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Corporate Information

Executive Directors

Mr. William Cheng Kai Man (*Chairman*)
Mr. Albert Hui Wing Ho

Non-Executive Director

Madam Mabel Lui Fung Mei Yee

Independent Non-Executive Directors

Mr. Vincent Kwok Chi Sun
Mr. Chan Kim Fai
Mr. Hui Kin Hing

Company Secretary

Mr. Huen Po Wah

Auditor

Deloitte Touche Tohmatsu
35th Floor, One Pacific Place
88 Queensway
Hong Kong

Solicitors

DLA Piper Hong Kong
17th Floor, Edinburgh Tower
15 Queen's Road Central
Central, Hong Kong

Woo, Kwan, Lee & Lo
26th Floor, Jardine House
1 Connaught Place
Hong Kong

Principal Bankers

The Hongkong and Shanghai Banking Corporation Limited
Chong Hing Bank Limited

Registered Office

3rd Floor, Shun Ho Tower
24-30 Ice House Street
Central, Hong Kong

Share Registrars

Tricor Tengis Limited
26th Floor, Tesbury Centre
28 Queen's Road East
Wanchai, Hong Kong
Tel: 2980 1333

Company's Website

www.shunho.com.hk

Notice of Annual General Meeting

NOTICE IS HEREBY GIVEN that the Annual General Meeting of Shun Ho Technology Holdings Limited (the “Company”) will be held at 5th Floor, Ramada Hong Kong Hotel, 308 Des Voeux Road West, Hong Kong on Monday, the 18th day of June, 2012 at 11:15 a.m. for the following purposes:

1. To receive and consider the audited Financial Statements for the year ended 31st December, 2011 together with the Report of the Directors and the Independent Auditor’s Report thereon.
2.
 - (1) To re-elect Madam Mabel LUI FUNG Mei Yee as Director;
 - (2) To re-elect Mr. Vincent KWOK Chi Sun as Director; and
 - (3) to authorise the Board to fix the remuneration of the Directors.
3. To re-appoint Auditor and to authorise the Board to fix their remuneration.

By Order of the Board

HUEN Po Wah
Secretary

Hong Kong, 27th April, 2012

Notes:

1. Any member of the Company entitled to attend and vote at the meeting is entitled to appoint one or more proxies to attend and, on a poll, vote instead of him and a proxy so appointed shall also have the same rights as the member to speak at the meeting. A proxy need not be a member of the Company.
2. To be valid, a form of proxy and the power of attorney or other authority, if any, under which it is signed or a notarially certified copy of such power or authority must be deposited at the Company’s Share Registrars, Tricor Tengis Limited, 26th Floor, Tesbury Centre, 28 Queen’s Road East, Wanchai, Hong Kong not less than 48 hours before the time appointed for holding the meeting or any adjourned meeting.
3. To ascertain shareholders’ eligibility to attend and vote at the meeting, the register of members will be closed from Tuesday, 12th June, 2012 to Monday, 18th June, 2012, both dates inclusive, during which period no transfer of shares will be registered. In order to be eligible to attend and vote at the meeting, all transfers of shares accompanied by the relevant share certificates must be lodged with the Company’s Share Registrars, Tricor Tengis Limited, 26th Floor, Tesbury Centre, 28 Queen’s Road East, Wanchai, Hong Kong, not later than 4:30 p.m. on Monday, 11th June, 2012.

4. With regard to item no.2(1) and 2(2) of this notice, details of retiring Directors proposed for re-election are set out below:

- (a) Madam Mabel LUI FUNG Mei Yee, Non-executive Director, aged 60, Solicitor and Notary Public, was appointed to the Board in 1999. She is also a non-executive director of Magnificent Estates Limited, a subsidiary of the Company and Shun Ho Resources Holdings Limited, the immediate holding company of the Company. Shares of both companies are listed on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). She is a partner of DLA Piper. Save as disclosed above, Madam Mabel LUI FUNG Mei Yee did not hold any directorship in other listed public companies in the last three years or any position with the Company or other members of the Company’s group.

There is no service contract between Madam Mabel LUI FUNG Mei Yee and the Company. She has no fixed term of service with the Company and will be subject to the rotational retirement and re-election requirements at annual general meetings pursuant to the Articles of Association of the Company. The Director’s fee payable to Madam Mabel LUI FUNG Mei Yee as non-executive Director is determined by shareholders in general meeting. At the annual general meeting of the Company held on 24th June, 2011, it was approved that the Director’s fee for the year ended 31st December, 2011 be determined by the Board. The Director’s fee paid to Madam Mabel LUI FUNG Mei Yee for the Company was determined at HK\$16,000 for the year ended 31st December, 2011 with reference to her duties and responsibility with the Company, the Company’s performance and current market situation. Save as disclosed above, Madam Mabel LUI FUNG Mei Yee is and was not connected with any Directors, senior management or substantial or controlling shareholders of the Company. As at the date of this notice, Madam Mabel LUI FUNG Mei Yee did not have any interest in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance.

- (b) Mr. Vincent KWOK Chi Sun, Independent Non-executive Director, aged 49, ACA (Aust), CPA (Practising), was appointed to the Board in 1999. He is also an independent non-executive director of Magnificent Estates Limited, a subsidiary of the Company and Shun Ho Resources Holdings Limited, the immediate holding company of the Company. Shares of both companies are listed on the Stock Exchange. Mr. Vincent KWOK Chi Sun is a partner of Vincent Kwok & Co. Currently, Mr. Vincent KWOK Chi Sun holds the directorship in other listed public companies, namely China Digital Licensing (Group) Limited (stock code: 8175), Palmpay China (Holdings) Limited (stock code: 8047), Emperor Capital Group Limited (stock code: 717) and Evergreen International Holdings Limited (stock code: 238). Save as disclosed above, Mr. Vincent KWOK Chi Sun did not hold any directorship in other listed public companies in the last three years or any position with the Company or other members of the Company’s group.

Notice of Annual General Meeting *(Continued)*

There is no service contract between Mr. Vincent KWOK Chi Sun and the Company. He has no fixed term of service with the Company and will be subject to the rotational retirement and re-election requirements at annual general meetings pursuant to the Articles of Association of the Company. The Director's fee payable to Mr. Vincent KWOK Chi Sun as an independent non-executive Director is determined by shareholders in general meeting. At the annual general meeting of the Company held on 24th June, 2011, it was approved that the Director's fee for the year ended 31st December, 2011 be determined by the Board. The Director's fee paid to Mr. Vincent KWOK Chi Sun for the Company was determined at HK\$34,000 for the year ended 31st December, 2011 with reference to his duties and responsibility with the Company, the Company's performance and current market situation. Save as disclosed above, Mr. Vincent KWOK Chi Sun is and was not connected with any Directors, senior management or substantial or controlling Shareholders of the Company. As at the date of this notice, Mr. Vincent KWOK Chi Sun did not have any interest in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance.

Save as disclosed above, both Madam Mabel LUI FUNG Mei Yee and Mr. Vincent KWOK Chi Sun have confirmed that there are no other matters relating to their re-election that need to be brought to the attention of the shareholders and there is no other information which is required to be disclosed pursuant to any of the requirements of rule 13.51(2) of the Listing Rules.

Mr. Vincent KWOK Chi Sun has served as independent non-executive Director more than 9 years and his re-election will be subject to a separate resolution to be approved by the shareholders. As independent non-executive Director with in-depth understanding of the Company's operations and business and with professional qualifications, Mr. KWOK has expressed objective views and given independent guidance to the Company over the years, and he continues demonstrating a firm commitment to his role. The Board considers that the long service of Mr. KWOK would not affect his exercise of independent judgment and is satisfied that Mr. KWOK has the required character, integrity and experience to continue fulfilling the role of independent non-executive Director. The Board also considers the re-election of Mr. KWOK as independent non-executive Director is in the best interest of the Company and its shareholders as a whole.

