



UPBEST GROUP LIMITED

(美 建 集 團 有 限 公 司)

(Incorporated in the Cayman Islands with limited liability)
(於開曼群島註冊成立之有限公司) Stock code 股份代號 : 335

ANNUAL
REPORT
年 報 **2011**



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Board of Directors

Non-Executive Directors

Mr. IP Man Tin, David (*Chairman*)
Mr. WONG Ching Hung, Thomas, CPA
Dr. SZE Ping Fat

Executive Directors

Mr. SUEN Man Tak, Stephen, CPA
Mr. CHENG Wai Lun, Andrew
Ms. CHENG Wai Ling, Annie, ACA, CPA

Independent Non-Executive Directors

Mr. PANG Cheung Hing, Alex, CPA
Mr. CHAN Chung Yee, Alan, CPA
Mr. FUK Ho Kai
Mr. POON Kai Tik

Company Secretary

Ms. CHENG Wai Ling, Annie, ACA, CPA

Auditors

LI, TANG, CHEN & CO.
Certified Public Accountants (Practising)

Audit Committee

Mr. PANG Cheung Hing, Alex, CPA (*Chairman*)
Mr. CHAN Chung Yee, Alan, CPA
Mr. FUK Ho Kai
Mr. POON Kai Tik

Remuneration Committee

Mr. CHAN Chung Yee, Alan, CPA (*Chairman*)
Mr. PANG Cheung Hing, Alex, CPA
Mr. FUK Ho Kai
Ms. CHENG Wai Ling, Annie, ACA, CPA
Mr. POON Kai Tik

Principal Banker

WING HANG BANK, LIMITED

Stock Code

Hong Kong Stock Exchange: 335

Website

<http://www.upbest.com>

Principal Place of Business in Hong Kong

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Hong Kong

董事會

非執行董事

葉漫天先生 (*主席*)
黃正虹先生, CPA
施炳法博士

執行董事

孫文德先生, CPA
鄭偉倫先生
鄭偉玲小姐, ACA, CPA

獨立非執行董事

彭張興先生, CPA
陳宗彙先生, CPA
霍浩佳先生
潘啟迪先生

公司秘書

鄭偉玲小姐, ACA, CPA

核數師

李湯陳會計師事務所
執業會計師

審核委員會

彭張興先生, CPA (*主席*)
陳宗彙先生, CPA
霍浩佳先生
潘啟迪先生

薪酬委員會

陳宗彙先生, CPA (*主席*)
彭張興先生, CPA
霍浩佳先生
鄭偉玲小姐, ACA, CPA
潘啟迪先生

主要往來銀行

永亨銀行有限公司

股票代號

香港聯合交易所: 335

網址

<http://www.upbest.com>

香港主要營業地點

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Cayman Islands Principal Registrar

BUTTERFIELD FULCURM
GROUP (CAYMAN) LTD
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Cayman Islands
British West Indies

Hong Kong Branch Registrar

TRICOR STANDARD LIMITED
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Wanchai, Hong Kong

註冊辦事處

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開曼群島主要股份過戶登記處

BUTTERFIELD FULCURM
GROUP (CAYMAN) LTD
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Grand Cayman
Cayman Islands
British West Indies

香港股份過戶登記分處

卓佳標準有限公司
香港
灣仔
皇后大道東28號
金鐘匯中心26樓

FINANCIAL HIGHLIGHTS

財務摘要

(In HK\$'000)	(以港幣千元為單位)	2011	2010	2009	2008	2007
OPERATING RESULT	營運狀況					
Turnover	營業額	291,511	395,695	420,481	294,955	207,979
Net profit attributable to equity holders of the Company	本公司權益持有人應佔淨溢利	122,169	95,291	118,280	156,101	213,603
Earnings per share – Basic HK cents	每股溢利 – 基本 港仙	9.1	7.1	9.0	12.2	16.9
FINANCIAL POSITION	財務狀況					
Total assets	資產總值	1,377,522	1,315,192	1,158,575	1,197,437	1,440,077
Net assets	資產淨值	1,208,735	1,113,373	1,064,975	918,223	773,997
Total liabilities	負債總值	168,787	201,819	93,600	279,214	666,080
SEGMENT INFORMATION	分類資料					
– REVENUE	– 收入					
Broking	經紀	21,090	25,812	18,942	44,285	29,348
Financing	財務	19,007	22,023	25,540	47,300	55,957
Corporate finance	企業融資	12,892	17,204	877	444	5,812
Assets management	資產管理	5,941	6,665	6,401	3,187	2,977
Property investment	物業投資	9,754	8,311	6,739	5,128	3,724
Precious metal trading	貴金屬買賣	222,827	315,680	361,982	194,611	110,161
Investment holding	投資控股	–	–	–	–	–
– OPERATING PROFIT	– 營運溢利					
Broking	經紀	4,104	7,728	2,998	23,333	10,278
Financing	財務	15,427	17,992	16,084	35,806	41,570
Corporate finance	企業融資	2,794	5,320	702	438	5,738
Assets management	資產管理	5,692	6,248	5,685	2,818	2,852
Property investment	物業投資	7,458	5,893	4,461	2,298	949
Precious metal trading	貴金屬買賣	704	400	2,930	(170)	1,512
Investment holding	投資控股	–	–	–	–	–

On behalf of the board of directors (the "Board") of Upbest Group Limited (the "Company") together with its subsidiaries (collectively the "Group"), I have pleasure to present to you the annual report and the audited financial statements of the Group for the year ended 31st March 2011.

Results

The Group recorded a net profit for the year attributable to equity holders of the Company of HK\$122,169,000, increase of 28% compared with 2010 profit of HK\$95,291,000. Earnings per share were HK9.1 cents (2010: HK7.1 cents).

Dividends and distribution

The Board has resolved to recommend the payment of a final dividend of HK2.0 cents (2010: HK2.0 cents) per ordinary share for the year.

Subject to the approval of shareholders at the forthcoming annual general meeting, the proposed final dividend is expected to be paid on 6th October 2011.

Closure of Registers of Members

The registers of members of the Company will be closed from 22nd September 2011 to 27th September 2011, both days inclusive, during which period no transfer of shares will be registered.

In order to qualify for the proposed final dividend, all completed transfer forms accompanied by the relevant share certificates must be lodged with the Company's Share Registrars in Hong Kong, Tricor Standard Limited, at 26th Floor, Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong for registration no later than 4:00 p.m. on 21st September 2011.

本人謹代表美建集團有限公司(「本公司」)之董事會(「董事會」)及其附屬公司(以下統稱「本集團」)，欣然提呈本集團截至二零一一年三月三十一日止年度之年報及經審核財務報表。

業績

本年度本集團錄得本公司權益持有人應佔淨溢利122,169,000港元，比二零一零年年度溢利95,291,000港元上升28%。每股溢利為9.1港仙(二零一零年：7.1港仙)。

股息及派發

董事會決議建議派發本年度末期股息，每股普通股2.0港仙(二零一零年：2.0港仙)。

須經於即將舉行之股東週年大會獲得通過，擬派發之末期股息將於二零一一年十月六日向股東寄發。

暫停辦理過戶登記

本公司將由二零一一年九月二十二日至二零一一年九月二十七日，首尾兩天包括在內，暫停辦理股份過戶登記手續。

股東如欲獲派建議之末期股息，所有股份過戶文件連同有關股票須於二零一一年九月二十一日下午四時前，一併送達本公司於香港之股份過戶登記處卓佳標準有限公司，地址為香港灣仔皇后大道東28號金鐘匯中心26樓，辦理過戶登記手續。

MANAGEMENT DISCUSSION AND ANALYSIS

Business Review

The global market was affected by the sovereign debt crisis in the Eurozone kindled by the deteriorating fiscal conditions and immense budget deficits for a number of European countries. Investor sentiment became suppressed by worries over repayment capability and intensifying of the structural problems. Despite bailout plans announced by the Eurozone finance ministers and the International Monetary Fund, local market suffered unavoidably from the adjustments to the stock prices. The tightening measures set by the PRC Central Government to counter inflation and control liquidity supply in the banking sector further impacted the local equities market, the Hang Seng Index reached a trough of 18,985 in May 2010. The local and global market experienced a violating year.

For the financial year ended 31st March 2011, the Group recorded a profit before taxation of HK\$125,332,000 (2010: HK\$101,296,000). Profit attributable to equity holders of the Company amounted to HK\$122,169,000 (2010: HK\$95,291,000), while earnings per share was HK9.1 cents (2010: HK7.1 cents). Turnover for the year is around HK\$291,511,000 (2010: HK\$395,695,000) with 76% of the turnover coming from the precious metal business.

In accordance with the Hong Kong Accounting Standard 40 "Investment Property", investment properties were initially recognised at fair value at the end of each reporting period. Two properties of the Group, namely Chino Plaza located on the Macau Peninsula and Si Wan site located in Taipa, Macau, were classified as "Investment Properties". The fair value of the Group's investment properties at 31st March 2011 have been arrived at on the basis of market value of a valuation carried out at that date by LCH (Asia-Pacific) Surveyors Limited, an independent professional valuer. As a result of the revaluation in investment properties, there was an unrealized gain of HK\$93,200,000 (2010: HK\$58,945,000). After excluding the revaluation factor, the Group's net profit decreased by 20.4% to HK\$28,980,000 (2010: HK\$36,394,000). The said decrease in net profit was mainly affected by impairment losses on certain trade receivables amounting to a total of HK\$11,348,000.

管理層討論及分析

業務回顧

全球市場受到歐洲區內部分國家財政狀況日益惡化及出現巨大赤字預算而引起歐元主權債務危機影響。憂慮部分國家還款能力及結構性問題惡化抑制投資者信心。儘管歐元區財長及國際貨幣基金公佈救市計劃，本地市場股票價格無可避免地調整。中國中央政府收緊措施為通脹降溫及控制銀行業流動資金供應進一步影響本地股票市場，二零一零年五月恆生指數跌至18,985谷底。本地及環球市場經歷了反覆無常的一年。

截至二零一一年三月三十一日止財政年度，本集團錄得稅前溢利125,332,000港元（二零一零年：101,296,000港元）。本公司權益持有人應佔淨溢利為122,169,000港元（二零一零年：95,291,000港元）。每股溢利港元9.1仙（二零一零年：港元7.1仙）。本年度營業額291,511,000港元（二零一零年：395,695,000港元），其中營業額之76%來自貴金屬業務。

根據香港會計準則第40號「投資物業」，投資物業在每期報告期末日以公平值確認。本集團之兩項物業位於澳門半島之信和廣場及澳門氹仔之時運地段被分類為「投資物業」。本集團於二零一一年三月三十一日之投資物業的公平值乃根據與獨立專業估值師利駿行測量師有限公司所進行之市場價值評估作基準。投資物業重估後，錄得未變現收益為93,200,000港元（二零一零年：58,945,000港元）。撇除重估因素，本集團淨溢利下降20.4%至28,980,000港元（二零一零年：36,394,000港元）。上述淨溢利下降主要由於貿易應收賬款減值虧損總額為11,348,000港元。

Financing

Given the persistent volatile economy, the Group has continuously adopted the prudent credit policy since year 2007 and has been practicing it to the satisfaction of the management. Ongoing review of the clients' credit standing and repayment history has enabled the management to sustain a well balanced clientele. Turnover within the money lending business and margin financing activities decreased by approximately 13.7% to HK\$19,007,000 (2010: HK\$22,023,000). This segment contributed HK\$15,427,000 profit (2010: HK\$17,992,000) to the Group.

Property Investments and Development

For the financial year under review, turnover from this segment increased by 17.4% to HK\$9,754,000 (2010: HK\$8,311,000). Chino Plaza in Macau accounted for over 90% of the rental income of this segment. Properties held for development amounted to HK\$136,784,000 which included 2 pieces of land located in Macau and a development project in Hong Kong. Subsequent to the year under review, the Group disposed of a Macau project with a net book value of HK\$44,000,000.

Securities and Commodities Brokerage

This segment was affected by global capital market condition. The global equity market was impacted by the credit risk commenced in Greece and spread all over Europe. The Hang Seng Index reached a low of 18,985 points during May 2010. With the volatile market, turnover and profit from the securities and commodities brokerage segment had decreased by 18.3% to HK\$21,090,000 (2010: HK\$25,812,000) and by 46.9% to HK\$4,104,000 (2010: HK\$7,728,000) respectively.

Corporate Finance

Turnover from this sector decreased by 25.1%, the decrease was mainly due to the increase in equity market risk and current market condition. The segment will continue to focus on different types of financial advisory, placing and IPO business.

Assets Management

The Group continued to act as the investment manager of a company listed on the Main Board of the Stock Exchange under Chapter 21 (Investment Companies) of the Listing Rules. Since the year 2008, a performance mechanism had been adopted with the mentioned client. Under this arrangement, the performance fee will be increased or decreased in accordance with the client's financial performance. For the financial year under review, this segment's turnover reached HK\$5,941,000 (2010: HK\$6,665,000).

財務

鑒於持續經濟波動，本集團自二零零七年起一直採取謹慎貸款政策，管理層亦對實施方面感到滿意。持續審查客戶之信貸狀況及還款記錄能使管理層保持客戶層的質素。借貸融資及孖展融資業務之營業額減少約13.7%至19,007,000港元(二零一零年：22,023,000港元)。本部份為集團貢獻15,427,000港元之溢利(二零一零年：17,992,000港元)。

物業投資及發展

於回顧年度，本部份營業額增加17.4%至9,754,000港元(二零一零年：8,311,000港元)。位於澳門之信和廣場佔本部份租金收入超過90%。持作發展物業總額為136,784,000港元，其中包括兩塊位於澳門及香港土地之發展項目。回顧之年度後，本集團出售淨賬面值為44,000,000港元澳門項目。

證券及期貨經紀

本部分受全球資金市場影響。由希臘所引發之信貸風險，蔓延至歐洲各地影響全球資本市場形勢。二零一零年五月恆生指數跌至18,985點。隨著市場波動，證券及期貨經紀之營業額及溢利分別下降18.3%至21,090,000港元(二零一零年：25,812,000港元)及46.9%至4,104,000港元(二零一零年：7,728,000港元)。

企業融資

由於股票市場風險增加及市場現時情況，集團於本部份營業額貢獻下降25.1%。本部份將繼續專注不同類型企業融資顧問、配股及新股上市業務。

資產管理

本集團繼續為一家根據上市規則第21章(「投資公司」)於聯交所主板上市之公司擔任投資經理。自從二零零八年，上述客戶採用了表現機制，基於此機制，本集團之表現酬金將會隨著客戶財務表現而增加或減少。本部份營業額達至5,941,000港元(二零一零年：6,665,000港元)。

Precious Metal Trading

The Group carried out precious metal business through a 75% owned subsidiary. This subsidiary provides a one-stop precious metal service, which includes physical trading, industrial product trading and financing. With the continuously increase in value of precious metal, clients became more conservative which decreased the profit margin of this segment. This segment recorded a turnover and profit of HK\$222,827,000 and HK\$704,000 respectively (2010: HK\$315,680,000 and HK\$400,000).

Prospect

2011 will be a dynamic year of the Group. Subsequent to the financial year ended 31st March 2011, the Group disposed of its 60% interest in Macau property investment. Based on the unaudited consolidated management accounts, it is estimated that upon completion, the Group will record a gain of approximately HK\$55,000,000. This gain will reflect in our financial statements for the ensuing year.

With the advent of the Three Mini Links ("Xiao San Tong"), Quanzhou will be able to benefit from the common Minnan dialect and its proximity to Taiwan. This will attract more and more Taiwanese enterprises to establish business in Quanzhou. In order to take advantage of growing opportunities, the Group entered into a Joint Venture for the development of a piece of land located in Quanzhou in June 2011.

The Board believed that the prevailing tight credit environment in the PRC is a good opportunity for the Group to diversify its property investment into the PRC market at a relatively reasonable price and benefit from the generally anticipated Renminbi currency appreciation. The Group is optimistic of the long-term economic outlook of PRC.

The Group will continue to look for suitable investment opportunities in this direction, in the context of ensuring a proper balance between overall business development, stakeholders' interest, cost control and risk management.

FINANCIAL REVIEW

Liquidity and Financial Resources

As at 31st March 2011, the Group had cash and bank balances of approximately HK\$180,000,000 (2010: HK\$205,000,000) of which approximately HK\$42,000,000 (2010: HK\$38,000,000) were pledged to bank for facilities granted to the Group. The Company has given guarantees to the extent of HK\$303,000,000 (2010: HK\$313,000,000) to secure the facilities granted to subsidiaries.

As at 31st March 2011, the Group had available aggregate banking facilities of approximately HK\$308,000,000 (2010: HK\$313,000,000) of which approximately HK\$289,000,000 (2010: HK\$293,000,000) was not utilised.

貴金屬買賣

本集團透過擁有75%權益之附屬公司開展貴金屬買賣業務。該附屬公司提供一站式貴金屬服務包括實物買賣、工業產品買賣及借貸。隨著貴金屬價格持續上升，客戶漸趨保守導致盈利率下跌。本部份營業額及溢利分別錄得222,827,000港元（二零一零年：315,680,000港元）及704,000港元（二零一零年：400,000港元）。

展望

二零一一年為本集團躍動的一年。二零一一年三月三十一日財政年度結束後，本集團出售其澳門物業投資之60%權益。根據未經審核綜合管理賬目，估計全部完成後，本集團將錄得約55,000,000港元之收益。此收益將反映於本集團之來年財務報表內。

隨著小三通之出現，泉州受惠於閩南語系及鄰近台灣。這將吸引更多台灣企業於泉州開展業務。為了抓緊增長機遇，於二零一一年六月，本集團訂立一項合營協議，於泉州市發展一塊土地。

董事會認為目前中國信貸緊縮情況，是一良機讓本集團以相對合理的價格分散其物業投資於中國市場，同時能受惠於普遍預期人民幣匯率升值。本集團對於中國長遠經濟前景感到樂觀。

本集團將繼續於這方面尋找合適投資機會，並同時於整體業務發展、持份者利益、成本和風險之間保持平衡。

財務回顧

流動資金及財務資源

於二零一一年三月三十一日，本集團現金及銀行結餘共約180,000,000港元（二零一零年：205,000,000港元），而其中約42,000,000港元（二零一零年：38,000,000港元）乃抵押予銀行以取得銀行信貸。本公司亦為其附屬公司給予擔保達303,000,000港元（二零一零年：313,000,000港元），以協助附屬公司向銀行取得信貸。

於二零一一年三月三十一日，本集團可動用總銀行信貸約308,000,000港元（二零一零年：313,000,000港元），其中約289,000,000港元（二零一零年：293,000,000港元）並未動用。

Gearing Ratio

As at 31st March 2011, the amount of total borrowings was approximately HK\$14,000,000 (2010: HK\$19,000,000). The gearing being equal to approximately 1.2% (2010: 1.7%) of the net assets of approximately HK\$1,209,000,000 (2010: HK\$1,113,000,000).

FOREIGN CURRENCY FLUCTUATION

During the year, the Group mainly uses Hong Kong dollars, Macau Pataca and United States dollars to carry out its business transactions. The Board considers the foreign currency exposure is insignificant.

EMPLOYMENT

Employees' remuneration are fixed and determined with reference to the market remuneration.

SHARE OPTION

The Company does not have share option scheme.

CREDIT CONTROL

The Group has been practicing tight credit control policy. A credit committee is comprised of three executive directors is responsible for overseeing the granting of credit facilities. Daily operation of money lending will be guided by the stringent procedures as prescribed by the internal control manual.

Compliance and Risk Steering Committee and Strategy Management Committee

The Group has established a Compliance and Risk Steering Committee and a Strategy Management Committee which aims to maintain a good corporate governance environment for the Group. The Board believed that this will help to enhance the Group's expanding process in the future.

Appreciation

The Board would like to take this opportunity to express their appreciation to the continued dedication of the management, staff and to all shareholders, customers and banker for their support of our Group.

On behalf of the Board

Mr. IP Man Tin, David
Chairman

Hong Kong, 27th June 2011

債務率

於二零一一年三月三十一日，本集團之借貸合共約14,000,000港元（二零一零年：19,000,000港元），債務率約為1.2%（二零一零年：1.7%），相對資產淨值約1,209,000,000港元（二零一零年：1,113,000,000港元）。

外幣波動

於年內由於本集團主要以港元、澳門幣及美元進行商業交易，本公司全體董事認為所承受外匯風險並不重大。

僱傭

僱員之薪酬按市場薪酬而釐定。

購股權

本公司並無購股權計劃。

信貸監控

本集團遵行嚴謹之信貸監控。一個由三位執行董事組成之信貸監控小組負責監督信貸批核。日常業務中之貸款活動則參照內部監控手冊所訂定之嚴格程序。

監察及風險督導委員會及策略管理委員會

本集團已成立監察及風險督導委員會及策略管理委員會，目標旨在為本集團維持良好之企業管治環境。董事會相信此舉有助本集團未來之擴展過程。

鳴謝

董事會謹藉此機會衷心感謝各管理人員、員工、所有股東、顧客及往來銀行對本集團之鼎力支持。

承董事會命

葉漫天先生
主席

香港，二零一一年六月二十七日

Non-Executive Director and Chairman

Mr. IP Man Tin, David, aged 65, is the chairman and non-executive director of the Company. He holds a Bachelor of Arts Degree and Master's Degree in Public Administration Degree. Mr. Ip is a Chartered Marketer and a Certified Management Consultant. He has more than 24 years of public administration and more than 10 years of public company management experience in Hong Kong and Britain. He has extensive consultancy experience across industry sectors. Mr. Ip was previously an independent non-executive director of UBA Investments Limited (Stock code: 768) and resigned on 2nd December 2008. Mr. IP was appointed an independent non-executive director of New Island Printing Holdings Limited (Stock code: 377) on 5th November 2010. Save as disclosed above, Mr. Ip does not hold directorship in any other listed public companies in Hong Kong during the past three years.

Non-Executive Directors

Mr. WONG Ching Hung, Thomas, aged 60, is a non-executive director of the Company. Mr. Wong received his master's degree in Accounting Science from the University of Illinois, USA and master's degree in Commerce from the University of New South Wales, Australia. He is a fellow member of the CPA Australia. Save as disclosed above, Mr. Wong does not hold directorship in any other listed public companies in Hong Kong during the past three years.

Dr. SZE Ping Fat, aged 53, is a non-executive director of the Company. Dr. Sze is a legal practitioner in Sydney and Melbourne having obtained the Doctorate in Juridical Science from Deakin Law School in Melbourne as well as Master's degrees in law from Trinity College Dublin, the University of Leuven and the University of Sydney. He was appointed a Justice of the Peace in and for New South Wales in 1996 and elected a Member of the National Institute of Accountants (with a Master's degree in Professional Accounting from the University of Southern Queensland) in 1997, a Visiting Fellow of Clare Hall in the University of Cambridge in 2002, a Fellow of the Malaysian Institute of Arbitrators in 2003, a Life Member of the Norfolk Island Bar Association in 2007, a Member of the Society of Trust and Estate Practitioners and a Fellow of the Chartered Institute of Arbitrators in 2008, and a Full Fellow of the Society for Advanced Legal Studies in the University of London in 2009.

Dr. Sze specializes in criminal and commercial matters. Since 2007, he has been a Visiting Professor of the IMO International Maritime Law Institute (The United Nations). He has authored a treatise on carrier's liability, several monographs for The International Encyclopedia of Laws, and more than 60 articles in the areas of public law, business law and international trade law. In 2005 and 2008, he served as a PhD thesis examiner at Macquarie Law School in Sydney. Save as disclosed above, Dr. Sze does not hold directorship in any other listed public companies in Hong Kong during the past three years.

非執行董事及主席

葉漫天先生，65歲，為本公司主席及非執行董事。彼持有文學士及公共行政碩士學位。葉先生為英國特許市務師及國際認證管理諮詢師。葉先生於香港及英國擁有逾廿四年之公共行政及逾十年之上市公司管理經驗。彼亦於不同行業有廣泛之顧問經驗。葉先生曾為開明投資有限公司(股份編號：768)之獨立非執行董事並於二零零八年十二月二日辭任。葉先生於二零一零年十一月五日獲委任為新洲印刷集團有限公司(股份編號：377)之獨立非執行董事。除上述披露外，葉先生於過去三年並無在香港任何上市公司擔任董事職務。

非執行董事

黃正虹先生，60歲，為本公司非執行董事。黃先生持有美國University of Illinois之會計科學及澳洲University of New South Wales之商業碩士學位，彼為澳洲會計師公會之會員。除上述披露外，黃先生於過去三年並無在香港任何上市公司擔任董事職務。

施炳法博士，53歲，為本公司之非執行董事。施博士乃悉尼及墨爾本執業律師，並從墨爾本迪肯法學院取得法理學博士學位，及分別獲都柏林三一學院、魯汶大學及悉尼大學頒授法律碩士學位。彼於1996年在新南威爾斯被委任為太平紳士，1997年成為澳洲國立會計師公會會士(並擁有南昆士蘭大學會計專業碩士學位)，2002年獲選為劍橋大學嘉勒學院客席院士，2003年成為馬來西亞仲裁學會資深會士，2007年獲羅福島律師會頒授永久會士資格，2008年分別取得英國信託遺產律師會會士及英皇特許仲裁學會資深會士等資格，並於2009年獲倫敦大學高深法律研究院頒授正院士資格。

施博士專注刑事及商法事務。自2007年起，彼出任聯合國國際海事組織之國際海事法學院客席教授。彼就承運人義務論著，並為《國際法律全書》之撰寫人。彼曾在公法、商法及國際貿易法等領域發表過60多篇論文。於2005年及2008年，彼是悉尼麥覺理法學院之博士論文評審員。除上述披露外，施博士於過去三年並無在香港任何上市公司擔任董事職務。

Executive Directors

Mr. SUEN Man Tak, Stephen, aged 53, is an executive director and deputy managing director of the Company. He is responsible for overseeing the compliance and daily operations of the Company. Mr. Suen received his Bachelor Degree in Social Science from the Chinese University of Hong Kong. He also received his Master degree in Accountancy from the Charles Sturt University. He is a member of the Hong Kong Institute of Certified Public Accountants, Australian Society of CPA and Hong Kong Securities Institute. Prior to joining the Company in 2007, he had served with the Securities and Futures Commission for almost 18 years and was a Director of Enforcement since 1999. Save as disclosed above, Mr. Suen does not hold directorship in any listed public companies in Hong Kong during the past three years.

Ms. CHENG Wai Ling, Annie, aged 32, is an executive director, company secretary and member of the remuneration committee of the Company. She is responsible for overseeing the daily operations of the Company. Ms. Cheng received her bachelor's degree in Business Administration (Accounting and Finance) from the University of Hong Kong and is a member of the Hong Kong Institute of Certified Public Accountants and the Institute of Chartered Accountants in England and Wales. Prior to joining the Company, she had served with an international audit firm. Save as disclosed above, Ms. Cheng does not hold directorship in any listed public companies in Hong Kong during the past three years.

Mr. CHENG Wai Lun, Andrew, aged 38, is an executive director and Chief Executive Officer of the Company. He obtained his bachelor's degree from the California State University, USA. He has over ten years' experience in securities, corporate finance and direct investment. He is also an executive director of UBA Investments Limited (Stock Code: 768). Save as disclosed above, Mr. Cheng does not hold directorship in any listed public companies in Hong Kong during the past three years.

Independent Non-Executive Directors

Mr. PANG Cheung Hing, Alex, aged 56, is an independent non-executive director, member of the audit committee and member of the remuneration committee of the Company. Prior to November 2001, Mr. Pang worked as a senior director in the Enforcement Division of the Securities and Futures Commission of Hong Kong. From November 2001 to February 2003, he served as a Commissioner in the Strategy & Development Committee of the China Securities Regulatory Commission. He is now running his own consultancy company. He also holds directorship in a fund management company based in Shanghai. Professionally, he is a fellow member of the Hong Kong Institute of Certified Public Accountants. Save as disclosed above, Mr. Pang does not hold any directorship in any listed public companies in Hong Kong during the past three years.

執行董事

孫文德先生，53歲，為本公司執行董事及副董事總經理。彼負責監督本公司法規之執行及日常運作。孫先生持有香港中文大學之社會科學院學士學位。彼亦持有澳洲查爾斯鐸德大學會計碩士學位。彼同時為香港會計師公會、澳洲會計師公會及香港證券專業學會之會員。彼於二零零七年加入本公司前曾服務於證券及期貨事務監察委員會近18年，且自一九九九年起成為法規執行部之總監。除上述披露外，孫先生於過去三年並無在香港任何上市公司擔任董事職務。

鄭偉玲小姐，32歲，為本公司執行董事、公司秘書及薪酬委員會委員。彼負責監督本公司日常運作。鄭小姐持有香港大學之會計及財務學士學位，並為香港會計師公會及英格蘭及威爾斯特許會計師公會之會員。彼於加入本公司前曾服務於一所國際會計師事務所。除上述披露外，鄭小姐於過去三年並無在香港任何上市公司擔任董事職務。

鄭偉倫先生，38歲，為本公司執行董事及行政總裁。彼持有美國加州州立大學之學士學位。彼於證券、企業融資及直接投資累積逾十年經驗。彼同時為開明投資有限公司(股份代號：768)之執行董事。除上述披露外，鄭先生於過去三年並無在香港任何上市公司擔任董事職務。

獨立非執行董事

彭張興先生，56歲，為本公司獨立非執行董事、審核委員會委員及薪酬委員會委員。彭先生在二零零一年十一月以前，於香港證券及期貨監察委員會出任法規執行部高級總監一職。於二零零一年十一月至二零零三年二月期間，彼出任中國證券監督管理委員會規劃發展委員會委員一職。彼現經營彼之顧問公司。彼同時也擔任位於上海一家基金管理公司之董事職務。專業方面，彼為香港會計師公會資深會員。除上述披露外，彭先生在過去三年並無在香港任何上市公司擔任董事職務。

Mr. CHAN Chung Yee, Alan, aged 44, is an independent non-executive director, member of the audit committee and member of the remuneration committee of the Company. Mr. Chan holds two Master degrees of Practising Accounting and Business Law from Monash University, Australia. Professionally, he is a fellow of The Institute of Chartered Secretaries and Administrators in UK, The Hong Kong Institute of Company Secretaries and The Hong Kong Institute of Directors. He is also an associate member of the Hong Kong Institute of Certified Public Accountants, CPA Australia, Institute of Certified Management Accountants of Australia, and The Hong Kong Institute of Bankers. He is also a member of Board of Review (Inland Revenue), HKSAR and a member of the Chinese People's Political Consultative Conference of Yun Fu, Guangdong, the vice-chairman and secretarial general of China, Hong Kong and Macau Boundary Crossing Bus Association and Honorary Standing Member of Association for the Advancement of Cooperation Among Guangdong Province, HKSAR and MacaoSAR. Currently, he is the managing director and founder of a transportation company which is a subsidiary of a listed company. He is also an independent non-executive director of UBA Investments Limited (Stock Code :768). Save as disclosed above, Mr. Chan does not hold directorship in any listed public companies in Hong Kong during the past three years.

Mr. FUK Ho Kai, aged 37, is an independent non-executive director, member of the audit committee and member of the remuneration committee of the Company. He has over 12 years experience in the field of IT & management consulting. Mr. Fuk obtained a bachelor's degree from the Chinese University of Hong Kong. He is currently the management of a mainland IT & management consulting firm. Save as disclosed above, Mr. Fuk does not hold directorship in any listed public companies in Hong Kong during the past three years.

Mr. Poon Kai Tik, aged 58, is an independent non-executive director, member of the audit committee and member of the remuneration committee of the Company. Mr. Poon graduated from the University of Hong Kong with a Bachelor Degree in Arts and a Master's Degree in Business Administration from the Chinese University of Hong Kong. Having more than 35 years of working experience, Mr. Poon is well respected across industries, ranging from advertising, marketing to public relations. Before currently acting as Director of Corporate Communications for The Link Real Estate Investment Trust (Stock code: 823), he also served as Head of Corporate Communications for the Hospital Authority and Assistant Director of Corporate and Community Relations for the Housing Authority respectively. Save as disclosed above, Mr. Poon does not hold directorship in any listed public companies in Hong Kong during the past three years.

陳宗彝先生，44歲，為本公司的獨立非執行董事、審核委員會委員及薪酬委員會委員。彼持有澳洲蒙納殊大學實務會計碩士學位及商業法律碩士學位。彼持有各項專業資格，現為英國特許秘書及行政人員協會資深會員、香港公司秘書公會資深會士、香港董事學會資深會員、香港會計師公會會計師、澳洲會計師公會會員、澳洲公認管理會計師公會公認管理會計師、香港銀行學會會士。彼出任之公職包括香港特別行政區稅務上訴委員會委員、中國人民政治協商會議廣東省雲浮市委員會委員及中港澳直通巴士聯會副理事長及秘書長，以及廣東省粵港澳合作促進會名譽常務理事。彼現為一間上市公司旗下的附屬客運公司之董事總經理，亦為該公司之創辦人。陳先生亦獲委任為開明投資有限公司(股份代號：768)之獨立非執行董事。除上述披露外，陳先生於過去三年並無在香港任何上市公司擔任董事職務。

霍浩佳先生，37歲，為本公司獨立非執行董事、審核委員會委員及薪酬委員會委員。彼於資訊科技及管理顧問領域具有逾12年經驗。霍先生於香港中文大學取得學士學位。彼現為內地一間資訊科技及管理顧問公司之管理層。除上述披露外，霍先生於過去三年並無在香港任何上市公司擔任董事職務。

潘啟迪先生，58歲，為本公司之獨立非執行董事、審核委員會成員及薪酬委員會成員。潘先生畢業於香港大學，獲文學學士學位，並於香港中文大學獲得了工商管理碩士學位。於超過35年的工作經驗中，潘先生在許多行業，由廣告、營銷至公關均擁有良好的聲譽。於擔任現時領匯房地產投資信託基金(股份代號：823)之企業傳訊總監前，他過往曾分別出任醫院管理局傳訊部主管及房屋委員會機構及社區關係助理署長。除上述披露外，潘先生於過去三年並無在香港任何上市公司擔任董事職務。

The board of directors (the "Board") has pleasure in presenting its report and the audited financial statements of Upbest Group Limited (the "Company") and its subsidiaries (collectively the "Group") for the year ended 31st March 2011.

