Labour Department against the Company for his salary for the period from 1 May 2009 to 30 September 2009 in the total sum of HK$350,000. On 10 May 2010, Mr. Au formulated a claim at the Labour Tribunal against the Company for a total sum of HK$700,000 being the wages in lieu of notice, the arrear of wages, annual leave pay and severance payment. On 3 June 2010, the case was transferred to be heard at High Court. No judgement has been made as at the date of these consolidated financial statements. A provision of HK$296,000 has been made for the year ended 31 December 2010.

(b) Sales return of properties sold

In the previous years, the Group had provided mortgage loans to purchasers of the Group's properties, which were interest-free and repayable by monthly instalments in 5 years. Upon default in mortgage payments by these purchasers, the Group shall reach agreement through negotiations with the defaulted purchasers and take over the possession of the relevant properties. In the two financial years of 2010 and 2009, there was no property returned to the Group. At 31 December 2010, there were 172 (2009: 211) properties under which mortgage loans were not yet repaid, with an aggregate contractual sales value of HK$38,855,000 (2009: HK$49,997,000) and the corresponding cost of sales amounting to HK$24,646,000 (2009: HK$32,537,000). In the absence of any reliable information on the probability of loan defaults and property returns, the Directors of the Company are unable to estimate the amount of any specific provision against these properties sold in the previous years.

32 MAJOR NON-CASH TRANSACTIONS

In 2009, the Group surrendered a unit of investment property with carrying value of HK$670,000 as full settlement of a short-term loan of RMB500,000 (equivalent to HK$568,000) and the related interest and penalty of RMB44,000 (equivalent to HK$50,000).

33 RELATED PARTY TRANSACTIONS

(a) Transactions with key management personnel

The remuneration of the Group's key management personnel is disclosed in note 7 to the consolidated financial statements.

(b) Transactions with other related parties

During the year, the Group paid rent of HK$85,000 (2009: HK$970,000) to 朱哲, who is the son of a former non-executive director of the Company.

34 ACCOUNTING JUDGEMENTS AND ESTIMATES

(a) Critical accounting judgements in applying the Group's accounting policies

In the process of applying the Group's accounting policies, management has made the following accounting judgements, apart from those involving estimates, which have the most significant effect on the amounts recognised in the consolidated financial statements:

(i) Operating lease commitments – Company as lessor

The Group has entered into commercial property leases on its investment property portfolio. The Group has determined that it retains all the significant risks and rewards of ownership of these properties which are leased out on operating leases.

34 ACCOUNTING JUDGEMENTS AND ESTIMATES *(Continued)*

(a) Critical accounting judgements in applying the Group's accounting policies *(Continued)*

(ii) Classification between investment properties and owner-occupied properties

The Group determines whether a property qualifies as an investment property, and has developed criteria in making that judgement. Investment property is a property held to earn rentals or for capital appreciation or both. Therefore, the Group considers whether a property generates cash flows largely independently of the other assets held by the Group.

Some properties comprise a portion that is held to earn rentals or for capital appreciation and another portion that is held for use in the production or supply of goods or services or for administrative purposes. If these portions could be sold separately (or leased out separately under a finance lease), the Group accounts for the portions separately. If the portions could not be sold separately, the property is an investment property only if an insignificant portion is held for use in the production or supply of goods or services or for administrative purposes.

Judgement is made on an individual property basis to determine whether ancillary services are so significant that a property does not qualify as an investment property.

(iii) Classification between investment properties and properties held for sales

The Group develops properties held for sale and properties held to earn rentals and/or for capital appreciation. Judgement is made by the management on determining whether a property is designated as an investment property or a property held for sale. The Group considers its intention for holding the properties at the early development stage of the related properties. During the course of construction, the related properties under construction are accounted for as properties under development included in current assets if the properties are intended for sale after its completion, whereas the properties are accounted for as assets under construction included in non-current assets if the properties are intended to be held to earn rentals and/or for capital appreciation. Upon completion of the properties, the properties held for sale are transferred to completed properties held for sale and are stated at cost, while the properties held to earn rentals and/or for capital appreciation are transferred to investment properties and are subject to revaluation at each balance sheet date.

34 ACCOUNTING JUDGEMENTS AND ESTIMATES *(Continued)*

(b) Sources of estimation uncertainty

The key sources of estimation uncertainty, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities, are discussed below.

(i) Going concern basis

The consolidated financial statements have been prepared on a going concern basis, the validity of which is dependent on the Group's ability to generate sufficient working capital to meet its financial requirements. Details are set out in note 2(b) to the consolidated financial statements.

(ii) Income taxes

Significant judgment is required in determining the provision for income tax. There are many transactions and calculations for which the ultimate determination is uncertain during the ordinary course of business. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such difference will impact the income tax and deferred tax provision in the period in which such determination is made.