5. As at the date of this notice, the executive Directors of the Company are Mr. William CHENG Kai Man and Mr. Albert HUI Wing Ho; the non-executive Director of the Company is Madam Mabel LUI FUNG Mei Yee; and the independent non-executive Directors of the Company are Mr. Vincent KWOK Chi Sun, Mr. CHAN Kim Fai and Mr. HUI Kin Hing.

Chairman's Statement

I present to the shareholders my report on the results and operations of Shun Ho Technology Holdings Limited (the "Company") and its subsidiaries (together the "Group") for the year ended 31st December, 2011.

RESULTS

The Group's audited consolidated profit after taxation of the Company and its subsidiaries (together the "Group") for the year ended 31st December, 2011 amounted to HK\$432,628,000 (2010: HK\$413,687,000) and the audited consolidated profit after non-controlling interests of the Group for the year ended 31st December, 2011 amounted to HK\$298,077,000 (2010: HK\$234,390,000).

DIVIDEND

The Board does not recommend the payment of a final dividend for the year ended 31st December, 2011 (2010: Nil).

The Company has enjoyed a substantial growth through its investment in Magnificent Estates Limited ("Magnificent Estates") although its cash income from Magnificent Estates is limited. The Company is seeking other local property investments in order to increase additional incomes. Because of the small existing income, the Board does not recommend the payment of a final dividend (2010: Nil).

BOOK CLOSURE

The register of members will be closed from Tuesday, 12th June, 2012 to Monday, 18th June, 2012, both dates inclusive, during which period no transfer of shares will be registered. In order to determine the identity of members who are entitled to attend and vote at the Annual General Meeting to be held on Monday, 18th June, 2012, all transfers of shares accompanied by the relevant share certificates must be lodged with the Company's Share Registrars, Tricor Tengis Limited, 26th Floor, Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong, not later than 4:30 p.m. on Monday, 11th June, 2012.

MANAGEMENT DISCUSSION AND ANALYSIS

During the year under review, the Group through its major subsidiaries, Magnificent Estates, continued with its operations of property investment, development and operation of hotels.

- For the year ended 31st December, 2011, the Group's income increased by 30% to HK\$417 million which was mostly derived from the operation of hotels and properties rental income.

The income from operation of hotels, Ramada Hotel Kowloon, Ramada Hong Kong Hotel, Best Western Hotel Taipa, Macau, Best Western Hotel, Causeway Bay and Magnificent International Hotel, Shanghai increased by 43% to HK\$307 million (2010: HK\$214 million) due to significant room rate improvement.

The properties rental income was derived from office buildings of Shun Ho Tower, 633 King's Road and shops from Ramada Hotel Kowloon, Ramada Hong Kong Hotel and Best Western Hotel Taipa, Macau increased by 5% to HK\$95 million (2010: HK\$90 million).

Other income amounted to HK\$16 million (2010: HK\$16 million) which was mostly property management fee income of HK\$15 million (2010: HK\$15 million).

- Overall service costs for the Group for the year was HK\$120 million (2010: HK\$99 million), of which HK\$118.9 million (2010: HK\$97.2 million) was for the hotel operations including food and beverage and costs of sales and HK\$1 million (2010: HK\$1 million) was mainly for leasing commission paid for investment properties. The leasing commissions paid for the leased premises represent total commissions payable for the three years of rental period.

Other expenses were property management expenses of HK\$14 million (2010: HK\$13 million). For the year under review, HK\$4 million was for pre-opening expenses of Best Western Hotel, Causeway Bay.

Administrative expenses for corporate office including directors' fees, salaries for executive staff and employees, rental, marketing and office expenses for the year was HK\$19 million (2010: HK\$19 million).

- At 31st December, 2011, the overall debt was HK\$1,172 million (2010: HK\$1,098 million). Gearing ratio was approximately 29% (2010: 30%) in terms of bank borrowings of HK\$1,111 million (2010: HK\$1,035 million) and HK\$61 million (2010: HK\$63 million) was advance from shareholders against funds employed of HK\$4,022 million (2010: HK\$3,605 million).

In December 2011, the outlook of the European debt crisis seem to threaten global banking orders and economies. In view of the Group's most substantial construction expenses for 2012, the management took the prudent step to increase cash reserve by drawing a short-term construction loan of HK\$82.5 million. As of the date of this report, the same amount has not been needed and remained in bank deposit. The unused amount for construction cost will be repaid once the construction of hotels is completed.

All the Group's bank loans are floating rate borrowings, which carry interests at HIBOR plus a margin of approximately 1% (2010: HIBOR plus a margin of approximately 1%) per annum. The bank loans are secured over certain of the Group's properties.

The Group's bank borrowings carry interest at floating rates and are mainly denominated in Hong Kong dollar. Accordingly, the exchange risk of the Group is minimal. During the year under review, there was about 10% increase in the Group's staffing level compared to 31st December 2010. Remuneration and benefit were set with reference to the market.

- The management will try the best endeavour to complete the construction of the three new hotels to substantially increase future earning base and value for the Group.

**Best Western Hotel Harbour View
Nos. 239-251 Queen's Road West
Hotel Development**

The building Occupation Permit was issued in February 2012 and is awaiting issuance of hotel operation permit for commencement of business. The 432-room hotel has been named Best Western Hotel Harbour View. The construction of the Western MTR Line will improve future value of this property significantly.

**Best Western Grand Hotel
Nos. 19-23 Austin Avenue, Tsimshatsui
Hotel Development**

The 397-room Best Western Grand Hotel development in the excellent shopping location in Tsimshatsui, superstructure construction is nearly completed. Operation commencement is expected in 2012.

**Nos. 338-346 Queen's Road West
Hotel Development**

A 214-room serviced apartments hotel development was approved to be built. Foundation construction is well under way. Approval has been obtained to increase the plot ratio from 12 to 13.2 with no premium payment required. The construction of the Western MTR Line will improve future value and business of this property significantly.

During the year, the Company and its subsidiaries increased their holding in shares in Magnificent Estates from 56.71% to 71.09%.

The Company has enjoyed a substantial growth through its investment in Magnificent Estates. However, the Company is also considering other local property investments, if successfully acquired will be financed by additional capital and bank lending.

In the coming year, it is envisaged that the hotel business would be improving due to recovery of world economy and more business travelling. The leisure travellers continue to increase due to global interests in Hong Kong and implementation of the CEPA and further relaxation of mainlanders to travel Hong Kong. The management of the hotels will endeavour to maintain high occupancy but will focus on obtaining higher room rates.

By Order of the Board

William CHENG Kai Man
Chairman

Hong Kong, 28th March, 2012

Directors' Profiles

Mr. William CHENG Kai Man, *Executive Director*

Aged 50. Appointed to the Board in 1990. He is also a director of Shun Ho Resources Holdings Limited ("Shun Ho Resources") which is the Company's holding company and Magnificent Estates Limited ("Magnificent") which is the Company's subsidiary. He has over twenty years' experience in construction, property investment and development and has over ten years' experience in hotel management. He graduated in the U.K. and holds a bachelor's degree in civil engineering and a master's degree in structural engineering. He is a director of Mercury Fast Limited ("Mercury") and Omnico Company Inc., both of which are substantial shareholders of the Company.

Mr. Albert HUI Wing Ho, *Executive Director*

Aged 49. Appointed to the Board in 1989. He is also a director of Shun Ho Resources and Magnificent. He has over twenty years' experience in construction, property investment and development and has over ten years' experience in hotel management. He graduated in the U.K. and holds a bachelor's degree in civil engineering.

Madam Mabel LUI FUNG Mei Yee, *Non-Executive Director*

Aged 60. Solicitor and Notary Public. Appointed to the Board in 1999. She is also a non-executive director of Shun Ho Resources and Magnificent. She is a partner of DLA Piper.

Mr. Vincent KWOK Chi Sun, *Independent Non-Executive Director*

Aged 49. ACA (Aust), CPA (Practising). Appointed to the Board in 1999. He is also an independent non-executive director of Shun Ho Resources and Magnificent. He is a partner of Vincent Kwok & Co..