Principal activities

The principal activity of the Company is investment holding. Its subsidiaries are principally engaged in securities broking, futures broking, securities margin financing, money lending, corporate finance advisory, assets management, precious metal trading and property investment.

Segment information

Details of segment information by principal businesses and geographical locations are set out in note 7b on the financial statements.

Subsidiaries

Details of the Company's subsidiaries at 31st March 2011 are set out in note 18 on the financial statements.

Results

The results of the Group for the year ended 31st March 2011 are set out in the consolidated income statement on page 42.

Dividends

The Board has resolved to recommend the payment of a final dividend of HK2.0 cents ordinary share respectively in respect of the year to the shareholders whose names appear on the register of members of the Company on 27th September 2011.

Share capital

Details of movements in share capital of the Company are set out in note 33 on the financial statements.

董事會(「董事會」)欣然提呈其報告及截至二零一一年三月三十一日止年度美建集團有限公司(「本公司」)及其附屬公司(以下統稱「本集團」)之經審核財務報表。

主要業務

本公司的主要業務是投資控股，其附屬公司主要提供證券經紀、期貨經紀、證券孖展融資、貸款融資、企業融資顧問、資產管理、貴金屬買賣及物業投資。

分類資料

根據主要業務及地理位置的分類資料詳情載於財務報表附註7b。

附屬公司

本公司於二零一一年三月三十一日之附屬公司之詳情載於財務報表附註18。

業績

本集團截至二零一一年三月三十一日止年度之業績載於第42頁之綜合收益表。

股息

董事會決議向二零一一年九月二十七日登記在本公司股東名冊的股東派發本年度末期股息，分別為每普通股2.0港仙。

股本

有關本公司股本之變動詳情載於財務報表附註33。

REPORT OF THE DIRECTORS

董事會報告

Financial summary

A summary of the results and of the assets and liabilities of the Group for the last five financial years is set out below. This summary is not part of the audited financial statements.

RESULTS

(In HK\$'000)	(以港幣千元為單位)	2011	Year ended 31st March 截至三月三十一日止年度			
			2010	2009	2008	2007
Turnover	營業額	291,511	395,695	420,481	294,955	207,979
Profit before taxation	除稅前溢利	125,332	101,296	124,014	167,454	225,420
Taxation	稅項	(3,152)	(5,957)	(5,003)	(11,365)	(10,847)
Net profit for the year attributable to equity holders of the Company	本年度本公司權益持有人應佔淨溢利	122,169	95,291	118,280	156,101	213,603

ASSETS AND LIABILITIES

(In HK\$'000)	(以港幣千元為單位)	2011	31st March 三月三十一日			
			2010	2009	2008	2007
Total assets	資產總值	1,377,522	1,315,192	1,158,575	1,197,437	1,440,077
Total liabilities	負債總值	(168,787)	(201,819)	(93,600)	(279,214)	(666,080)
Net assets	資產淨值	1,208,735	1,113,373	1,064,975	918,223	773,997

財務概要

以下為本集團於過去五個財政年度之業績及資產與負債之概要。此概要並非經審核財務報表之部份。

業績

(In HK\$'000)	(以港幣千元為單位)	2011	Year ended 31st March 截至三月三十一日止年度			
			2010	2009	2008	2007
Turnover	營業額	291,511	395,695	420,481	294,955	207,979
Profit before taxation	除稅前溢利	125,332	101,296	124,014	167,454	225,420
Taxation	稅項	(3,152)	(5,957)	(5,003)	(11,365)	(10,847)
Net profit for the year attributable to equity holders of the Company	本年度本公司權益持有人應佔淨溢利	122,169	95,291	118,280	156,101	213,603

資產與負債

(In HK\$'000)	(以港幣千元為單位)	2011	31st March 三月三十一日			
			2010	2009	2008	2007
Total assets	資產總值	1,377,522	1,315,192	1,158,575	1,197,437	1,440,077
Total liabilities	負債總值	(168,787)	(201,819)	(93,600)	(279,214)	(666,080)
Net assets	資產淨值	1,208,735	1,113,373	1,064,975	918,223	773,997

Reserves

Movements in the reserves of the Group and the Company during the year are set out in note 34 on the financial statements.

The Company's reserves available for distribution represent the share premium, contributed surplus, retained profits and proposed final dividend under the Companies Law of the Cayman Islands. The share premium of the Company is available for paying dividends to shareholders subject to the provisions of its Memorandum and Articles of Association and provided that immediately following the distribution of dividend the Company is able to pay its debts as they fall due in the ordinary course of business. In accordance with the Company's Articles of Association, dividends can be distributed out of the share premium, contributed surplus, retained profits and proposed final dividend of the Company which in aggregate amounted to approximately HK\$352,658,000 as at 31st March 2011.

Property, plant and equipment and investment properties

The Group's investment properties were revalued at 31st March 2011, resulting in a net fair value gain amounting to approximately HK\$93,200,000 which has been recognised in the consolidated income statement.

Details of these and other movements during the year in the property, plant and equipment and investment properties are set out in notes 15 and 16 on the financial statements, respectively.

Borrowings

Borrowings repayable within one year or on demand are classified as current liabilities. A repayment analysis of bank borrowings is set out in note 29 on the financial statements. No interest was capitalised by the Group during the year.

Major clients

For the year ended 31st March 2011, the Group's five largest clients accounted for in aggregate approximately 59% (2010: 56%) of the Group's turnover, of which the largest client accounted for approximately 25% (2010: 22%) of the Group's turnover.

None of the directors or any of their associates or any shareholder of the Company which to the knowledge of the directors of the Company owned more than 5% of the Company's issued share capital have an interest in the Group's five largest clients.

儲備

有關本年度內之本集團及本公司儲備變動情況載於財務報表附註34。

根據開曼群島公司法之規定，本公司可供分派之儲備乃指股份溢價、實繳盈餘、保留溢利及擬派發末期股息。本公司之股份溢價可根據本公司之公司組織章程細則之規定，用作向股東派發股息，惟本公司在緊隨派發股息後仍須有能力支付在日常業務運作下到期應付之債務。於二零一一年三月三十一日，本公司之股份溢價、實繳盈餘、保留溢利及擬派發末期股息合共約為352,658,000港元。根據本公司之公司組織章程細則之規定，該等款項均可用作派發股息。

物業、機器及設備及投資物業

本集團之投資物業已於二零一一年三月三十一日重估，所產生的淨公平值收益約93,200,000港元已於綜合收益表中反映。

有關以上及其他於年內物業、機器及設備及投資物業之變動情況分別刊載於財務報表附註15及16。

借款

於一年內或按通知應付之借貸乃被列為流動負債。有關償還銀行借貸之分析載於財務報表附註29。本集團於本年度並無任何資本化利息。

主要客戶

截至二零一一年三月三十一日止年度，本集團之五大客戶合共約佔本集團營業額59%（二零一零年：56%），其中最大客戶約佔本集團營業額25%（二零一零年：22%）。

據董事所知，任何董事或彼等任何聯繫人等或擁有本公司5%或以上已發行股本之任何股東，概無擁有本集團五大客戶任何權益。

Repurchase, sale or redemption of the Company's listed securities

For the year ended 31st March 2011, other than as an agent for clients of the Company or its subsidiaries, neither the Company nor any of its subsidiaries repurchased, sold or redeemed any of the Company's listed securities during the year.

Directors

The directors of the Company during the year and up to the date of this report were:

NON-EXECUTIVE DIRECTORS

Mr. IP Man Tin, David (*Chairman*)
Mr. WONG Ching Hung, Thomas
Dr. SZE Ping Fat

EXECUTIVE DIRECTORS

Mr. SUEN Man Tak, Stephen
Mr. CHENG Wai Lun, Andrew
Ms. CHENG Wai Ling, Annie

INDEPENDENT NON-EXECUTIVE DIRECTORS

Mr. PANG Cheung Hing, Alex
Mr. CHAN Chung Yee, Alan
Mr. FUK Ho Kai
Mr. POON Kai Tik (appointed on 22nd July 2011)

In accordance with Articles 116 of the Company's Articles of Association Ms. CHENG Wai Ling, Annie, Dr. SZE Ping Fat, Mr. WONG Ching Hung, Thomas and Mr. PANG Cheung Hing, Alex shall retire by rotation from office at the Annual General Meeting. Ms. CHENG Wai Ling, Annie and Dr. SZE Ping Fat being eligible, offers themselves for re-election at the Annual General Meeting.

Mr. WONG Ching Hung, Thomas and Mr. PANG Cheung Hing, Alex decided not to offer themselves for re-election.

In accordance with Articles 119 of the Company's Articles of Association, Mr. POON Kai Tik shall retire and being eligible offers himself for re-election at the Annual General Meeting.

The term of office of each of the independent non-executive directors lasts until his retirement by rotation as required by the Company's Articles of Association.

The Company received confirmation of independence in respect of the year ended 31st March 2011 from each of the independent non-executive directors pursuant to Rule 3.13 of the Revised Listing Rules. Up to and as at the date of this report, the Company still considers the independent non-executive directors to be independent.

回購、出售或贖回本公司之上市證券

截至二零一一年三月三十一日止年度，除以經紀身份代本公司或其附屬公司之顧客進行交易外，本公司或其任何附屬公司在本年度內並無回購、出售或贖回本公司之上市證券。

董事

在本年度及截至本報告刊發日期為止，本公司之董事如下：

非執行董事

葉漫天先生 (*主席*)
黃正虹先生
施炳法博士

執行董事

孫文德先生
鄭偉倫先生
鄭偉玲小姐

獨立非執行董事

彭張興先生
陳宗彝先生
霍浩佳先生
潘啟迪先生 (於二零一一年七月二十二日獲委任)

根據本公司之公司組織章程細則第116條，鄭偉玲小姐、施炳法博士、黃正虹先生及彭張興先生須於股東週年大會上輪值告退。鄭偉玲小姐及施炳法博士均符合資格並願意於股東週年大會上膺選連任。

黃正虹先生及彭張興先生兩人均決定不會膺選連任。

根據本公司之公司組織章程細則第119條，潘啟迪先生將告退及符合資格並願意於股東週年大會膺選連任。

各獨立非執行董事之任期乃直至其根據本公司之公司組織章程細則須依章輪值告退為止。

本公司已接獲各獨立非執行董事根據經修訂上市規則第3.13條發出有關截至二零一一年三月三十一日止年度之獨立確認書。截至及於本報告所載之日，本公司認為獨立非執行董事視為獨立。

Directors' service contracts

None of the directors being proposed for re-election at the forthcoming annual general meeting has a service contract with the Company or any of its subsidiaries which is not determinable by the Group within one year without payment of compensation, other than statutory compensation.

Directors' and chief executives' interests and short positions in the shares, underlying shares and debentures of the Company or any associated corporation

As at 31st March 2011, the interests and short positions of the directors and chief executive of the Company in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which are required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they are taken or deemed to have under such provisions of the SFO) or which are required, pursuant to section 352 of the SFO, to be entered in the register referred to therein, or which are required, pursuant to the Model Code for Securities Transactions by Directors of Listed Companies to be notified to the Company and the Stock Exchange were as follows:

董事之服務合約

在即將舉行之股東週年大會上獲提名重選連任之董事與本集團概無訂立本集團如不作出賠償(法定賠償除外)則不能在一年內予以終止之服務合約。

董事及主要行政人員於本公司或任何聯營公司之股份、相關股份及債券之權益及淡倉

於二零一一年三月三十一日，本公司各董事或高級行政人員於本公司或任何相聯法團(定義見證券及期貨條例第XV)之股份、相關股份及債券中擁有下列之權益及淡倉，須根據證券及期貨條例第XV部第7及8分部須知會本公司及聯交所的權益(包括根據證券及期貨條例有關條文該等被當作或視為擁有的權益及淡倉)，或須根據證券及期貨條例第352條須登記於該規定所述登記冊，或須根據《上市公司董事進行證券交易的標準守則》之規定知會本公司及聯交所：

Name of director 董事姓名	Personal interests (held as beneficial owner) 個人權益 (為實益擁有人)	Family interests (interest of spouse) 家屬權益 (配偶權益)	Number of shares 股份數目		Total 總額	Percentage of issued share capital 已發行股本百分比
			Corporate interests 法團權益	Other interests 其他權益		
Ordinary Shares of HK\$0.01 each in the Company 本公司每股面值0.01港元之普通股						
CHENG Wai Ling, Annie (Note) 鄭偉玲(附註)	-	-	987,720,748	-	987,720,748	73.65%
CHENG Wai Lun, Andrew (Note) 鄭偉倫(附註)	-	-	987,720,748	-	987,720,748	73.65%
SUEN Man Tak, Stephen 孫文德	787,660	-	-	-	787,660	0.06%

Note: As at the Latest Practicable Date, CCAA Group Limited ("CCAA"), an associated corporation (within the meaning of Part XV of the SFO) of the Company, was directly interested in 987,720,748 Shares in, representing approximately 73.65% of, the issued share capital of the Company. Mr. CHENG Wai Lun, Andrew, Ms. CHENG Wai Ling, Annie and their family members are the beneficiaries of the trust which assets include interests in the entire issued share capital of CCAA and accordingly, they are deemed to be interested in 987,720,748 Shares and the entire issued share capital of CCAA under the SFO.

附註：於最後可行日期，本公司之相聯法團(定義見證券及期貨條例第XV部) CCAA Group Limited (「CCAA」) 直接擁有987,720,748股股份，約佔本公司已發行股本之73.65%。鄭偉倫先生、鄭偉玲小姐及其家人為信託之受益人，而資產包括CCAA所有已發行股本，因此，根據證券及期貨條例，彼等被視為擁有987,720,748股股份及CCAA所有已發行股本。

At no time during the year was the Company, its subsidiaries or its associated companies a party to any arrangements to enable the directors or executives of the Company (including their spouse and children under 18 years of age) to acquire benefits by means of the acquisition in shares or debentures of the Company or its associated corporations.

Save as disclosed above, as at 31st March 2011, none of the directors or the chief executive of the Company had any interest or short position in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which are required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they are taken or deemed to have under such provisions of the SFO) or which are required, pursuant to section 352 of the SFO to be entered in the register referred to therein, or which are required, pursuant to the Model Code for Securities Transactions by Directors of Listed Companies to be notified to the Company and the Stock Exchange.

Directors' rights to acquire shares or debentures

At no time during the year was the Company, its ultimate holding company or any of its subsidiaries a party to any arrangement to enable the directors or chief executives of the Company or their respective spouse or children under the age of 18 to acquire benefits by means of the acquisition of shares in, or debt securities (including debentures) of, the Company or any other body corporate.

本公司、其附屬公司或其聯營公司概無於年內任何時間參與作出任何安排，使本公司董事或行政人員（包括其配偶及十八歲以下子女）可藉購入本公司或其聯營公司之股票或債券而從中得益。

除上文所披露者外，於二零一一年三月三十一日，概無本公司董事或高級行政人員於本公司或其任何相聯法團（定義見《證券及期貨條例》第XV部）之股份、相關股份及債券中擁有任何權益或淡倉，須根據《證券及期貨條例》第XV部第7及8分部知會本公司及聯交所（包括根據《證券及期貨條例》有關條文被當作或視為擁有之權益及淡倉），或須根據《證券及期貨條例》第352條規定列入該條例所述之登記冊，或須根據《上市公司董事進行證券交易的標準守則》之規定知會本公司及聯交所。

董事購買股份或債券之權利

在有關期間內，本公司、本公司之控股公司或其附屬公司概無參與能使本公司董事或主要行政人員或彼等之配偶或年齡在十八歲以下之子女可藉購入本公司或任何其他法人團體之股份或債務證券（包括債券）而獲得利益之任何安排。

Substantial shareholder's interests and short positions in the shares, underlying shares of the Company

As at 31st March 2011, the following persons or corporations, interest in 5% or more in the shares and underlying shares of the Company have been notified to the Company and recorded in the register of substantial shareholders' interests in shares and short positions required to be kept under Section 336 of Part XV of the SFO:

主要股東於本公司之股份及相關股份之權益及淡倉

於二零一一年三月三十一日，下列人士或法團就擁有本公司股份及相關股份逾5%以上之股份權益及淡倉而知會本公司，並須根據證券及期貨條例第XV部第336條規定紀錄於主要股東登記冊：

Name of shareholders 股東名稱		Number of shares held 所持普通股股票數目	Percentage of total number of shares in issued 佔已發行股份百分比
Ordinary shares of HK\$0.01 each in the Company	本公司每股面值0.01港元之 普通股		
CCAA (Note)	CCAA(附註)	987,720,748	73.65%

Note: Identical to those disclosed above as "Directors' and chief executives' interests and short positions in the shares, underlying shares and debentures of the Company or any associated corporation".

附註：與上文披露之「董事及行政人員於本公司或任何聯營公司之股份、相關股份及債券之權益及淡倉」相同。

Save as disclosed above, as at 31st March 2011, the Directors are not aware of any other persons who have interests or short positions in the shares, underlying shares of equity derivatives or debentures of the Company or any associated corporations (within the meaning of Part XV of the SFO) which would be required to be disclosed to the Company pursuant to Part XV of the SFO.

除上文所披露者外，於二零一一年三月三十一日，董事並不知悉有任何其他人士於本公司或任何相聯法團（具有證券及期貨條例第XV部所賦予之涵義）之股份、股本衍生工具之相關股份或債券中擁有權益或淡倉而須根據證券及期貨條例第XV部之規定而予以披露。

Directors' remuneration

The Directors' fees are subject to shareholders' approval at general meetings. Other emoluments are determined by the Company's board of directors with reference to Directors' duties, responsibilities and performance and the results of the Group. In addition, the Directors' remuneration is reviewed by the Remuneration Committee annually.

董事酬金

董事袍金須於股東大會上經股東批准。其他酬金則由本公司董事會依據董事之職務、責任及表現以及本集團之業績釐定。此外，董事酬金由薪酬委員會每年審閱。

Directors' interests in contracts

No director had a material interest, either directly or indirectly, in any contract of significance to the business of the Group to which the Company or any of its subsidiaries was a party during the year.

董事於合約中之權益

年內，董事概無於本公司或其任何附屬公司簽訂並對本集團之業務屬重大之任何合約中直接或間接擁有任何重大權益。

Connected transactions and continuing connected transactions

During the year, the connected transactions and continuing connected transactions undertaken by the Group are included in the transactions set out in note 36 on the financial statements, certain details of which are disclosed in compliance with the requirements of Chapter 14A of the Listing Rules.

- (a) A subsidiary of the Company, Upbest Assets Management Limited (“UAML”) as investment manager, and UBA Investments Limited (“UBA”) have on 6th November 2000, first entered into an investment management agreement pursuant to which UAML provided investment management services to UBA for a term of three years up to 30th November 2003. Upon the expiration of the second investment management agreement for a period of three years commencing from 1st April 2003, the same parties again on 31st March 2006 entered into a supplemental investment agreement for the sole purpose of further extending the term of the second investment management agreement for another 3 years to 31st March 2009. This agreement can be terminated by either UAML or UBA serving not less than six months’ notice in writing prior to the expiration. Pursuant to the investment management agreement, monthly investment management fee is receivable at 1.5% per annum of the consolidated net asset value of UBA as at the immediately preceding valuation date on the actual number of days in the relevant calendar month over 365 days a year. The annual cap for the financial year ended 31st March 2009 is HK\$2,800,000.

In addition to the above, UAML and UBA have on 2nd May 2008 entered into a supplemental agreement whereby (i) the term will be extended to 31st March 2010; and (ii) in addition to the management fee, a performance fee payable in Hong Kong dollars equivalent to 20% of net profit of UBA before taxation and before deduction of the management fee payable under the investment management agreements shall be paid to UAML for each financial year.

The annual cap for the management fee and performance fee for the financial year ended 31st March 2010 is HK\$24,480,000 respectively. These continuing connected transactions were approved on the extraordinary general meeting of the shareholders held on 10th June 2008.

關連交易及持續關連交易

於本年度內，本集團進行之關連交易及持續關連交易已包括在財務報表附註36所載之交易內，若干詳情已遵從上市規則第14A章的規定予以披露。

- (a) 於二零零零年十一月六日，本公司之附屬公司美建管理有限公司（「美建管理」）與開明投資有限公司（「開明投資」）首次達成第一份投資管理協議，根據協議由美建管理向開明投資提供投資管理服務為期三年截至二零零三年十一月三十日。於第二份投資管理協議期滿前，當事各方於二零零六年三月三十一日即第二份投資管理協議於二零零三年四月一日起計三年屆滿日，達成投資管理補充協議，目的是延長第二份投資管理協議多三年截至二零零九年三月三十一日為止。這份協議可以由美建管理或開明投資在不少於六個月的書面通知結束。根據投資管理協議，美建管理就對開明投資所提供投資管理服務可享有投資管理費，對開明投資集團之收費乃按開明投資集團估值日之資產淨值1.5%之年利率及有關曆月實際日數除以全年365日之基準收取投資管理費。於二零零九年三月三十一日之財政年度全年上限為2,800,000港元。

除上述外，美建管理與開明投資於二零零八年五月二日訂立一份補充協議，當中(i)管理協議將延長時期至二零一零年三月三十一日；及(ii)每個財政年度，美建管理可享有根據除稅前盈利及扣除在投資管理協議中支付管理費前之盈利的20%之表現酬金。

二零一零年三月三十一日財政年度之管理費及表現酬金之全年上限為24,480,000港元。有關持續關連交易已於二零零八年六月十日股東特別大會通過。

On 11th February 2010, UAML and UBA have entered into the Third Supplemental Investment Management Agreement. The annual cap for the management fee and performance fee for the financial years ended 31st March 2011, 2012 and 2013 are HK\$11,148,000, HK\$13,378,000 and HK\$16,054,000 respectively. These continuing connected transactions were approved on the extraordinary general meeting of the shareholders held on 30th March 2010.

- (b) Upbest Securities Company Limited (“USCL”) and UBA and two of its subsidiaries have separately entered into a supplemental agreement for the transaction in relation to the securities brokerage service dated 1st November 2007. USCL and each of the subsidiaries of UBA agreed to extend the service period from 1st November 2007 to 31st March 2010. Brokerage commission fee income is charged at 0.25% (2010: 0.25%), the prevailing market rate, on the value of the transactions. Annual cap for the financial years ended 31st March 2009 and 2010 are HK\$2,400,000 and HK\$2,880,000 respectively.

On 11th February 2010, UBA and two of its subsidiaries and USCL have entered into the Securities Brokerage Supplemental Agreements and agreed that the original agreement will be extended from the period of 1st April 2010 to 31st March 2013. On 21st October 2010, the annual cap for the securities brokerage commission set for the financial years ended 31st March 2011, 2012 and 2013 are HK\$2,000,000, HK\$2,400,000 and HK\$2,900,000 respectively.

- (c) On 2nd May 2008, UBA and two of its subsidiaries had separately entered into a supplemental agreement with Upbest Investment Company Limited (“UICL”) in relation to the provision of securities margin financing service. According to the supplemental agreements, the respective relevant original agreement will be extended to 31st March 2010 and is subject to renewal by written supplemental agreements between the contracting parties. The securities margin financing services interest rate is charged at 4.25% above prime rate per annum inclusive of custodian fee; and the provision of IPO financing at an interest rate from 0.2% to 1.25% per annum above the borrowing costs of UICL. For the financial year ended 31st March 2011, interest income for securities margin account and IPO financing were charged at 9.5% (2010: 9.5%) and 1.1% to 1.7% (2010: 1.0% to 1.5%) per annum respectively.

美建管理與開明投資於於二零一零年二月十一日訂立第三份補充協議。二零一一年，二零一二年及二零一三年三月三十一日財政年度之管理費及表現酬金之全年上限分別為11,148,000港元，13,378,000港元及16,054,000港元。有關持續關連交易已於二零一零年三月三十日股東特別大會通過。

- (b) 美建證券有限公司(「美建證券」)與開明投資及其兩間附屬公司分別就提供證券經紀服務於二零零七年十一月一日簽訂了一份補充協議。美建證券和開明投資之附屬公司分別同意延長證券經紀服務時期由二零零七年十一月一日至二零一零年三月三十一日。其佣金收費為買賣證券的價值0.25% (二零一零年：0.25%)，這是普遍的市場費用。二零零九年及二零一零年三月三十一日財政年度全年上限分別為2,400,000港元及2,880,000港元。

於二零一零年二月十一日，開明投資及其兩間附屬公司與美建證券已簽訂證券經紀補充協議，同意將原有協議的期限延長，由二零一零年四月一日至二零一三年三月三十一日。於二零一零年十月二十一日，二零一一年、二零一二年及二零一三年三月三十一日財政年度證券經紀佣金之全年上限分別設定為2,000,000港元、2,400,000港元及2,900,000港元。

- (c) 於二零零八年五月二日，開明投資及其兩間附屬公司分別與美建投資有限公司(「美建投資」)就證券孖展融資服務簽訂了補充協議。根據這些補充協議，合約各方分別同意將原有協議延期至二零一零年三月三十一日終止並且雙方可以書面補充協議更新。證券孖展融資年息率為最優惠利率加上4.25% (包括保管費)，及就首次公開招股融資為美建投資之借貸成本加上0.2%至1.25%年息率。截至二零一一年三月三十一日止之財政年度，證券孖展融資之息率為9.5% (二零一零年：9.5%)，而首次公開招股融資之息率為1.1%至1.7% (二零一零年：1.0%至1.5%)。

On 11th February 2010, UBA and two of its subsidiaries and UICL have entered into the Financial Assistance Supplemental Agreement and agreed that the original agreement will be extended from the period of 1st April 2010 to 31st March 2013.

- (d) On 2nd May 2008, Upbest Gold Limited ("UGL") entered into a supplemental agreement with UBA Gold Investment Limited ("UBA Gold") in relation to the provision of precious metal margin financing service by UGL to UBA Gold. According to the supplemental agreement, UGL and UBA Gold agreed that the relevant original agreement will be extended to 31st March 2010 and is subject to renewal by written supplemental agreement between the contracting parties. The supplemental agreement also provided that the interest rate for the precious metal margin financing service will be 1.05% per annum above the borrowing costs of UGL. For the financial year ended 31st March 2010 and 2011, UGL had not entered into any provision of precious metal margin financing services with UBA Gold.

On 11th February 2010, UGL and UBA Gold have entered into the Financial Assistance Supplemental Agreement and agreed that the original agreement will be extended from the period of 1st April 2010 to 31st March 2013. The interest rate for the precious metal margin financing service will be from the range of 0.5% to 1% per annum above the borrowing costs of UGL.

The annual cap regarding the securities and bullion margin financial assistance for each of the financial years ended 31st March 2011, 2012 and 2013 is HK\$150,000,000. These continuing connected transactions were approved at the extraordinary general meeting of the shareholders held on 30th March 2010.

- (e) Commodities brokerage commission is charged at a range from HK\$20 to HK\$100 per transaction for the financial years ended 31st March 2010 and 2011.
- (f) Bullion commission is charged at HK\$500 per transaction for the financial years ended 31st March 2010 and 2011.

開明投資及其兩間附屬公司與美建投資於二零一零年二月十一日訂立財務資助補充協議，將原有協議由二零一零年四月一日延長至二零一三年三月三十一日。

- (d) 於二零零八年五月二日，美建金有限公司（「美建金」）與UBA Gold Investment Limited（「UBA Gold」）就由美建金向UBA Gold提供貴金屬孖展融資服務簽訂補充協議。根據補充協議，美建金及UBA Gold同意將原有協議延長至二零一零年三月三十一日終止並且雙方可以書面補充協議更新。而且協議亦訂明貴金屬孖展融資之息率為美建金借貸成本加上1.05%年利率。截至二零一零年及二零一一年三月三十一日止之財政年度，美建金與UBA Gold並無進行任何貴金屬孖展融資借貸。

美建金與UBA Gold於二零一零年二月十一日訂立財務資助補充協議及同意將原有協議由二零一零年四月一日延長至二零一三年三月三十一日。貴金屬孖展融資借貸之息率為美建金借貸成本加上0.5%至1%年利率。

有關證券及貴金屬孖展融資財務資助於二零一一年、二零一二年及二零一三年三月三十一日財政年度之財務資助之全年上限分別為150,000,000港元。有關持續關連交易已於二零一零年三月三十日股東特別大會通過。

- (e) 於二零一零年及二零一一年三月三十一日財政年度期貨佣金每宗交易由20港元至100港元。
- (f) 於二零一零年及二零一一年三月三十一日財政年度貴金屬佣金每宗交易500港元。

- (g) A subsidiary of the Company has entered into a tenancy agreement with Town Bright Industries Limited for one year, commencing from 1st August 2009. The tenancy agreement was renewed for eight months, commencing from 1st August 2010. Mr. Cheng Kai Ming, Charles, has beneficial interests in Town Bright Industries Limited. Mr. Cheng Kai Ming, Charles, is one of the beneficiary of CCAA Group Limited, shareholder of the Company which holds approximately 73.65% interest of the Company.
- (g) 本公司一附屬公司與同輝實業有限公司訂立租賃協議，由二零零九年八月一日起為期一年。租賃協議已重續八個月，由二零一零年八月一日起計。鄭啟明先生於同輝實業有限公司擁有實益權益。鄭啟明先生為持有本公司約73.65%權益之CCAA Group Limited其中一位受益人。
- (h) A subsidiary of the Company has entered into a tenancy agreement with Upbest Properties Company Limited for three years, commencing from 1st May 2007. The tenancy agreement was renewed for eleven months, commencing from 1st May 2010. Mr. Cheng Kai Ming, Charles, has beneficial interest in Upbest Properties Company Limited. Mr. Cheng Kai Ming, Charles, is one of the beneficiary of CCAA Group Limited, shareholder of the Company which holds approximately 73.65% interest of the Company.
- (h) 本公司一附屬公司與美建地產有限公司訂立租賃協議，由二零零七年五月一日起，為期三年。租賃協議已重續十一個月，由二零一零年五月一日起。鄭啟明先生於美建地產有限公司擁有實益權益。鄭啟明先生為持有本公司約73.65%權益之CCAA Group Limited其中一位受益人。
- (i) A subsidiary of the Company has entered into a tenancy agreement with Champion Assets Limited for one year, commencing from 1st March 2010. The tenancy agreement was renewed for thirteen months, commencing from 1st March 2011. Mr. Cheng Kai Ming, Charles, has beneficial interest in Champion Assets Limited. Mr. Cheng Kai Ming, Charles, is one of the beneficiary of CCAA Group Limited, shareholder of the Company which holds approximately 73.65% interest of the Company.
- (i) 本公司一附屬公司與協緯有限公司訂立一份租賃協議，由二零一零年三月一日起，為期一年。而租賃協議已重續十三個月，由二零一一年三月一日起計。鄭啟明先生於協緯有限公司擁有實益權益。鄭啟明先生為持有本公司約73.65%權益之CCAA Group Limited其中一位受益人。
- (j) A subsidiary of the Company has entered into a tenancy agreement with Loong Cheong Limited for three years, commencing from 26th January 2008. The tenancy agreement was renewed for fourteen months, commencing from 26th January 2011. Mr. Cheng Kai Ming, Charles, has beneficial interests in Loong Cheong Limited. Mr. Cheng Kai Ming, Charles, is one of the beneficiary of CCAA Group Limited, shareholder of the Company which holds approximately 73.65% interest of the Company.
- (j) 本公司一附屬公司與隆昌有限公司訂立租賃協議，由二零零八年一月二十六日起，為期三年。租賃協議已重續十四個月，由二零一一年一月二十六日起計。鄭啟明先生於隆昌有限公司擁有實益權益。鄭啟明先生為持有本公司約73.65%權益之CCAA Group Limited其中一位受益人。
- (k) A subsidiary of the Company paid a referral fee to an associate, Upbest Financial Services Limited, in respect of introducing clients for funds financing. There was no such fees paid for the financial year ended 31st March 2011.
- (k) 本公司向一聯營公司美建金融服務有限公司支付介紹費，該費用是有關介紹融資客戶。於二零一一年三月三十一日止財政年度，並無該費用支出。

- (l) A subsidiary of the Company received interest income from an associate, Upbest Financial Services Limited, in respect of an advance to the associate. Interest rate was charged at 5.25% per annum.
- (m) CCAA Group Limited, an investment holding company, holds approximately 73.65% interest in the Company. Fung Fai Growth Limited, an investment holding company, holds approximately 32.08% of UBA Investments Limited. The ultimate beneficial owner of Fung Fai Growth Limited and CCAA Group Limited is Cheng's Family Trust.
- (n) Details of the balances with subsidiaries, associates, related companies/parties, subsidiaries' directors and ultimate holding company are fully disclosed in notes 18, 19, 26, 30 and 31.
- (o) The remuneration of directors and other members of key management during the year are disclosed in note 10.
- (l) 本公司一附屬公司收取一聯營公司美建金融服務有限公司財務利息有關提供借款。息率為5.25%年利率。
- (m) 投資控股公司CCAA Group Limited持有本公司約73.65%權益。投資控股公司Fung Fai Growth Limited持有開明投資有限公司約32.08%權益。Fung Fai Growth Limited及CCAA Group Limited之最終實益擁有人為鄭氏家族信託。
- (n) 附屬公司、聯營公司、關連公司／人士、附屬公司董事及最終控股公司之結餘詳情已於附註18、19、26、30及31中披露。
- (o) 董事及主要管理層其他成員於年內之酬金已於附註10披露。

The above transactions were carried out in the normal course of the Company's business on terms mutually agreed between the parties.