(iii) Land Appreciation Taxes

The Group is subject to Land Appreciation Taxes in the PRC. However, the implementation and settlement of these taxes varies among the various tax jurisdictions in cities and regions of the PRC, and the Group has not finalised its Land Appreciation Tax calculation and payments with any local tax authorities in the PRC. Accordingly, significant judgment is required in determining the amount of the land appreciation and its related taxes. The Group recognised these Land Appreciation Taxes based on management's best estimates according to their understanding of the tax rules. The final tax outcome could be different from the amounts that were initially recorded, and these differences will impact the costs of sales and deferred income tax provisions in the periods in which such taxes have been finalised with local tax authorities.

34 ACCOUNTING JUDGEMENTS AND ESTIMATES *(Continued)*

(b) Sources of estimation uncertainty *(Continued)*

(iv) Deferred tax assets

Deferred tax assets are recognised for all unused tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant management judgement is required to determine that amount of deferred tax assets that can be recognised, based upon the likely timing and level of future taxable profits together with future tax planning strategies.

(v) Fair value of investment properties

Investment properties are revalued at the balance sheet date on a market value, existing use basis by independent professionally qualified valuers. Such valuations were based on certain assumptions, which are subject to uncertainty and might materially differ from the actual results. In making the estimation, information from current prices in an active market for similar properties is considered and assumptions that are mainly based on market conditions existing at the balance sheet date are used.

(vi) Depreciation

Depreciation of certain operating assets constitutes a substantial operating cost for the Group. The costs of property, plant and equipment are charged as depreciation expense over the estimated useful lives of the respective assets using the straight-line method. The Group periodically reviews changes in technology and industry conditions, asset retirement activity and salvage values to determine adjustments to estimates remaining useful lives and depreciation rates.

Actual economic lives may differ from estimates useful live. Periodic reviews could result in a change in depreciable lives and therefore depreciation expense in future periods.

(Expressed in Hong Kong dollars)

35 SUBSEQUENT EVENTS

Save as disclosed elsewhere in the consolidated financial statements, the following significant events took place subsequent to 31 December 2010.

The Group's wholly owned subsidiary Grand Field Group Holdings (BVI) Limited ("Grand Field Group BVI"), entered into a loan agreement with Truth Resource Investments Limited ("Truth Resources Investments"), as lender, on 24 February 2011 for a loan of RMB5,000,000 (equivalent to HK$5,815,000). In order to obtain the facilities, Grand Field Group BVI, as borrower, and Shing Fat Hong Limited, as chargee, entered into a share charge with Truth Resource Investments, as lender, at the same date for pledging the shares of Shing Fat Hong Limited held by Grand Field Group BVI to the lender.

36 POSSIBLE IMPACT OF AMENDMENTS, NEW STANDARDS AND INTERPRETATIONS ISSUED BUT NOT YET EFFECTIVE FOR THE YEAR ENDED 31 DECEMBER 2010

Up to the date of issue of these consolidated financial statements, the HKICPA has issued a number of amendments and interpretations and one new standard which are not yet effective for the year ended 31 December 2010 and which have not been adopted in these consolidated financial statements. These include the following which may be relevant to the Group.

		Effective for accounting periods beginning on or after
HKFRS 9	Financial Investment	1 January 2013
HKAS 12 Amendment	Income taxes	1 January 2012
HKAS 32 Amendments	Amendments to HKAS 32 Financial Instruments: Presentation – Classification of Rights Issues	1 February 2010
HK(IFRC)-Int 14 Amendment	Prepayment of a Minimum Funding Requirement	1 January 2011
HK(IFRC)-Int 19	Extinguishing Financial Liabilities with Equity Instruments	1 July 2010
HKAS 24 (Revised)	Related Party Disclosures	1 January 2011

36 POSSIBLE IMPACT OF AMENDMENTS, NEW STANDARDS AND INTERPRETATIONS ISSUED BUT NOT YET EFFECTIVE FOR THE YEAR ENDED 31 DECEMBER 2010 *(Continued)*

Apart from the above, the HKICPA has also issued Improvement to HKFRSs* which set out amendments to number to HKFRSs primarily with a view to removing inconsistencies and clarifying wording. Except for the amendments to HKFRS 3, HKAS 21, HKAS 27, HKAS 28 and HKAS 31 which are effective for the annual periods on or after 1 July 2010, other amendments are effective for annual periods beginning on or after 1 January 2011 although there is separate transitional provision for each standard.

* Improvements to HKFRSs contain amendments to HKFRS 1, HKFRS 3, HKAS 1, HKAS 21, HKAS 27, HKAS 28 and HKAS 31.

The Group is assessing the impact of these amendments and new standards and has so far concluded that they are not in a position to state whether their adoption will have a significant impact on the Group's results of operations and financial position.