Mr. CHAN Kim Fai, *Independent Non-Executive Director*

Aged 52. FCCA, CPA (Practising). Appointed to the Board in 2004. He is also an independent non-executive director of Shun Ho Resources and Magnificent. He holds a bachelor's degree in science from The Chinese University of Hong Kong. He has extensive experience in accounting, corporate finance and financial management. He is a partner of Ivan Chan & Co, CPA.

Mr. HUI Kin Hing, *Independent Non-Executive Director*

Aged 44. FCCA, CPA (Practising). Appointed to the Board in 2005. He is also an independent non-executive director of Shun Ho Resources and Magnificent. He holds a master's degree in business administration. He runs an accounting firm of Titus K. H. Hui. He has extensive experience in accounting, corporate finance and financial management.

Corporate Governance Report

The Company is committed to the establishment of good corporate governance practices and procedures. The corporate governance principles of the Company emphasise a quality board, sound internal control and transparency and accountability to all shareholders.

CODE ON CORPORATE GOVERNANCE PRACTICES

During the year, the Company has applied the principles and complied with all code provisions and to certain extent of the recommended best practices set out in the Code on Corporate Governance Practices (“Code on CG Practices”) contained in Appendix 14 of the Rules Governing the listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”) for the time being in force except the following:

Code Provision A.2.1

The Company does not have separate appointments for Chairman and Chief Executive Officer. Mr. William CHENG Kai Man holds both positions. The Board believes that vesting the roles of both Chairman and Chief Executive Officer in the same person enables the Company to have a stable and consistent leadership. It will also facilitate the planning and execution of the Company’s strategy and is hence, for the interests of the Company and its shareholders.

Code Provision A.4.1

Non-executive directors of the Company have not set term of office but retire from office on a rotational basis at least once every three years. According to the articles of association of the Company, every director shall be subject to retirement by rotation at least once every three years. The Company considers that sufficient measures have been taken to ensure that its corporate governance practices are no less exacting than those in the Code on CG Practices.

As Appendix 14 of the Listing Rules has been amended and most of such amendments will be effective on 1st April 2012, the Board of the Company has approved the adoption of the Corporate Governance Code as set out in Appendix 14 of the Listing Rules as our corporate governance code on 28th March, 2012.

Board Composition and Board Practices

The Board of Directors (“Board”) of the Company is collectively responsible for the oversight of the management of the business and affairs of the Group with the objective of enhancing shareholders value.

The Listing Rules require every listed issuer to have at least three independent non-executive directors, at least one of whom must have appropriate professional qualifications, or accounting or related financial management expertise. As at 31st December, 2011, the Board of the Company comprises a total of six Directors, with two Executive Directors, one Non-executive Director and three Independent Non-executive Directors. All the Independent Non-Executive Directors have appropriate professional qualifications, or accounting or related financial management expertise.

None of the Directors has or maintained any financial, business, family or other material/relevant relationship with any of the other Directors.

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

All Directors (including Non-executive Directors) are subject to retirement by rotation once every three years in accordance with the Company’s Articles of Association and the Code on CG Practices. Review will be made regularly of the Board composition to ensure that it has a balance of expertise, skills and experience appropriate for the requirements of the business of the Company. The Directors’ biographical information is set out on page 7.

The positions of the Chairman of the Board (“Chairman”) and the Chief Executive Officer are not held by separate individuals pursuant to the reasons given above.

The Board is responsible for establishing the strategic direction of the Group; setting objectives and business development plans; monitoring the performance of the senior management and assuming responsibility for corporate governance.

The management, under the leadership of the Chief Executive Officer, is responsible for implementing the strategies and plans established by the Board; and submitting reports on the Company’s operations to the Board on a regular basis to ensure effective discharge of the Board’s responsibilities.

Corporate Governance Report (Continued)

All Directors have made full and active contribution to the affairs of the Board and the Board always acts in the best interests of the Group.

The Board meets regularly and held four meetings in 2011 and the attendance of each director is set out below:

	Number of board meetings attended in 2011	Attendance rate
Executive Directors		
William Cheng Kai Man (Chairman)	4/4	100%
Albert Hui Wing Ho	4/4	100%
Non-executive Director		
Mabel Lui Fung Mei Yee	2/4	50%
Independent Non-executive Directors		
Vincent Kwok Chi Sun	2/4	50%
Chan Kim Fai	2/4	50%
Hui Kin Hing	2/4	50%

According to the Articles of Association of the Company, the Board has the power to appoint any person as a Director either to fill a casual vacancy or as an addition to the Board. The Board will consider and assess the qualification, ability and potential contribution of candidates for directorships on the Board.

Regular Board meetings of the year are scheduled in advance to give all Directors an opportunity to attend. The Directors can attend meetings in persons or through other means of electronic communication in accordance with the Company's Articles of Association.

Board papers are circulated not less than three days before the Board meetings to enable the Directors to make informed decisions on matters to be raised at the Board meetings. The Company Secretary or his assistant and the Qualified Accountant shall attend all regular Board meetings to advise on corporate governance, statutory compliance, accounting and financial matters when necessary. Directors shall have full access to information on the Group and are able to obtain independent professional advice whenever deemed necessary by the Directors. The Company Secretary or his assistant shall prepare minutes and keep records of matters discussed and decisions resolved at all Board meetings.

Each newly appointed Director is provided with a package of orientation materials setting out the duties and responsibilities of Directors under the Listing Rules, related ordinances and relevant regulatory requirements of Hong Kong. Orientation meeting with newly appointed Director will be held for briefing on business and operations of the Company. Updates are provided to Directors when necessary to ensure that Directors are aware of the latest changes in the commercial and regulatory environment in which the Group conducts its businesses.

On 28th March, 2012, the Board resolved to establish a Nomination Committee. The committee members comprise Mr. William Cheng Kai Man, Mr. Chan Kim Fai and Mr. Hui King Hing. The terms of reference of the Nomination Committee are available on the websites of the Company and the Stock Exchange.

MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers ("Model Code") set out in Appendix 10 to the Listing Rules as its own code of conduct regarding Directors' securities transactions. Specific enquiry has been made with all Directors and the Directors have complied with the required standard set out in the Model Code for the year ended 31st December, 2011.

DIRECTORS' RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The Directors acknowledge their responsibility for preparing the financial statements of the Group.

With the assistance of the Accounts Department which is under the supervision of the Qualified Accountant of the Company, the Directors ensure the preparation of the financial statements of the Group are in accordance with statutory requirements and applicable accounting standards. The Directors also ensure the publication of the financial statements of the Group is in a timely manner.

The statement of the Auditor of the Company about their reporting responsibilities on the financial statements of the Group is set out in the Independent Auditor's Report on page 16.

AUDITOR'S REMUNERATION

For the year ended 31st December, 2011, the Auditor of the Company received approximately HK\$2.1 million for audit service and HK\$0.1 million for tax and consultancy services.

AUDIT COMMITTEE

The Listing Rules require every listed issuer to establish an audit committee comprising at least three members who must be non-executive directors only, and the majority thereof must be independent non-executive directors, at least one of whom must have appropriate professional qualifications, or accounting or related financial management expertise. The Company established an audit committee ("Audit Committee") in 1995 with reference to "A Guide for the Formation of an Audit Committee" issued by the Hong Kong Institute of Certified Public Accountants (formerly known as Hong Kong Society of Accountants). In accordance with the requirements of the Code on CG Practices, the terms of reference of the Audit Committee were revised on 20th April, 2005 and 14th April, 2009 in terms substantially the same as the provisions set out in the Code on CG Practices. Pursuant to the amendments to Appendix 14 of the Listing Rules, the terms of reference of the Audit Committee were further revised on 28th March, 2012 and are available on the websites of the Company and the Stock Exchange.