以上之交易為本公司之正常業務並以雙方同意條款進行。

The independent non-executive directors have reviewed the connected transactions and continuing connected transactions in note 36 to the financial statements and have confirmed that the connected transactions and continuing connected transactions have been entered into (i) in the ordinary and usual course of business of the Group; (ii) on normal commercial terms or on terms no less favourable to the Group than terms available to or from (as appropriate) independent third parties; and (iii) in accordance with the relevant agreements governing them on terms that are fair and reasonable and in the interests of the shareholders of the Company as a whole.

獨立非執行董事已審議財務報表附註36所載之關連交易及持續關連交易，並已確認，關連交易及持續關連交易乃(i)在本集團日常及一般業務運作下產生；(ii)按一般商業條款或按不遜於本集團向獨立第三方提供或獲得之條款(如適用)進行；及(iii)根據管轄交易之相關協議按公平合理及符合本公司股東整體利益的條款訂立。

The auditors of the Company have reviewed the continuing connected transactions during the year as set out in note 36 to the financial statements and confirmed that these transactions:

- (i) were approved by the Board of Directors of the Company;
- (ii) where applicable, were in accordance with the pricing policies of the Company;
- (iii) had been entered into in accordance with the relevant agreements governing the transactions; and
- (iv) have not exceeded the caps stated in the relevant announcement.

Management contracts

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

Pre-emptive rights

There are no provisions for pre-emptive rights which would oblige the Company to offer new shares on a pro-rata basis to existing shareholders under the Company's Memorandum and Articles of Association and the Companies Laws of the Cayman Islands.

Audit committee

The Company has established an Audit Committee according to "A Guide for the Formation of an Audit Committee" published by the Hong Kong Institute of Certified Public Accountants. The primary duties of the audit committee are to review and supervise the financial reporting process and internal control system of the Group.

The Audit Committee of the Group is comprised of three independent non-executive directors, namely Mr. PANG Cheung Hing, Alex, Mr. CHAN Chung Yee, Alan and Mr. FUK Ho Kai. The Audit Committee had reviewed with management the accounting principles and practices adopted by the Group and discussed auditing, internal control and financial reporting matters including the review of the audited financial statements of the Group for the year ended 31st March 2011. The Audit Committee had also reviewed the annual results of the Group for the year ended 31st March 2011 in conjunction with the Company's external auditors.

本公司之核數師已審閱載於財務報告附註36之年內持續關連交易，並確認此等交易：

- (i) 已獲本公司董事會批准；
- (ii) 如適用，符合本公司之價格政策；
- (iii) 乃按有關交易之協議條款進行；及
- (iv) 並無超逾相關公告內所述上限。

管理合約

本公司於本年度並沒有簽訂任何關於本公司全部或大部份業務之管理及行政合約。

優先購買權

本公司之公司組織章程大綱及細則或開曼群島法例均無載列有關本公司須按比例基準向現有股東提呈新股之優先購買權規定。

審核委員會

本公司已根據香港會計師公會編撰之「成立審核委員會指引」成立審核委員會，其主要職責為審閱並監察本集團之財務匯報程序及內部監控制度。

本集團之審核委員會包括三位獨立非執行董事，分別為彭張興先生、陳宗彝先生及霍浩佳先生。審核委員會已聯同管理人員檢討本集團所採納之會計政策及慣例，並商討審計、內部監控及財務申報事宜，當中包括審閱本集團截至二零一一年三月三十一日止年度之經審核財務報告。審核委員會亦已聯同本公司之外聘核數師審閱本集團截至二零一一年三月三十一日止年度之年度業績。

Code on corporate governance practices

The Listing Rules have been amended by the Stock Exchange by replacing the Code of Best Practice in Appendix 14 by a new Code on Corporate Governance Practices (“Code”) and adding a new Appendix 23 on the requirements for a Corporate Governance Report to be included in annual reports of Listed Issuers.

The Company has complied with the Code throughout the year ended 31st March 2011, with deviations from code provisions A.4.1 of the Code only in respect of the service term of directors.

None of the existing non-executive directors (including independent non-executive directors) of the Company is appointed for a specific term. This constitutes a deviation from code provision A.4.1 of the Code. However, all the directors of the Company are subject to the retirement provisions under article 116 of the Articles of Association of the Company. As such, the Company considers that sufficient measures have been taken to ensure that the Company’s corporate governance practices are no less exacting than those in the Code.

Model code for securities transactions by directors

The Company has adopted the Model Code for Securities Transactions by Directors by Listed Issuers (the “Model Code”) set out in Appendix 10 of the Listing Rules. Upon enquiry by the Company, all Directors of the Company have confirmed that they have complied with the required standards set out in the Model Code throughout the year.

Directors’ interests in competing businesses

As at 31st March 2011, none of the directors of the Company and their associates had any interests in an entity whose business competes or is likely to compete, either directly or indirectly, with the Company’s business.

Corporate governance

The Company’s corporate governance principles and practices are set out in the Corporate Governance Report on pages 28 to 39 of this Annual Report.

Sufficiency of public float

According to the information that is publicly available to the Company and within the knowledge of the directors, the percentage of the Company’s shares which are in the hands of the public is not less than 25% of the Company’s total number of issued shares.

企業管治常規守則

聯交所已修訂上市規則，當中包括以新企業管治常規守則（「守則」）取代附錄14之最佳應用守則，以及加入有關上市發行人年報須載有企業管治報告之規定之新附錄23。

除有關董事之服務年期事宜偏離守則內守則條文第A.4.1條外，本公司已於截至二零一一年三月三十一日止全年一直遵守守則。

本公司現時之非執行董事（包括獨立非執行董事）並無特定任期，此偏離守則之守則條文第A.4.1條。然而，本公司全體董事須遵守本公司組織章程細則第116條之退任條文。因此，本公司認為已採取足夠措施，以確保本公司之企業管治常規不遜於守則所載者。

董事進行證券交易之標準守則

本公司已採納上市規則附錄10所載上市發行人董事進行證券交易之標準守則（「標準守則」）。經本公司查詢後，本公司全體董事確認，彼等於年內一直遵照標準守則所載之標準規定。

董事於競爭業務中之權益

於二零一一年三月三十一日，本公司董事及彼等各自之聯繫人士概無於其業務與本公司業務直接或間接構成競爭或可能構成競爭之實體中擁有任何權益。

企業管治

本公司的企業管治原則及常規載於本年報第28至39頁之企業管治報告書。

足夠公眾持股量

根據本公司獲得之公開資料及據董事所知，公眾人士所持有本公司之股份並不少於本公司已發行股份總數25%。

Auditors

Messrs. Li, Tang, Chen & Co. acted as auditors of the Company for the years ended 31st March 2009, 2010 and 2011.

Messrs. Li, Tang, Chen & Co. retire and a resolution for their reappointment as auditors of the Company will be proposed at the forthcoming annual general meeting.

On behalf of the Board

CHENG Wai Lun, Andrew

Executive Director

Hong Kong, 27th June 2011

核數師

李湯陳會計師事務所於截至二零零九年、二零一零年及二零一一年三月三十一日止年度擔任本公司核數師一職。

李湯陳會計師事務所將任滿告退，惟於本公司應屆股東週年大會上將提呈一項決議案，續聘其為本公司之核數師。

承董事會命

鄭偉倫

執行董事

香港，二零一一年六月二十七日

Corporate Governance

The Board of Directors of the Upbest Group Limited (the “Company”) (the “Board”) is committed to maintain high standards of corporate governance practices, which are crucial to the smooth, effective and transparent operation of the Company and its ability to attract investment, protect rights of shareholders and stakeholders, and enhance shareholder value. The Company has applied the principle of the Code Provisions under the Code on Corporate Governance Practices (“the Code”) contained in Appendix 14 of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (“Listing Rules”) throughout the year ended 31st March 2011.

Throughout the year ended 31st March 2011, the Company has complied with the Code with exception. Code provision A.4.1 provides that non-executive directors should be appointed for a specific term, subject to re-election. None of the non-executive directors has entered or proposed to enter into any service contracts with the Company or its subsidiaries. Accordingly, the non-executive directors have no set term of office but they are subject to retirement by rotation at least once every three years. As such, the Board considers that sufficient measures have been taken to serve the purpose of the Code provision A.4.1.

Throughout the financial year, the Company has consistently adopted a code of conduct regarding Directors’ securities transactions in accordance with Appendix 10 of the Listing Rules and that directors of the Company has complied with this code of conduct.

Corporate Governance Structure

With the assistance of the Compliance Department, the Board has designed a proper corporate governance structure. Currently, there are seven board committees, including Audit Committee, Credit Committee, Executive Committee, Remuneration Committee and Compliance and Risk Steering Committee and Strategy Management Committee. Audit Committee and Remuneration Committee perform their distinct roles in accordance with their respective terms of reference. Executive Committee assists the Group to set up business strategy and planning, and Credit Committee oversees the granting of credit facilities. Compliance and Risk Steering Committee maintain and promote the fairness, efficiency, competitiveness transparency and orderliness of the Group’s business. Strategy Management Committee aims to review and formulate the Group’s operations and business activities development.

企業管治

美建集團有限公司(「本公司」)董事會(「董事會」)致力維持高水平之企業管治常規，對本公司平穩、有效及具透明度之營運及吸引投資、保障股東及權益持有人之權益以及提升股東價值之能力最為重要。本公司於截至二零一一年三月三十一日止年度一直應用香港聯合交易所有限公司證券上市規則(「上市規則」)附錄十四所載企業管治常規守則(「守則」)守則之條文原則。

於截至二零一一年三月三十一日止年度期間，除特殊情況外，本公司一直遵守守則之規定。守則條文第A.4.1條規定非執行董事應有特定委任年期，並須膺選連任。本公司或其附屬公司並無與非執行董事訂立或擬訂立任何服務合約。因此，非執行董事並無特定委任年期，惟須最少每三年輪值告退一次。因此，董事會認為本公司已具備足夠措施達至守則條文第A.4.1條之目的。

於財政年度期間，本公司貫徹採納上市規則附錄10有關董事進行證券交易之操守守則，而本公司董事亦一直遵守此項操守守則之規定。

企業管治架構

在監察部門之協助下，董事會已制定合適之企業管治架構。目前，本公司有七個董事委員會，包括審核委員會、信貸委員會、執行委員會、薪酬委員會、監察及風險督導委員會及策略管理委員會。審核委員會及薪酬委員會各自在特定之職權範圍內履行本身獨有之職能。執行委員會協助本集團制定業務策略及計劃，而信貸委員會則監管信貸額之批核。監察及風險督導委員會保持及促進本集團業務之公平、效率、競爭透明及秩序井然。策略管理委員會旨在檢討及擬訂本集團之營運及業務活動之發展。

Board Composition, Function and Practices

As at 31st March 2011, the Board comprises of the chairman (non-executive director), two non-executive directors, three executive directors and three independent non-executive directors. Mr. IP Man Tin, David acts as chairman (“Chairman”) and non-executive director of the Board. Mr. SUEN Man Tak, Stephen is the deputy managing director and executive director. Mr. WONG Ching Hung, Thomas and Dr. SZE Ping Fat are non-executive directors. Other executive directors are Ms. CHENG Wai Ling, Annie and Mr. CHENG Wai Lun, Andrew. There are three independent non-executive directors, Mr. PANG Cheung Hing, Alex, Mr. CHAN Chung Yee, Alan and Mr. FUK Ho Kai. Mr. CHAN Chung Yee, Alan and Mr. PANG Cheung Hing, Alex have appropriate professional accounting experience and expertise. All directors are subject to election by shareholders at the first General Meeting after their appointment and are subject to retirement by rotation at least once every three years and eligible for re-election in accordance with the Company’s Articles and Association.

All directors have distinguished themselves in their field of expertise, and have exhibited high standards of personal and professional ethics and integrity. The biographical details of each director are disclosed in pages 10 to 12 of this Annual Report.

Each independent non-executive director has pursuant to the rule 3.13 of the Listing Rules, confirmed that he is independent of the Company and the Company also considers that they are independent.

There is no relationship (including financial, business, family or other material relationship) among members of the Board except that Mr. CHENG Wai Lun, Andrew is the brother of Ms. CHENG Wai Ling, Annie.

The Board, headed by the Chairman, is responsible for formulation and approval of the Group’s development and business strategies and policies, approval of annual budgets and business plans, overseeing the Group’s compliance with statutory and regulatory obligations, scrutinizing the performance of the Group in achieving agreed corporate goals and objectives, financial reporting and ensuring proper internal control, risk management have been implemented, recommendation of dividend, and supervision of management in accordance with the rules governing the meeting of the Board, articles of association and rules governing the meeting of shareholders.

董事會成員、職能及實務

截至二零一一年三月三十一日，董事會由主席（非執行董事）、兩名非執行董事、三名執行董事及三名獨立非執行董事組成。葉漫天先生為董事會主席（「主席」）兼非執行董事。孫文德先生為副董事總經理及執行董事。黃正虹先生及施炳法博士為非執行董事。其他執行董事分別為鄭偉玲小姐及鄭偉倫先生。本公司共有三名獨立非執行董事，分別為彭張興先生、陳宗彝先生及霍浩佳先生。而陳宗彝先生及彭張興先生具有合適之專業會計經驗及專業知識。全體董事須於獲委任後首個股東大會上由股東選舉，並須根據本公司之組織章程細則最少每三年輪值告退一次，並符合資格膺選連任。

全體董事於本身之專業範圍均為傑出人士，展現出高水準之個人及專業道德及品格。各董事之履歷於本年報第10頁至第12頁披露。

每名獨立非執行董事均已根據上市規則第3.13條確認其獨立於本公司，而本公司亦認為彼等確屬獨立人士。

除鄭偉倫先生為鄭偉玲小姐之兄長外，董事會成員之間並不存有任何關係（包括財務、業務、家屬或其他重大之關係）。

董事會由主席領導，負責根據規管董事會會議之規則、組織章程細則及規管股東大會之規則訂定及批准本集團之發展及業務策略及政策、批准週年預算及業務計劃、監督本集團遵守法定及規管義務、監察本集團於達至議定企業目標及目的之表現、財務申報及確保合適內部監控、實行風險管理、建議股息及監督管理層。

The executive directors are responsible for day-to-day management of the Company's operations. These executive directors conduct regular meetings with the senior management of the Company and its subsidiaries and associated companies, at which operational issues and financial performance are evaluated.

Regular Board meeting is held no less than four times a year. Apart from the regular Board meetings, the Chairman shall hold meetings with the non-executive directors (including independent non-executive directors) without the presence of executive directors at least once every year.

In respect of regular board meetings, an agenda and accompanying board papers are sent in full to all directors in a timely manner and at least three days before the intended date of a board or board committee meeting. Adequate information related to the issues are also supplied for the board and its committee to make decisions which is for the best interests of the Group. Notice of at least fourteen days are given to all directors and all directors have an opportunity to attend. The directors who cannot attend in person might through other electronic means of communications to participate. Senior management executives may, from time to time, be invited to attend the board meeting for making presentation and/or answering any queries that may be raised by the Board.

The non-executive directors would seek guidance and direction from the Chairman, Chief Executive Officer ("CEO") and executive directors on the future business direction and strategic plans in order to gain a comprehensive understanding of the business of the Company to facilitate their exercise of independent judgment. The non-executive directors also reviewed the financial information and operational performance of the Group on a regular basis.

Proceedings of the Board and Respective Board Committees Meetings

The Company Secretary will assist the chairman of the Board and the respective board committees in setting agenda for meetings, and each director is given an opportunity to include any matters to be transacted in the agenda. Where any director is considered to be having a conflict of interest in any transactions, the director concerned will not be counted in the quorum of the relevant meeting.

Minutes of meetings of the Board and the respective board committees are recorded in details. All draft minutes are circulated to all those present at the meetings for comment before submission to the chairman of the meetings for approval.

執行董事負責本公司營運之日常管理。執行董事與本公司及其附屬公司及聯營公司之高級管理層定期舉行會議，會上評估經營事宜及財務表現。

本公司每年舉行不少於四次之定期董事會會議。除定期召開之董事會會議外，主席與非執行董事（包括獨立非執行董事）至少每年一次在執行董事並不出席之情況下舉行會議。

就定期召開之董事會會議而言，會議議程及隨附有關之董事會文件均於適時（即於董事會會議或董事委員會會議擬定舉行日期前最少三天）送達全體董事。董事會及其委員會已就該等議題獲提供充份資料，以決定是否符合本集團之最佳利益。通告應於會議日期前最少十四日送交全體董事，讓全體董事均可抽空出席。未能親身出席之董事可透過其他電子通訊方式參與會議。高級管理行政人員時獲邀出席董事會會議，於會上作出陳述及／或回答董事會所作出之任何提問。

非執行董事就未來業務方向及策略規劃向主席、行政總裁（「行政總裁」）及執行董事尋求指引及方向，以瞭解本公司的業務，從而有助於作出獨立判斷。非執行董事亦定期審閱本集團的財務資料及營運表現。

董事會及各董事委員會會議之程序

公司秘書會協助董事會主席及各董事委員會編製會議議程，各董事可藉此將任何須予決定之事宜載入議程。如任何董事被認為在任何交易中有利益衝突，則有關董事將不會被計作有關會議之法定人數。

董事會及各董事委員會會議之會議記錄均會詳盡記載。所有草擬之會議記錄均會在提呈會議主席批准之前交予出席會議之人士批閱。

During the financial year ended 31st March 2011, the Board held 5 Board meetings. Due notice and Board papers were given to all directors prior to the meeting in accordance with the Company's articles of association and the Code. Board and the respective Board meeting(s) held during the year and attendance of the individual directors are as follows:

於截至二零一一年三月三十一日止財政年度，董事會曾舉行五次董事會會議。適當通知及董事會文件已根據本公司組織章程細則及守則在會議前送交全體董事。於年內所召開之董事會會議及各董事委員會會議以及各董事之出席情況如下：

Name of directors 董事姓名	Board Meeting 董事會會議	Attendance/Number of Meetings held 出席情況/召開會議次數			
		Executive Committee Meeting 執行委員會會議	Audit Committee Meeting 審核委員會會議	Remuneration Committee Meeting 薪酬委員會會議	
Total number of meetings	會議總數	5	2	2	1
Non-executive Directors	非執行董事				
Mr. IP Man Tin, David (<i>Chairman</i>)	葉漫天先生 (<i>主席</i>)	5	N/A 不適用	N/A 不適用	N/A 不適用
Mr. WONG Ching Hung, Thomas	黃正虹先生	5	N/A 不適用	N/A 不適用	N/A 不適用
Dr. SZE Ping Fat	施炳法博士	4	N/A 不適用	N/A 不適用	N/A 不適用
Executive Directors	執行董事				
Mr. SUEN Man Tak, Stephen (<i>Deputy Managing Director</i>)	孫文德先生 (<i>副董事總經理</i>)	5	2	N/A 不適用	N/A 不適用
Ms. CHENG Wai Ling, Annie	鄭偉玲小姐	5	2	N/A 不適用	1
Mr. CHENG Wai Lun, Andrew	鄭偉倫先生	5	2	N/A 不適用	N/A 不適用
Independent Non-executive Directors	獨立非執行董事				
Mr. PANG Cheung Hing, Alex	彭張興先生	5	N/A 不適用	2	1
Mr. CHAN Chung Yee, Alan	陳宗彙先生	5	N/A 不適用	2	1
Mr. FUK Ho Kai	霍浩佳先生	4	N/A 不適用	2	1

Note:

Mr. POON Kai Tik is appointed as an independent non-executive Director, member of the audit committee and member of the remuneration committee of the Company after 31st March 2011, therefore, he will not be included in the above list.

附註：

潘啟迪先生於二零一一年三月三十一日後方獲委任為本公司之獨立非執行董事、審核委員會委員及薪酬委員會委員，因此並未包括於上述列表中。

Independent Professional Advice

The Company has set up a procedure agreed by the Board for its directors to seek independent professional advice in appropriate circumstances, and at the Company's expense to discharge their duties to the Company.

獨立專業意見

本公司與董事會已協議制定程序，各董事可在適當情況下尋求獨立專業意見以履行彼等於本公司之職責，有關費用由本公司支付。

Chairman and Management

The roles of the Chairman is separate from that of the Deputy Managing Director and their responsibilities are clearly established. The Chairman, Deputy Managing Director and CEO of the Company are Mr. IP Man Tin, David, Mr. SUEN Man Tak, and Mr. CHENG Wai Lun, Andrew respectively. The Chairman is responsible for providing leadership to the Board to ensure the Board will act in the best interests of the Group.

Deputy Managing Director will work with executive committee (including head of each department) and other executive directors to manage the businesses of the Group. Deputy Managing Director is responsible for the day-to-day management of the business of the Group, attends to formulation and successful implementation of policies, and assumes full accountability to the Board for all operations of the Group. The CEO is responsible for day-to-day operation and execution of business plan.

Two of the independent non-executive directors, namely Mr. PANG Cheung Hing, Alex and Mr. CHAN Chung Yee, Alan have the appropriate professional accounting experiences and expertise. The Board membership is covered by professionally qualified and widely experienced personnel so as to bringing in valuable contribution and different professional advices and consultancy for the development of the Company. Over one-half of the Board members have recognised professional securities and accounting qualifications.

In the course of discharging their duties, the directors act in good faith, with due diligence and care, and in the best interests of the Company and its shareholders. Their responsibilities include:

- Regular board meetings focusing on business strategy, operational issues and financial performance.
- Active participation on the boards of subsidiaries and associated companies.
- Approval of annual budgets for each operating company covering strategy, financial and business performance, key risks and opportunities.
- Monitoring the quality, timeliness, relevance and reliability of internal and external reporting.

主席及管理層

主席與副董事總經理之角色互有區分，彼等之職責已明確訂定。本公司之主席、副董事總經理及行政總裁分別為葉漫天先生、孫文德先生及鄭偉倫先生。主席負責領導董事會，確保董事會以本集團之最佳利益行事。

副董事總經理將與執行委員會（包括各部門主管）及其他執行董事合作管理本集團之業務。副董事總經理負責本集團業務之日常管理、處理政策之制定及成功實行，並就本集團一切營運對董事會承擔全部問責責任。行政總裁負責日常運作及營運計劃之實行。

兩名獨立非執行董事彭張興先生及陳宗彞先生均具備適當之專業會計經驗及專業知識。董事會成員包括具有專業資格及豐富經驗之人士，藉以為本公司帶來寶貴之貢獻，以及就本公司之發展提供各類專業建議及意見。逾一半董事會成員擁有認可專業證券及會計資格。

在履行職責之過程中，董事真誠地、竭盡所能及謹慎，及以本公司及其股東的最佳利益行事。其責任包括：

- 定期召開董事會會議，專注於業務策略、營運事宜及財務表現。
- 積極參與附屬公司及聯營公司之董事會。
- 為每家經營公司審批週年預算，涵蓋策略、財務及業務表現、主要風險及機會。
- 監察內部及外部報告之素質、適時性、相關性及可靠性。

- Monitoring and managing potential conflicts of interest of management, Board members and shareholders, including misuse of corporate assets and abuse in related party transaction.
- Ensuring processes are in place to maintain the overall integrity of the Company, including financial statements, relationships with suppliers, customers and other stakeholders, and compliance with all laws and ethics.
- 監察及管理管理層、董事會成員與股東之間可能出現之利益衝突，包括誤用企業資產及濫用關連方交易。
- 確保訂有程序維持本公司之整體行事持正，包括財務報表，與供應商、客戶及其他股權持有人之關係，以及遵守所有法例及操守規定。

To enable the Company's directors to meet their obligations, an appropriate organizational structure is in place with clearly defined responsibilities and limits of authority.

為讓本公司董事可履行彼等之義務，現已有合適之組織架構，清楚界定責任及權限。

Board Committees

A number of Board Committees, including Audit Committee, Credit Committee, Executive Committee, Remuneration Committee, Compliance and Risk Steering Committee and Strategy Management Committee have been established by the Board to strengthen its functions and to enhance its expertise. These committees have been formed with specific written terms of reference which deal clearly with the committees authority and duties.

董事委員會

董事會已設立多個董事委員會，包括審核委員會、信貸委員會、執行委員會、薪酬委員會、監察及風險督導委員會及策略管理委員會，以加強其職能及提升其專業能力。該等委員會經已設立，其特定之職權範圍已清楚說明委員會之權限及職責。

Audit Committee

The Company has established an Audit Committee according to "A Guide for the Formation of an Audit Committee" published by the Hong Kong Institute of Certified Public Accountants. In accordance with the requirements of the Code, the terms of reference of the Audit Committee was revised and approved on 18th July 2005 to comply with the provisions set out in the Code. The primary duties of the audit committee are to review and supervise the financial reporting system and internal control procedures, review of the relationship with the auditors and financial information of the Group. The revised terms of reference, explaining its role and the authority delegated to it by the Board are available for inspection on request at the Company's principal place of business in Hong Kong.

審核委員會

本公司已根據香港會計師公會編撰之「成立審核委員會指引」成立審核委員會。根據守則之規定，審核委員會之職權範圍已於二零零五年七月十八日修訂及獲批准，以符合守則所載之條文規定。審核委員會之主要職責為審閱並監管本集團之財務申報程序及內部監控程序、審閱與核數師之關係及本集團之財務資料。職權範圍之修訂條款、其職責之闡釋及董事會賦予之權力於本公司於香港之主要營業地點可供查閱。

As at 31st March 2011, the Audit Committee of the Company is comprised of three independent non-executive directors, namely Mr. PANG Cheung Hing, Alex, Mr. CHAN Chung Yee, Alan and Mr. FUK Ho Kai. It is chaired by Mr. PANG Cheung Hing, Alex. It reports directly to the Board and reviews matters within the scope of audit, such as financial statements and internal controls, to protect the interests of the Company's shareholders.

截至二零一一年三月三十一日，本公司審核委員會成員包括三名獨立非執行董事，即彭張興先生、陳宗彝先生及霍浩佳先生，由彭張興先生擔任主席。審核委員會直接向董事會匯報，並檢討審核範圍以內之事宜，例如財務報表及內部監控，以保障本公司股東之權益。

The Audit Committee meets regularly with the Company's external auditors to discuss audit process and accounting issues, and reviews effectiveness of internal controls and risk evaluation. Written terms of reference, which describes the authority and duties of the Audit Committee are regularly reviewed and updated by the Board.

Set out below is the summary of work done in financial year 2010/2011:

- to review of the interim financial report and annual financial statements;
- to review effectiveness of the internal control system;
- to review auditors' statutory audit plan and letters of representation; and
- to consider and approve audit fees and audit work.

The Audit Committee has recommended to the Board that LI, TANG, CHEN & CO. Certified Public Accountants (Practising), be nominated for re-appointment as external auditors of the Company at the forthcoming annual general meeting of the Company.

The Audit Committee held 2 meetings during the year. Details of individual attendance of its members are set out in the table above.

Credit Committee

A Credit Committee is comprised of three executive directors responsible for overseeing the granting of credit facilities. Daily operation of money lending will be guided by the stringent procedures as prescribed by the internal control manual. The Committee meets weekly and ad-hoc meetings will be held when market and economic conditions changes significantly.

Executive Committee

The Committee is comprised of the Deputy Managing Director, the CEO and the heads of each departments of the Group. The Committee manages the day-to-day business of the Group and meets regularly to resolve problems, makes decisions on business matters to achieve corporate goals and objectives.

審核委員會與本公司外聘核數師定期舉行會議，以討論審核程序及會計事宜，並檢討內部監控及風險評估是否有效。其職權範圍描述審核委員會之權限及職責，並由董事會定期檢討及更新。

以下列載於二零一零／二零一一年財政年度之工作概要：

- 審閱中期財務報告及全年財務報表；
- 檢討內部監控系統是否有效；
- 審閱核數師之法定審核計劃及聲明函件；及
- 考慮及批准核數費用及審核工作。

審核委員會已向董事會建議，於本公司應屆股東週年大會上提名李湯陳會計師事務所續任本公司之外聘核數師。

年內，審核委員會曾舉行兩次會議。各成員之出席詳情已載於上文。

信貸委員會

信貸委員會由三名執行董事組成，負責監督信貸額之批核情況。借貸融資之日常營運將根據內部監控手冊所述之嚴謹程序指引執行。委員會每個星期舉行會議，若市場及經濟狀況出現重大變動，則會召開臨時會議。

執行委員會

委員會由集團副董事總經理、行政總裁及本集團各部門主管組成。委員會負責管理本集團之日常業務，並定期舉行會議以解決問題及作出業務決定以達致企業目標及目的。

Compliance and Risk Steering Committee

The Group has established a Compliance and Risk Steering Committee headed by the Deputy Managing Director. The objectives of the Compliance and Risk Steering Committee are to:

- maintain and promote the fairness, efficiency, competitiveness transparency and orderliness of the Group's business;
- promote understanding by the staff members of the operation and functioning of the Group's business;
- provide appropriate protection for the Group's clients; and
- prevent crime and misconduct in the Group's business.

The Compliance and Risk Steering Committee meets weekly to discuss any current compliance issue and enhance the Group's practice and relevant compliance issue if necessary. It is believed that better and balanced corporate governance environment will help to enhance the Group's expanding process which in turn translates into shareholder value in the future.

Strategy Management Committee

The Group has established a Strategy Management Committee headed by the Deputy Managing Director. The Strategy Management Committee meeting is held on a weekly basis. The objectives of the Strategy Management Committee include:

- formulation of medium and long-term strategies of the Group;
- review of operations and business activities of the Group; and
- making recommendations to improve operational efficiencies.

Internal Control and Risk Management

The internal controls of the Group are designed to provide reasonable assurance that the Group's assets and shareholders' investments are safeguarded against unauthorised use or disposition, transactions are executed in accordance with the management's authorisation, proper accounting records are maintained, and the relevant legislation and regulations are being complied with.

Internal control procedures and risk management systems are in place in each of the principal operating units of the Group. The Compliance Department undertakes the role of reviewing and assessing the Group's internal control system implemented in the principal operations for their respective effectiveness and efficiency on a continuous basis.

監察及風險督導委員會

本集團已設立監察及風險督導委員會並由副董事總經理帶領。監察及風險督導委員會目標旨在：

- 保持及促進本集團業務之公平、高效、競爭透明及秩序井然；
- 促進僱員業務運作理解及本集團業務運行良好；
- 提供對本集團客戶之適當保護；及
- 避免本集團業務犯法及不合規則。

如需要，監察及風險督導委員會每週會討論當前監管問題及提高集團準則以及相關監管問題。本集團相信良好及均衡的企業管制環境對本集團之業務擴展極為有利同時於將來會轉成為股東之價值。

策略管理委員會

本集團已成立策略管理委員會，由副董事總經理領導。策略管理委員會每週舉行例會。該策略管理委員會之目標包括：

- 擬訂本集團之中期及長期策略計劃；
- 檢討本集團之營運及業務活動；及
- 提出建議，以改善營運效率。

內部監控及風險管理

本集團之內部監控系統與設計提供合理之信心為保障本集團之資產及股東投資不會在未經許可下使用及處置，交易有根據管理層之授權進行，妥當存置會計記錄及已符合相關規例及法規。

本集團之主要營運部門均有內部監控程式及風險管理系統。監察部門負責持續檢討及評估相關主要營運內部監控系統執行之效能及效率。

The key tasks basically include:

- reviewing the Group's principal activities and risk management effectiveness;
- conducting comprehensive examination of the practices and procedures as to the recognition of income and expenditure; and internal control systems of the business units of the Group on a regular basis;
- undertaking special reviews and investigations of areas for improvement identified by management; and
- the Audit Committee of the Group reviews internal control issues identified by external auditors, regulatory authorities and the management, and evaluates the adequacy and effectiveness of the Group's risk management and internal control systems.

The Compliance Department has conducted a thorough review and assessment of the Group's existing internal control systems. The review covers all material activities, including finance, operational and compliance controls and risk management.

Finance

The Company's assets were used in an appropriate manner, the expenditures in each of the operating units of the Group were under strict control. Expenditures exceeding certain predetermined amounts needed management's authorisation. Accounting records were properly maintained.

Operation

A hierarchical system with proper work flow and reporting procedures was duly established in each of the operating units. Every employee was assigned with a specific area of duty and responsibility.

Regular meetings with the attendance of senior management and representatives from each of the operating units were held during the year in order to improve communication and identify potential issues within the Group.

Listing Rules Compliance

Throughout the year, the Group has fully complied with the Listing Rules requirements. Financial reports, announcements and circulars have been prepared and published in accordance with the requirements of the Listing Rules.

主要任務基本包括：

- 評估集團主要活動及風險管理之成效；
- 就確認收益及支出之慣例及程序及本集團業務部門之內部監控系統進行定期廣泛之檢測；
- 就管理層發現有待改善之地方作特別檢討及研究；及
- 本集團之審核委員會審閱外聘核數師、監管機構及管理層所確定之內部監控事項，並評估集團風險管理及內部監控系統之充足性及有效性。

監察部門已就現時內部監控系統進行詳盡的檢討及評估，檢討涵蓋所有重大活動，包括財務、營運及合規監控及風險管理。

財務

本公司妥善運用資產，本集團各營運單位之開支均受嚴緊控制。超過若干預訂金額之開支須經由管理層審批。會計記錄亦已妥善保存。

營運

各營運單位均設有合適工作流程及申報程序之等級體系。各僱員均有特定範疇之職能及責任。

年內已定期舉行會議，由高級管理層及各營運單位之代表出席，務求改善本集團內之溝通及物色具發展潛力之事項。

遵守上市規則

於本年度內，本公司已根據上市規則之規定編製及刊發財務報告、公佈及通函。

Summary Remarks

The Board is satisfied that adequate measures have been put in place to strengthen and continue to improve the internal control systems. The Listing Rules Task Force has been formed and continued to monitor the operations of the Group. The prevailing internal control system are complied satisfactorily with all the requirements of the Listing Rules.