37 APPROVAL OF CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements were approved and authorised for issue by the Board of Directors on 25 March 2011.

Five Years Financial Summary

The following is a summary of the consolidated results and of the consolidated assets and liabilities of the Group for the five years ended 31 December 2010.

CONSOLIDATED RESULTS

	Year ended 31 December,				
	2010	2009	2008	2007	2006
	HK$'000	HK$'000	HK$'000	HK$'000	HK$'000
Turnover	**4,058**	4,623	5,133	(6,387)	10,289
(Loss)/profit before income tax	**(27,492)**	(57,768)	(95,102)	(41,988)	(24,340)
Income tax credit/(expense)	**2,346**	849	3,447	(6,255)	141
(Loss)/profit for the year	**(25,146)**	(56,919)	(91,655)	(48,243)	(24,199)

CONSOLIDATED ASSETS AND LIABILITIES

	As at 31 December,				
	2010	2009	2008	2007	2006
	HK$'000	HK$'000	HK$'000	HK$'000	HK$'000
Total assets	**289,959**	313,951	408,887	439,098	379,859
Total liabilities	**(26,663)**	(31,930)	(69,947)	(45,547)	(65,591)
Net assets	**263,296**	282,021	338,940	393,551	314,268

Particulars of Properties

Name/location	Type	Effective % held	Stage of completion	Anticipated completion
PROPERTIES HELD FOR DEVELOPMENT				
A parcel of land in Xu Zhen Management District Zhangmutou Dongguan Guangdong Province The PRC	Residential and commercial	100%	Planning stage	N/A
A parcel of land in Bai Guo Dong Management District Zhangmutou Dongguan Guangdong Province The PRC	Residential and commercial	100%	Planning stage	N/A
A parcel of land in Cao Bu Xi Huan Road Buji Town Long Gang District Shenzhen Guangdong Province The PRC	Residential and commercial	50%	Planning stage	N/A

Particulars of Properties

Name/location	Type	Effective % held	Stage of completion	Anticipated completion
PROPERTIES HELD FOR SALE				
Various units in Rado Garden Phase II Zhenxing Road Zhangmutou Dongguan Guangdong Province The PRC	Residential	100%	N/A	N/A
Various units in Rado Garden Phase I Yonglong Street and Zhengxing Road Zhangmutou Dongguan Guangdong Province The PRC	Residential and commercial	100%	N/A	N/A
Various units in Elegance Garden Yongning Street and Guan-Hui Highway Zhang Luo Management District Zhangmutou Dongguan Guangdong Province The PRC	Residential and commercial	100%	N/A	N/A
Various units in Riviera Garden Phase II Lijing Da Dao Xu Zhen Management District Zhangmutou Dongguan Guangdong Province The PRC	Residential	100%	N/A	N/A

Particulars of Properties

Name/location	Type	Effective % held	Stage of completion	Anticipated completion
PROPERTIES HELD FOR SALE				
Various units in Tao Ran Ju Xu Jing Zhu Hi-Technology Park Bin Huan Di Road Nan Shan District Shenzhen Guangdong Province The PRC	Residential	100%	N/A	N/A
A unit in Telford Garden Phase I Huanchengxi Road Buji Town Long Gang District Shenzhen Guangdong Province The PRC	Commercial	100%	N/A	N/A
Various units in Telford Garden Phase II Huanchengxi Road Buji Town Long Gang District Shenzhen Guangdong Province The PRC	Residential	100%	N/A	N/A

Particulars of Properties

Name/location	Type	Effective % held	Stage of completion	Anticipated completion
PROPERTIES HELD FOR INVESTMENT				
Various units in Elegance Garden Yongning Street and Guan-Hui Highway Zhang Luo Management District Zhangmutou Dongguan Guangdong Province The PRC	Commercial and residential	100%	N/A	N/A
Various units in Riviera Garden Phase I Lijing Da Dao Xu Zhen Management District Zhangmutou Dongguan Guangdong Province The PRC	Commercial	100%	N/A	N/A
Various units in Rado Garden Phase I Yonglong Street and Zhengxing Road Zhangmutou Dongguan Guangdong Province The PRC	Commercial and residential	100%	N/A	N/A

Particulars of Properties

Name/location	Type	Effective % held	Stage of completion	Anticipated completion
PROPERTIES HELD FOR INVESTMENT				
Various units in Rado Garden Phase II Zhengxing Road Zhangmutou Dongguan Guangdong Province The PRC	Commercial	100%	N/A	N/A
Various units in Telford Garden Phase I Huanchengxi Road Buji Town Long Gang District Shenzhen Guangdong Province The PRC	Commercial	100%	N/A	N/A
Various units and car parking spaces in Telford Garden Phase II Huanchengxi Road Buji Town Long Gang District Shenzhen Guangdong Province The PRC	Commercial	100%	N/A	N/A