The principal duties of the Audit Committee include the review of the Group's financial controls and internal control and risk management, review of the Group's financial information (half-yearly and annual results) and review of the relationship with the Auditor of the Company. Regular meetings have been held by the Audit Committee since its establishment. The Audit Committee held two meetings in 2011, the attendance of each member is set out below:

	Number of Audit Committee meetings attended in 2011	Attendance rate
Vincent Kwok Chi Sun	2/2	100%
Chan Kim Fai	2/2	100%
Hui Kin Hing	2/2	100%

The scope of work done by the Audit Committee during the year under review includes the following:

- reviewed and recommended the Board to approve the audit fee proposal for year 2011;
- reviewed the interim report and the interim results announcement for the six months ended 30th June, 2011;

- reviewed the audit plan for year 2011 to assess the general scope of audit work; and
- reviewed the audited accounts and final results announcement for year 2010.

The existing Audit Committee of the Company comprises three Independent Non-executive Directors, namely, Mr. Vincent Kwok Chi Sun (Chairman of the Audit Committee), Mr. Chan Kim Fai and Mr. Hui Kin Hing.

The Group's annual report for the year ended 31st December, 2011 has been reviewed by the Audit Committee.

INTERNAL CONTROL

The Board has overall responsibilities for maintaining sound and effective internal control system of the Group. The Group's system of internal control includes a defined management structure with limits of authority, is designed to safeguard assets against unauthorised use or disposition, ensure the maintenance of proper accounting records for the provision of reliable financial information for internal use or for publication, and ensure compliance with relevant legislation and regulations. The system is designed to provide reasonable, but not absolute, assurance against material misstatement or loss and to manage rather than eliminate risks of failure in operational systems and achievement of the Group's objectives.

Proper controls are in place for the recording of complete, accurate and timely accounting and management information. Regular reviews and audits are carried out to ensure that the preparation of financial statements is carried out in accordance with generally accepted accounting principles, the Group's accounting policies and applicable laws and regulations.

Internal Audit adopts a risk and control based audit approach. The annual work plan is directed to monitor compliance with internal control procedures focusing on those areas of the Group's activities with the greatest perceived risk.

The Board has conducted a review of the effectiveness of the system of internal control of the Group and considered the adequacy of resources, qualifications and experience of staff of the Company's accounting and financial reporting functions and their training programmes and budget on an annual basis. The Board is of the view that the system of internal control in place for the year under review and up to the date of issuance of the annual report and financial statements is sound and is sufficient to safeguard the interests of shareholders, customers and employees, and the Group's assets.

REMUNERATION COMMITTEE

According to the Code on CG Practices, the Company established its remuneration committee ("Remuneration Committee") on 20th April, 2005. The existing Remuneration Committee comprises the Chairman of the Company Mr. William Cheng Kai Man (Chairman of the Remuneration Committee) and two Independent Non-executive Directors, namely, Mr. Vincent Kwok Chi Sun and Mr. Chan Kim Fai. No meeting was held by the Remuneration Committee in 2011.

The principal responsibilities of the Remuneration Committee include making recommendations to the Board on the Company's policy and structure for all remuneration of Directors and senior management and reviewing the specific remuneration packages of all executive Directors and senior management by reference to corporate goals and objectives resolved by the Board from time to time.

The Remuneration Committee shall consult the Chairman and/or the Chief Executive Officer of the Company about their proposals relating to remuneration of executive directors and have access to professional advice if considered necessary.

Pursuant to the amendments to the Listing Rules, Mr. Vincent Kwok was appointed as the Chairman of the Remuneration Committee in place of Mr. William Cheng Kai Man with effect from 28th March, 2012. The terms of reference of the Remuneration Committee were revised on 28th March, 2012 and are available on the websites of the Company and the Stock Exchange.

INVESTOR RELATIONS AND COMMUNICATION WITH SHAREHOLDERS

The Company establishes different communication channels with shareholders and investors: (i) printed copies of corporate communication, (ii) the annual general meeting provides a forum for shareholders to raise comments and exchange views with the Board, (iii) briefing meetings with analysts from investment sectors are set up from time to time on updated performance information of the Group, and (iv) the Company's Registrars serve the shareholders respecting all share registration matters.

Report of the Directors

The Board present their annual report and the audited consolidated financial statements for the year ended 31st December, 2011.

PRINCIPAL ACTIVITIES

The Company is an investment holding company. The activities of the Company's principal subsidiaries are set out in note 32 to the consolidated financial statements.

RESULTS AND APPROPRIATIONS

The results of the Group for the year ended 31st December, 2011 are set out in the consolidated statement of comprehensive income on page 17.

DIVIDEND

The Board does not recommend the payment of a final dividend in respect of the year ended 31st December, 2011 (2010: Nil).

SHARE CAPITAL

Details of the share capital of the Company are set out in note 24 to the consolidated financial statements. There were no movements in the share capital of the Company during the year.

RESERVES

Movements during the year in the reserves of the Group are set out on page 21 and the Company are set out in note 25 to the consolidated financial statements.

The Company's reserves available for distribution to shareholders at 31st December, 2011 comprised its retained profits of HK\$612,523,000 (2010: HK\$579,976,000).

PROPERTY, PLANT AND EQUIPMENT

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

INVESTMENT PROPERTIES

All the investment properties of the Group were revalued at 31st December, 2011. The revaluation gave rise to an increase of approximately HK\$298 million has been credited to the consolidated statement of comprehensive income.

Details of these and other movements during the year in the investment properties of the Group are shown in note 16 to the consolidated financial statements.

PROPERTIES UNDER DEVELOPMENT

During the year, development expenditure of approximately HK\$245 million was incurred on properties under development.

Details of these and other movements during the year in the properties under development of the Group are set out in note 17 to the consolidated financial statements.

BORROWINGS

An analysis of the repayment schedule of bank loans is set out in note 23 to the consolidated financial statements.

PURCHASE, SALE OR REDEMPTION OF COMPANY'S LISTED SECURITIES

During the year, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities.

Report of the Directors (Continued)

DIRECTORS

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

Executive directors

Mr. William Cheng Kai Man
Mr. Albert Hui Wing Ho

Non-executive directors

Ms. Mabel Lui Fung Mei Yee
Mr. Vincent Kwok Chi Sun*
Mr. Chan Kim Fai*
Mr. Hui Kin Hing*

* independent non-executive directors

In accordance with the provisions of the Company's Articles of Association, Madam Mabel LUI FUNG Mei Yee and Mr. Vincent KWOK Chi Sun shall retire at the forthcoming annual general meeting and, being eligible, offer themselves for re-election.

The term of office for each of the non-executive directors is the period up to his or her retirement by rotation in accordance with the Company's Articles of Association.

No director proposed for re-election at the forthcoming annual general meeting has a service contract which is not terminable by the Group within one year without payment of compensation (other than statutory compensation).

The Company has received annual confirmations from each of the independent non-executive directors as regards their independence from the Company and considers that each of the independent non-executive directors is independent to the Company.

DIRECTORS' INTERESTS IN LISTED SECURITIES

As at 31st December, 2011, the interests or 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 Securities and Futures Ordinance ("SFO")) which were required (a) to be entered in the register required to be kept by the Company under section 352 of the SFO; or (b) to be notified to the Company and The Stock Exchange of Hong Kong Limited (the "Stock Exchange") pursuant to the Model Code for Securities Transactions by Directors of Listed Companies, were as follows:

The Company

Name of director	Capacity	Nature of interests	Number of shares held	Approximate % of shareholding
William Cheng Kai Man	Interest of controlled corporations	Corporate	350,742,682 (Note)	65.31

Note:

Omnico Company Inc., Trillion Resources Limited and Mercury Fast Limited beneficially owned 282,419,937 shares of the Company (the "Shares"), 183,235 Shares and 68,139,510 Shares respectively, representing approximately 52.58%, 0.03% and 12.69% respectively of the issued share capital of the Company. Mr. William Cheng Kai Man had controlling interests in these companies.