Remuneration Committee

As at 31st March 2011, the Remuneration Committee is comprised of independent non-executive directors mainly Mr. PANG Cheung Hing, Alex, Mr. CHAN Chung Yee, Alan, Mr. FUK Ho Kai and an executive director, Ms. CHENG Wai Ling, Annie. Mr. CHAN Chung Yee, Alan is appointed as chairman of the Remuneration Committee. The Committee shall meet not less than once every year.

The terms of reference of the Remuneration Committee have been reviewed with reference to the Corporate Governance Code.

The principal responsibilities of the Remuneration Committee are to review and consider the Company's policy for remuneration of directors and senior management, to determine remuneration packages of executive directors and senior management including benefits in kind, pension rights and compensation payments, and to recommend to the Board remuneration of non-executive directors and independent non-executive directors.

Set out below is the summary of work of the Remuneration Committee done in financial year 2010/2011:

- to review the remuneration policy for 2010/2011;
- to review the remuneration of the executive directors, non-executive directors and the independent non-executive directors; and
- to review the annual share option policy (if any).

The Remuneration Committee held one meeting during the financial year ended 31st March 2011. Details of individual attendance of its members are set out in the table above.

短評

董事會滿意恰當及廣泛合適之措施已執行以加強及持續改善內部監控系統。上市規則專案小組已成立及持續監督本集團之營運。現時之內部監控符合上市規則所有要求。

薪酬委員會

截至二零一一年三月三十一日，薪酬委員會成員包括獨立非執行董事彭張興先生、陳宗彝先生、霍浩佳先生及執行董事鄭偉玲小姐。陳宗彝先生獲委任為薪酬委員會主席。委員會每年舉行最少一次會議。

薪酬委員會之權責範圍已參考企業管治守則進行檢討。

薪酬委員會之主要責任為檢討及考慮本公司有關董事及高級管理層薪酬之政策，決定執行董事及高級管理層之薪酬組合（包括實物利益、退休金權利及補償付款），以及向董事會推薦非執行董事及獨立非執行董事之薪酬。

以下列載薪酬委員會於二零一零／二零一一年財政年度之工作概要：

- 檢討二零一零／二零一一年度之薪酬政策；
- 檢討執行董事、非執行董事及獨立非執行董事之薪酬；及
- 檢討年度購股權政策（如有）。

於截至二零一一年三月三十一日止財政年度，薪酬委員會曾舉行一次會議。各成員之出席詳情已載於上表。

Nomination of Directors

The chairman of the Board is responsible for making recommendations to the Board on the appointment of directors, evaluation of Board composition and the management of Board succession. The Board carries out the process of selecting and recommending suitable candidates for directorship and the Board may engage external recruitment professionals when it considers appropriate.

In reviewing the suitability of a potential candidate, the Board considers various factors including but not limited to:

- (i) the skills, experience, expertise and personal qualities that will best complement the Board's effectiveness;
- (ii) the capability of the candidate to devote the necessary time and commitment to the role and this involves consideration of matters such as other board or executive appointments of the candidate; and
- (iii) potential conflicts of interests and independence of the candidate.

The Board has not established a nomination committee. Pursuant to the articles of association of the Company, the Board has the power from time to time and at any time to appoint any person as director either to fill a casual vacancy or as an addition to the Board. In assessing nomination of new directors, the Board has taken into consideration of the nominee's qualification, ability and potential contributions to the Company.

Model code for securities transactions by directors

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers ("Model Code") as set out in Appendix 10 of the Listing Rules as the codes of conduct regarding securities transactions by directors. All directors have confirmed, following specific enquiry by the Company, that they fully complied with the Model Code throughout the year.

The Company has also established written guidelines regarding securities transaction on no less exacting terms of the Model Code for senior management and specific individual who may have access to price sensitive information in relation to the securities of the Company.

董事提名

董事會主席負責就委任董事向董事會作出推薦、分析董事會組成及管理董事繼任事宜。董事會負責挑選及推薦合適的董事人選及在適當時候委聘外間專業招聘人士。

在審閱合適之候選人時，董事會考慮多項因素，包括但不限於：

- (i) 能提升董事會有效性之技能、經驗、專長及個人長處；
- (ii) 候選人就其職位能投入所需時間及履行承擔之能力，而此涉及考慮事項如對候選人之其他董事會或管理層任命；及
- (iii) 候選人之潛在利益衝突及獨立性。

董事會尚未設立提名委員會。根據本公司組織章程細則，董事會有權在任何時間並不時委任任何人士出任董事，以填補臨時空缺或增加現有董事之名額。在評估新董事提名時，董事會已考慮到獲提名人之資格、能力及可能對本公司作出之貢獻。

董事進行證券交易之標準守則

本公司已採納上市規則附錄十所載之《上市發行人董事進行證券交易的標準守則》（「標準守則」），作為董事進行證券交易之操守指引。本公司經向全體董事作出特定查詢後確認，彼等於年內均全面遵守《標準守則》之規定。

本公司亦已就高級管理層及可能接觸到有關本公司證券之股價敏感資料之特定人士訂立有關證券交易之書面指引，其條款比《標準守則》所訂標準更高。

External Auditors

During the year ended 31st March 2011 the remuneration payable or paid to the Group's existing external auditors, Li, Tang, Chen & Co., are set out as follows:

Services rendered for the Group

向本集團提供之服務

(In HK\$'000)	(以港幣千元為單位)	2011	2010
Audit services	審計服務	420	420
Non-audit and taxation services	非審計及稅務服務	42	33
Total	總計	462	453

Going Concern

The Board, having made appropriate enquiries, considers that the Company has adequate resources to continue in operational existence for the foreseeable future and that for this reason, it is appropriate to adopt the going concern basis in preparing the financial statements.

Communication with Shareholders

Communications between the Company and its shareholders can be through several means. The shareholders can visit the Company's website at www.upbest.com to learn the general background of the Company and its activities, which enable the general public to have a better understanding of the Group. Extensive and detail information related to the Group's activities and financial data can be retrieved from the annual report and interim report issued. In addition, the annual general meeting provides an opportunity for direct communication between the Board and the Company's shareholders.

Directors' responsibility in preparing the financial statements

The Directors acknowledge that it is their responsibilities in preparing the Financial Statements. The Statements of the Auditors about their reporting responsibilities on the Financial Statements is set out in the Independent Auditor's Report on pages 40 to 41.

Corporate Governance Enhancement

Enhancing corporate governance is not simply a matter of applying and complying with the Corporate Governance Code of the Stock Exchange but about promoting and developing an ethical and healthy corporate culture. We will continue to review and, where appropriate, improve our current practices on the basis of our experience, regulatory changes and developments. Any views and suggestions from our shareholders to promote and improve our transparency are also welcome.

外聘核數師

於二零一一年三月三十一日年內，本集團應付或已付現任外聘核數師李湯陳會計師事務所之酬金載列如下：

持續經營

董事會經作出適當查詢後認為，本公司擁有足夠資源在可見將來繼續經營，因此，在編製財務報表時採納持續經營基準實屬合適。

與股東之通訊

本公司與其股東可透過多種渠道通訊。股東可瀏覽本公司網頁 www.upbest.com 瞭解本公司及其業務之背景概覽，讓公眾人士可對本集團有更佳認識。有關本集團業務及財務數據之整體及詳盡資料可細閱所刊發之年報及中期報告。此外，股東週年大會可為董事會與本公司股東提供直接溝通之機會。

董事編製財務報表之責任

董事知悉彼等有責任編製財務報表。核數師就彼等對財務報表之申報責任作出之聲明已載於第40至41頁之獨立核數師報告。

提升企業管治水平

提升企業管治水平並非僅為應用及遵守聯交所之企業管治守則，乃為推動及發展具道德與健全之企業文化。吾等將按經驗、監管條例之變動及發展，不斷檢討並於適當時改善本公司之現行常規。本公司歡迎股東提供任何意見及建議以提高及增加公司之透明度。



李湯陳會計師事務所
LI, TANG, CHEN & CO.

CERTIFIED PUBLIC ACCOUNTANTS (PRACTISING)

To the Shareholders of
Upbest Group Limited

(incorporated in the Cayman Islands with limited liability)

We have audited the consolidated financial statements of Upbest Group Limited ("the Company") and its subsidiaries (together "the Group") set out on pages 42 to 119, which comprise the consolidated and company statements of financial position as at 31st March 2011, and the consolidated income statement, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows 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 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 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 and to report our opinion 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.

致美建集團有限公司全體股東

(於開曼群島註冊成立的有限公司)

我們已審核載於第42頁至119頁的美建集團有限公司(「公司」)及附屬公司(統稱「集團」)的綜合財務報表，此綜合財務報表包括於二零一一年三月三十一日的綜合財務狀況表及公司財務狀況表與截至該日止年度的綜合收益表、綜合全面收益表、綜合權益變動表和綜合現金流動表，以及主要會計政策概要及其他解釋資料。

董事就綜合財務報表須承擔的責任

公司董事須負責根據香港會計師公會頒佈的香港財務報告準則及香港公司條例的披露規定編製真實而公平的綜合財務報表，以及維持董事認為必要的有關內部控制，以確保編制綜合財務報表時不存在由於欺詐或錯誤而導致的重大錯誤陳述。

核數師的責任

我們的責任是根據我們的審核對該等綜合財務報表作出意見，僅向整體股東報告，除此之外本報告別無其他目的。我們不會就本報告的內容向任何其他人士負上或承擔任何責任。

我們已根據香港會計師公會頒佈的香港審計準則進行審核。這些準則要求我們遵守道德規範，並規劃及執行審核，以合理確定此等綜合財務報表是否不存有任何重大錯誤陳述。

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 31st March 2011 and of the Group's profit 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.

Li, Tang, Chen & Co.

Certified Public Accountants (Practising)

10/F Sun Hung Kai Centre
30 Harbour Road
Wanchai
Hong Kong

27th June 2011

審核涉及執程序以獲取有關綜合財務報表所載金額和披露資料的審核憑證。所選定的程序取決於核數師的判斷，包括評估由於欺詐或錯誤而導致綜合財務報表存有重大錯誤陳述的風險。在評估該等風險時，核數師考慮與該公司編製真實而公平的綜合財務報表相關的內部控制，以設計適當的審核程序，但並非對公司的內部控制的有效性發表意見。審核亦包括評價董事所採用的會計政策的合適性及所作出的會計估計的合理性，以評價綜合財務報表的整體列報方式。

我們相信，我們所獲得之審核憑證充足且適當地為我們的審核意見提供基礎。

意見

我們認為，該等綜合財務報表已根據香港財務報告準則真實而公平地反映本公司及本集團於二零一一年三月三十一日的財務狀況及集團截至該日止年度的溢利及現金流量，並已按照香港公司條例的披露規定妥為編製。

李湯陳會計師事務所

執業會計師

香港
灣仔
港灣道三十號
新鴻基中心十樓

二零一一年六月二十七日

CONSOLIDATED INCOME STATEMENT

綜合收益表

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

(In HK\$'000)	(以港幣千元為單位)	Note 附註	2011 二零一一年	2010 二零一零年
Turnover	營業額	7(a)	291,511	395,695
Cost of goods sold	銷售成本		(218,745)	(311,039)
Other revenue	其他收益		853	387
Increase in fair value of investment properties	投資物業公平值之增加	16	93,200	58,945
Net gain on financial assets or liabilities at fair value through profit or loss	按公平值於收益表列賬之財務資產或負債之收益淨值		300	90
Gain on disposal of property, plant and equipment	出售物業、機器及設備所產生之溢利		220	-
Impairment loss on trade receivables (net)	貿易應收款減值虧損(淨額)	22	(11,348)	(1,750)
Bad debts (written off)/recovery (net)	呆壞賬(撇銷)/收回(淨額)		(15)	167
Administrative and other operating expenses	行政及其他經營開支		(36,029)	(40,144)
Finance costs	融資成本	8	(858)	(1,021)
Share of results of associates	應佔聯營公司之業績		6,243	(34)
Profit before taxation	除稅前溢利	9	125,332	101,296
Income tax expense	所得稅開支	12(a)	(3,152)	(5,957)
Profit for the year	年內溢利		122,180	95,339
Attributable to:	應佔：			
Equity holders of the Company	本公司權益持有人	13	122,169	95,291
Non-controlling interests	非控股權益		11	48
			122,180	95,339
Earnings per share	每股溢利		HK cents	HK cents
			港仙	港仙
Basic	基本	11	9.1	7.1
Diluted	攤薄		N/A不適用	N/A不適用
			HK\$' 000	HK\$' 000
			千港元	千港元
Dividend	股息	14	26,823	26,823

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

綜合全面收益表

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

<i>(In HK\$'000)</i>	<i>(以港幣千元為單位)</i>	2011 二零一一年	2010 二零一零年
Profit for the year	年內溢利	122,180	95,339
Other comprehensive income	其他全面收益	-	-
Total comprehensive income for the year	本年全面收益總額	122,180	95,339
Attributable to:	應佔：		
Equity holders of the Company	本公司權益持有人	122,169	95,291
Non-controlling interests	非控股權益	11	48
		122,180	95,339

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

As at 31st March 2011 於二零一一年三月三十一日

(In HK\$'000)	(以港幣千元為單位)	Note 附註	2011 二零一一年	2010 二零一零年
NON-CURRENT ASSETS				
非流動資產				
Property, plant and equipment	物業、機器及設備	15	2,182	2,130
Investment properties	投資物業	16	708,200	615,000
Intangible assets	無形資產	17	2,040	2,040
Interests in associates	於聯營公司之權益	19	71,900	65,351
Available-for-sale financial assets	可供出售財務資產	20	136	136
Trade and other receivables, deposits and prepayments	貿易及其他應收款項、 按金及預付款項	22	36,130	29,969
Other assets	其他資產	23	5,200	5,200
			825,788	719,826
CURRENT ASSETS				
流動資產				
Properties held for development	持作發展物業	24	136,784	135,475
Inventories	存貨	25	2,463	7,521
Loan receivables	應收貸款	21	-	61
Trade and other receivables, deposits and prepayments	貿易及其他應收款項、 按金及預付款項	22	219,028	232,772
Amount due from a related company	應收關連公司款項	26	3,946	5,035
Financial assets at fair value through profit or loss	按公平值於收益表列賬 之財務資產	27	9,070	9,014
Tax recoverable	可收回稅款	2.4(k)	686	220
Bank balances and cash	銀行結餘及現金	28	179,757	205,268
			551,734	595,366
CURRENT LIABILITIES				
流動負債				
Borrowings	借款	29	14,134	19,499
Amounts due to related parties	應付關連人士款項	30	15,122	15,988
Amounts due to ultimate holding company	應付最終控股公司款項	31	47,955	31,114
Financial liabilities at fair value through profit or loss	按公平值於收益表列賬 之財務負債	27	2,947	-
Creditors and accrued expenses	應付賬款及應付費用	32	88,130	132,349
Provision for taxation	稅務撥備	12(b)	499	2,869
			168,787	201,819
NET CURRENT ASSETS				
流動資產淨值				
			382,947	393,547
NET ASSETS				
資產淨值				
			1,208,735	1,113,373

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

As at 31st March 2011 於二零一一年三月三十一日

(In HK\$'000)	(以港幣千元為單位)	Note 附註	2011 二零一一年	2010 二零一零年
CAPITAL AND RESERVES	資本及儲備			
Share capital	股本	33	13,412	13,412
Reserves	儲備	34	1,113,110	1,017,759
Proposed final dividend	擬派末期股息	14	26,823	26,823
Equity attributable to equity holders of the Company	本公司權益持有人應佔權益		1,153,345	1,057,994
Non-controlling interests	非控股權益		55,390	55,379
TOTAL EQUITY	權益總額		1,208,735	1,113,373

The financial statements on pages 42 to 119 were approved and authorised for issue by the board of directors on 27th June 2011.

第42至119頁之財務報表已獲董事會於二零一一年六月二十七日批准及授權發出及由下列董事代表簽署。

CHENG Wai Lun, Andrew

鄭偉倫

Executive Director

執行董事

CHENG Wai Ling, Annie

鄭偉玲

Executive Director

執行董事

STATEMENT OF FINANCIAL POSITION

財務狀況表

As at 31st March 2011 於二零一一年三月三十一日

(In HK\$'000)	(以港幣千元為單位)	Note 附註	2011 二零一一年	2010 二零一零年
NON-CURRENT ASSETS	非流動資產			
Interests in subsidiaries	於附屬公司之權益	18	411,816	395,281
CURRENT ASSETS	流動資產			
Prepayments	預付款項		2	4
Bank balances and cash	銀行結餘及現金	28	124	115
			126	119
CURRENT LIABILITIES	流動負債			
Amount due to ultimate holding company	應付最終控股公司款項	31	45,436	28,914
Accrued expenses	應付費用	32	436	636
			45,872	29,550
NET CURRENT LIABILITIES	流動負債淨值		(45,746)	(29,431)
NET ASSETS	資產淨值		366,070	365,850
CAPITAL AND RESERVES	資本及儲備			
Share capital	股本	33	13,412	13,412
Reserves	儲備	34	325,835	325,615
Proposed final dividend	擬派末期股息	14	26,823	26,823
			366,070	365,850

The financial statements on pages 42 to 119 were approved and authorised for issue by the board of directors on 27th June 2011.

第42至119頁之財務報表已獲董事會於二零一一年六月二十七日批准及授權發出及由下列董事代表簽署。

CHENG Wai Lun, Andrew

鄭偉倫

Executive Director

執行董事

CHENG Wai Ling, Annie

鄭偉玲

Executive Director

執行董事

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流動表

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

(In HK\$'000)	(以港幣千元為單位)	Note 附註	2011 二零一一年	2010 二零一零年
OPERATING ACTIVITIES	經營業務			
Profit before taxation	除稅前溢利		125,332	101,296
Adjustments for:	已就下列各項作出調整：			
Interest expenses	利息支出		858	1,021
Depreciation	折舊		657	543
Impairment loss on trade receivables (net)	貿易應收款減值虧損(淨額)	22	11,348	1,750
Bad debts written off	呆壞賬撇銷		30	-
Increase in fair value of investment properties	投資物業公平值之增加		(93,200)	(58,945)
Share of results of associates	應佔聯營公司之業績		(6,243)	34
Gain on disposal of property, plant and equipment	出售物業、機器及設備所產生之溢利		(220)	-
Operating profit before working capital changes	未計營運資金變動前之經營溢利		38,562	45,699
Decrease in inventories	存貨之減少		5,058	2,146
Increase in trade and other receivables, deposits and prepayments	貿易及其他應收款項、按金及預付款項之增加		(3,795)	(42,006)
Decrease in loan receivables	應收貸款之減少		61	175
Increase in financial assets at fair value through profit or loss	按公平值於收益表列賬之財務資產之增加		(56)	(6,492)
Decrease/(increase) in trust and segregated accounts included in bank balances	信託及分開處理戶口結存包括於銀行結餘之減少/(增加)		31,739	(39,995)
Decrease/(increase) in amount due from a related company	應收關連公司款項之減少/(增加)		1,089	(1,092)
(Increase)/decrease in amounts due from associates	應收聯營公司款項之(增加)/減少		(236)	13
Decrease in amount due to an associate	應付聯營公司款項之減少		(70)	(58)
Decrease in amounts due to related parties	應付關連人士款項之減少		(866)	(9,977)
Increase in amount due to ultimate holding company	應付最終控股公司款項之增加		16,841	31,114
Increase/(decrease) in financial liabilities at fair value through profit or loss	按公平值於收益表列賬之財務負債之增加/(減少)		2,947	(2,878)
(Decrease)/increase in creditors and accrued expenses	應付賬款及應付費用之(減少)/增加		(44,219)	81,899
Cash generated from operations	經營業務產生之現金		47,055	58,548
Payment of litigation claims	訴訟索償支付		-	(5,000)
Interest paid	已付利息		(858)	(1,021)
Hong Kong profits tax paid	已付香港利得稅		(5,988)	(4,094)
Net cash generated from operating activities	經營業務產生之現金淨額		40,209	48,433

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流動表

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

(In HK\$'000)	(以港幣千元為單位)	Note 附註	2011 二零一一年	2010 二零一零年
INVESTING ACTIVITIES	投資活動			
Purchase of property, plant and equipment	購買物業、機器及設備		(709)	(431)
Sales proceeds of property, plant and equipment	出售物業、機器及設備所得款項		220	-
Purchase of investment properties	購買投資物業		-	(55)
Payments on additions to properties held for development	添置持作發展物業		(1,309)	(2,018)
(Increase)/decrease in pledged bank deposits	有抵押銀行存款之(增加)/減少		(4,126)	28,006
Net cash (used in)/generated from investing activities	投資活動(應用)/產生之現金淨額		(5,924)	25,502
FINANCING ACTIVITIES	融資活動之現金流動			
Dividend paid	已付股息		(26,818)	(46,941)
(Repayment of)/advance from borrowings	(償還借款)/借款		(5,365)	11,143
Net cash used in financing activities	融資活動應用之現金淨額		(32,183)	(35,798)
NET INCREASE IN CASH AND CASH EQUIVALENTS	現金及現金之等價物之增加		2,102	38,137
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	年初之現金及現金之等價物		112,086	73,949
CASH AND CASH EQUIVALENTS AT END OF YEAR	年末之現金及現金之等價物		114,188	112,086
ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS	現金及現金之等價物結餘之分析			
Cash in hand, non-pledged short-term deposits and general accounts included in bank balances	現金、非抵押短期存款及一般銀行戶口結餘		114,188	112,086

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

綜合權益變動表

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

(In HK\$'000)	(以港幣千元為單位)	Share capital 股本	Share premium 股份溢價	Contributed surplus 實繳盈餘	Retained profits 保留溢利	Proposed dividend 擬派股息	Total	Non- controlling interests 非控股權益	Total 總計
Balance as at 1st April 2009	於二零零九年四月一日結餘	13,412	317,696	8,515	623,080	46,941	1,009,644	55,331	1,064,975
Total comprehensive income for the year	本年全面收益總額	-	-	-	95,291	-	95,291	48	95,339
Dividend paid	已付股息	-	-	-	-	(46,941)	(46,941)	-	(46,941)
Proposed final dividend	擬派末期股息	-	-	-	(26,823)	26,823	-	-	-
Balance as at 31st March 2010	於二零一零年三月三十一日 結餘	13,412	317,696	8,515	691,548	26,823	1,057,994	55,379	1,113,373
Total comprehensive income for the year	本年全面收益總額	-	-	-	122,169	-	122,169	11	122,180
Dividend paid	已付股息	-	-	-	-	(26,823)	(26,823)	-	(26,823)
Unclaimed dividend forfeited	沒收未領取之股息	-	-	-	5	-	5	-	5
Proposed final dividend	擬派末期股息	-	-	-	(26,823)	26,823	-	-	-
Balance as at 31st March 2011	於二零一一年三月三十一日 結餘	13,412	317,696	8,515	786,899	26,823	1,153,345	55,390	1,208,735

NOTES ON THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

1. GENERAL

The Company is a public limited company incorporated in the Cayman Islands with its shares listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange"). The address of its registered office is Ugland House, South Church Street, P.O. Box 309, George Town, Grand Cayman, Cayman Islands, British West Indies. The principal place of business is 2nd Floor, Wah Kit Commercial Centre, 302 Des Voeux Road Central, Hong Kong.

As at the date of this report, CCAA Group Limited held direct interests in 987,720,748 shares of the Company, representing approximately 73.65% of the issued share capital of the Company.

The Company is principally engaged in investment holding. Its subsidiaries are principally engaged in the provision of a wide range of financial services including securities broking, futures broking, securities margin financing, money lending, corporate finance advisory, assets management, precious metal trading and also property investment.

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

2.1 BASIS OF PREPARATION

The financial statements have been prepared in accordance with 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 financial statements have been prepared under the historical cost convention except that the investment properties and financial assets or liabilities at fair value through profit or loss are stated at fair value.

1. 概況

本公司乃於開曼群島註冊成立之有限責任公眾公司，其股份於香港聯合交易所有限公司（「聯交所」）上市。本公司之註冊地址為 Ugland House, South Church Street, P.O. Box 309, George Town, Grand Cayman, Cayman Islands, British West Indies。其主要營業地點位於香港德輔道中302號華傑商業中心2樓。

於本報告所載之日，CCAA Group Limited 直接擁有本公司987,720,748股股份，約佔本公司已發行股本之73.65%。

本公司的主要業務是投資控股。其附屬公司之主要業務為提供廣泛種類金融服務，包括證券經紀、期貨經紀、證券孖展融資、貸款融資、企業融資顧問、資產管理、貴金屬買賣及物業投資。

財務報表以港元呈列，與本公司之功能貨幣相同。

2.1 編製基準

本財務報表乃按照香港財務報告準則（包括香港會計師公會頒佈之所有適用之各香港財務報告準則、香港會計準則（「香港會計準則」）及詮釋）、香港通用會計原則及香港《公司條例》披露要求而編製。本財務報表乃根據歷史成本常規法編製，除就投資物業及按公平值於收益表列賬之財務資產或負債按公平值計量而作出修訂。

NOTES ON THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

2.1 BASIS OF PREPARATION (Continued)

Basis of consolidation

The consolidated financial statements include the financial statements of the Company and its subsidiaries (collectively referred to as the "Group") for the year ended 31st March 2011. The financial statements of the subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies. The results of subsidiaries are consolidated from the date of acquisition, being the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases. All intra-group balances, transactions, unrealised gains and losses resulting from intra-group transactions and dividends are eliminated on consolidation in full.

Losses within a subsidiary are attributed to the non-controlling interest even if that results in a deficit balance.

Non-controlling interests represent the interests of outside shareholders not held by the Group in the results and net assets of the Company's subsidiaries.

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The Group has adopted the following new and revised HKFRSs for the first time for the current year's financial statements.

HKFRS 1 (Revised)	<i>First-time Adoption of Hong Kong Financial Reporting Standards</i>
HKFRS 1 Amendments	<i>Amendments to HKFRS 1 First-time Adoption of Hong Kong Financial Reporting Standards – Additional Exemptions for First-time Adopters</i>
HKFRS 3 (Revised)	<i>Business Combinations</i>
HKAS 27 (Revised)	<i>Consolidated and Separate Financial Statements</i>
Improvements to HKFRSs 2009	<i>Amendments to a number of HKFRSs issued in May 2009</i>

Other than as further explained below regarding the impact of HKFRS 3 (Revised) and HKAS 27 (Revised), the adoption of these new and revised HKFRSs has had no significant financial effect on these financial statements.

2.1 編製基準(續)

綜合財務報表基準

綜合財務報表包括本公司及其附屬公司(合稱「本集團」)截至二零一一年三月三十一日止年度之財務報表。附屬公司之財務報表按本公司之相同報告期間及採用與本公司一致的會計政策編製。附屬公司之業績自收購日期(即本集團取得控制權當日)起計入綜合賬目,並持續計入綜合賬目至該控制權終止當日為止。所有集團內公司間之一切結餘、交易、集團內公司間交易產生之未實現盈虧及股息均於綜合賬目時全數對銷。

即使附屬公司虧損將致負數結餘,其亦屬於非控股權益。

非控股權益代表非由本集團持有的外界股東於本公司各附屬公司之業績及淨資產所佔權益。

2.2 會計政策及披露之更改

本集團於本年度之財務報表首次採用下列新訂及經修訂香港財務報告準則。

香港財務報告準則第1號(經修訂)	首次採納香港財務報告準則
香港財務報告準則第1號修訂本	修訂香港財務報告準則第1號首次採納香港財務報告準則—首次採納者之額外豁免
香港財務報告準則第3號(經修訂)	業務合併
香港會計準則第27號(經修訂)	綜合及獨立財務報表
二零零九年香港財務報告準則之改進	於二零零九年五月對多項香港財務報告準則之修訂

除以下就香港財務報告準則第3號(經修訂)以及香港會計準則第27號(經修訂)之影響另作說明外,採納該等新訂及經修訂之香港財務報告準則對該等財務報表並無重大財務影響。

NOTES ON THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (Continued)

The principal effects of adopting these new and revised HKFRSs are as follows:

HKFRS 3 (Revised) *Business Combinations* and HKAS 27 (Revised) *Consolidated and Separate Financial Statements*

HKFRS 3 (Revised) introduces a number of changes in the accounting for business combinations that affect the initial measurement of non-controlling interests, the accounting for transaction costs, the initial recognition and subsequent measurement of a contingent consideration and business combinations achieved in stages. These changes will impact the amount of goodwill recognised, the reported results in the period that an acquisition occurs, and future reported results.

HKAS 27 (Revised) requires that a change in the ownership interest of a subsidiary without loss of control is accounted for as an equity transaction. Therefore, such a change will have no impact on goodwill, nor will it give rise to a gain or loss. Furthermore, the revised standard changes the accounting for losses incurred by the subsidiary as well as the loss of control of a subsidiary. Consequential amendments were made to various standards, including, but not limited to HKAS 7 *Statement of Cash Flows*, HKAS 12 *Income Taxes*, HKAS 21 *The Effects of Changes in Foreign Exchange Rates*, HKAS 28 *Investments in Associates* and HKAS 31 *Interests in Joint Ventures*.

The changes introduced by these revised standards are applied prospectively and affected the accounting of acquisitions, loss of control and transactions with non-controlling interests after 1st April 2010.

2.2 會計政策及披露之更改(續)

採納該等新訂及經修訂香港財務報告準則之主要影響如下：

香港財務報告準則第3號(經修訂)業務合併以及香港會計準則第27號(經修訂)綜合及獨立財務報表

香港財務報告準則第3號(經修訂)對業務合併之會計處理方式作出多項更改。分階段進行之業務合併所涉及的非控股權益之首次計量、交易成本之會計處理方式以及或有代價之首次確認及其後計量將受影響。該等更改將影響於收購發生之相關會計期間所確認之商譽金額、當期之業績及其後公佈之業績。

香港會計準則第27號(經修訂)規定，並無導致失去對附屬公司之控制權之有關擁有權益之變動在權益中處理。因此，該等變動將不會對商譽產生影響，亦不會構成損益。此外，該修訂準則修訂了對附屬公司之虧損及失去附屬公司之控制權之會計處理方式。該等修訂涉及多項準則，其中包括但不限於，香港會計準則第7號現金流量表、香港會計準則第12號所得稅、香港會計準則第21號匯率變動之影響、香港會計準則第28號聯營公司投資、及香港會計準則第31號於合營公司之權益。

上述經修訂準則涉及之變動只對由二零一零年四月一日起或之後的收購、控制權之損失及與非控股權益的交易之會計處理方式產生影響。

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2.3 ISSUED BUT NOT YET EFFECTIVE HONG KONG FINANCIAL REPORTING STANDARDS

The Group has not applied the following new and revised HKFRSs, that have been issued but are not yet effective, in these financial statements.

HKFRS 1 Amendment	<i>Amendment to HKFRS 1 First-time Adoption of Hong Kong Financial Reporting Standards – Limited Exemption from Comparative HKFRS 7 Disclosures for First-time Adopters</i> ¹
HKFRS 1 Amendments	<i>Amendments to HKFRS 1 First-time Adoption of Hong Kong Financial Reporting Standards – Severe Hyperinflation and Removal of Fixed Dates for First-time Adopters</i> ³
HKFRS 7 Amendments	<i>Amendments to HKFRS 7 Financial Instruments: Disclosures – Transfers of Financial Assets</i> ³
HKFRS 9	<i>Financial Instruments</i> ⁵
HKAS 12 Amendments	<i>Amendments to HKAS 12 Income Taxes – Deferred Tax: Recovery of Underlying Assets</i> ⁴
HKAS 24 (Revised)	<i>Related Party Disclosures</i> ²
HK(IFRIC)-Int 14 Amendments	<i>Amendments to HK(IFRIC)-Int 14 Prepayments of a Minimum Funding Requirement</i> ²
HK(IFRIC)-Int 19	<i>Extinguishing Financial Liabilities with Equity Instruments</i> ¹

Apart from the above, the HKICPA has issued *Improvements to HKFRSs 2010* which sets out amendments to a number of HKFRSs primarily with a view to removing inconsistencies and clarifying wording. The amendments to HKFRS 3 and HKAS 27 are effective for annual periods beginning on or after 1st July 2010, whereas the amendments to HKFRS 1, HKFRS 7, HKAS 1, HKAS 34 and HK(IFRIC)-Int 13 are effective for annual periods beginning on or after 1st January 2011 although there are separate transitional provisions for each standard or interpretation.