Associated corporations

Name of director	Name of associated corporation	Capacity	Nature of interests	Number of shares/ underlying shares held	Approximate % of shareholding
William Cheng Kai Man	Magnificent Estates Limited ("Magnificent") (Note 1)	Interest of controlled corporations	Corporate	6,360,663,987	71.09
William Cheng Kai Man	Shun Ho Resources Holdings Limited ("Shun Ho Resources") (Note 2)	Interest of controlled corporations	Corporate	216,608,825	71.20
William Cheng Kai Man	Trillion Resources Limited ("Trillion Resources") (Note 3)	Beneficial owner	Personal	1	100

Notes:

1. Magnificent, the Company's subsidiary, is a public limited company incorporated in Hong Kong, the shares of which are listed on the Stock Exchange.
2. Shun Ho Resources, the Company's holding company, is a public limited company incorporated in Hong Kong, the shares of which are listed on the Stock Exchange.
3. Trillion Resources, the Company's ultimate holding company, is a company incorporated in the British Virgin Islands.

Report of the Directors (Continued)

Share Options

The Company and any of its associated corporations do not have any share option scheme during the year.

Save as disclosed above and save for shares in subsidiaries held by a director in trust for their immediate holding companies, as at 31st December, 2011, none of the directors or chief executive of the Company had any interests or short positions in the shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which were required (a) to be entered in the register required to be kept by the Company under section 352 of the SFO; or (b) to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Companies and none of the directors or their associates or their spouse or children under the age of 18, had any right to subscribe for the securities of the Company or associated corporations, or had exercised any such right during the year.

ARRANGEMENTS TO PURCHASE SHARES OR DEBENTURES

Other than as disclosed above, at no time during the year was the Company or any of its holding companies, fellow subsidiaries or subsidiaries a party to any arrangements to enable the directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

DIRECTORS' INTERESTS IN CONTRACTS OF SIGNIFICANCE AND RELATED PARTY TRANSACTIONS

During the year, the Group had transactions with certain related parties, details of which are set out in notes 9 and 31 to the consolidated financial statements.

In addition, the Company and its subsidiaries had the following transactions with Magnificent group of companies:

- (i) A property owned by a subsidiary of the Company was let to Magnificent. The net rental received from Magnificent for the year, which was mutually agreed, amounted to HK\$1,200,000.

- (ii) During the year, the Company made unsecured advances to Magnificent and its subsidiary which carry interest chargeable at HIBOR plus 1% per annum and are repayable on demand. At 31st December, 2011, such advances amounted to HK\$104,245,000 remained outstanding. Interest receivable by the Company on such advances amounted to a total of HK\$1,034,000 in respect of the year.

- (iii) During the year, expenses amounted to HK\$1,922,000 were payable by the Company to Magnificent for administrative services provided by Magnificent on a cost reimbursement basis.

Save as disclosed herein:

- (i) no contracts of significance subsisted at any time during the year to which the Company or any of its holding companies, fellow subsidiaries or subsidiaries was a party and in which a director of the Company had a material interest, whether directly or indirectly; and
- (ii) there were no other transactions which need to be disclosed as connected transactions in accordance with the requirements of the Rules Governing the Listing of Securities on the Stock Exchange.

Amongst the directors who held office during the year, Mr. William Cheng Kai Man was indirectly interested in the share capital of Shun Ho Resources, Magnificent and the Company.

In the opinion of the directors not having an interest in those transactions, those transactions were carried out in the ordinary course of the Group's business on normal commercial terms.

MANAGEMENT CONTRACTS

No contracts of significance concerning the management and administration of the whole or any substantial part of the business of the Company or any of its subsidiaries were entered into during the year or subsisted at the end of the year.

Report of the Directors (Continued)

MAJOR CUSTOMERS AND SUPPLIERS

The aggregate amount of purchases and sales attributable to the five largest suppliers and customers of the Group accounted for less than 10% in aggregate of the Group's total purchases and sales respectively.

None of the Directors, their associates or any shareholders (which to the knowledge of the directors owns more than 5% of the Company's share capital) has any interest in any of the Group's five largest customers or suppliers.

SUBSTANTIAL SHAREHOLDERS

As at 31st December, 2011, the following persons (not being directors or chief executive of the Company) had interests in the shares of the Company as recorded in the register required to be kept by the Company under section 336 of the SFO:

Name of shareholder	Capacity	Number of shares	Approximate % of shareholding
Mercury Fast Limited ("Mercury")	Beneficial owner	68,139,510	12.69
Magnificent (Note 1)	Interest of controlled corporation	68,139,510	12.69
Omnico Company Inc. ("Omnico") (Note 2)	Beneficial owner and interest of controlled corporation	350,559,447	65.27
Shun Ho Resources (Note 3)	Interest of controlled corporation	350,742,682	65.31
Trillion Resources (Note 3)	Interest of controlled corporations	350,742,682	65.31
Liza Lee Pui Ling (Note 4)	Interest of spouse	350,742,682	65.31

Notes:

1. Mercury was a wholly-owned subsidiary of Magnificent.
2. Omnico beneficially owned 282,419,937 shares of the Company (the "Shares") and was taken to be interested in 68,139,510 Shares held by Mercury which was owned as to 100% by Magnificent, which was in turn owned as to 71.09% by the Group, the Company was in turn directly and indirectly owned as to 65.27% by Omnico and 65.31% by Shun Ho Resources.
3. Omnico was wholly-owned by Shun Ho Resources, which was in turn directly and indirectly owned as to 71.20% by Trillion Resources, which was in turn wholly-owned by Mr. William Cheng Kai Man. So, Shun Ho Resources and Trillion Resources were taken to be interested in 350,742,682 Shares by virtue of their direct and indirect interests in Omnico and another subsidiary of Shun Ho Resources.
4. Madam Liza Lee Pui Ling was deemed to be interested in 350,742,682 Shares by virtue of the interest in such Shares of her spouse, Mr. William Cheng Kai Man, a director of the Company.

Save as disclosed above, there was no person, other than a director or chief executive of the Company, who has an interest or short position in the Shares and underlying Shares as recorded in the register required to be kept by the Company under Section 336 of the SFO.

PUBLIC FLOAT

Based on the information that is publicly available to the Company and with the knowledge of the directors, as at the date of this report, there is sufficient public float of not less than 25% of the Company's issued shares as required under the Listing Rules.

AUDITOR

A resolution to re-appoint Deloitte Touche Tohmatsu as auditor of the Company will be proposed at the forthcoming Annual General Meeting.

On behalf of the Board

William CHENG Kai Man
Chairman

Hong Kong, 28th March, 2012



**TO THE MEMBERS OF
SHUN HO TECHNOLOGY HOLDINGS LIMITED**

(incorporated in Hong Kong with limited liability)

We have audited the consolidated financial statements of Shun Ho Technology Holdings Limited (the “Company”) and its subsidiaries (collectively referred to as the “Group”) set out on pages 17 to 71, which comprise the consolidated and company statements of financial position as at 31st December, 2011, and the consolidated statement of comprehensive income, consolidated statement of changes in equity and 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 Hong Kong Companies Ordinance and for such internal control as the directors determine is necessary to enable the preparation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on these consolidated financial statements based on our audit and to report our opinion solely to you, as a body, in accordance with section 141 of the Hong Kong Companies Ordinance, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. We conducted our audit in accordance with Hong Kong Standards on Auditing issued by the Hong Kong Institute of Certified Public Accountants. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

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

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

OPINION

In our opinion, the consolidated financial statements give a true and fair view of the state of affairs of the Group and of the Company as at 31st December, 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 Hong Kong Companies Ordinance.