- ¹ Effective for annual periods beginning on or after 1st July 2010
- ² Effective for annual periods beginning on or after 1st January 2011
- ³ Effective for annual periods beginning on or after 1st July 2011
- ⁴ Effective for annual periods beginning on or after 1st January 2012
- ⁵ Effective for annual periods beginning on or after 1st January 2013

2.3 已頒佈但尚未生效之香港財務報告準則

本集團並無於此財務報表採納下列已頒佈但尚未生效新訂或經修訂之香港財務報告準則。

香港財務報告準則 第1號修訂本	修訂香港財務報告準則第1號首次採納香港財務報告準則—香港財務報告準則第7號對首次採納者披露比較數字之有限豁免 ¹
香港財務報告準則 第1號修訂本	修訂香港財務報告準則第1號首次採納香港財務報告準則—嚴重高通胀及剔除首次採納的固定日期 ³
香港財務報告準則 第7號修訂本	修訂香港財務報告準則第7號金融工具：披露—金融資產之轉讓 ³
香港財務報告準則 第9號	金融工具 ⁵
香港會計準則 第12號修訂本	修訂香港會計準則第12號所得稅—遞延稅項：變現相關資產 ⁴
香港會計準則 第24號(經修訂)	關連人士之披露 ²
香港(國際財務 報告詮釋委員會) —詮釋第14號 (修訂本)	修訂香港(國際財務報告詮釋委員會)—詮釋第14號最低資金需求之預付款項 ²
香港(國際財務 報告詮釋委員會) —詮釋第19號	以股本工具抵銷財務負債 ¹

除上述修訂，香港會計師公會頒佈二零一零年香港財務報告準則之改進，其中載列對多項香港財務報告準則作出的修訂，主要刪去不一致的條文及澄清措辭。對香港財務報告準則第3號及香港會計準則第27號之修訂於二零一零年七月一日或之後開始之年度期間生效，而對香港財務報告準則第1號、香港財務報告準則第7號、香港會計準則第1號、香港會計準則第34號及香港(國際財務報告詮釋委員會)—詮釋第13號之修訂則於二零一一年一月一日或之後開始之年度期間生效，惟各項準則各自設有過渡性條文。

- ¹ 於二零一零年七月一日或之後開始之年度期間生效。
- ² 於二零一一年一月一日或之後開始之年度期間生效。
- ³ 於二零一一年七月一日或之後開始之年度期間生效。
- ⁴ 於二零一二年一月一日或之後開始之年度期間生效。
- ⁵ 於二零一三年一月一日或之後開始之年度期間生效。

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2.3 ISSUED BUT NOT YET EFFECTIVE HONG KONG FINANCIAL REPORTING STANDARDS (Continued)

The Group is in the process of making an assessment of the impact of these new and revised HKFRSs upon initial application. So far, the Group considers that while the application of HKFRS 9 may affect the classification and measurement of the Group's financial instruments, these new and revised HKFRSs are unlikely to have a significant impact on the Group's results of operations and financial position.

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

a) Goodwill

Goodwill arising on an acquisition of a subsidiary or an associate represents the excess of the cost of acquisition over the interest in the fair value of the identifiable assets, liabilities and contingent liabilities of the relevant subsidiary or associate at the date of acquisition. Such goodwill is carried at cost less any accumulated impairment losses.

Capitalised goodwill arising on an acquisition of a subsidiary is presented separately in the statement of financial position. Capitalised goodwill arising on an acquisition of an associate (which is accounted for using the equity method) is included in the cost of the investment of the relevant associate.

For the purpose of impairment testing, goodwill arising from an acquisition is allocated to each of the relevant cash-generating units, or groups of cash-generating units, that are expected to benefit from the synergies of the acquisition. A cash-generating unit to which goodwill has been allocated is tested for impairment annually, and whenever there is an indication that the unit may be impaired. For goodwill arising on an acquisition in a financial year, the cash-generating unit to which goodwill has been allocated is tested for impairment before the end of that financial year. When the recoverable amount of the cash-generating unit is less than the carrying amount of the unit, the impairment loss is allocated to reduce the carrying amount of any goodwill allocated to the unit first, and then to the other assets of the unit pro rata on the basis of the carrying amount of each asset in the unit. Any impairment loss for goodwill is recognised directly in the income statement. An impairment loss for goodwill is not reversed in subsequent periods.

On subsequent disposal of a subsidiary or an associate, the attributable amount of goodwill capitalised is included in the determination of the amount of profit or loss on disposal.

2.3 已頒佈但尚未生效之香港財務報告準則 (續)

本集團現正評估首次採納該等新訂及經修訂香港財務報告準則之影響。截至目前，本集團認為就應用香港財務報告準則第9號可能會影響本集團財務工具之分類及計量，該等新訂及經修訂香港財務報告準則不會對本集團之營運業績及財務狀況產生重大影響。

2.4 重大會計政策概要

以下為編製本綜合財務報表所採納之主要會計政策，與過往財政年度所採納者一致。

a) 商譽

收購一間附屬公司或聯營公司產生之商譽乃指收購成本超逾收購當日應佔相關附屬公司或聯營公司可識別資產、負債及或然負債公平值之權益之差額。有關商譽乃按成本減任何累計減值虧損列賬。

收購附屬公司產生之資本化商譽乃於資產負債表內分開列賬。收購一間聯營公司產生之商譽(以會計權益法列賬)乃包括於該聯營公司之投資成本。

就減值測試而言，收購所產生之商譽乃被分配到各有關賺取現金單位，或賺取現金單位之組別，預期彼等從收購之協同效應中受益。已獲配商譽之賺取現金單位每年及凡單位有可能出現減值之跡象時進行減值測試。就於某個財政年度之收購所產生之商譽而言，已獲配商譽之現金賺取單位於該財政年度完結前進行減值測試。當賺取現金單位之可收回金額少於該單位之賬面值，則減值虧損被分配，以削減該單位之其他資產之任何商譽之賬面值，及其後以單位各資產之賬面值為基準按比例扣減。商譽之任何減值虧損乃直接於收益表內確認。商譽之減值虧損於其後期間不予撥回。

於其後出售附屬公司或聯營公司時，則被資本化商譽之應佔金額於出售時計入釐定損益之金額。

**2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(Continued)**

a) Goodwill (Continued)

Excess of an acquirer's interest in the net fair value of an acquirer's identifiable assets, liabilities and contingent liabilities over cost ("discount on acquisitions")

A discount on acquisition arising on an acquisition of a subsidiary represents the excess of the net fair value of an acquiree's identifiable assets, liabilities and contingent liabilities attribute to the Group over the cost of the business combination. Discount on acquisition is recognised, after reassessment, immediately in profit or loss. A discount on acquisition arising on an acquisition of an associate or a jointly controlled entity is included as income in the determination of the investor's share of results of the associate or jointly controlled entity in the period in which the investment is acquired.

b) Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment losses. The cost of an item of property, plant and equipment comprises its purchase price and any directly attributable costs of bringing the assets to working condition and location for its intended use. Expenditure incurred after items of property, plant and equipment have been put into operation, such as repairs and maintenance and overhaul cost, is normally charged to the income statement in the period in which it is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of an item of property, plant and equipment, the expenditure is capitalised as an additional cost of the asset.

Depreciation is provided to write off the cost or fair value of items of property, plant and equipment over their estimated useful lives, using the straight-line method, at the following rates per annum:

Leasehold land and buildings 租賃土地及樓宇	Over the remaining terms of the leases 按租約剩餘期限
Furniture, fixtures and equipment 傢具、裝置及設備	15% – 30%
Motor vehicles 汽車	15% – 30%

2.4 重大會計政策概要(續)

a) 商譽(續)

收購方應佔被收購公司之可識別資產、負債及或然負債之公平價值淨額高於成本之差額(「收購折讓」)

收購附屬公司產生之收購折讓，指應佔被收購公司之可識別資產、負債及或然負債之公平價值淨額高出業務合併成本之差額。於重估後，收購折讓即時確認為損益。因收購聯營公司或共同控制實體所產生之收購折讓乃計入用作釐定收購投資期間投資者應佔聯營公司或共同控制實體業績之收入。

b) 物業、機器及設備

物業、機器及設備乃按成本值減累積折舊及累積減值虧損後列賬。物業、機器及設備項目成本包括其購買價以及使資產達至現行運作狀況及運往現址原定用途的直接應佔成本。物業、機器及設備項目投入運作後所產生的開支，例如維修保養及翻新費用，通常於產生該等開支時之期間於收益表扣除。倘可以清楚顯示開支可導致預計使用物業、機器及設備項目所帶來之未來經濟利益有所增加之情況下，則該開支將資本化，作為該項資產之額外成本。

物業、機器及設備項目乃按其估計可使用年限，以直線法按下列年率撇銷成本或公平值計算折舊：

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

b) Property, plant and equipment (Continued)

The land and buildings elements of a lease of land and buildings are considered separately for the purposes of lease classification, unless the lease payments cannot be allocated reliably between the land and buildings elements, in which case, the entire lease is generally treated as a finance lease.

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

c) Investment properties

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

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

d) Subsidiaries

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

Investments in subsidiaries are included in the Company's statement of financial position at cost less any impairment loss. The results of subsidiaries are accounted for by the Company on the basis of dividends received and receivable.

2.4 重大會計政策概要(續)

b) 物業、機器及設備(續)

就租賃分類而言，租賃土地及樓宇中土地及樓宇部分乃分開計算，除非租金支出無法可靠地在土地及樓宇部分之間作出分配，則在該情況下，整份租賃一般作為融資租賃處理。

物業、機器及設備項目乃於出售後或當預期持續使用該資產而將不會產生未來經濟利益時取消確認。於取消確認該資產時產生之任何收益或虧損(以出售所得款項淨額與該項目之賬面值之差額計算)乃計入於該項目取消確認年度之收益表內。

c) 投資物業

於初次確認時，投資物業按成本(包括任何直接應佔費用)計量。於初次確認後，投資物業採用公平值模式計量。因投資物業之公平值變動所產生之損益於產生期間計入收益表。

投資物業於出售、或當投資物業永久地撤銷用途或預期有關出售不會產生經濟利益時，方會取消確認。於取消確認資產時所產生之任何收益或虧損(以出售所得款項淨額與該項目之資產賬面值之差額計算)乃計入於該項目取消確認年度之收益表內。

d) 附屬公司

附屬公司是本集團有權控制其財務及營運政策的公司(包括特別功能機構)，通常連同擁有其過半數投票權之股權。在評估本集團是否控制另一實體時，會考慮是否存在即可行使或可轉換潛在投票權及其作用。

本公司之財務狀況表中於附屬公司之投資乃按成本減任何減值虧損賬。附屬公司之業績按已收及應收股息之基準在本公司之財務報表中列賬。

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(Continued)

e) Associates

An associate is an entity over which the Group has significant influence and that is neither a subsidiary nor an interest in a joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but has no control or joint control over those policies.

The results and assets and liabilities of associates are incorporated in the consolidated financial statements using the equity method of accounting less any identified impairment loss. Under the equity method, investments in associates are carried in the consolidated statement of financial position at cost as adjusted for post-acquisition changes in the Group's share of the net assets of the associate, less any impairment in the value of individual investments. When the Group's share of losses in an associate equals or exceeds its interest in the associate, including any other unsecured receivables, the Group does not recognise further losses, unless it has incurred obligations or made payment on behalf of the associate.

Any excess of the cost of acquisition over the Group's share of the net fair value of the identifiable assets, liabilities and contingent liabilities of the associate recognised at the date of acquisition is recognised as goodwill. The goodwill is included within the carrying amount of the investment is not tested for impairment separately. Instead, the entire carrying amount of the investment is tested for impairment as a single asset. Any impairment loss recognised is not allocated to any asset, including goodwill, that forms part of the carrying amount of the investment in the associate. Any reversal of impairment loss is recognised to the extent that the recoverable amount of the investment subsequently increases. Any excess of the Group's share of the net fair value of the identifiable assets, liabilities and contingent liabilities over the cost of acquisition, after reassessment, is recognised immediately in the income statement.

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

2.4 重大會計政策概要(續)

e) 聯營公司

聯營公司乃指本集團可對其發揮重大影響之實體，該種實體既非附屬公司又不是於合營企業之權益。重大影響乃指參與所投資公司之財務及經營政策決策但非控制或共同控制該等政策之權力。

聯營公司之業績、資產及負債乃以會計權益法減任何已確定之減值虧損列入綜合財務報表。根據權益法，於聯營公司之投資乃按成本於綜合財務狀況表中列賬，並就本集團分佔該聯營公司之淨資產之收購後變動作出調整及減去任何個別投資之減值。倘本集團應佔一家聯營公司之虧損等於或超過其在該聯營公司之權益，包括任何其他無抵押應收款，本集團不會確認進一步虧損，除非本集團已代聯營公司承擔責任或作出付款。

收購成本超出本集團分佔收購當日在聯營公司之可識別資產、負債及或然負債中所佔公平淨值之任何差額均確認為商譽。計入投資賬面值之商譽不會分開進行減值測試。取而代之，投資的整個賬面值會按單一資產進行減值測試。任何已確認之減值虧損不會分配於任何資產，包括商譽，其為聯營公司之投資賬面值之部分。任何減值虧損撥回之確認僅限於其後增加之可收回投資金額。本集團分佔可識別資產、負債及或然負債之公平淨值超出收購成本之差額在重新評估後即時在收益表內確認。

倘集團實體與本集團之聯營公司交易，盈虧於本集團於有關聯營公司之權益中撇銷。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(Continued)

f) Intangible assets

On initial recognition, intangible assets acquired are recognised at cost. After initial recognition, intangible assets with finite useful lives are carried at cost less accumulated amortisation and any accumulated impairment losses. Amortisation for intangible assets with finite useful lives is provided on a straight-line basis over their estimated useful lives. Intangible assets with indefinite useful lives are carried at cost less any subsequent accumulated impairment. Gains or losses arising from derecognition of an intangible asset are measured at the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the income statement when the asset is derecognised.

Intangible assets with indefinite useful lives are tested for impairment annually by comparing their carrying amounts with their recoverable amounts, irrespective of whether there is any indication that they may be impaired. If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised as an expense immediately.

When an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years.

Intangible assets with finite useful lives are tested for impairment when there is an indication that an asset may be impaired.

g) Inventories

Inventories are stated at the lower of cost and net realisable value. Cost includes cost of purchase computed using the first-in-first-out method. Net realisable value is determined by reference to the sales proceeds of items sold in the ordinary course of business after the end of the reporting period or to management estimates based on prevailing market conditions.

2.4 重大會計政策概要(續)

f) 無形資產

於初次確認時，購入之無形資產按成本確認。於初次確認後，有限可使用年期之無形資產乃按成本減累計攤銷及任何累計減值虧損而列賬。有限可使用年期之無形資產之攤銷乃按其估計可使用年期以直線法計算。無限可使用年期之無形資產乃按成本減任何其後累計減值列賬。因取消確認無形資產而產生之收益或虧損乃按出售所得款項淨額與有關資產之賬面值之差額計量，並於有關資產取消確認時在收益表確認。

無限可用年期之無形資產每年進行減值檢測，而不論是否出現任何減值跡象，方法為將其賬面值與可收回金額作比較。倘資產可收回金額估計低於其賬面值，則資產賬面值下調至其可收回金額。減值虧損即時確認為開支。

倘其後撥回減值虧損，則資產賬面值上調至其經修訂估計可收回金額，惟此賬面值增額不得超過往年該資產無確認減值虧損情況下原釐定者。

當有跡象顯示資產減值時，有限可用年期之無形資產乃進行減值檢測。

g) 存貨

存貨乃以成本及可變現淨值兩者中的較低者入賬。成本包括成本以先進先出法計算。可變現淨值乃按報告期末日以後或管理層根據市場情況由一般業務出售物品之銷售計算。

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(Continued)

h) Investments

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

i) Financial assets or liabilities at fair value through profit or loss

At the end of the reporting period subsequent to initial recognition, financial assets or liabilities at fair value through profit or loss are measured at fair value, with changes in fair value recognised directly in income statement in the period in which they arise. All derivative financial assets or liabilities are also categorised as financial assets or liabilities at fair value through profit or loss unless they are designated as hedges.

ii) Trade and other receivables

Trade and other receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. At the end of the reporting period subsequent to initial recognition, trade and other receivables are carried at amortised cost using the effective interest method, less any identified impairment losses. An impairment loss is recognised in the income statement when there is objective evidence that the asset is impaired, and is measured as the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the original effective interest rate. Impairment losses are reversed in subsequent periods when an increase in the asset's recoverable amount can be related objectively to an event occurring after the impairment was recognised, subject to a restriction that the carrying amount of the asset at the date the impairment is reversed does not exceed what the amortised cost would have been had the impairment not been recognised.

2.4 重大會計政策概要(續)

h) 投資

本集團將投資項目劃分為以下類別：貿易及其他應收款項，可供出售財務資產、按公平值於收益表列賬之財務資產或負債及應收貸款。分類方法取決於投資項目之收購目的。管理層於初始確認時為其投資項目分類，並於每個報告日重新評估此分類。

i) 按公平值於收益表列賬之財務資產或負債

於初次確認後之每個結算日，按公平值於收益表列賬之財務資產或負債乃按公平值計算，公平值變動於產生期內直接於收益表確認。除非衍生財務資產或負債乃作對沖之用，否則一律歸類為按公平值於收益表列賬之財務資產或負債。

ii) 貿易及其他應收款項

貿易及其他應收款項為並未於交投活躍之市場內報價而附帶固定或可議定付款之非衍生財務資產。於初步確認後之每個結算日，貿易及其他應收款項使用實際利率法攤銷成本減任何可識別減值虧損列賬。當有客觀證據顯示資產已減值，則於收益表內確認減值虧損，並以資產之賬面值與按原實際利率折現其估計未來現金流量之現值兩者之差額計算。當於確認減值後發生一項事件可以客觀地與資產可收回款項增加有關，減值虧損於其後期間撥回，但以所撥回於減值日期資產之賬面值為限，不得超過該項資產原未確認減值之已攤銷成本。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

h) Investments (Continued)

iii) Available-for-sale financial assets

Available-for-sale financial assets are non-derivatives that are either designated or not classified as any of the other categories (set out above).

After initial recognition, available-for-sale financial assets are subsequently measured at fair value, with unrealised gains or losses recognised as other comprehensive income in the available-for-sale assets fair value reserve until the investment is derecognized, at which time the cumulative gain or loss is recognised in the income statement, or until the investment is determined to be impaired, at which time the cumulative gain or loss is recognised in the income statement and removed from the available-for-sale assets fair value reserve.

When the fair value of unlisted equity securities cannot be reliably measured because (a) the variability in the range of reasonable fair value estimates is significant for that investment or (b) the probabilities of the various estimates within the range cannot be reasonably assessed and used in estimating fair value, such securities are stated at cost less any impairment losses.

iv) Loan receivables

Loan receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market, including placements with banks and other financial institutions, investment debt securities without an active market and loans and advances to customers. Loan receivables are carried at amortised cost using the effective interest method.

2.4 重大會計政策概要(續)

h) 投資(續)

iii) 可供出售財務資產

可供出售財務資產為非衍生項目，無論是否劃分為其他類別(載於上文)。

在初步確認後，可供出售財務資產其後以公平值計量，未變現收益或虧損於可供出售資產公平值儲備內確認為其他全面收益，直至有關資產被取消確認時累計收益或虧損於收益表內確認，或被確認出減值時，累計收益或虧損由可供出售資產公平值儲備撥往收益表內確認。

倘非上市股本證券之公平值因(a)估計合理公平值之差異變動範圍就該投資而言屬重大或(b)未能就差異範圍內各公平值估計之機會率作出合理評估公平值而未能可靠地計量，則該等證券按成本值減任何減值虧損入賬。

iv) 應收貸款

應收貸款為並非於活躍市場報價而具有固定或可釐定付款之非衍生財務資產，包括銀行及其他財務機構之存款、無活躍市場報價之投資債務證券及客戶貸款及墊款。應收貸款乃按實際利率法攤銷成本。

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

i) Properties held for development

Properties held for development are stated at the lower of cost and net realisable value. Net realisable value is determined by reference to sale proceeds received after the end of the reporting period less selling expenses, or by management estimates based on prevailing market conditions.

Costs of properties include acquisition costs, development expenditure, interest and other direct costs attributable to such properties. The carrying values of properties held by subsidiaries are adjusted in the consolidated financial statements to reflect the Group's actual acquisition costs where appropriate.

j) Impairment of assets

At the end of the reporting period, the Group reviews the carrying amounts of its assets to determine whether there is any indication that those assets have suffered an impairment loss. If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised as an expense immediately.

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised as income immediately.

k) Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable and deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

2.4 重大會計政策概要(續)

i) 持作發展物業

持作發展物業均以成本值及變現淨值之較低者列賬。變現淨值乃根據於報告期末後出售及扣除銷售費用之所得或按市場情況所作出之內部評估而決定。

物業成本包括購入成本、發展工程開支、利息及其他直接費用。附屬公司持有物業之賬面價值，其在綜合財務報表內經適當調整，以顯示本集團購入之確實成本。

j) 資產減值

於報告期末，本集團均檢討其資產之賬面值，以決定該等資產是否出現減值虧損之跡象。倘資產之可收回值估計少於其賬面值，資產之賬面值會減至其可收回值。減值虧損乃即時確認為開支。

若減值虧損其後回撥，資產之賬面值將調升至其經修訂之估計可收回值，惟調升後之賬面值須不超過往年度資產尚未確認減值虧損時原已確定之賬面值。減值虧損回撥乃即時確認為收入。

k) 稅項

所得稅項開支為即期應繳之稅項與遞延稅項總和。

本期應繳稅項乃按年內應課稅溢利計算。由於應課稅溢利不包括其他年度之應課稅收入或可扣稅之開支項目，且亦不計及永久毋須課稅或不可扣稅之項目，故有別於收益表內呈報之應課稅溢利淨額。本集團之本期稅項負債乃按報告期末前已生效或大致上生效之稅率計算。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

k) Taxation (Continued)

Tax recoverable represents the excess of provisional profits tax paid over the estimated tax liability.

Deferred tax is recognised on differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax base used in the computation of taxable profit, and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

Deferred tax liabilities are recognised for taxable temporary differences arising on investments in subsidiaries and associates, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset realised. Deferred tax is charged or credited to the income statement, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

2.4 重大會計政策概要(續)

k) 稅項(續)

可收回稅項乃指已繳付之預繳利得稅高出估計稅項負債之數。

遞延稅項乃以資產負債表負債法，按綜合財務報表內資產及負債賬面值與計算應課稅溢利所相應稅基之差額計算預期應付或可收回之稅項確認。遞延稅項負債一般就所有應課稅暫時差額確認，而遞延稅項資產則於可能有應課稅溢利以抵銷可扣減暫時差額時確認。倘暫時差額因商譽產生，或自不影響課稅溢利或會計溢利之交易項下其他資產及負債之初步確認(業務合併除外)所產生，則不會確認有關資產及負債。

投資附屬公司及聯營公司所產生之應課稅暫時差額會確認為遞延稅項負債，惟本集團可控制撥回暫時差額，及有可能在可預見未來不會撥回則除外。

遞延稅項資產之賬面值於各報告期末日審閱，並於不再可能有足夠應課稅溢利以收回全部或部份資產之情況下作出相應扣減。

遞延稅項按預期於清還負債或變現資產期間適用之稅率計算。遞延稅項於損益內扣除或計入，惟倘與直接扣除或計入權益之項目相關，則遞延稅項亦於權益中處理。

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES*(Continued)***l) Borrowing costs**

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of these assets until such times as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing cost eligible for capitalisation.

All other borrowing costs are recognised in the income statement in the period in which they are incurred.

m) Foreign currency translation*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.

ii) Transactions and balances

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

2.4 重大會計政策概要(續)**l) 借貸成本**

與收購、建造或生產合資格資產(該等合資格資產需用較長期間才可供擬定用途或銷售)直接有關之借貸成本加入至該等資產之成本，直至該等資產絕大部分已達致可供擬定用途或銷售為止。擬投資於合資格資產之特定借貸在用於特定投資前所作暫時投資賺取之投資收入，從合資格資本化之借貸成本中扣除。

所有其他借貸成本於產生之期間列入收益表內。

m) 外幣換算*i) 功能貨幣和列賬貨幣*

本集團旗下公司之財務報表所列項目均採用有關公司營業所在之主要經濟環境之通用貨幣(「功能貨幣」)為計算單位。綜合財務報表以港幣列賬。港幣為本公司之功能貨幣及列賬貨幣。

ii) 交易及結餘

外幣交易按交易當日之匯率兌換為功能貨幣。因結算交易及按年結日匯率換算外幣資產及負債所產生之外匯損益均列入綜合收益表。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

m) Foreign currency translation (Continued)

iii) Group companies

The results and financial position of all the Group's entities that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- a) assets and liabilities for each statement of financial position presented are translated at the closing rate at the date of that statement of financial position;
- b) income and expenses for each the income statement are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the dates of the transactions); and
- c) the resulting exchange differences are recognised in other comprehensive income and accumulated in the exchange reserve.

n) Financial guarantees issued, provision and contingencies

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 the income statement on initial recognition of any deferred income.

2.4 重大會計政策概要(續)

m) 外幣換算(續)

iii) 集團公司

本集團旗下所有公司之功能貨幣倘有別於列賬貨幣，其業績及財務狀況須按如下方式兌換為列賬貨幣：

- a) 各財務狀況表所列之資產及負債按財務狀況表日之收市匯率換算；
- b) 各收益表所列之收支按平均匯率換算，除非此平均匯率不足以合理地概括反映交易日期適用匯率之累計影響，在此情況下，收支則按交易日期之匯率換算；及
- c) 因此而產生之滙兌差額在其他全面收益中確認並在滙兌儲備中累計。

n) 所發出的財務擔保、撥備及或然

i) 所發出的財務擔保

財務擔保乃要求發行人(即擔保人)就擔保受益人(「持有人」)因特定債務人未能根據債項工具的條款於到期時付款而蒙受的損失，而向持有人支付特定款項的合約。

倘本集團發出財務擔保，該擔保的公平值(即交易價格，除非該公平值能確實地估計)最初確認為應付賬款及其他應付款內的遞延收入。倘在發行該擔保時收取或可收取代價，該代價則根據適用於該類資產的本集團政策(倘有關代價尚未收取或應予收取)而予確認。倘並無已收取或可收取的該類代價，於最初確認任何遞延收入時，即時開支於收益表內確認。

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES*(Continued)***n) Financial guarantees issued, provision and contingencies
(Continued)***i) Financial guarantees issued (Continued)*

The amount of the guarantee initially recognised as deferred income is amortised in the income statement over the term of the guarantee as income from financial guarantees issued. In addition, provisions are recognised if and when it becomes probable that the holder of the guarantee will call upon the Group under the guarantee, and 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.

ii) Provisions and contingencies

A provision is recognised when there is a present obligation, legal or constructive, as a result of a past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. Provisions are reviewed regularly and adjusted to reflect the current best estimate. Where the effect of the time value of money is material, the amount of a provision is the present value of the expenditures expected to be required to settle the obligation.

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

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

2.4 重大會計政策概要(續)**n) 所發出的財務擔保、撥備及或然(續)***i) 所發出的財務擔保(續)*

最初確認為遞延收入的擔保款額按擔保年期於收益表內攤銷為所發出的財務擔保收入。此外，倘擔保持有人有可能召回的本集團所發出擔保；及向本集團的索賠款額預期超過現時列於該擔保的應付賬款及其他應付款(即最初確認的金額減累計攤銷)。

ii) 撥備及或然

當本集團因過往事件作而須承擔現時之法定或推定責任，並且履行該責任可能要求資源流出及有關責任金額能可靠估計時，即會確認撥備。倘貨幣時間價值之影響重大，則撥備金額為預計履行責任所需支出報告期末之現值。

或然負債乃因過往事件而產生之可能責任，而其存在是由一宗或多宗不確定未來事件之出現而確認，該等事件並非本集團所能完全控制。或然負債亦可能是因為過往事件引致之現有責任，但由於可能不需要流出經濟資源，或承擔金額未能可靠衡量，而未有入賬。

或然負債不會被確認，但會在賬目附註中披露。當流失之可能性有所變化而很可能流失時，或然負債便會確認為撥備。

NOTES ON THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(Continued)

o) Revenue recognition

- i) Commission and brokerage income, placement and underwriting commission, management and handling fees, corporate finance advisory fees and investment management fee and performance fee are recognised when the services are rendered, the amount for which can be reliably estimated and it is probable that they will be received.
- ii) Interest income is accrued, on a time proportion basis, by reference to the principal outstanding and at the effective rate applicable.
- iii) Rental income is recognised on a straight-line basis over the period of the respective leases.
- iv) Sale of precious metal is recognised, when the significant risks and rewards of ownership have been transferred to the buyer, provided that the Group maintains neither managerial involvement to the degree usually associated with ownership; nor effective control over the goods sold.

p) Operating lease

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

q) Related parties

For the purposes of these 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 was subject to common control;
- (iii) the party is an associate of the Company or a joint venture in which the Group is a venture;

2.4 重大會計政策概要(續)

o) 收入確認

- i) 佣金及經紀佣金收入、配售及包銷佣金、管理及手續費、企業財務顧問費、投資管理費及表現酬金均於提供服務及能可靠地預計其數額及將可收取後確認入賬。
- ii) 利息收入乃根據未償還本金金額，以適用之實際息率按時間比例確認。
- iii) 租金收入按各租約之期限以直線法確認。
- iv) 銷售貴金屬之確認乃於擁有權的重大風險及回報均轉讓予買家時，而本集團已不能就其擁有權作出相關的行政參與，及對售出的貨物銷售亦無有效的控制權。

p) 經營租賃

倘資產擁有權之絕大部份風險及回報仍屬出租人所有，有關租賃則列為經營租賃。根據經營租賃作出之收入或付款（扣除出租人給予之任何優惠）按租期以直線法於收益表確認為收入或開支。

q) 關連方

就此等財務報表而言，以下一方被視為本集團之關連方：

- (i) 該方有能力直接或間接透過一名或多名中間人控制本集團，或對本集團之財務及經營政策決定有重要影響力，或對本集團有共同控制權；
- (ii) 本集團與該方均受共同控制；
- (iii) 該方為本集團之聯營公司或以本集團為合營夥伴之合營企業；

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(Continued)

q) Related parties (Continued)

- (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 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 an 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.

r) Cash and cash equivalents

For the purpose of the consolidated statement of cash flows, cash and cash equivalents comprise cash on hand and demand deposits, and short term highly liquid investments which are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, and have a short maturity of generally within three months when acquired, less bank overdrafts which are repayable on demand and form an integral part of the Group's cash management.

s) Segment reporting

Operating segments, and the amount of each segment item reported in the 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.

2.4 重大會計政策概要(續)

q) 關連方(續)

- (iv) 該方為本集團或本集團母公司主要管理成員，或為上述個別人士之近親家屬，或為受上述個別人士控制、共同控制或重大影響之實體；
- (v) 該方為(i)所述人士之近親家屬，或受該人士控制、共同控制或重大影響之實體；或
- (vi) 該方為本集團或作為本集團關連方之僱員而設的離職後福利計劃。

個別人士之近親家屬指與該實體交易時預期可影響該個別人士或受該個別人士影響之家屬。

r) 現金及現金之等價物

就綜合現金流動表而言，現金及現金之等價物包括手頭現金及活期存款，以及購入後一般在三個月內可予兌現及可隨時轉換為已知數額現金且價值變動風險較少之短期高度流動性投資，減須應要求償還並構成本集團現金管理之組成部份之銀行透支。

s) 分部報告

財務報告中之營運分部及分部項目之金額乃自財務資料中確認，並定期向本集團最高管理層提供以分配資源及評估本集團各業務之表現及地域位置。

就財務報告而言，除非分部具備相似的經濟特徵及在產品及服務性質、生產工序性質、客戶類型或類別、用作分配產品或提供服務之方法及監管環境之性質相似，否則各個重大營運分部不會進行合算。個別非重大之營運分部，如果按上述大部份標準，則可進行合算。

NOTES ON THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

t) Employees benefits

Pension obligations

The Group participates a defined contribution Mandatory Provident Fund Scheme (the "MPF Scheme") which is available to all employees. Contributions to the MPF Scheme by the Group and its employees are calculated at 5% of the employees' basic salaries with a maximum cap of HK\$1,000 per month. The Group's contributions to the fund are expensed as incurred and the assets of the MPF Scheme are held separately from those of the Group in an independently administrated fund.

Payments to the Group's MPF Scheme are charged as expenses as they fall due.

3. CRITICAL ACCOUNTING ESTIMATES AND JUDGMENTS

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The Group did not use any critical accounting estimates in the preparation of the financial statements.

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

a) Impairment loss on trade receivables

The policy for impairment loss on trade receivables of the Group is based on the evaluation of collectability, aging analysis of accounts, the values of underlying collaterals and on management's judgment. A considerable amount of judgment is required in assessing the ultimate realisation of these receivables, including the current creditworthiness and the past collection history of those clients in default of settlement. If the financial conditions of debtors and their ability to make payments worsen, additional impairment loss may be required.

2.4 重大會計政策概要(續)

t) 員工福利

退休金責任

本集團成立一強制性公積金計劃(強積金)，以供所有員工參與。強積金供款計算方法是按照僱員之基本工資5%，但最高為每月港元1,000元。本集團之供款於發生時作為支出而強積金之資產由本集團以外之獨立行政基金持有。

支付本集團之強積金供款於到期時入賬為支出。

3. 關鍵會計估計及判斷

估計及判斷會不斷進行評估，並根據過往經驗及其他因素(包括於具體情況下相信將屬於合理之未來事件預期)達致。本集團於編製財務報表時並無採用任何關鍵會計估計。

於應用本集團會計政策之過程中，管理層已作出下列判斷(涉及估計而對在財務報表確認之款額造成最重大影響之該等判斷除外)：

a) 貿易應收款項減值

本集團於貿易應收款項減值政策以可收回性，賬齡分析，相關抵押品之價值及管理層之評估為基礎。於評估該等應收款項最終變現價值時，管理層需作出大量判斷，包括該等拖欠還款客戶現時之信譽及以往付款記錄。倘此等客戶因財務欠佳而導致其還款能力減損，將會就此作出額外減值。

**3. CRITICAL ACCOUNTING ESTIMATES AND JUDGMENTS
(Continued)**

b) Impairment of available-for-sale financial assets

For available-for-sale financial assets, a significant or prolonged decline in fair value below cost is considered to be objective evidence of impairment. Judgment is required when determining whether a decline in fair value has been significant and/or prolonged. In making this judgment, the historical data on market volatility as well as the price of the specific investment are taken into account. The Group also takes into account other factors, such as industry and sector performance and financial information regarding the issuer/investee.

4. CAPITAL RISK MANAGEMENT

The Group manages its capital to ensure that the Group will be able to continue as a going concern while maximising the return to stakeholders through the optimisation of the debt and equity balance. The Group's overall strategy remains unchanged from prior years.

The capital structure of the Group consists of equity reserves attributable to equity holders of the Company, comprising mainly issued share capital, other reserves and retained profits.

Certain subsidiaries of the Group are regulated by the Securities and Futures Commission (the "SFC") and are required to comply with certain minimum capital requirements according to the rules of the SFC.

The directors of the Company review the capital structure on a semi-annual basis. As part of this review, the directors of the Company consider the cost of capital and the risks associated with each class of capital. Based on recommendations of the directors, the Group will balance its overall capital structure through the payment of dividends and new share issues.

3. 關鍵會計估計及判斷(續)

b) 可供出售財務資產之減值

就可供出售財務資產而言，公平值顯著或持續低於成本被視為減值之客觀憑證。於釐定公平值下跌是否顯著及／或持續須運用判斷。於作出此判斷時，市場波動情況之過往數據及特定投資之價格均屬考慮之列。本集團亦考慮其他因素，例如行業及板塊表現及有關發行人／投資公司之財務資料。

4. 資本風險管理

本集團管理資本以確保本集團能繼續以持續經營基準經營，同時透過優化負債及權益之平衡為股東爭取最大回報。此乃本集團以往年度之全面策略而維持不變。

本集團資本結構包括公司權益持有人應佔股本儲備主要包含股本，其他儲備及保留溢利。

本集團若干附屬公司受證券及期貨事務監察委員會（「證監會」）監管，依據證監會規則須遵守若干最低資本要求。

本公司董事每半年審閱資本結構。審閱時本公司董事考慮每一類別資本成本及相關風險。本集團根據董事之建議透過股息派發及發行新股以平衡全面資本結構。

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

5. FINANCIAL INSTRUMENTS BY CATEGORY

The carrying amounts of each of the categories of financial instruments as at the end of the reporting period are as follows:

2011

The Group

Financial assets

(In HK\$'000)	(以港幣千元為單位)	Financial assets at fair value through profit or loss 按公平值於收益表列賬之財務資產	Loans and receivables 貸款及應收款項	Available-for-sale financial assets 可供出售財務資產	Total 總計
Available-for-sale financial assets	可供出售財務資產	-	-	136	136
Trade and other receivables and deposits	貿易及其他應收款項及按金	-	254,921	-	254,921
Amount due from a related company	應收關連公司款項	-	3,946	-	3,946
Amounts due from associates	應收聯營公司款項	-	53,884	-	53,884
Other assets	其他資產	-	5,200	-	5,200
Financial assets at fair value through profit or loss	按公平值於收益表列賬之財務資產	9,070	-	-	9,070
Bank balances and cash	銀行結餘及現金	-	179,757	-	179,757
		9,070	497,708	136	506,914

Financial liabilities

財務負債

(In HK\$'000)

(以港幣千元為單位)

Financial liabilities at amortised cost
財務負債按攤銷成本

Borrowings	借款	14,134
Amounts due to related parties	應付關連人士款項	15,122
Amount due to ultimate holding company	應付最終控股公司款項	47,955
Creditors and accrued expenses	應付賬款及應付費用	88,130
Financial liabilities at fair value through profit or loss	按公平值於收益表列賬之財務負債	2,947
		168,288

NOTES ON THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

5. FINANCIAL INSTRUMENTS BY CATEGORY (Continued) 2011

5. 財務工具分類(續) 二零一一年

The Company

本公司

Financial assets

財務資產

(In HK\$'000)

(以港幣千元為單位)

Loans and receivables
貸款及應收款項

Bank balances and cash

銀行結餘及現金

124

Financial liabilities

財務負債

(In HK\$'000)

(以港幣千元為單位)

**Financial liabilities
at amortised cost**
財務負債按攤銷成本

Amount due to ultimate holding company

應付最終控股公司款項

45,436

Accrued expenses

應付費用

436

45,872

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財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

5. FINANCIAL INSTRUMENTS BY CATEGORY (Continued)

2010

The Group

Financial assets

(In HK\$'000)	(以港幣千元為單位)	Financial assets at fair value through profit or loss 按公平值於收益表列賬之 財務資產	Loans and receivables 貸款及應收款項	Available-for-sale financial assets 可供出售 財務資產	Total 總計
Available-for-sale financial assets	可供出售財務資產	-	-	136	136
Loan receivables	應收貸款	-	61	-	61
Trade and other receivables and deposits	貿易及其他應收款項及按金	-	262,737	-	262,737
Amount due from a related company	應收關連公司款項	-	5,035	-	5,035
Amounts due from associates	應收聯營公司款項	-	53,648	-	53,648
Other assets	其他資產	-	5,200	-	5,200
Financial assets at fair value through profit or loss	按公平值於收益表列賬之財務資產	9,014	-	-	9,014
Bank balances and cash	銀行結餘及現金	-	205,268	-	205,268
		9,014	531,949	136	541,099

Financial liabilities

5. 財務工具分類(續)

二零一零年

本集團

財務資產

財務負債

(In HK\$'000)	(以港幣千元為單位)	Financial liabilities at amortised cost 財務負債按攤銷成本
Borrowings	借款	19,499
Amount due to an associate	應付聯營公司款項	70
Amounts due to related parties	應付關連人士款項	15,988
Amount due to ultimate holding company	應付最終控股公司款項	31,114
Creditors and accrued expenses	應付賬款及應付費用	132,349
		199,020

NOTES ON THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

5. FINANCIAL INSTRUMENTS BY CATEGORY (Continued)

2010

The Company

Financial assets

(In HK\$'000)

(以港幣千元為單位)

Bank balances and cash

銀行結餘及現金

115

Financial liabilities

(In HK\$'000)

(以港幣千元為單位)

Amount due to ultimate holding company

應付最終控股公司款項

28,914

Accrued expenses

應付費用

636

29,550

5. 財務工具分類(續)

二零一零年

本公司

財務資產

Loans and receivables

貸款及應收款項

財務負債

Financial liabilities

at amortised cost

財務負債按攤銷成本

6. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

a) Financial risk factors

The Group's major financial instruments comprise amounts due from/to associates, available-for-sale financial assets, loan receivables, trade and other receivables, amount due from a related company, financial assets or liabilities at fair value through profit or loss, other assets, cash and bank balances, borrowings, amounts due to related parties, amount due to ultimate holding company and creditors and accrued expenses.

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

Other than the liquidity risk, the Company was not exposed to any significant financial risks for the years ended 31st March 2011 and 31st March 2010.

6. 財務風險管理目標及政策

a) 財務風險因素

本集團之主要財務工具包括應收或應付聯營公司款項、可供出售財務資產、應收貸款、貿易及其他應收款項、應收關連公司款項、按公平值於收益表列賬之財務資產或負債、其他資產、現金及銀行結餘、借款、應付關連人士款項、應付最終控股公司款項、應付賬款及應付費用。

本集團業務面對多項不同形式之財務風險：市價風險、信貸風險、流動資金風險、利率風險及外匯風險。本集團之整體風險管理計劃專注於金融市場無法預測之特性，以及尋求盡量減少對本集團財務表現可能造成之不利影響。

於二零一一年三月三十一日及二零一零年三月三十一日，除流動資金風險外，本公司並無面對其他重大財務風險。

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

6. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

a) Financial risk factors (Continued)

i) Market price risk

The Group is exposed to financial instruments for trading of precious metals which are classified in the consolidated statement of financial position as financial assets or liabilities at fair value through profit or loss. These are susceptible to market price risk arising from uncertainties about the future prices of the instruments. The Group's market price risk is managed through diversification of the investment portfolio ratios by exposures.

The following table demonstrates the sensitivity to every 1% change in the fair values of the derivative financial instruments, with all other variables held constant and before any impact on tax, based on their carrying amounts at the end of the reporting period.

6. 財務風險管理目標及政策(續)

a) 財務風險因素(續)

i) 市價風險

本集團持有貴金屬買賣之財務工具，於綜合財務狀況表內分類為按公平值於收益表列賬之財務資產或負債。該等工具較易受到市場價格風險所影響，而該等風險則由於未來價格有關之不確定因素而產生。本集團之市場價格風險，乃透過按風險計算之投資組合比例而進行多元化管理。

下表列示本集團除稅前溢利及本集團權益對衍生財務工具按其於報告期末賬面值之公平值一個百分點度轉變的敏感性而其他變數保持不變。

		The Group 本集團		
		Increase/ (decrease) in fair value 公平值之 增加/(減少)	Increase/ (decrease) in profit before taxation 除稅前溢利之 增加/(減少)	Increase/ (decrease) in equity 權益之 增加/(減少)
(In HK\$'000)	(以港幣千元為單位)	%		
2011	二零一一年			
– Financial assets at fair value through profit or loss	– 按公平值於收益表列賬之財務資產	1 (1)	91 (91)	76 (76)
– Financial liabilities at fair value through profit or loss	– 按公平值於收益表列賬之財務負債	1 (1)	(29) 29	(24) 24
2010	二零一零年			
– Financial assets at fair value through profit or loss	– 按公平值於收益表列賬之財務資產	1 (1)	90 (90)	75 (75)

6. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

a) Financial risk factors (Continued)

ii) Credit risk

The Group takes on exposure to credit risk, which is the risk that a counterparty will be unable to pay amounts in full when due. Impairment provisions are provided for losses that have been incurred by the end of the reporting period, if any. The Group is responsible for monitoring the amount of credit exposure to any financial institution.

The concentration risk to major customers is set out in note (7)(b)(iii) on the financial statements.

iii) Liquidity risk

The Group invests in unlisted securities which are designated as available-for-sale financial assets. Those unlisted securities may not be traded in an organised public market and may be illiquid. As a result, the Group may not be able to liquidate quickly its investments in these instruments at an amount close to their fair value in order to meet its liquidity requirements or to respond to specific events such as deterioration in the creditworthiness of any particular issuer. Prudent liquidity risk management implies maintaining sufficient cash and marketable securities, the availability of funding through an adequate amount of credit facilities and the ability to close out market positions.

The following table details the Group's and the Company's remaining contractual maturity for its financial liabilities. For non-derivative financial liabilities, the table has been drawn up based on the undiscounted cash flows of the financial liabilities based on the earliest date on which the Group and the Company can be required to pay. The table includes both interest and principal cash flows.

6. 財務風險管理目標及政策(續)

a) 財務風險因素(續)

ii) 信貸風險

本集團面對之信貸風險乃交易之另一方將無法全數支付到期應付款項之風險。於報告期末已產生之虧損(如有)乃提撥減值準備。本集團負責監控就任何財務機構之信貸風險。

主要客戶集中風險已於財務報表附註(7)(b)(iii)中列出。

iii) 流動資金風險

本集團投資於非上市證券，乃分類為可供出售財務資產。該等非上市證券可能並非於架構完善之公開市場買賣，故流通量可能不足。因此，本集團可能無法以接近此等工具公平值之款額迅速變賣於此等工具之投資，以應付本集團之流動資金需要或回應特定事件(例如任何特定發行人之信貸水平惡化)。審慎之流動資金風險管理，意味著維持足夠現金及有價證券、透過款額充裕之信貸融資以維持可供動用資金，及結算市場頭寸之能力。

下表詳細載列本集團及本公司的財務負債之合約屆滿期。下列表格之編製基準為非衍生財務負債之未折現合約屆滿期以本集團及本公司需償還較早之日期。下列表格已包括本金及利息之現金流量。

NOTES ON THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

6. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

a) Financial risk factors (Continued)

iii) Liquidity risk (Continued)

		Weighted average effective interest rate 加權平均 實際利率 %	Repayable on demand 通知時償還	Less than 1 month 少於一個月	1-3 months 一至三個月	3 months to 1 year 三個月至一年	Carrying amount at 31st March 於三月三十一日 賬面值
(In HK\$'000)	(以港幣千元為單位)						
2011	二零一一年						
Borrowings	借款	3.8	-	(14,134)	-	-	14,134
Amounts due to related companies	應付關連人士款項	-	(15,122)	-	-	-	15,122
Amount due to ultimate holding company	應付最終控股公司款項	-	(47,955)	-	-	-	47,955
Creditors and accrued expenses	應付賬款及應付費用	-	(88,130)	-	-	-	88,130
Financial liabilities at fair value through profit or loss	按公平值於收益表列賬之財務負債	1.0	(2,947)	-	-	-	2,947
			(154,154)	(14,134)	-	-	168,288
2010	二零一零年						
Borrowings	借款	4.0	-	(19,499)	-	-	19,499
Amount due to an associate	應付聯營公司款項	-	(70)	-	-	-	70
Amounts due to related parties	應付關連人士款項	-	(15,988)	-	-	-	15,988
Amount due to ultimate holding company	應付最終控股公司款項	-	(31,114)	-	-	-	31,114
Creditors and accrued expenses	應付賬款及應付費用	-	(132,349)	-	-	-	132,349
			(179,521)	(19,499)	-	-	199,020

6. 財務風險管理目標及政策(續)

a) 財務風險因素(續)

iii) 流動資金風險(續)

The Group

本集團

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財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

6. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

a) Financial risk factors (Continued)

iii) Liquidity risk (Continued)

(In HK\$'000)	(以港幣千元為單位)	Weighted average effective interest rate 加權平均 實際利率 %	Repayable on demand 通知時償還	Less than 1 month 少於一個月	1-3 months 一至三個月	3 months to 1 year 三個月至一年	Carrying amount at 31st March 於三月三十一日 賬面值
2011	二零一一年						
Amount due to ultimate holding company	應付最終控股公司款項	-	(45,436)	-	-	-	45,436
Accrued expenses	應付費用	-	(436)	-	-	-	436
			(45,872)	-	-	-	45,872
Financial guarantees issued (note 37)	已發出財務擔保 (附註37)		(14,134)	-	-	-	-
2010	二零一零年						
Amount due to ultimate holding company	應付最終控股公司款項	-	(28,914)	-	-	-	28,914
Accrued expenses	應付費用	-	(636)	-	-	-	636
			(29,550)	-	-	-	29,550
Financial guarantees issued (note 37)	已發出財務擔保 (附註37)		(19,499)	-	-	-	-

6. 財務風險管理目標及政策 (續)

a) 財務風險因素 (續)

iii) 流動資金風險 (續)

The Company

本公司

NOTES ON THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

6. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

a) Financial risk factors (Continued)

iv) Interest rate risk

The Group's interest rate risk arises primarily from the Group's borrowings from financial institution and bank deposits.

The Group's borrowings from financial institution during the year are for the provision of financing and loans to customers. The majority of the borrowings bear interest at interest rates with reference to the HIBOR whereas loans to customers bear interest at interest rates with reference to the prime rate. As the prime rate in Hong Kong basically changes in line with the HIBOR, the Group's exposure to the risk of changes in market interest rates is minimal.

The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant, the Group's profit before tax (through the impact on floating rate borrowings, interest-bearing accounts receivables, loans and advances) and the Group's equity.

		Increase/ (decrease) in basis points 基準點之 增加/(減少) %	Increase/ (decrease) in profit before taxation 除稅前溢利之 增加/(減少)	Increase/ (decrease) in equity 權益之 增加/(減少)
(In HK\$'000)	(以港幣千元為單位)			
2011	二零一一年			
Hong Kong dollars	港元	50	1,321	1,103
Hong Kong dollars	港元	(50)	(1,321)	(1,103)
2010	二零一零年			
Hong Kong dollars	港元	50	1,353	1,130
Hong Kong dollars	港元	(50)	(1,353)	(1,130)

v) Foreign currency risk

The Group hold assets and liabilities denominated in currencies other than the Hong Kong dollars, the functional currency. The Group is therefore exposed to foreign currency risk, as the value of the assets denominated in other currencies will fluctuate due to the changes in exchange rates.

6. 財務風險管理目標及政策(續)

a) 財務風險因素(續)

iv) 利率風險

本集團之利率風險主要由集團向金融機構借款及銀行存款所產生。

本集團於年度內之銀行借款用作提供融資及貸款予客戶。大部分銀行借款利息參照香港銀行同業拆息，而貸款予客戶利息參照最優惠利率。由於最優惠利率基本上與香港銀行同業拆息波動一致，本集團面對市場利率變動風險甚微。

下表列示本集團除稅前溢利(經由浮動利率借款、計息應收賬款、貸款及墊款所影響)及本集團權益對利率合理適度轉變的敏感性而其他變數保持不變。

v) 外匯風險

集團持有非港元計價之資產及負債。由於以外幣計價之資產價值受到匯率波動所影響，本集團因此面對外匯風險。

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

6. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

b) Fair values

Fair value hierarchy

The Group uses the following hierarchy for determining and disclosing the fair value of financial instruments:

Level 1: fair values measured based on quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2: fair values measured based on valuation techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly

Level 3: fair values measured based on valuation techniques for which all inputs which have a significant effect on the recorded fair value are not based on observable market data (unobservable inputs)

As at 31st March 2011 and 31st March 2010, the Group held the following financial instruments measured at fair value:

6. 財務風險管理目標及政策(續)

b) 公平值估計

公平值等級

本集團採用以下等級架構釐定及披露財務工具之公平值：

第1層：按相同資產或負債於活躍市場之報價(未經調整)計量之公平值

第2層：按對所錄得公平值有重大影響之輸入數據均可直接或間接觀察之估值方法計量之公平值

第3層：按對所錄得公平值有重大影響之輸入數據均非市場觀察可得數據(並非觀察可得輸入數據)之估值方法計量之公平值

截至二零一一年三月三十一日及二零一零年三月三十一日止年度，本集團擁有以下以公平值計量之財務工具：

		2011			
(In HK\$'000)	(以港幣千元為單位)	Level 1 第一層	Level 2 第二層	Level 3 第三層	Total 總計
Financial assets at fair value through profit or loss	按公平值於收益表列賬之財務資產	9,070	-	-	9,070
Financial liabilities at fair value through profit or loss	按公平值於收益表列賬之財務負債	(2,947)	-	-	(2,947)
		2010			
(In HK\$'000)	(以港幣千元為單位)	Level 1 第一層	Level 2 第二層	Level 3 第三層	Total 總計
Financial assets at fair value through profit or loss	按公平值於收益表列賬之財務資產	9,014	-	-	9,014

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

6. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

b) Fair values (Continued)

The Company did not have any financial instruments measured at fair value as at 31st March 2011 and 31st March 2010.

During the years ended 31st March 2011 and 31st March 2010, there were no transfer of fair value measurements between level 1 and level 2 and no transfer into or out of level 3 in the Group and the Company.

6. 財務風險管理目標及政策(續)

b) 公平值估計(續)

截至二零一一年三月三十一日及二零一零年三月三十一日止年度，本公司沒有任何以公平值計量之財務工具。

截至二零一一年三月三十一日及二零一零年三月三十一日止年內，本集團及本公司之第1層與第2層公平值計量並無轉移，第3層亦並無轉入或轉出。

7. TURNOVER AND OPERATING SEGMENT INFORMATION

a) Turnover

(In HK\$'000)

(以港幣千元為單位)

Commission and brokerage income from securities broking	證券經紀之佣金及經紀佣金收入
Commission and brokerage income from futures broking	期貨經紀之佣金及經紀佣金收入
Interest income from	利息收入來源
– margin clients	– 孖展客戶
– money lending	– 貸款融資
– financial institutions and others	– 財務機構及其他來源
Management and handling fees	管理與手續費
Commission for subscribing new shares	認購新股佣金
Corporate finance advisory fees	企業融資顧問費
Placement and underwriting commission	配股及包銷佣金
Investment management fee and performance fee	投資管理費及表現酬金
Rental income	租賃收益
Sales of precious metal	貴金屬銷售

7. 營業額及營運分部資料

a) 營業額

The Group
本集團

2011

2010

18,644

23,244

1,181

926

5,339

5,983

11,478

13,009

2,190

3,031

1,265

1,642

148

139

208

250

12,536

16,815

5,941

6,665

9,754

8,311

222,827

315,680

291,511

395,695

NOTES ON THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

7. TURNOVER AND OPERATING SEGMENT INFORMATION (Continued)

b) Operating segment information

i) Reportable operating segments

For management purposes, the Group is currently organised into business units based on their products and services and has seven reportable operating segments namely broking, financing, corporate finance, assets management, property investment, precious metal trading and investment holding.

Reportable operating segments are as follows:

Broking	Securities brokerage and futures brokerage
Financing	Securities margin financing and money lending
Corporate finance	Corporate finance advisory, placing and underwriting
Assets management	Assets management for listed and unlisted companies and high net worth individuals
Property investment	Property rental and dealing
Precious metal trading	Precious metal trading
Investment holding	Share investments

An analysis of segment information of the Group on these reportable operating segments for the years ended 31st March 2011 and 31st March 2010 is as follows:

<i>(In HK\$'000)</i>	<i>(以港幣千元為單位)</i>	Consolidated 綜合	
		2011	2010
Segment revenue	分類收入		
Broking	經紀	21,090	25,812
Financing	財務	19,007	22,023
Corporate finance	企業融資	12,892	17,204
Assets management	資產管理	5,941	6,665
Property investment	物業投資	9,754	8,311
Precious metal trading	貴金屬買賣	222,827	315,680
Investment holding	投資控股	-	-
		291,511	395,695

7. 營業額及營運分部資料(續)

b) 呈報營運分部

i) 呈報營運分部

因管理需要，本集團根據現時產品及服務性質組織業務部門為七個呈報營運分部，分別為經紀、財務、企業融資、資產管理、物業投資、貴金屬買賣及投資控股。

呈報營運分部如下：

經紀	證券經紀及期貨經紀
財務	證券孖展融資及貸款
企業融資	企業融資顧問、配售及包銷
資產管理	為上市及非上市公司及高資產淨值之個體作資產管理
物業投資	物業租賃及買賣
貴金屬買賣	貴金屬買賣
投資控股	股份投資

本集團就該呈報營運分部於截至二零一一年三月三十一日及二零一零年三月三十一日止年度之分類資料分析如下：

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

7. TURNOVER AND OPERATING SEGMENT INFORMATION (Continued)

b) Operating segment information (Continued)

i) Reportable operating segments (Continued)

(In HK\$'000)

(以港幣千元為單位)

Segment results

分類業績

		Consolidated 綜合	
		2011	2010
Broking	經紀	4,104	7,728
Financing	財務	15,427	17,992
Corporate finance	企業融資	2,794	5,320
Assets management	資產管理	5,692	6,248
Property investment	物業投資	7,458	5,893
Precious metal trading	貴金屬買賣	704	400
Investment holding	投資控股	-	-
		36,179	43,581
Increase in fair value of investment properties	投資物業公平值之增加	93,200	58,945
Gain on disposal of property, plant and equipment	出售物業、機器及設備所產生之溢利	220	-
Bad debts written off	壞賬撇銷	(30)	-
Bad debts recovered	呆壞賬收回	15	167
Impairment loss on trade receivables (net)	貿易應收款減值虧損(淨額)	(11,348)	(1,750)
Other revenue	其他收益	853	387
Share of results of associates	應佔聯營公司之業績	6,243	(34)
Profit before taxation	除稅前溢利	125,332	101,296
Income tax expense	所得稅開支	(3,152)	(5,957)
Profit for the year	年內溢利	122,180	95,339

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resources allocation and performance assessment. Segment performance is evaluated based on reportable segment profit, which is a measure of profit before tax.

7. 營業額及營運分部資料(續)

b) 呈報營運分部(續)

i) 呈報營運分部(續)

		Consolidated 綜合	
		2011	2010
Broking	經紀	4,104	7,728
Financing	財務	15,427	17,992
Corporate finance	企業融資	2,794	5,320
Assets management	資產管理	5,692	6,248
Property investment	物業投資	7,458	5,893
Precious metal trading	貴金屬買賣	704	400
Investment holding	投資控股	-	-
		36,179	43,581
Increase in fair value of investment properties	投資物業公平值之增加	93,200	58,945
Gain on disposal of property, plant and equipment	出售物業、機器及設備所產生之溢利	220	-
Bad debts written off	壞賬撇銷	(30)	-
Bad debts recovered	呆壞賬收回	15	167
Impairment loss on trade receivables (net)	貿易應收款減值虧損(淨額)	(11,348)	(1,750)
Other revenue	其他收益	853	387
Share of results of associates	應佔聯營公司之業績	6,243	(34)
Profit before taxation	除稅前溢利	125,332	101,296
Income tax expense	所得稅開支	(3,152)	(5,957)
Profit for the year	年內溢利	122,180	95,339

管理層個別監察本集團呈報營運分部之業績，以作出資源分配決策及評估表現。分部表現根據須予呈報分部溢利(以除稅前溢利計量)評估。

NOTES ON THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

7. TURNOVER AND OPERATING SEGMENT INFORMATION (Continued)

b) Operating segment information (Continued)

i) Reportable operating segments (Continued)

An analysis of segment information of the Group on these reportable operating segments for the years ended 31st March 2011 and 31st March 2010 is as follows:

7. 營業額及營運分部資料(續)

b) 呈報營運分部(續)

i) 呈報營運分部(續)

本集團就該等呈報營運分部於截至二零一一年三月三十一日及二零一零年三月三十一日止年度之分類資料分析如下：

		Segment assets		Interests in associates		Unallocated corporate assets		Consolidated	
		資產分類		於聯營公司之權益		不分類企業資產		綜合	
(HK\$'000)	(以港幣千元為單位)	2011	2010	2011	2010	2011	2010	2011	2010
Assets	資產								
Broking	經紀	166,896	182,868						
Financing	財務	255,005	268,899						
Corporate finance	企業融資	-	-						
Assets management	資產管理	14,397	9,519						
Property investment	物業投資	835,281	743,810						
Investment holding	投資控股	11,126	11,069						
Precious metal trading	貴金屬買賣	24,208	34,914						
Inter-segment elimination	分類間抵銷	(13,172)	(11,861)						
Consolidated	綜合	1,293,741	1,239,218	71,900	65,351	11,881	10,623	1,377,522	1,315,192

		Segment liabilities		Interests in associates		Unallocated corporate liabilities		Consolidated	
		負債分類		於聯營公司之權益		不分類企業負債		綜合	
(HK\$'000)	(以港幣千元為單位)	2011	2010	2011	2010	2011	2010	2011	2010
Liabilities	負債								
Broking	經紀	78,587	102,771						
Financing	財務	16,184	27,415						
Corporate finance	企業融資	-	-						
Assets management	資產管理	19	18						
Property investment	物業投資	2,620	2,107						
Investment holding	投資控股	-	-						
Precious metal trading	貴金屬買賣	19,020	29,937						
Inter-segment elimination	分類間抵銷	(13,172)	(11,861)						
Consolidated	綜合	103,258	150,387	-	-	65,529	51,432	168,787	201,819

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

7. TURNOVER AND OPERATING SEGMENT INFORMATION (Continued)

b) Operating segment information (Continued)

i) Reportable operating segments (Continued)

		Capital expenditure		Depreciation		Impairment loss		Bad debts	
		2011	2010	2011	2010	2011	2010	2011	2010
(HK\$'000)	(以港幣千元為單位)								
Other segment information	其他分類資料								
Broking	經紀	703	420	543	426	-	61	-	-
Financing	財務	-	-	53	53	10,210	1,389	15	(167)
Corporate finance	企業融資	-	-	-	-	-	-	-	-
Assets management	資產管理	-	-	-	-	645	300	-	-
Property investment	物業投資	6	58	22	22	-	-	-	-
Investment holding	投資控股	-	-	-	-	-	-	-	-
Precious metal trading	貴金屬買賣	-	8	39	42	493	-	-	-
Inter-segment elimination	分類間抵銷	-	-	-	-	-	-	-	-
Consolidated	綜合	709	486	657	543	11,348	1,750	15	(167)

ii) Geographical information

The Group's operations are principally located in Hong Kong and Macau. The Group's administration is carried out in Hong Kong.

The following table provides an analysis of the Group's revenue from external customers by geographical market and analysis of non-current assets by the geographical location in which assets are located other than available-for-sale financial assets, loan receivables, trade and other receivables, amounts due from associates, deposits and prepayments and other assets.

7. 營業額及營運分部資料(續)

b) 呈報營運分部(續)

i) 呈報營運分部(續)

Impairment loss on trade receivables
貿易應收款減值虧損

Bad debts written off/(recovered) - net
壞賬撇銷/(收回)-淨額

ii) 地區資料

本集團之營運主要位於香港及澳門，而本集團之行政均於香港進行。

下表提供本集團按地區市場之外部客戶營業額分析及按該資產所在地區之非流動資產(可供出售財務資產、應收貸款、貿易及其他應收款項、應收聯營公司款項、按金及預付款項及其他資產除外)分析。

		Revenue from external customers		Non-current assets	
		2011	2010	2011	2010
(In HK\$'000)	(以港幣千元為單位)				
		來自外部客戶之營業額		非流動資產	
Hong Kong	香港	281,757	387,384	3,474	3,406
Macau	澳門	9,754	8,311	726,964	627,537
		291,511	395,695	730,438	630,943

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

7. TURNOVER AND OPERATING SEGMENT INFORMATION (Continued)

b) Operating segment information (Continued)

iii) Information about major customers

Revenue from customers of the corresponding years contributing over 10% of the total revenue of the Group is as follows:

(In HK\$'000)	(以港幣千元為單位)	2011	2010
Customer A ¹	客戶 A ¹	N/A²	87,815
Customer B ¹	客戶 B ¹	73,524	54,457
Customer C ¹	客戶 C ¹	47,311	46,951
		120,835	189,223

Notes:

- Revenue from the above customers was generated from precious metal trading segment.
- The corresponding revenue did not contribute over 10% of the total revenue of the Group.

At the end of the reporting period, the percentage of the above major customers to total trade receivables after impairment loss is as follows:

		2011	2010
Customer A	客戶 A	*-%	*-%
Customer B	客戶 B	*-%	0.4%
Customer C	客戶 C	0.9%	*-%
		0.9%	0.4%

* Nil outstanding trade receivables at the end of the reporting period.

7. 營業額及營運分部資料(續)

b) 呈報營運分部(續)

iii) 主要客戶資料

同期客戶收入超過本集團總收入10%如下：

	2011	2010
Customer A ¹	N/A²	87,815
Customer B ¹	73,524	54,457
Customer C ¹	47,311	46,951
	120,835	189,223

附註：

- 以上客戶收入來源於貴金屬買賣分部。
- 相應之收入不超過本集團總收入之10%。

於報告期末時，以上主要客戶佔總貿易應收賬款經減值後之百分比如下：

	2011	2010
Customer A	*-%	*-%
Customer B	*-%	0.4%
Customer C	0.9%	*-%
	0.9%	0.4%

* 於報告時期終結時，該客戶並無貿易應收款項。

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

8. FINANCE COSTS

(In HK\$'000)

(以港幣千元為單位)

		The Group 本集團	
		2011	2010
Interest on bank loans and overdrafts	銀行貸款及透支利息開支	22	88
Interest on other loans, wholly repayable within five years	其他貸款利息開支， 於五年內悉數清還	836	933
		858	1,021

8. 融資成本

9. PROFIT BEFORE TAXATION

Profit before taxation has been arrived at after charging and crediting the following:

9. 除稅前溢利

除稅前溢利已扣除及計入下列各項：

(In HK\$'000)

(以港幣千元為單位)

		The Group 本集團	
		2011	2010
Charging:	已扣除：		
Auditors' remuneration	核數師酬金	420	420
– current year	– 本年度	–	15
– prior year under-provision	– 前年度撥備不足		
		420	435
Staff costs	員工成本		
– salaries, bonuses and other benefits	– 薪金、花紅及其他福利	19,800	20,174
– contributions to retirement schemes	– 退休計劃之供款	373	419
		20,173	20,593
Depreciation	折舊	657	543
Bad debts written off	壞賬撇銷	30	–
Operating leases rentals in respect of rented premises	租賃物業之經營租賃租金	1,953	2,230
		9,619	8,055
Crediting:	已計入：		
Rental income from operating leases less outgoing (gross rental income: HK\$9,754,159 (2010: HK\$8,311,322))	經營租賃租金 收入減支出 (租金收入總額：9,754,159港元 (二零一零年：8,311,322港元))		
		9,619	8,055

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

10. DIRECTORS' REMUNERATION

a) Directors' and senior management's emoluments

The remuneration of every director for the year ended 31st March 2011 is set out below:

10. 董事酬金

a) 董事及高級管理層酬金

各董事於截至二零一一年三月三十一日止年度之酬金載列如下：

		Basic salaries, housing benefits, other allowances and benefits	Retirement benefits contributions	Discretionary bonuses and/or performance-related bonuses	Compensation for loss of office	Inducement for joining the Group	Total	
(In HK\$'000)	(以港幣千元為單位)	Fees in kind						
		袍金	基本薪金、房屋福利、其他津貼及實物利益	退休福利供款	酌情花紅及/或績效花紅	離職賠償	加盟本集團之獎勵	總計
Non-executive directors:	非執行董事：							
Mr. Ip Man Tin, David	葉漫天先生	50	-	-	-	-	50	
Mr. Wong Ching Hung, Thomas	黃正虹先生	50	-	-	-	-	50	
Mr. Sze Ping Fat	施炳法先生	50	-	-	-	-	50	
Executive directors:	執行董事：							
Mr. Suen Man Tak, Stephen	孫文德先生	-	963	12	80	-	1,055	
Ms. Cheng Wai Ling, Annie	鄭偉玲小姐	-	819	12	18	-	849	
Mr. Cheng Wai Lun, Andrew	鄭偉倫先生	-	284	12	18	-	314	
Independent non-executive directors:	獨立非執行董事：							
Mr. Pang Cheung Hing, Alex	彭張興先生	50	-	-	-	-	50	
Mr. Chan Chung Yee, Alan	陳宗彝先生	50	-	-	-	-	50	
Mr. Fuk Ho Kai	霍浩佳先生	30	-	-	-	-	30	
		280	2,066	36	116	-	2,498	

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財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

10. DIRECTORS' REMUNERATION (Continued)

a) Directors' and senior management's emoluments (Continued)

The remuneration of every director for the year ended 31st March 2010 is set out below:

		Fees	Basic	Retirement	Discretionary	Compensation	Inducement	Total
			salaries, housing benefits, other allowances and benefits in kind		benefits			
(In HK\$'000)	(以港幣千元為單位)	袍金	基本薪金、房屋福利、其他津貼及實物利益	退休福利供款	酌情花紅及/或績效花紅	離職賠償	加盟本集團之獎勵	總計
Non-executive directors:	非執行董事：							
Mr. Ip Man Tin, David	葉漫天先生	50	-	-	-	-	-	50
Mr. Wong Ching Hung, Thomas	黃正虹先生	50	-	-	-	-	-	50
Mr. Sze Ping Fat	施炳法先生	50	-	-	-	-	-	50
Executive directors:	執行董事：							
Mr. Cheng Kai Ming, Charles ⁽¹⁾	鄭啟明先生 ⁽¹⁾	-	111	6	10	-	-	127
Mr. Suen Man Tak, Stephen	孫文德先生	-	974	12	200	-	-	1,186
Mr. Li Kwok Cheung, George ⁽²⁾	李國祥先生 ⁽²⁾	-	546	21	35	-	-	602
Ms. Cheng Wai Ling, Annie	鄭偉玲小姐	-	979	12	18	-	-	1,009
Mr. Cheng Wai Lun, Andrew	鄭偉倫先生	-	299	12	18	-	-	329
Independent non-executive directors:	獨立非執行董事：							
Mr. Pang Cheung Hing, Alex	彭張興先生	50	-	-	-	-	-	50
Mr. Chan Chung Yee, Alan	陳宗彙先生	50	-	-	-	-	-	50
Mr. Fuk Ho Kai	霍浩佳先生	30	-	-	-	-	-	30
		280	2,909	63	281	-	-	3,533

⁽¹⁾ Mr. Cheng Kai Ming, Charles resigned on 5th March 2010.