Deloitte Touche Tohmatsu
Certified Public Accountants

Hong Kong
28th March, 2012

Consolidated Statement of Comprehensive Income

For the year ended 31st December, 2011

	Notes	2011 HK\$'000	2010 HK\$'000
Revenue	5	401,648	304,595
Cost of sales		(3,073)	(3,575)
Other service costs		(116,707)	(95,490)
Depreciation of property, plant and equipment and release of prepaid lease payments for land		(28,703)	(23,214)
Gross profit		253,165	182,316
Increase in fair value of investment properties	16	298,030	341,060
Other income	7	15,714	16,011
Fair value changes of investments held for trading		(3)	(1)
Loss on disposal of a subsidiary	8	–	(19)
Administrative expenses			
– Depreciation		(5,578)	(4,880)
– Others		(18,628)	(19,353)
Other expenses	7	(24,206)	(24,233)
Finance costs	9	(17,909)	(12,971)
		(6,469)	(5,025)
Profit before taxation	10	518,322	497,138
Income tax expense	12	(85,694)	(83,451)
Profit for the year		432,628	413,687
Other comprehensive (expense) income			
Exchange differences arising on translation of foreign operations		3,733	3,892
Fair value (loss) gain on available-for-sale investments		(11,268)	21,285
Other comprehensive (expense) income for the year		(7,535)	25,177
Total comprehensive income for the year		425,093	438,864
Profit for the year attributable to:			
Owners of the Company		298,077	234,390
Non-controlling interests		134,551	179,297
		432,628	413,687
Total comprehensive income for the year attributable to:			
Owners of the Company		292,260	248,666
Non-controlling interests		132,833	190,198
		425,093	438,864
Earnings per share	13	HK cents	HK cents
Basic		63.6	50.0
Diluted		63.6	50.0

Consolidated Statement of Financial Position

At 31st December, 2011

	<i>Notes</i>	2011 <i>HK\$'000</i>	2010 <i>HK\$'000</i>
NON-CURRENT ASSETS			
Property, plant and equipment	14	1,326,041	929,539
Prepaid lease payments for land	15	61,049	60,767
Investment properties	16	2,626,880	2,328,850
Properties under development	17	1,517,390	1,680,680
Available-for-sale investments	19	63,383	74,651
Deposit for acquisition of property, plant and equipment		–	2,591
		<u>5,594,743</u>	<u>5,077,078</u>
CURRENT ASSETS			
Inventories		660	520
Properties held for sale		21,650	21,650
Investments held for trading	19	–	6
Prepaid lease payments for land	15	1,502	1,502
Trade and other receivables	20	19,940	12,910
Other deposits and prepayments		7,163	4,260
Pledged bank deposits	21	110	110
Bank balances and cash	21	100,683	41,909
		<u>151,708</u>	<u>82,867</u>
CURRENT LIABILITIES			
Trade and other payables and accruals	22	63,820	29,495
Rental and other deposits received		6,786	16,711
Advance from a shareholder	31(a)	605	1,675
Advance from ultimate holding company	31(c)	59,960	61,211
Tax liabilities		14,645	12,468
Bank loans	23	1,110,957	1,034,792
		<u>1,256,773</u>	<u>1,156,352</u>
NET CURRENT LIABILITIES		<u>(1,105,065)</u>	<u>(1,073,485)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u><u>4,489,678</u></u>	<u><u>4,003,593</u></u>

Consolidated Statement of Financial Position (Continued)

At 31st December, 2011

	<i>Notes</i>	2011 HK\$'000	2010 HK\$'000
CAPITAL AND RESERVES			
Share capital	24	268,538	268,538
Share premium and reserves		2,633,482	2,023,618
Equity attributable to owners of the Company		2,902,020	2,292,156
Non-controlling interests		1,119,832	1,312,362
		4,021,852	3,604,518
NON-CURRENT LIABILITIES			
Rental deposits received		26,993	18,888
Deferred tax liabilities	26	440,833	380,187
		467,826	399,075
		4,489,678	4,003,593

The consolidated financial statements on pages 17 to 71 were approved and authorised for issue by the Board of Directors on 28th March, 2012 and are signed on its behalf by:

Albert HUI Wing Ho
Director

William CHENG Kai Man
Director

Statement of Financial Position

At 31st December, 2011

	<i>Notes</i>	2011 <i>HK\$'000</i>	2010 <i>HK\$'000</i>
NON-CURRENT ASSETS			
Investments in subsidiaries	18	380,664	373,356
Amounts due from subsidiaries	18	519,606	519,116
		900,270	892,472
CURRENT ASSETS			
Prepayments		189	192
Amounts due from subsidiaries	18	104,245	79,354
Tax recoverable		661	1,770
Bank balances and cash	21	103	287
		105,198	81,603
CURRENT LIABILITIES			
Other payables		851	935
Advance from a shareholder	31(a)	605	1,675
		1,456	2,610
NET CURRENT ASSETS			
		103,742	78,993
TOTAL ASSETS LESS CURRENT LIABILITIES			
		1,004,012	971,465
CAPITAL AND RESERVES			
Share capital	24	268,538	268,538
Share premium and reserves	25	735,474	702,927
		1,004,012	971,465

Albert HUI Wing Ho
Director

William CHENG Kai Man
Director

Consolidated Statement of Changes in Equity

For the year ended 31st December, 2011

	Attributable to owners of the Company										Non-controlling	
	Share capital	Share premium	Capital reserve	Property revaluation reserve	Securities revaluation reserve	General reserve	Translation reserve	Retained profits	Own shares held by a subsidiary	Other reserve	Total	interests
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
			(Note (a))	(Note (b))					(Note (c))	(Note (d))		
At 1st January, 2010	268,538	118,770	4,181	50,186	6,299	263	6,955	1,454,944	(12,271)	145,625	2,043,490	1,124,746
Profit for the year	-	-	-	-	-	-	-	234,390	-	-	234,390	179,297
Exchange differences arising on translation of foreign operations	-	-	-	-	-	-	2,207	-	-	-	2,207	1,685
Fair value gain on available-for-sale investments	-	-	-	-	12,069	-	-	-	-	-	12,069	9,216
Total comprehensive income for the year	-	-	-	-	12,069	-	2,207	234,390	-	-	248,666	190,198
Dividend paid to non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	(2,582)
At 31st December, 2010	268,538	118,770	4,181	50,186	18,368	263	9,162	1,689,334	(12,271)	145,625	2,292,156	1,312,362
Profit for the year	-	-	-	-	-	-	-	298,077	-	-	298,077	134,551
Exchange differences arising on translation of foreign operations	-	-	-	-	-	-	2,734	-	-	-	2,734	999
Fair value loss on available-for-sale investments	-	-	-	-	(8,551)	-	-	-	-	-	(8,551)	(2,717)
Total comprehensive (expense) income for the year	-	-	-	-	(8,551)	-	2,734	298,077	-	-	292,260	132,833
Dividend paid to non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	(7,759)
Acquisition of additional interest in a subsidiary	-	-	-	-	-	-	-	-	-	317,604	317,604	(317,604)
At 31st December, 2011	268,538	118,770	4,181	50,186	9,817	263	11,896	1,987,411	(12,271)	463,229	2,902,020	1,119,832

Notes:

- The capital reserve was created by capital reduction of the Company on 28th June, 1988.
- The property revaluation reserve is frozen upon the transfer of properties from property, plant and equipment to investment properties and will be transferred to retained profits when the relevant property is disposed of.
- The own shares held by a subsidiary represents the carrying amount of shares in the Company held by an entity at the time the entity became a subsidiary of the Company.
- The other reserve was resulted from the acquisition of additional interest in a subsidiary and represented the difference between the acquisition cost and the attributable additional interest in the carrying amounts of assets and liabilities of the subsidiary.