⁽²⁾ Mr. Li Kwok Cheung, George resigned on 5th March 2010.

No directors waived or agreed to waive any remuneration during the year (2010: Nil).

10. 董事酬金(續)

a) 董事及高級管理層酬金(續)

各董事於截至二零一零年三月三十一日止年度之酬金載列如下：

⁽¹⁾ 鄭啟明先生於二零一零年三月五日辭任。

⁽²⁾ 李國祥先生於二零一零年三月五日辭任。

年內董事並無放棄或同意放棄任何酬金(二零一零年：無)。

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

10. DIRECTORS' REMUNERATION (Continued)

b) Details of emoluments of the five highest paid individuals (including directors and other employees) are:

(In HK\$'000)	(以港幣千元為單位)
Fee	袍金
Basic salaries	基本薪酬
Housing benefits, other allowances and benefits in kind	房屋福利、其他津貼及實物利益
Retirement benefits contributions	退休福利供款
Discretionary bonuses and/or performance-related bonuses	酌情花紅及／或績效花紅
Compensation for loss of office	離職賠償
Inducement for joining the Group	加盟本集團之獎勵

For the year ended 31st March 2011, two (2010: two) of the five highest paid individuals were executive directors of the Company, whose emoluments are included in note 10(a).

Analysis of the emoluments of the five highest paid individuals (including directors and other employees) by number of individuals and emolument ranges is as follows:

		2011	2010
Nil to HK\$1,000,000	零至1,000,000港元	1	1
HK\$1,000,001–HK\$1,500,000	1,000,001港元至1,500,000港元	2	2
HK\$1,500,001–HK\$2,000,000	1,500,001港元至2,000,000港元	1	–
HK\$2,000,001–HK\$2,500,000	2,000,001港元至2,500,000港元	–	1
HK\$3,500,001–HK\$4,000,000	3,500,001港元至4,000,000港元	–	1
HK\$5,500,001–HK\$6,000,000	5,500,001港元至6,000,000港元	1	–

11. EARNINGS PER SHARE

The basic earnings per share is based on the Group's profit attributable to equity holders of the Company of approximately HK\$122,169,000 (2010: HK\$95,291,000) and the number of 1,341,158,379 (2010: 1,341,158,379) ordinary shares in issue during the year.

There is no diluted earnings per share for the years ended 31st March 2011 and 31st March 2010 presented since the Company has no dilutive potential ordinary shares.

10. 董事酬金(續)

b) 五名最高薪酬人士(包括董事及其他僱員)之酬金詳情:

The Group 本集團	
2011	2010
–	–
1,175	965
19	229
26	24
9,001	7,815
–	–
–	–
10,221	9,033

於二零一一年三月三十一日年度，二名(二零一零年：二名)最高薪酬人士為本公司執行董事，彼等之酬金已載於附註10(a)。

五名最高薪酬人士(包括董事及其他僱員)按人數及酬金範圍分析載列如下：

11. 每股溢利

每股基本溢利乃根據本公司權益持有人應佔本集團溢利約122,169,000港元(二零一零年：95,291,000港元)及本年度已發行普通股1,341,158,379股(二零一零年：1,341,158,379股)計算。

本公司並無具潛在攤薄效應之普通股存在，因此並無呈列截至二零一一年三月三十一日及二零一零年三月三十一日止年度之每股攤薄溢利。

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財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

12. INCOME TAX EXPENSE

- a) Income tax expense in the consolidated income statement represents:

(In HK\$'000)	(以港幣千元為單位)	The Group 本集團	
		2011	2010
Hong Kong profits tax – current year	香港所得稅 – 本年度	3,152	5,957

- b) i) Provision for Hong Kong profits tax has been made at the rate of 16.5% (2010: 16.5%).
- ii) No provision for overseas taxation has been made as the amount is insignificant.
- c) Income tax expense for the year can be reconciled to the profit before taxation per the consolidated income statement as follows:

(In HK\$'000)	(以港幣千元為單位)	The Group 2011		2010
Profit before taxation	除稅前溢利	125,332	101,296	
Tax at the statutory income tax rate of 16.5% (2010: 16.5%)	按法定所得稅率16.5% (二零一零年：16.5%)計算之稅項	20,679	16,714	
Tax effect of increase in fair value of investment properties	投資物業公平值之增加的稅務影響	(15,378)	(9,726)	
Tax effect of non-taxable revenue	不需課稅之收入的稅務影響	(3,133)	(1,997)	
Tax effect of non-deductible expenses	不獲扣除之開支的稅務影響	825	1,008	
Tax effect of unrecognised temporary differences	未確認的暫時性差異的稅務影響	(22)	361	
Tax effect of tax losses not recognised	未確認之稅務虧損的稅務影響	982	106	
Utilisation of tax losses previously not recognised	使用以往未確認之稅務虧損	(774)	(580)	
Over-provision in prior year	以往年度超額撥備	(71)	–	
Over-provision in current year	本年度超額撥備	44	71	
Income tax expense	所得稅開支	3,152	5,957	

- d) At the end of the reporting period, the Group had unutilised tax losses of approximately HK\$74,474,000 (2010: HK\$73,144,000) available for offsetting against future taxable profits. No deferred tax asset has been recognised due to the unpredictability of future taxable profits. The tax losses may be carried forward indefinitely.

12. 所得稅開支

- a) 綜合收益表之所得稅開支指：

- b) i) 香港所得稅乃根據稅率16.5% (二零一零年：16.5%)撥備。
- ii) 由於海外稅項之款額並不重大，因此並無提撥準備。
- c) 本年度所得稅開支可與綜合收益表之除稅前溢利對賬如下：

- d) 於報告期末日，本集團有可供抵銷未來應課稅溢利之未動用稅務虧損約74,474,000港元（二零一零年：73,144,000港元）。由於未能預測未來應課稅溢利之情況，因此並無確認遞延稅務資產。稅務虧損可無限期結轉。

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

13. PROFIT FOR THE YEAR ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY

The profit attributable to equity holders of the Company is dealt with in the financial statements of the Company to the extent of approximately HK\$27,038,000 (2010: HK\$27,404,000).

13. 本公司權益持有人應佔年內溢利

本公司權益持有人應佔溢利約27,038,000港元(二零一零年: 27,404,000港元)已計入在本公司之財務報表中。

14. DIVIDEND

(In HK\$'000)

(以港幣千元為單位)

14. 股息

2011

2010

Final dividend proposed of HK2.0 cents
(2010: HK2.0 cents) per ordinary share

擬派發末期股息—每股普通股
2.0港仙(二零一零年: 2.0港仙)

26,823

26,823

The amount of the proposed final dividend for the year ended 31st March 2011 of HK2.0 cents per ordinary share will be payable in cash and is not accounted for until they have been approved by the shareholders at the forthcoming annual general meeting.

截至二零一一年三月三十一日止年度之建議末期股息為每股普通股2.0港仙，並將以現金支付，惟須於即將舉行之股東週年大會上取得股東批准後，方可作實。

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

15. PROPERTY, PLANT AND EQUIPMENT

The Group

15. 物業、機器及設備

本集團

(In HK\$'000)	(以港幣千元為單位)	Leasehold land and building 租賃 土地及樓宇	Furniture, fixtures and equipment 傢具、裝置 及設備	Motor vehicles 汽車	Total 總額
Net book value as at 1st April 2009 (note i)	賬面淨值 於二零零九年四月一日(附註i)	780	1,288	174	2,242
Additions	添置	-	431	-	431
Depreciation	折舊	(20)	(418)	(105)	(543)
Net book value as at 31st March 2010	賬面淨值 於二零一零年三月三十一日	760	1,301	69	2,130
At 31st March 2010	於二零一零年三月三十一日				
Cost	成本	900	5,455	878	7,233
Accumulated depreciation	累積折舊	(140)	(4,154)	(809)	(5,103)
Net book value	賬面淨值	760	1,301	69	2,130
Net book value as at 1st April 2010	賬面淨值 於二零一零年四月一日	760	1,301	69	2,130
Additions	添置	-	129	580	709
Depreciation	折舊	(20)	(413)	(224)	(657)
Net book value as at 31st March 2011	賬面淨值 於二零一一年三月三十一日	740	1,017	425	2,182
At 31st March 2011	於二零一一年三月三十一日				
Cost	成本	900	5,584	918	7,402
Accumulated depreciation	累積折舊	(160)	(4,567)	(493)	(5,220)
Net book value	賬面淨值	740	1,017	425	2,182

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

15. PROPERTY, PLANT AND EQUIPMENT (Continued)

Notes:

- i) The analysis of net book value as at 1st April 2009 was as follows:

<i>(In HK\$'000)</i>	<i>(以港幣千元為單位)</i>	Leasehold land and building 租賃 土地及樓宇	Furniture, fixtures and equipment 傢具、裝置 及設備	Motor vehicles 汽車	Total 總額
Cost	成本	900	5,024	878	6,802
Accumulated depreciation	累積折舊	(120)	(3,736)	(704)	(4,560)
Net book value	賬面淨值	780	1,288	174	2,242

- ii) The total cost of property, plant and equipment disposed of during the year was approximately HK\$540,000 (2010: HK\$ Nil).

- iii) The leasehold land and building are situated in Macau under medium-term lease.

15. 物業、機器及設備(續)

附註：

- i) 於二零零九年四月一日之賬面淨值分析如下：

- ii) 於本年度出售物業、機器及設備總成本約為540,000港元(二零一零年：無港元)

- iii) 中期租約的租賃土地及樓宇位於澳門。

16. INVESTMENT PROPERTIES

The Group

(In HK\$'000)

(以港幣千元為單位)

2011

2010

Fair value:	公平值：		
At 1st April	於四月一日	615,000	556,000
Additions	添置	-	55
Net increase in fair value recognised in the consolidated income statement	公平值之增加淨額於綜合 收益表已確認	93,200	58,945
At 31st March	於三月三十一日	708,200	615,000

The Group's investment properties are situated in Macau and are held under medium-term lease.

The fair value of the Group's investment properties at 31st March 2011 have been arrived at on the basis of market value of a valuation carried out at that date by LCH (Asia-Pacific) Surveyors Limited, an independent professional valuer. Investment properties were valued on open market basis.

The Group leases out investment properties under operating leases.

The Group has pledged certain of its investment properties with aggregate carrying value of approximately HK\$540,000,000 (2010: HK\$455,000,000) to a bank to secure general banking facilities granted to the Group.

本集團之投資物業位於澳門及以中期租約持有。

本集團於二零一一年三月三十一日之投資物業的公平值乃根據與獨立專業估值師利駿行測量師有限公司所進行之市場價值評估作基準。投資物業之估值乃按公開市值作基準。

本集團以經營租賃形式租出投資物業。

本集團已抵押部份投資物業予銀行作為本集團獲授權一般銀行融資之抵押品，其總賬面值為540,000,000港元(2010: 455,000,000港元)。

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

17. INTANGIBLE ASSETS

The Group

Trading rights in the Stock Exchange and the HKFE

(In HK\$'000)

(以港幣千元為單位)

Cost at 1st April and 31st March,
net of accumulated amortisation

於四月一日及三月三十一日之成本，
累計攤銷後成本淨值

2011

2010

2,040

2,040

Cost (gross carrying amount)

成本(賬面總值)

3,400

3,400

Accumulated amortisation

累計攤銷

(1,360)

(1,360)

Net carrying amount

賬面淨值

2,040

2,040

17. 無形資產

本集團

聯交所及期交所之交易權

18. INTERESTS IN SUBSIDIARIES

(In HK\$'000)

(以港幣千元為單位)

Unlisted shares, at cost

非上市證券，成本值

10,615

10,615

Amounts due from subsidiaries

應收附屬公司款項

414,501

401,366

425,116

411,981

Amounts due to subsidiaries

應付附屬公司款項

(13,300)

(16,700)

411,816

395,281

18. 於附屬公司之權益

The Company

本公司

2011

2010

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

應收／(應付)附屬公司款項為無抵押、免息及無固定還款期。

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

18. INTERESTS IN SUBSIDIARIES (Continued)

Details of the Company's subsidiaries at 31st March 2011 are as follows:

18. 於附屬公司之權益(續)

於二零一一年三月三十一日，本公司持有以下附屬公司：

Name of subsidiary	Place of incorporation	Principal place of operation	Percentage of interest attributable to the Group	Principal activities	Issued and fully paid ordinary share capital 已發行及繳足普通股股本
附屬公司名稱	註冊成立地點	主要營業地點	集團持股百分比	主要業務	普通股股本
Upbest Financial Holdings Limited	British Virgin Islands 英屬維京群島	Hong Kong 香港	100%	Investment holding 投資控股	US\$1 1美元
Upbest Land Company Limited	British Virgin Islands 英屬維京群島	Hong Kong 香港	100%	Investment holding 投資控股	US\$1 1美元
Citybest Management Limited	British Virgin Islands 英屬維京群島	Macau 澳門	100%	Investment holding 投資控股	US\$1 1美元
Companhia De Desenvolvimento E Formento Predial Si Wan Limitada 時運置業發展有限公司	Macau 澳門	Macau 澳門	100%	Property investment 物業投資	MOP25,000 25,000澳門元
Gold-Face Finance Limited 均來財務有限公司	Hong Kong 香港	Hong Kong 香港	100%	Money lending 貸款融資	HK\$28,000,004 28,000,004港元
Good Foundation Company Limited 開盛有限公司	Hong Kong 香港	Hong Kong 香港	100%	Investment holding 投資控股	HK\$10,000 10,000港元
Good Profit Development Limited 溢利發展有限公司	Samoa 薩摩亞	Hong Kong 香港	100%	Investment holding 投資控股	US\$1 1美元
Great Luck Consultants Limited 興運顧問有限公司	British Virgin Islands 英屬維京群島	Hong Kong 香港	100%	Inactive 暫時不活動	US\$50,000 50,000美元
Kam Ho Investments Limited 金豪投資有限公司	British Virgin Islands 英屬維京群島	Macau 澳門	100%	Investment holding 投資控股	US\$1 1美元

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18. INTERESTS IN SUBSIDIARIES (Continued)

Details of the Company's subsidiaries at 31st March 2011 are as follows: (Continued)

18. 於附屬公司之權益(續)

於二零一一年三月三十一日，本公司持有以下附屬公司：(續)

Name of subsidiary	Place of incorporation	Principal place of operation	Percentage of interest attributable to the Group	Principal activities	Issued and fully paid ordinary share capital 已發行及繳足普通股股本
附屬公司名稱	註冊成立地點	主要營業地點	集團持股百分比	主要業務	普通股股本
Keng Fong Lei Investment Limited	Macau	Macau	55%	Property investment	MOP100,000
京豐利有限公司	澳門	澳門		物業投資	100,000澳門元
King Standard International Limited	British Virgin Islands 英屬維京爾群島	Macau 澳門	100%	Property holding 地產控股	US\$1 1美元
Marco Tech Limited	British Virgin Islands 英屬維京爾群島	Hong Kong 香港	100%	Investment holding 投資控股	US\$2 2美元
Mei Tou Real Estate Company Limited	Macau	Macau	100%	Property investment	MOP25,000
美圖地產有限公司	澳門	澳門		物業投資	25,000澳門元
Mei Wo Real Estate Company Limited	Macau	Macau	100%	Property investment	MOP25,000
美和地產有限公司	澳門	澳門		物業投資	25,000澳門元
Pearl Star Holding Limited	Samoa 薩摩亞	Macau 澳門	100%	Investment holding 投資控股	US\$1 1美元
Perfect Result Investments Limited	British Virgin Islands 英屬維京爾群島	Macau 澳門	100%	Investment holding 投資控股	US\$1 1美元
Phantasy Development Limited	Hong Kong	Hong Kong	70%	Property investment	HK\$18,000
凱帆發展有限公司	香港	香港		物業投資	18,000港元
Profit Up Development Limited	Hong Kong	Hong Kong	70%	Property investment	HK\$10
盈陞發展有限公司	香港	香港		物業投資	10港元

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18. INTERESTS IN SUBSIDIARIES (Continued)

Details of the Company's subsidiaries at 31st March 2011 are as follows: (Continued)

18. 於附屬公司之權益(續)

於二零一一年三月三十一日，本公司持有以下附屬公司：(續)

Name of subsidiary	Place of incorporation	Principal place of operation	Percentage of interest attributable to the Group	Principal activities	Issued and fully paid ordinary share capital 已發行及繳足普通股股本
附屬公司名稱	註冊成立地點	主要營業地點	集團持股百分比	主要業務	普通股股本
Solar Land Group Limited	Samoa	Hong Kong	70%	Investment holding	US\$10
	薩摩亞	香港		投資控股	10美元
Upbest Assets Management Limited	Hong Kong	Hong Kong	100%	Assets management	HK\$600,000
美建管理有限公司	香港	香港		資產管理	600,000港元
Upbest Bullion Company Limited	Hong Kong	Hong Kong	100%	Investment holding	HK\$5,500,000
美建金業有限公司	香港	香港		投資控股	5,500,000港元
Upbest Commodities Company Limited	Hong Kong	Hong Kong	100%	Futures dealing	HK\$10,000,000
美建期貨有限公司	香港	香港		期貨買賣	10,000,000港元
Upbest Corporate Finance Company Limited	Hong Kong	Hong Kong	100%	Inactive	HK\$2
美建企業融資有限公司	香港	香港		暫時不活動	2港元
Upbest Cyber Trade Company Limited	Hong Kong	Hong Kong	100%	Inactive	HK\$2
美建電子商貿有限公司	香港	香港		暫時不活動	2港元
Upbest Finance Company Limited	Hong Kong	Hong Kong	100%	Money lending	HK\$2
美建財務有限公司	香港	香港		貸款融資	2港元
Upbest Gold Limited	Hong Kong	Hong Kong	75%	Bullion dealing	HK\$10,000
美建金有限公司	香港	香港		黃金買賣	10,000港元
Upbest Hong Kong Land Company Limited	British Virgin Islands	Hong Kong	100%	Investment holding	US\$1
	英屬維京爾群島	香港		投資控股	1美元

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

18. INTERESTS IN SUBSIDIARIES (Continued)

Details of the Company's subsidiaries at 31st March 2011 are as follows: (Continued)

18. 於附屬公司之權益(續)

於二零一一年三月三十一日，本公司持有以下附屬公司：(續)

Name of subsidiary	Place of incorporation	Principal place of operation	Percentage of interest attributable to the Group	Principal activities	Issued and fully paid ordinary share capital
附屬公司名稱	註冊成立地點	主要營業地點	集團持股百分比	主要業務	已發行及繳足普通股股本
Upbest Investment Company Limited 美建投資有限公司	Hong Kong 香港	Hong Kong 香港	100%	Securities margin financing 證券孖展融資	HK\$25,000,000 25,000,000港元
Upbest Macau Land Company Limited 美建澳門置業有限公司	British Virgin Islands 英屬維京群島	Hong Kong 香港	100%	Investment holding 投資控股	US\$1 1美元
Upbest Online Securities Limited 美建網上證券有限公司	Hong Kong 香港	Hong Kong 香港	100%	Inactive 暫時不活動	HK\$5,000,000 5,000,000港元
Upbest Securities Company Limited 美建證券有限公司	Hong Kong 香港	Hong Kong 香港	100%	Securities dealing and broking 證券交易及經紀	HK\$10,000,000 10,000,000港元
Upbest Strategic Company Limited 美建策略有限公司	Hong Kong 香港	Hong Kong 香港	100%	Investment holding 投資控股	HK\$5,002 5,002港元
Upbest Precious Metals (Asia) Limited 美建貴金屬(亞洲)有限公司	Hong Kong 香港	Hong Kong 香港	75%	Precious metals dealing 貴金屬買賣	HK\$500,000 500,000港元
Companhia De Fomento Predial E Investimento San San, Limitada 新新地產發展有限公司	Macau 澳門	Macau 澳門	60%	Investment and civil engineering 投資及土木工程	MOP500,000 500,000澳門元

None of the subsidiaries had any loan capital outstanding at the end of the year or at any time during the year.

本年度完結時或年度內，所有附屬公司均無未清還之資本性貸款。

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19. INTERESTS IN ASSOCIATES

(In HK\$'000)

19. 於聯營公司之權益

(以港幣千元為單位)

		2011	2010
Unlisted investments, at cost	非上市投資，按成本	123	123
Share of post-acquisition profits less losses	應佔收購後扣除虧損後溢利	17,893	11,650
		18,016	11,773
Amounts due from associates	應收聯營公司款項	53,884	53,648
Amount due to an associate	應付聯營公司款項	-	(70)
		71,900	65,351

Included in amounts due from associates are approximately HK\$53,767,000 (2010: HK\$53,547,000) which represent interest-free and unsecured balances with no fixed terms of repayment. The remaining balance of approximately HK\$117,000 (2010: HK\$101,000) represents interest-bearing balances at a prime rate which are unsecured and have no fixed terms of repayment.

應收聯營公司款項包括約53,767,000港元為免息、無抵押及無固定還款期(二零一零年: 53,547,000港元)。其餘約117,000港元(二零一零年: 101,000港元)為一計息款項，利息為優惠利率及無固定還款期。

The amount due to an associate is unsecured, interest-free and has no fixed terms of repayment.

應付聯營公司款項為無抵押、免息及無固定還款期。

The Group's interest in its principal associates, all of which are unlisted, were as follows:

本集團於其所有非上市主要聯營公司之權益如下：

Name of associate	Particulars of issued shares held	Form of business structure	Place of incorporation	Percentage of effective interest attributable to the Group	Principal activities
聯營公司名稱	持有已發行股本詳情	業務結構形式	註冊成立地點	集團實際持股百分比	主要業務
Acetrade Investments Limited	25 ordinary shares of US\$1 each 25股每股1美元之普通股	Incorporated 企業	British Virgin Islands 英屬維京群島	25%	Property investment 物業投資
Upbest Financial Services Limited 美建金融服務有限公司	1 ordinary share of HK\$1 each 1股每股1港元之普通股	Incorporated 企業	Hong Kong 香港	50%	Provision of financial services 提供金融服務
Hoi Wing Construction Development Company Limited 海泳建築置業有限公司	1 ordinary share of MOP126,000 1股每股澳門元126,000之普通股	Incorporated 企業	Macau 澳門	45%	Property investment 物業投資

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19. INTERESTS IN ASSOCIATES (Continued)

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

(In HK\$'000)	(以港幣千元為單位)	Total assets 資產總值	Total liabilities 負債總值	Group's share of net assets of associates 本集團應佔聯營公司之資產淨值	Revenue 收益	Profit/(loss) for the year 年內溢利/(虧損)	Group's share of result of associates for the year 本集團應佔年內聯營公司之業績
Acetrade Investments Limited		109,798	82,215	6,896	30,023	25,084	6,271
Upbest Financial Services Limited	美建金融服務有限公司	33	1,139	-	840	80	-
Hoi Wing Construction Development Company Limited	海泳建築置業有限公司	100,258	75,546	11,120	-	(61)	(28)
		210,089	158,900	18,016	30,863	25,103	6,243

Note 1: This associate has net liabilities and the Group did not share its result for the current year.

19. 於聯營公司之權益(續)

本集團聯營公司之財務資料概要載列如下:

附註1: 此聯營公司為淨負債及本集團本年度並沒有分享該公司之業績。

20. AVAILABLE-FOR-SALE FINANCIAL ASSETS

(In HK\$'000)	(以港幣千元為單位)	The Group 本集團	
		2011	2010
Unlisted equity investments, at cost	非上市股本投資, 按成本	136	136

As at the end of the reporting period, the unlisted equity investments, of which their fair values cannot be measured reliably, are stated at cost.

20. 可供出售財務資產

於報告期末, 未能可靠計算之非上市股本投資公平值乃按成本值列賬。

21. LOAN RECEIVABLES

(In HK\$'000)	(以港幣千元為單位)	The Group 本集團	
		2011	2010
Interest-bearing advances	計息借款	-	61
Portion classified as non-current assets	分類為非流動資產部份	-	-
Portion classified as current assets	分類為流動資產部份	-	61

Interest-bearing advances which are unsecured, carried interest at 6.25% (2010: 6.25%) per annum.

21. 應收貸款

計息借款為非抵押並附有年息率6.25% (二零一零年: 6.25%)。

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

22. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

22. 貿易及其他應收款項、按金及預付款項

(In HK\$'000)	(以港幣千元為單位)	The Group 本集團	
		2011	2010
Amounts receivable arising from the ordinary course of business of dealing in securities and options:	日常業務之證券及期權交易應收款項：		
– Cash clients	– 現金客戶	26,103	36,030
– The SEHK Options Clearing House Limited	– 聯交所期權結算有限公司	2	2
– Hong Kong Securities Clearing Company Limited (“HKSCC”)	– 香港中央結算有限公司 (「香港中央結算」)	10,040	3,952
Amounts receivable arising from the ordinary course of business of dealing in futures contracts:	日常業務之期指合約交易應收款項：		
– Clearing house	– 結算所	22,620	15,052
Amounts receivable arising from the ordinary course of business of provision of securities margin financing:	日常業務之提供證券孖展融資應收款項：		
– Clients (note)	– 客戶(附註)	72,515	72,717
Amounts receivable arising from the ordinary course of business dealing in trading of precious metal:	日常業務之提供貴金屬買賣應收款項：		
– Clients	– 客戶	4,060	4,318
Interest-bearing loan receivables	附有利息應收貸款	204,152	202,476
Accounts receivables	應收賬款	1,300	6,220
Other receivables	其他應收賬款	2	2
		340,794	340,769
Less: Impairment loss on trade receivables	減：貿易應收款項減值虧損	(95,476)	(86,557)
		245,318	254,212
Deposits and prepayments	按金及預付款項	9,840	8,529
		255,158	262,741
Portion classified as non-current assets	分類為非流動資產部份	(36,130)	(29,969)
Portion classified as current assets	分類為流動資產部份	219,028	232,772

note: Margin client receivables after impairment loss of approximately HK\$59,600,000 (2010: HK\$59,977,000) are repayable on demand, bearing interest at market rate and secured by clients' securities listed on the Stock Exchange with a total market value of approximately HK\$224,839,000 as at 31st March 2011 (2010: HK\$196,115,000).

附註：應收孖展客戶賬款減值虧損後約 59,600,000 港元（二零一零年：59,977,000 港元）須於通知時償還，利息按市場利率徵收，及以客戶之聯交所上市證券作抵押，於二零一一年三月三十一日總市值為 224,839,000 港元（二零一零年：196,115,000 港元）。

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財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

22. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS (Continued)

The settlement terms of cash client receivables and amounts due from clearing houses are one or two days after the trade date.

The movements in the impairment loss on trade receivables during the year, including both specific and collective loss components, are as follows:

(In HK\$'000)	(以港幣千元為單位)	The Group 本集團	
		2011	2010
At 1st April	於四月一日	86,557	86,464
Amount written off as uncollectible	無法收回而撇銷之數額	(2,429)	(1,657)
Impairment loss (net)	減值虧損(淨額)	11,348	1,750
At 31st March	於三月三十一日	95,476	86,557

The ageing analysis of trade and other receivables (net of impairment loss on trade receivables) is as follows:

(In HK\$'000)	(以港幣千元為單位)	2011		2010	
Neither past due nor impaired	未到期及未減值	228,791		222,432	
Past due:	已過期:				
Less than 1 month past due	過期不足一個月	6,881		24,535	
1 to 3 months past due	過期一至三個月	3,294		3,062	
3 months to 1 year past due	過期三個月至一年	1,974		1,929	
Over 1 year past due	過期超過一年	4,378		2,254	
		16,527		31,780	
		245,318		254,212	

Receivables that were neither past due nor impaired relate to a large number of diversified customers for whom there was no recent history of default or covered by collaterals pledged with the Group.

22. 貿易及其他應收款項、按金及預付款項 (續)

應收現金客戶賬款及應收結算所款項之還款期為交易日後一至兩日。

於本年度貿易應收款減值撥備包括個別評估及整體減值成分之變動如下：

貿易及其他應收賬款(已扣除貿易應收款減值虧損)之賬齡分析如下：

未到期及未減值之應收賬款乃近期無違約記錄或可用其抵押於本集團之抵押品抵償債項之大量不同客戶。

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22. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS (Continued)

Receivables that were past due relate to a number of independent customers and were reviewed by the directors with impairment losses of approximately HK\$95,476,000 made at 31st March 2011 (2010: HK\$86,557,000). Based on past experience, the directors of the Company are of the opinion that no further impairment loss is necessary in respect of these balances as there has not been a significant change in credit quality and the balances are considered fully recoverable.

22. 貿易及其他應收款項、按金及預付款項 (續)

已過期之應收賬款乃多個獨立客戶，經董事審閱後就該等結欠於二零一一年三月三十一日作出減值撥備約95,476,000港元(二零一零年：86,557,000港元)。根據過往經驗，本公司董事認為，並不必要就該等結欠再作出減值撥備，因為其信貸質量並無重大變化，而該等結欠仍被視為可全數收回。

23. OTHER ASSETS

23. 其他資產

(In HK\$'000)	(以港幣千元為單位)	The Group 本集團	
		2011	2010
Hong Kong Securities Clearing Company Limited	香港中央結算有限公司		
– Guarantee fund deposit	– 保證基金存款	100	100
– Admission fee	– 收納費用	100	100
Statutory deposit with the Stock Exchange	聯交所法定按金	200	200
Statutory deposit with the Securities and Futures Commission	證券及期貨事務監察委員會法定按金	2,000	2,000
Reserve fund contribution to the Stock Exchange Options Clearing House Limited	聯交所期權結算所有限公司儲備金	1,300	1,300
Reserve fund contribution to the HKFE Clearing Corporation Limited	香港期貨結算有限公司儲備金	1,500	1,500
		5,200	5,200

24. PROPERTIES HELD FOR DEVELOPMENT

24. 持作發展物業

(In HK\$'000)	(以港幣千元為單位)	The Group 本集團	
		2011	2010
Properties held for development, at cost:	持作發展物業以成本計算：		
At 1st April	於四月一日	135,475	133,457
Additions	添置	1,309	2,018
Transferred to investment properties	轉往投資物業	–	–
At 31st March	於三月三十一日	136,784	135,475

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

25. INVENTORIES

(In HK\$'000) (以港幣千元為單位)

Precious metal, stated at cost

貴金屬以成本計算

No inventories were stated at net realisable value as at 31st March 2011 and 31st March 2010.

26. AMOUNT DUE FROM A RELATED COMPANY

As at 31st March 2011 and 31st March 2010, the amount due from a related company is unsecured, interest free and has no fixed terms of repayment.

27. FINANCIAL ASSETS/(LIABILITIES) AT FAIR VALUE THROUGH PROFIT OR LOSS

(In HK\$'000) (以港幣千元為單位)

Derivative financial instruments
at fair value

– financial assets
– financial liabilities

衍生財務工具按公平值

– 財務資產
– 財務負債

Derivative financial assets/(liabilities) represent financial instruments for trading of precious metal with a financial institution. These are categorised as financial assets or liabilities at fair value through profit or loss unless they are designated as hedges.

25. 存貨

The Group
本集團

2011 2010

2,463 7,521

於二零一一年三月三十一日及二零一零年三月三十一日，存貨概無以可變現淨值列賬。

26. 應收關連公司款項

於二零一一年三月三十一日及二零一零年三月三十一日，應收關連公司款項是無抵押、無須支付利息及沒有固定還款期。

27. 按公平值於收益表列賬之財務資產／(負債)

The Group
本集團

2011 2010

9,070 9,014
(2,947) –

6,123 9,014

衍生財務資產／(負債)指於一間財務機構進行貴金屬買賣財務工具。除非它們乃作對沖之用，否則一律歸類為按公平值於收益表列賬之財務資產或負債。

NOTES ON THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

28. BANK BALANCES AND CASH

28. 銀行結餘及現金

(In HK\$'000)	(以港幣千元為單位)	The Company 本公司		The Group 本集團	
		2011	2010	2011	2010
Cash at bank	銀行結餘				
– General accounts	– 一般戶口	124	115	60,870	50,196
– Trust accounts	– 信託戶口	–	–	19,291	50,735
– Segregated accounts	– 分開處理戶口	–	–	4,150	4,445
Cash in hand	現金	–	–	4	8
Short-term bank deposits	短期銀行存款				
– pledged (note)	– 有抵押(附註)	–	–	42,128	38,002
– non-pledged	– 非抵押	–	–	53,314	61,882
		124	115	179,757	205,268

Included in bank balances and cash in the consolidated statement of financial position are the following amounts denominated in currencies other than the functional currency of the Group to which they relate:

綜合財務狀況表內之銀行結餘及現金包括以本集團功能貨幣以外之貨幣計值之下列款額：

		2011	2010
United States Dollars	美元	55,703	280,758
Patacas	澳門元	20,583	72,852

Note: The amount represents fixed deposits pledged to a bank to secure general banking facilities granted to the Group.

附註：有關款項指抵押予銀行之定期存款，作為本集團獲授權一般銀行融資之抵押品。

NOTES ON THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

29. BORROWINGS

29. 借款

		The Group 本集團	
(In HK\$'000)	(以港幣千元為單位)	2011	2010
Borrowings comprise:	借款包括：		
Other loans	其他貸款		
– interest-bearing	– 計息	14,134	19,499
– interest-free	– 免息	–	–
		14,134	19,499
Analysed as:	分析：		
Secured (note 37)	有抵押(附註37)	14,134	19,499
Unsecured	無抵押	–	–
		14,134	19,499
Borrowings are repayable as follows:	於下列年期償還之借款：		
Within one year or on demand	一年內或按通知	14,134	19,499
More than one year but not exceeding two years	一年後但不超過兩年	–	–
More than two years but not exceeding five years	兩年以上但不超過五年	–	–
		14,134	19,499
Less: Amount repayable within one year and shown under current liabilities	減：一年內償還並列作流動負債之款項	14,134	19,499
Amount due after one year	一年後到期款項	–	–

The ranges of effective interest rates (which are also equal to contracted interest rates) on the Group's borrowings are as follows:

本集團借款之實際利率(亦相等於合約利率)之範圍如下：

		2011	2010
Effective interest rates:	實際利率：		
Variable-rate borrowings	浮息借款	1.00% – 5.25%	1.00% – 5.25%

The fair value of the Group's borrowings is not materially different from the corresponding carrying amounts at the end of the reporting period.

於報告期末，本集團借款之公平值與相關賬面值並無重大差異。

NOTES ON THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

29. BORROWINGS (Continued)

Included in borrowings are the following amount denominated in a currency other than the functional currency of the Group to which they relate:

		2011	2010
United States Dollars	美元	1,815	2,512

30. AMOUNTS DUE TO RELATED PARTIES

(In HK\$'000)

(以港幣千元為單位)

Amounts due to related parties:
 – Related companies
 – A subsidiary's director

應付關連人士款項：
 – 關連公司
 – 附屬公司董事

		The Group 本集團	
		2011	2010
		14,622	15,488
		500	500
		15,122	15,988

Amounts due to related parties are unsecured, interest-free and have no fixed terms of repayment.

應付關連人士之款項為無抵押，無須支付利息及無固定還款期。

31. AMOUNT DUE TO ULTIMATE HOLDING COMPANY

The amount is unsecured, interest free and has no fixed terms of repayment.

31. 應付最終控股公司款項

款項為無抵押，無須支付利息及無固定還款期。

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財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

32. CREDITORS AND ACCRUED EXPENSES

32. 應付賬款及應付費用

(In HK\$'000)	(以港幣千元為單位)	The Company		The Group	
		2011	2010	2011	2010
Amounts payable arising from the ordinary course of business of dealing in securities and options:	日常業務之證券及期權交易應付款項：				
– Cash clients	– 現金客戶	–	–	44,166	62,603
Amounts payable arising from the ordinary course of business of dealing in futures contracts:	日常業務之期指合約交易應付款項：				
– Clients	– 客戶	–	–	26,439	19,064
Amounts payable arising from the ordinary course of business of provision of securities margin financing:	日常業務之提供證券孖展融資應付款項：				
– Clients	– 客戶	–	–	3,015	14,600
Amounts payable arising from ordinary course of business of dealing in bullion	日常業務之提供黃金買賣應付款項	–	–	1,169	9,383
Escrow money received	代管資金	–	–	3,286	3,286
Interest income received in advance	預收利息	–	–	2	163
Accruals and other payables	應付費用及其他應付款項	436	636	7,046	20,613
Rental and other deposits received	租賃及其他已收按金	–	–	2,499	2,360
Rental receipts in advance	預收租金	–	–	508	277
		436	636	88,130	132,349

No ageing analysis is disclosed for escrow money received as it represents deposits paid by third parties to the Group for the purpose of potential investments in certain projects and the balance at 31st March 2011 and 31st March 2010 is non-interest bearing.

The settlement term of cash client payables is two days after the trade date. Other payables are repayable on demand. The age of these balances is within 30 days.

代管資金之賬齡並無披露，因為此存款乃第三者交予本集團代管並準備投資於有潛力投資項目及於二零一一年三月三十一日及二零一零年三月三十一日之結餘為無須支付利息。

現金客戶應付款項於交易日兩天後償還。其他應付款項須按通知償還。該結餘之賬齡為三十日內。

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財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

33. SHARE CAPITAL

33. 股本

		Number of shares 股份數目		Share capital 股本	
		2011 ' 000 千股	2010 ' 000 千股	2011 HK\$ ' 000 千港元	2010 HK\$ ' 000 千港元
Ordinary shares of HK\$0.01 each	每股面值0.01港元之 普通股				
Authorised:	法定：				
At the beginning and the end of the year	年初及年末數	3,000,000	3,000,000	30,000	30,000
Issued and fully paid:	已發行及繳足：				
At the beginning of the year and the end of the year	年初及年末數	1,341,158	1,341,158	13,412	13,412

34. RESERVES The Group

34. 儲備 本集團

		Share premium 股份溢價	Contributed surplus 實繳盈餘	Retained profits 保留溢利	Total 總計
(In HK\$'000)	(以港幣千元為單位)				
Balance as at 1st April 2009	於二零零九年四月一日結餘	317,696	8,515	623,080	949,291
Total comprehensive income for the year	本年度全面收益總額	-	-	95,291	95,291
Proposed final dividend	擬派末期股息	-	-	(26,823)	(26,823)
Balance as at 31st March 2010 and 1st April 2010	於二零一零年三月三十一日 及二零一零年四月一日結餘	317,696	8,515	691,548	1,017,759
Total comprehensive income for the year	本年度全面收益總額	-	-	122,169	122,169
Unclaimed dividend forfeited	沒收未領取股息	-	-	5	5
Proposed final dividend	擬派末期股息	-	-	(26,823)	(26,823)
Balance as at 31st March 2011	於二零一一年三月三十一日結餘	317,696	8,515	786,899	1,113,110

NOTES ON THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

34. RESERVES (Continued)

The Company

(In HK\$'000)	(以港幣千元為單位)	Share premium 股份溢價	Contributed surplus 實繳盈餘	Retained profits 保留溢利	Total 總計
Balance as at 1st April 2009	於二零零九年四月一日結餘	314,371	8,515	2,148	325,034
Total comprehensive income for the year	本年度全面收益總額	-	-	27,404	27,404
Proposed final dividend	擬派末期股息	-	-	(26,823)	(26,823)
Balance as at 31st March 2010 and 1st April 2010	於二零一零年三月三十一日及 二零一零年四月一日結餘	314,371	8,515	2,729	325,615
Total comprehensive income for the year	本年度全面收益總額	-	-	27,038	27,038
Unclaimed dividend forfeited	沒收未領取股息	-	-	5	5
Proposed final dividend	擬派末期股息	-	-	(26,823)	(26,823)
Balance as at 31st March 2011	於二零一一年三月三十一日結餘	314,371	8,515	2,949	325,835

34. 儲備(續)

本公司

35. OPERATING LEASE ARRANGEMENTS

The Group as lessee

The Group leases certain properties under operating lease arrangements. Leases for properties are negotiated for terms for one year (2010: one to three years).

At the end of the reporting period, the Group had future minimum lease payments in respect of land and buildings under non-cancellable operating leases as follows:

(In HK\$'000)	(以港幣千元為單位)	The Group 本集團	
		2011	2010
Within one year	一年內	359	890
In the second to fifth years, inclusive	於第二年至第五年之內	-	-
		359	890

35. 經營租賃安排

集團為承租人

本集團根據經營租賃安排租用若干物業。議定之物業租賃年期為一年(二零一零年:一至三年)。

於報告期末,本集團根據不可撤銷土地及樓宇經營租賃下之未來最低應付租金如下:

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35. OPERATING LEASE ARRANGEMENTS (Continued)

The Group as lessor

The Group leases certain properties under operating lease arrangements. Leases for properties are negotiated for terms ranging from one to twenty (2010: one to twenty) years.

At the end of the reporting period, the Group has total future minimum lease rental receivables under non-cancellable operating leases as follows:

35. 購入附屬公司(續)

集團為出租人

本集團根據經營租賃安排出租若干物業。議定之物業租賃年期介乎一至二十年(二零一零年：一至二十年)。

於報告期末，本集團根據不可撤銷經營租賃下之未來最低應收租金如下：

(In HK\$'000)	(以港幣千元為單位)	The Group 本集團	
		2011	2010
Within one year	一年內	9,769	8,272
In the second to fifth years, inclusive	於第二年至第五年之內	28,433	18,648
More than five years	超過五年	18,569	20,229
		56,771	47,149

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

36. CONNECTED AND RELATED PARTY TRANSACTIONS

During the year, the Group had the following material transactions with its related parties:

Name of related party 關聯人士名稱 (In HK\$'000)	Nature of transactions 交易性質 (以港幣千元為單位)	Notes 附註	The Company 本公司		The Group 本集團	
			2011	2010	2011	2010
UBA Investments Limited ("UBA") 開明投資有限公司(「開明投資」)	Investment management fee 投資管理費	(a)	-	-	1,995	1,630
	Performance fee 表現酬金	(a)	-	-	3,946	5,035
	Securities brokerage commission fee 證券經紀佣金	(b)	-	-	1,418	543
	Handling fee for dividend collection 股息徵收手續費	(c)	-	-	11	43
	Margin financing interest 孖展融資利息	(d)	-	-	176	108
	Bullion dealing interest 貴金屬交易利息	(e)	-	-	-	-
	Commodities brokerage commission fee 期貨經紀佣金費用	(f)	-	-	3	-
	Bullion commission 貴金屬佣金	(g)	-	-	-	-
Town Bright Industries Limited 同輝實業有限公司	Rental expenses 租金開支	(h)	-	-	556	556
Upbest Properties Company Limited 美建地產有限公司	Rental expenses 租金開支	(i)	-	-	84	84
Champion Assets Limited 協緯有限公司	Rental expenses 租金開支	(j)	-	-	60	60
Loong Cheong Limited 隆昌有限公司	Rental expenses 租金開支	(k)	-	-	156	156
Upbest Financial Services Limited 美建金融服務有限公司	Referral fee expenses 介紹費	(l)	-	-	-	159
	Interest income 利息收入	(m)	-	-	6	7

36. 關連及關聯人士交易

於本年度，本集團曾與其關連人士進行以下之重大交易：

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

36. CONNECTED AND RELATED PARTY TRANSACTIONS

(Continued)

(a) A subsidiary of the Company, Upbest Assets Management Limited (“UAML”) as investment manager, and UBA Investments Limited (“UBA”) have on 6th November 2000, first entered into an investment management agreement pursuant to which UAML provided investment management services to UBA for a term of three years up to 30th November 2003. Upon the expiration of the second investment management agreement for a period of three years commencing from 1st April 2003, the same parties again on 31st March 2006 entered into a supplemental investment agreement for the sole purpose of further extending the term of the second investment management agreement for another 3 years to 31st March 2009. This agreement can be terminated by either UAML or UBA serving not less than six months’ notice in writing prior to the expiration. Pursuant to the investment management agreement, monthly investment management fee is receivable at 1.5% per annum of the consolidated net asset value of UBA as at the immediately preceding valuation date on the actual number of days in the relevant calendar month over 365 days a year. The annual cap for the financial year ended 31st March 2009 is HK\$2,800,000.

In addition to the above, UAML and UBA have on 2nd May 2008 entered into a supplemental agreement whereby (i) the term will be extended to 31st March 2010; and (ii) in addition to the management fee, a performance fee payable in Hong Kong dollars equivalent to 20% of net profit of UBA before taxation and before deduction of the management fee payable under the investment management agreements shall be paid to UAML for each financial year.

The annual cap for the management fee and performance fee for the financial year ended 31st March 2010 is HK\$24,480,000. These continuing connected transactions were approved on the extraordinary general meeting of the shareholders held on 10th June 2008.

36. 關連及關聯人士交易(續)

(a) 於二零零零年十一月六日，本公司之附屬公司美建管理有限公司(「美建管理」)與開明投資有限公司(「開明投資」)首次達成第一份投資管理協議，根據協議由美建管理向開明投資提供投資管理服務為期三年截至二零零三年十一月三十日。於第二份投資管理協議期滿前，當事各方於二零零六年三月三十一日即第二份投資管理協議於二零零三年四月一日起計三年屆滿日，達成投資管理補充協議，目的是延長第二份投資管理協議多三年截至二零零九年三月三十一日為止。這份協議可以由美建管理或開明投資在不少於六個月的書面通知結束。根據投資管理協議，美建管理就對開明投資所提供投資管理服務可享有投資管理費，對開明投資集團之收費乃按開明投資集團估值日之資產淨值1.5%之年利率及有關曆月實際日數除以全年365日之基準收取投資管理費。於二零零九年三月三十一日之財政年度全年上限為2,800,000港元。

除上述外，美建管理與開明投資於二零零八年五月二日訂立一份補充協議，當中(i)管理協議將延長時期至二零一零年三月三十一日；及(ii)每個財政年度，美建管理可享有根據除稅前盈利及扣除在投資管理協議中支付管理費前之盈利的20%之表現酬金。

二零一零年三月三十一日財政年度之管理費及表現酬金之全年上限為24,480,000港元。有關持續關連交易已於二零零八年六月十日股東特別大會通過。

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

36. CONNECTED AND RELATED PARTY TRANSACTIONS

(Continued)

(a) (Continued)

On 11th February 2010, UAML and UBA have entered into the Third Supplemental Investment Management Agreement. The annual cap for the management fee and performance fee for the financial years ended 31st March 2011, 2012 and 2013 are HK\$11,148,000, HK\$13,378,000 and HK\$16,054,000 respectively. These continuing connected transactions were approved on the extraordinary general meeting of the shareholders held on 30th March 2010.

- (b) Upbest Securities Company Limited ("USCL") and UBA and two of its subsidiaries have separately entered into a supplemental agreement for the transaction in relation to the securities brokerage service dated 1st November 2007. USCL and each of the subsidiaries of UBA agreed to extend the service period from 1st November 2007 to 31st March 2010. Brokerage commission fee income is charged at 0.25% (2010: 0.25%), the prevailing market rate, on the value of the transactions. Annual cap for the financial years ended 31st March 2009 and 2010 are HK\$2,400,000 and HK\$2,880,000 respectively.

On 11th February 2010, UBA and two of its subsidiaries and USCL have entered into the Securities Brokerage Supplemental Agreements and agreed that the original agreement will be extended from the period of 1st April 2010 to 31st March 2013. On 21st October 2010, the annual cap for the securities brokerage commission set for the financial years ended 31st March 2011, 2012 and 2013 are HK\$2,000,000, HK\$2,400,000 and HK\$2,900,000 respectively.

- (c) Handling fee for dividend collection is charged at minimum of HK\$30 or 0.5% per transaction amount.

36. 關連及關聯人士交易(續)

(a) (續)

美建管理與開明投資於二零一零年二月十一日訂立第三份補充協議。二零一一年，二零一二年及二零一三年三月三十一日財政年度之管理費及表現酬金之全年上限分別為11,148,000港元，13,378,000港元及16,054,000港元。有關持續關連交易已於二零一零年三月三十日股東特別大會通過。

- (b) 美建證券有限公司(「美建證券」)與開明投資及其兩間附屬公司分別就提供證券經紀服務於二零零七年十一月一日簽訂了一份補充協議。美建證券與開明投資之附屬公司分別同意延長證券經紀服務時期由二零零七年十一月一日至二零一零年三月三十一日。其佣金收費為買賣證券的價值0.25%(二零一零年：0.25%)，這是普遍的市場費用。二零零九年及二零一零年三月三十一日財政年度全年上限分別為2,400,000港元及2,880,000港元。

於二零一零年二月十一日，開明投資及其兩間附屬公司與美建證券已簽訂證券經紀補充協議，同意將原有協議的期限延長，由二零一零年四月一日至二零一三年三月三十一日。於二零一零年十月二十一日，二零一一年，二零一二年及二零一三年三月三十一日財政年度證券經紀佣金之全年上限分別設定為2,000,000港元、2,400,000港元及2,900,000港元。

- (c) 股息徵收手續費的最低收費為30港元或每筆交易金額之0.5%。

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36. CONNECTED AND RELATED PARTY TRANSACTIONS

(Continued)

(d) On 2nd May 2008, UBA and two of its subsidiaries had separately entered into a supplemental agreement with Upbest Investment Company Limited (“UICL”) in relation to the provision of securities margin financing service. According to the supplemental agreements, the respective relevant original agreement will be extended to 31st March 2010 and is subject to renewal by written supplemental agreements between the contracting parties. The securities margin financing services interest rate is charged at 4.25% above prime rate per annum inclusive of custodian fee; and the provision of IPO financing at an interest rate from 0.2% to 1.25% per annum above the borrowing costs of UICL. For the financial year ended 31st March 2011, interest income for securities margin account and IPO financing were charged at 9.5% (2010: 9.5%) and 1.1% to 1.7% (2010: 1.0% to 1.5%) per annum respectively.

On 11th February 2010, UBA and two of its subsidiaries and UICL have entered into the Financial Assistance Supplemental Agreement and agreed that the original agreement will be extended from the period of 1st April 2010 to 31st March 2013.

(e) On 2nd May 2008, Upbest Gold Limited (“UGL”) entered into a supplemental agreement with UBA Gold Investment Limited (“UBA Gold”) in relation to the provision of precious metal margin financing service by UGL to UBA Gold. According to the supplemental agreement, UGL and UBA Gold agreed that the relevant original agreement will be extended to 31st March 2010 and is subject to renewal by written supplemental agreement between the contracting parties. The supplemental agreement also provided that the interest rate for the precious metal margin financing service will be 1.05% per annum above the borrowing costs of UGL. For the financial years ended 31st March 2010 and 2011, UGL had not entered into any provision of precious metal margin financing services with UBA Gold.

On 11th February 2010, UGL and UBA Gold have entered into the Financial Assistance Supplemental Agreement and agreed that the original agreement will be extended from the period of 1st April 2010 to 31st March 2013. The interest rate for the precious metal margin financing service will be from the range of 0.5% to 1% per annum above the borrowing costs of UGL.

36. 關連及關聯人士交易(續)

(d) 於二零零八年五月二日，開明投資及其兩間附屬公司分別與美建投資有限公司（「美建投資」）就證券孖展融資服務簽訂了補充協議。根據這些補充協議，合約各方分別同意將原有協議延期至二零一零年三月三十一日終止並且雙方可以書面補充協議更新。證券孖展融資年息率為最優惠利率加上4.25%（包括保管費），及就首次公開招股融資為美建投資之借貸成本加上0.2%至1.25%年息率。截至二零一一年三月三十一日止之財政年度，證券孖展融資之息率為9.5%（二零一零年：9.5%），而首次公開招股融資之息率為1.1%至1.7%（二零一零年：1.0%至1.5%）。

開明投資及其兩間附屬公司與美建投資於二零一零年二月十一日訂立財務資助補充協議，將原有協議由二零一零年四月一日延長至二零一三年三月三十一日。

(e) 於二零零八年五月二日，美建金有限公司（「美建金」）與UBA Gold Investment Limited（「UBA Gold」）就由美建金向UBA Gold提供貴金屬孖展融資服務簽訂補充協議。根據補充協議，美建金及UBA Gold同意將原有協議延長至二零一零年三月三十一日終止並且雙方可以書面補充協議更新。而且協議亦訂明貴金屬孖展融資之息率為美建金借貸成本加上1.05%年利率。截至二零一零年及二零一一年三月三十一日止之財政年度，美建金與UBA Gold並無進行任何貴金屬孖展融資借貸。

美建金和UBA Gold於二零一零年二月十一日訂立財務資助補充協議及同意將原有協議由二零一零年四月一日延長至二零一三年三月三十一日。貴金屬孖展融資借貸之息率為美建金借貸成本加上0.5%至1%年利率。

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36. CONNECTED AND RELATED PARTY TRANSACTIONS (Continued)

(e) (Continued)

The annual cap regarding the securities and bullion margin financial assistance for each of the financial years ended 31st March 2011, 2012 and 2013 is HK\$150,000,000. These continuing connected transactions were approved at the extraordinary general meeting of the shareholders held on 30th March 2010.

(f) Commodities brokerage commission is charged at a range from HK\$20 to HK\$100 per transaction for the financial years ended 31st March 2010 and 2011.

(g) Commission is charged at HK\$500 per transaction for the financial years ended 31st March 2010 and 2011.

(h) A subsidiary of the Company has entered into a tenancy agreement with Town Bright Industries Limited for one year, commencing from 1st August 2009. The tenancy agreement was renewed for eight months, commencing from 1st August 2010. Mr. Cheng Kai Ming, Charles, has beneficial interests in Town Bright Industries Limited. Mr. Cheng Kai Ming, Charles, is one of the beneficiary of CCAA Group Limited, shareholder of the Company which holds approximately 73.65% interest of the Company.

(i) A subsidiary of the Company has entered into a tenancy agreement with Upbest Properties Company Limited for three years, commencing from 1st May 2007. The tenancy agreement was renewed for eleven months, commencing from 1st May 2010. Mr. Cheng Kai Ming, Charles, has beneficial interest in Upbest Properties Company Limited. Mr. Cheng Kai Ming, Charles, is one of the beneficiary of CCAA Group Limited, shareholder of the Company which holds approximately 73.65% interest of the Company.

(j) A subsidiary of the Company has entered into a tenancy agreement with Champion Assets Limited for one year, commencing from 1st March 2010. The tenancy agreement was renewed for thirteen months, commencing from 1st March 2011. Mr. Cheng Kai Ming, Charles, has beneficial interest in Champion Assets Limited. Mr. Cheng Kai Ming, Charles, is one of the beneficiary of CCAA Group Limited, shareholder of the Company which holds approximately 73.65% interest of the Company.

36. 關連及關聯人士交易(續)

(e) (續)

有關證券及貴金屬孖展融資財務資助於二零一一年、二零一二年及二零一三年三月三十一日財政年度之財務資助之全年上限分別為150,000,000港元。有關持續關連交易已於二零一零年三月三十日股東特別大會通過。

(f) 於二零一零年及二零一一年三月三十一日財政年度期貨佣金每宗交易由20港元至100港元。

(g) 於二零一零年及二零一一年三月三十一日財政年度佣金每宗交易500港元。

(h) 本公司一附屬公司與同輝實業有限公司訂立租賃協議，由二零零九年八月一日起為期一年。租賃協議已重續八個月，由二零一零年八月一日起計。鄭啟明先生於同輝實業有限公司擁有實益權益。鄭啟明先生為持有本公司約73.65%權益之CCAA Group Limited其中一位受益人。

(i) 本公司一附屬公司與美建地產有限公司訂立租賃協議，由二零零七年五月一日起，為期三年。租賃協議已重續十一個月，由二零一零年五月一日起。鄭啟明先生於美建地產有限公司擁有實益權益。鄭啟明先生為持有本公司約73.65%權益之CCAA Group Limited其中一位受益人。

(j) 本公司一附屬公司與協緯有限公司訂立一份租賃協議，由二零一零年三月一日起，為期一年。而租賃協議已重續十三個月，由二零一一年三月一日起計。鄭啟明先生於協緯有限公司擁有實益權益。鄭啟明先生為持有本公司約73.65%權益之CCAA Group Limited其中一位受益人。

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36. CONNECTED AND RELATED PARTY TRANSACTIONS

(Continued)

- (k) A subsidiary of the Company has entered into a tenancy agreement with Loong Cheong Limited for three years, commencing from 26th January 2008. The tenancy agreement was renewed for fourteen months, commencing from 26th January 2011. Mr. Cheng Kai Ming, Charles, has beneficial interests in Loong Cheong Limited. Mr. Cheng Kai Ming, Charles, is one of the beneficiary of CCAA Group Limited, shareholder of the Company which holds approximately 73.65% interest of the Company.
- (l) A subsidiary of the Company paid a referral fee to an associate, Upbest Financial Services Limited, in respect of introducing clients for funds financing. There was no such fees paid for the financial year ended 31st March 2011.
- (m) A subsidiary of the Company received interest income from an associate, Upbest Financial Services Limited, in respect of an advance to the associate. Interest rate was charged at 5.25% per annum.
- (n) CCAA Group Limited, an investment holding company, holds approximately 73.65% interest in the Company. Fung Fai Growth Limited, an investment holding company, holds approximately 32.08% of UBA Investments Limited. The ultimate beneficial owner of Fung Fai Growth Limited and CCAA Group Limited is Cheng's Family Trust.
- (o) Details of the balances with subsidiaries, associates, related companies/parties, subsidiaries' directors and ultimate holding company are fully disclosed in notes 18, 19, 26, 30 and 31.
- (p) The remuneration of directors and other members of key management during the year are disclosed in note 10.

The above transactions were carried out in the normal course of the Company's business on terms mutually agreed between the parties.

36. 關連及關聯人士交易(續)

- (k) 本公司一附屬公司與隆昌有限公司訂立租賃協議，由二零零八年一月二十六日起，為期三年。租賃協議已重續十四個月，由二零一一年一月二十六日起計。鄭啟明先生於隆昌有限公司擁有實益權益。鄭啟明先生為持有本公司約73.65%權益之CCAA Group Limited其中一位受益人。
- (l) 本公司向一聯營公司美建金融服務有限公司支付介紹費，該費用是有關介紹融資客戶。於二零一一年三月三十一日止財政年度，並無該費用支出。
- (m) 本公司一附屬公司收取一聯營公司美建金融服務有限公司財務利息有關提供借款。息率為5.25%年利率。
- (n) 投資控股公司CCAA Group Limited持有本公司約73.65%權益。投資控股公司Fung Fai Growth Limited持有開明投資有限公司約32.08%權益。Fung Fai Growth Limited及CCAA Group Limited之最終實益擁有人為鄭氏家族信託。
- (o) 附屬公司、聯營公司、關連公司／人士、附屬公司董事及最終控股公司之結餘詳情已於附註18、19、26、30及31中披露。
- (p) 董事及主要管理層其他成員於年內之酬金已於附註10披露。

以上之交易為本公司之正常業務並以雙方同意條款進行。

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37. CONTINGENT LIABILITIES

37. 或然負債

(In HK\$'000)	(以港幣千元為單位)	The Company	
		2011	2010
Guarantees given to financial institutions in respect of facilities granted to subsidiaries	為其附屬公司 給予金融機構 擔保以取得信貸	303,000	312,703

As at the end of reporting period, the directors do not consider it probable that a claim will be made against the Company under any of the guarantees. Of the above guarantees, the amount issued and utilised by the subsidiaries at 31st March 2011 is approximately HK\$14,134,000 (2010: approximately HK\$19,499,000).

於報告期末日，董事不認為公司因擔保而可能引起索償。上述擔保，已於二零一一年三月三十一日給予及使用之額度約14,134,000港元（二零一零年：約19,499,000）。

The Company has not recognised any deferred income in respect of these guarantees as its fair value cannot be reliably measured and its transaction price was HK\$Nil (2010: HK\$Nil).

本公司沒有為擔保確認任何遞延收入因公平值難以計算及該交易價值為無港元（二零一零年：無港元）。

38. CAPITAL COMMITMENTS

38. 資本承擔

(In HK\$'000)	(以港幣千元為單位)	The Group	
		2011	2010
Amount contracted but not provided for – acquisition of land and building by a subsidiary of the Company	已簽訂合約而未有作出撥備 – 本公司附屬公司收購 土地及樓宇	46,365	46,860

A deposit of approximately HK\$8,100,000 (2010: HK\$7,600,000) has been paid as at 31st March 2011 in respect of the above acquisition and the amount has been included in trade and other receivables, deposits and prepayments in note 22.

於二零一一年三月三十一日，上述收購已支付按金約8,100,000港元（二零一零年：7,600,000港元）及該金額已包括在附註22貿易及其他應收款項、按金及預付款項內。

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For the year ended 31st March 2011 截至二零一一年三月三十一日止年度

39. EVENTS AFTER THE REPORTING PERIOD

The following subsequent events after 31st March 2011 were recorded:

- 1) On 19th May 2011, Upbest Macau Land Company Limited entered into a sale and purchase agreement with an independent third party in relation to the disposal of a wholly owned subsidiary, Angel Profits Limited, which holds 60% interest in another subsidiary, Companhia De Fomento Predial E Investimento San San, Limitada ("San San") for a consideration of HK\$84,576,561. San San holds a property under development situated in Macau. The disposal results in a gain of approximately HK\$55,000,000 to the Group and an increase in the Group's net assets by HK\$55,000,000.
- 2) Peals International Limited ("Peals"), a wholly owned subsidiary, through a director, Ms. Cheng Wai Ling, Annie, as the trustee entered into a joint venture agreement on 7th June 2011 with a Hong Kong Partner and two PRC Partners to form a project company, Quanzhou Meiyu Limited ("QML"), to carry out a PRC property project worth approximately RMB 500,000,000.

The equity interest of QML is beneficially 30% owned by the Group through Peals, 5% owned by the Hong Kong Partner, 55% owned by the PRC Partner A and the remaining 10% equity interests owned by the PRC Partner B.

The registered capital of QML will be approximately RMB 200,000,000 and the Group through Peals will be responsible to contribute approximately RMB 60,000,000 in cash.

39. 於報告期後發生事項

下列事項於二零一一年三月三十一日後載錄：

- 1) 於二零一一年五月十九日，美建澳門置業有限公司與一獨立第三方訂立買賣協議以出售一全資擁有附屬公司，Angel Profits Limited，作價84,576,561港元。該公司持有另一附屬公司新新地產發展有限公司（「新新」）60%的權益。新新持有一澳門物業發展項目。該出售為本集團錄得溢利約55,000,000港元及本集團之淨資產值增加約55,000,000港元。
- 2) 本集團全資擁有附屬公司，珍珠國際有限公司（「珍珠」），以董事鄭偉玲小姐為受託人於二零一一年六月七日與一香港夥伴及兩名中國夥伴訂立一合營協議組成一合營公司，泉州美裕置業有限公司（「美裕」），以發展一約值500,000,000人民幣的中國物業項目。

本集團透過珍珠實際持有美裕30%的股份權益，香港夥伴持有5%股份權益，其中一名中國夥伴A持有55%的股份權益，餘下10%由另一名中國夥伴B持有。

美裕註冊資本為約200,000,000人民幣，本集團透過珍珠以現金出資約60,000,000人民幣。

SCHEDULE OF PROPERTIES

物業附表

(1) INVESTMENT PROPERTIES AS AT 31ST MARCH 2011

(1) 於二零一一年三月三十一日之投資物業

Description 物業詳述	Usage 用途	Approximate gross floor area 概約樓面總面積 (square feet) (平方呎)	Status 狀況	Percentage of the Group's interest 本集團所佔 權益百分比 %
(a) Macau 澳門	Commercial 商用	105,000	Rental 出租	100
51 Various car parking spaces and the whole of the ground floor and 1st Floor of Chino Plaza, located in Baia Sul Do Bairro Fai Chi Kei, Lote PS2 Macau 位於澳門筷子基南灣PS2地段之信和廣場，包括51個車位、地下及一樓全層				
(b) Macau 澳門	Residential/ Commercial 住宅/商用	7,201	Rental 出租	100
1 piece of land at Nossa Senhora Do Camo, Taipa, Macau with a two-story restaurant 位於澳門氹仔嘉模堂區地段之一幅土地上有一幢兩層高用作餐廳之建築物				

(2) PROPERTIES HELD FOR DEVELOPMENT AS AT 31ST MARCH 2011

(2) 於二零一一年三月三十一日之持作發展物業

Description 物業詳述	Usage 用途	Approximate site area 概約樓面 總面積 (square feet) (平方呎)	Percentage of the Group's interest 本集團 所佔權益 百分比 %	Estimated completion date 預計 完成日期	Stage of development as at 31st March 2011 於二零一一年 三月三十一日 之發展階段
(a) Macau 澳門	Residential/ Commercial 住宅/商用	5,371	60	N/A 不適用	Vacant land 空置土地
1 piece of land at Avenida Do Almirante Lacerda, Sto. Antonio Macau 位於澳門罈些喇提督大馬路之一幅土地					
(b) Macau 澳門	Residential/ Commercial 住宅/商用	10,646	55	N/A 不適用	Vacant land 空置土地
1 piece of land at TN15b at Taipa, Macau 位於澳門氹仔TN15b地段					
(c) Hong Kong 香港	Residential 住宅	38,000	70	N/A 不適用	Vacant land 空置土地
1 piece of land at Tai Po Declamation District Number 29 位於香港大埔29區					



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