Consolidated Statement of Cash Flows

For the year ended 31st December, 2011

	2011 HK\$'000	2010 HK\$'000
OPERATING ACTIVITIES		
Profit before taxation	518,322	497,138
Adjustments for:		
Interest income from bank deposits	(181)	(12)
Finance costs	6,469	5,025
Fair value changes of investments held for trading	3	1
Loss on disposal of a subsidiary	–	19
Increase in fair value of investment properties	(298,030)	(341,060)
Gain on disposal of property, plant and equipment	–	(3)
Depreciation of property, plant and equipment	32,779	26,592
Release of prepaid lease payments for land	1,502	1,502
Operating cash flows before movements in working capital	260,864	189,202
(Increase) decrease in inventories	(140)	127
Increase in trade and other receivables	(7,030)	(1,619)
(Increase) decrease in other deposits and prepayments	(2,903)	310
Increase in trade and other payables and accruals	5,348	4,828
(Decrease) increase in rental and other deposits received	(1,820)	4,788
Decrease in investments held for trading	3	–
Cash generated from operations	254,322	197,636
Hong Kong Profits Tax paid	(19,081)	(17,836)
Income tax elsewhere paid	(3,790)	(2,102)
Interest from bank deposits received	181	12
NET CASH FROM OPERATING ACTIVITIES	231,632	177,710
INVESTING ACTIVITIES		
Expenditure on properties under development	(207,954)	(127,582)
Acquisition of property, plant and equipment	(16,145)	(22,841)
Deposit for acquisition of property, plant and equipment	–	(2,591)
Net proceeds from disposal of a subsidiary	–	4,500
Proceeds from disposal of property, plant and equipment	–	1,695
NET CASH USED IN INVESTING ACTIVITIES	(224,099)	(146,819)

Consolidated Statement of Cash Flows (Continued)

For the year ended 31st December, 2011

	2011 HK\$'000	2010 HK\$'000
FINANCING ACTIVITIES		
Interest paid	(14,412)	(12,146)
Repayments of bank loans	(276,335)	(8,805)
Dividend paid to non-controlling interests	(7,759)	(2,582)
Repayment of advance from a shareholder	(1,070)	(1,072)
Repayment to ultimate holding company	(1,251)	(426)
Bank loans raised	352,500	—
NET CASH FROM (USED IN) FINANCING ACTIVITIES	51,673	(25,031)
NET INCREASE IN CASH AND CASH EQUIVALENTS	59,206	5,860
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	41,909	36,731
Effects of foreign exchange rate changes	(432)	(682)
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR, represented by bank balances and cash	100,683	41,909

Notes to the Consolidated Financial Statements

For the year ended 31st December, 2011

1. GENERAL

The Company is a public limited company incorporated in Hong Kong and its shares are listed on The Stock Exchange of Hong Kong Limited (the “Hong Kong Stock Exchange”).

The Company’s immediate holding company is Omnico Company Inc., a wholly-owned subsidiary of Shun Ho Resources Holdings Limited (“Shun Ho Resources”) which is a public limited company incorporated in Hong Kong whose shares are listed on the Hong Kong Stock Exchange. The directors consider the Company’s ultimate holding company to be Trillion Resources Limited, an international business company incorporated in the British Virgin Islands (the “BVI”).

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

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

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

2. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”)

In the current year, the Group has applied the following new and revised standard, amendments and interpretation (“new and revised HKFRSs”) issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”):

Amendments to HKFRSs	Improvements to HKFRSs issued in 2010
HKAS 24 (as revised in 2009)	Related Party Disclosures
Amendments to HKAS 32	Classification of Rights Issues
Amendments to HK(IFRIC) – Int 14	Prepayments of a Minimum Funding Requirement
HK(IFRIC) – Int 19	Extinguishing Financial Liabilities with Equity Instruments

The application of the new and revised HKFRSs in the current year has had no material impact on the Group’s and the Company’s financial performance and positions for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

2. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (Continued)

The Group has not early applied the following new and revised HKFRSs that have been issued but are not yet effective:

Amendments to HKFRS 7	Disclosures – Transfers of Financial Assets ¹
Amendments to HKFRS 7	Disclosures – Offsetting Financial Assets and Financial Liabilities ²
Amendments to HKFRS 9 and HKFRS 7	Mandatory Effective Date of HKFRS 9 and Transition Disclosures ³
HKFRS 9	Financial Instruments ³
HKFRS 10	Consolidated Financial Statements ²
HKFRS 11	Joint Arrangements ²
HKFRS 12	Disclosure of Interests in Other Entities ²
HKFRS 13	Fair Value Measurement ²
Amendments to HKAS 1	Presentation of Items of Other Comprehensive Income ⁵
Amendments to HKAS 12	Deferred Tax – Recovery of Underlying Assets ⁴
HKAS 19 (as revised in 2011)	Employee Benefits ²
HKAS 27 (as revised in 2011)	Separate Financial Statements ²
HKAS 28 (as revised in 2011)	Investments in Associates and Joint Ventures ²
Amendments to HKAS 32	Offsetting Financial Assets and Financial Liabilities ⁶
HK(IFRIC) – Int 20	Stripping Costs in the Production Phase of a Surface Mine ²

¹ Effective for annual periods beginning on or after 1st July, 2011.

² Effective for annual periods beginning on or after 1st January, 2013.

³ Effective for annual periods beginning on or after 1st January, 2015.

⁴ Effective for annual periods beginning on or after 1st January, 2012.

⁵ Effective for annual periods beginning on or after 1st July, 2012.

⁶ Effective for annual periods beginning on or after 1st January, 2014.

HKFRS 9 “Financial Instruments”

HKFRS 9 issued in 2009 introduces new requirements for the classification and measurement of financial assets. HKFRS 9 amended in 2010 includes the requirements for the classification and measurement of financial liabilities and for derecognition.

Key requirements of HKFRS 9 are described as follows:

- HKFRS 9 requires all recognised financial assets that are within the scope of HKAS 39 “Financial Instruments: Recognition and Measurement” to be subsequently measured at amortised cost or fair value. Specifically, debt investments that are held within a business model whose objective is to collect the contractual cash flows, and that have contractual cash flows that are solely payments of principal and interest on the principal outstanding are generally measured at amortised cost at the end of subsequent accounting periods. All other debt investments and equity investments are measured at their fair values at the end of subsequent reporting periods. In addition, under HKFRS 9, entities may make an irrevocable election to present subsequent changes in the fair value of an equity investment (that is not held for trading) in other comprehensive income, with only dividend income generally recognised in profit or loss.

The directors anticipate that the adoption of HKFRS 9 in the future may have impact on amounts reported in respect of the Group’s financial assets including available-for-sale investments. However, it is not practicable to provide a reasonable estimate of that effect until a detailed review has been completed.

2. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (Continued)

HKFRS 13 “Fair Value Measurement”

HKFRS 13 establishes a single source of guidance for fair value measurements and disclosures about fair value measurements. The standard defines fair value, establishes a framework for measuring fair value, and requires disclosures about fair value measurements. The scope of HKFRS 13 is broad and it applies to both financial instrument items and non-financial instrument items for which other HKFRSs require or permit fair value measurements and disclosures about fair value measurements, except in specified circumstances. In general, the disclosure requirements in HKFRS 13 are more extensive than those in the current standards. For example, quantitative and qualitative disclosures based on the three-level fair value hierarchy currently required for financial instruments only under HKFRS 7 “Financial Instruments: Disclosures” will be extended by HKFRS 13 to cover all assets and liabilities within its scope.

HKFRS 13 is effective for annual period beginning on or after 1st January, 2013, with earlier application permitted.

The directors anticipate that HKFRS 13 will be adopted in the Group’s consolidated financial statements for the annual period beginning 1st January, 2013 and that the application of the new standard is not expected to have material impact on the amounts reported in the consolidated financial statements but would result in more extensive disclosures in the consolidated financial statements.

Amendments to HKAS 1 “Presentation of Items of Other Comprehensive Income”

The amendments to HKAS 1 retain the option to present profit or loss and other comprehensive income in either a single statement or in two separate but consecutive statements. However, the amendments to HKAS 1 require additional disclosures to be made in the other comprehensive income section such that items of other comprehensive income are grouped into two categories: (a) items that will not be reclassified subsequently to profit or loss; and (b) items that may be reclassified subsequently to profit or loss when specific conditions are met. Income tax on items of other comprehensive income is required to be allocated on the same basis.

The amendments to HKAS 1 are effective for the Group for annual period beginning 1st January, 2013. The presentation of items of other comprehensive income will be modified accordingly when the amendments are applied in the future accounting periods.

Amendments to HKAS 12 “Deferred Tax – Recovery of Underlying Assets”

The amendments to HKAS 12 provide an exception to the general principles in HKAS 12 that the measurement of deferred tax assets and deferred tax liabilities should reflect the tax consequences that would follow from the manner in which the entity expects to recover the carrying amount of an asset. Specifically, under the amendments, investment properties that are measured using the fair value model in accordance with HKAS 40 “Investment Property” are presumed to be recovered through sale for the purposes of measuring deferred taxes, unless the presumption is rebutted in certain circumstances.

The amendments to HKAS 12 are effective for annual period beginning on or after 1st January, 2012. If the presumption is not rebutted, the directors anticipate that the application of the amendments to HKAS 12 in future accounting periods may result in adjustments to the amounts of deferred tax liabilities recognised in prior years regarding the Group’s investment properties of which deferred tax liabilities are measured based on the tax consequences that would follow from the manner in which the Group expects to recover the carrying amounts. The Group is in the process of quantifying the potential financial impact on deferred tax recognised for investment properties that are measured using the fair value model.

Except those mentioned above, the directors of the Company anticipate that the application of other new and revised standard, amendments and interpretation will have no material impact on the consolidated financial statements of the Group.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

3. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements have been prepared on the historical cost basis except for investment properties and certain financial instruments, which are measured at fair values, as explained in the accounting policies set out below. Historical cost is generally based on the fair value of the consideration given in exchange for goods.

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

The significant accounting policies adopted are as follows:

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company (its subsidiaries) made up to 31st December each year. Control is achieved where the Company has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated statement of comprehensive income from the effective date of acquisition and up to the effective date of disposal, as appropriate.

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

All intra-group transactions, balances, income and expenses are eliminated in full on consolidation.

Non-controlling interests in subsidiaries are identified separately from the Group's equity therein.

Allocation of total comprehensive income to non-controlling interests

Total comprehensive income and expense of a subsidiary is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance (effective from 1st January, 2010 onwards).

Changes in the Group's ownership interests in existing subsidiaries on or after 1st January, 2008

Changes in the Group's ownership interests in subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Company.

When the Group loses control of a subsidiary, it (i) derecognises the assets (including any goodwill) and liabilities of the subsidiary at their carrying amounts at the date when control is lost; (ii) derecognises the carrying amount of any non-controlling interests in the former subsidiary at the date when control is lost (including any components of other comprehensive income attributable to them); and (iii) recognises the aggregate of the fair value of the consideration received and the fair value of any retained interest, with any resulting difference being recognised as a gain or loss in profit or loss attributable to the Group. When assets of the subsidiary are carried at revalued amounts or fair values and the related cumulative gain or loss has been recognised in other comprehensive income and accumulated in equity, the amounts previously recognised in other comprehensive income and accumulated in equity are accounted for as if the Group had directly disposed of the related assets (i.e. reclassified to profit or loss or transferred directly to retained profits as specified by applicable HKFRSs). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under HKAS 39 "Financial Instruments: Recognition and Measurement" or, when applicable.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Treasury shares

Magnificent Estates Limited (“Magnificent”) became a subsidiary of the Company in 2001. On consolidation, the shares in the Company held by a subsidiary of Magnificent have been accounted for using the treasury stock method whereby consolidated equity attributable to owners of the Company is reduced by the carrying amount of the shares in the Company held by the said subsidiary at the date when Magnificent became a subsidiary of the Company. On disposal of the shares in the Company held by the said subsidiary, the difference between the sale consideration and the carrying amount of the shares disposed of together with the related securities revaluation reserve are recognised in retained profits.

Business combinations

Business combinations that took place on or after 1st January, 2008

Acquisitions of businesses are accounted for using the acquisition method. The consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the acquisition-date fair values of the assets transferred by the Group, liabilities incurred by the Group to the former owners of the acquiree and the equity interests issued by the Group in exchange for control of the acquiree. Acquisition-related costs are generally recognised in profit or loss as incurred.

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their fair value at the acquisition date, except that:

- deferred tax assets or liabilities and liabilities or assets related to employee benefit arrangements are recognised and measured in accordance with HKAS 12 “*Income Taxes*” and HKAS 19 “*Employee Benefits*” respectively;
- liabilities or equity instruments related to share-based payment arrangements of the acquiree or share-based payment arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with HKFRS 2 “*Share-based Payment*” at the acquisition date (see the accounting policy below); and
- assets (or disposal groups) that are classified as held for sale in accordance with HKFRS 5 “*Non-current Assets Held for Sale and Discontinued Operations*” are measured in accordance with that standard.

Goodwill is measured as the excess of the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree, and the fair value of the acquirer’s previously held equity interest in the acquiree (if any) over the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed. If, after re-assessment, the net of the acquisition-date amounts of the identifiable assets acquired and liabilities assumed exceeds the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree and the fair value of the acquirer’s previously held interest in the acquiree (if any), the excess is recognised immediately in profit or loss as a bargain purchase gain.

Non-controlling interests that are present ownership interests and entitle their holders to a proportionate share of the entity’s net assets in the event of liquidation may be initially measured either at fair value or at the non-controlling interests’ proportionate share of the recognised amounts of the acquiree’s identifiable net assets. The choice of measurement basis is made on a transaction-by-transaction basis. Other types of non-controlling interests are measured at their fair value or, when applicable, on the basis specified in another standard.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenue recognition

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

Revenue from the operation of hotels and property management services are recognised when services are rendered.

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

Revenue from sale of properties held for sale in the ordinary course of business is recognised when the respective properties have been delivered to the buyers. Payments received from the purchasers prior to this stage are recorded as pre-sale deposits and presented as current liabilities.

Dividend income from investments is recognised when the shareholders' rights to receive payment have been established.

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Group and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts the estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

Investment properties

Investment properties are properties held to earn rentals and/or capital appreciation.

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

Transfer from investment property to property, plant and equipment will be made when there is a change in use, evidenced by commencement of owner occupation. Transfer from investment property to property under development will be made where there is a change in use, evidenced by the commencement of redevelopment for the purpose of owner occupation. For a transfer from investment property carried at fair value to owner-occupied property, the property's deemed cost for subsequent accounting are determined by reference to its fair value at the date of change in use. Property interests held under operating lease previously classified as an investment property and accounted for as if it were a finance lease shall continue to account for the lease as a finance lease, even if subsequent event changes the nature of property interest so that it is no longer classified as investment property.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and 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 profit or loss in the period in which the item is derecognised.

Property, plant and equipment

Property, plant and equipment including leasehold land (classified as finance leases) and buildings held for use in the production or supply of goods or services, or for administrative purposes are stated in the consolidated statement of financial position at cost less subsequent accumulated depreciation and accumulated impairment losses, if any, other than properties under development. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis. When parts of an item of property, plant and equipment have different useful lives, the cost of each part is depreciated separately.

Notes to the Consolidated Financial Statements *(Continued)*

For the year ended 31st December, 2011

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Property, plant and equipment *(Continued)*

Depreciation is recognised so as to write off the cost of items of property, plant and equipment, other than properties under development over their estimated useful lives and after taking into account their estimated residual value, using the straight-line method.

Properties in the course of construction for production, supply or administrative purposes are carried at cost, less any recognised impairment loss. Costs include professional fees and, for qualifying assets, borrowing costs capitalised in accordance with the Group's accounting policy. Such properties are classified to the appropriate categories of property, plant and equipment when completed and ready for intended use. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

If an item of property, plant and equipment becomes an investment property because its use has changed as evidenced by end of owner-occupation, any difference between the carrying amount and the fair value of that item at the date of transfer is recognised in other comprehensive income and accumulated in property revaluation reserve. On the subsequent sale or retirement of the asset, the relevant revaluation reserve will be transferred directly to retained profits.

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 the disposal or retirement of an item of property, plant and equipment is determined as the difference between the net disposal proceeds and the carrying amount of the asset and is recognised in profit or loss.

Investments in subsidiaries

Investments in subsidiaries are included in the Company's statement of financial position at cost (including deemed capital contribution) less any identified impairment loss.

Properties held for sale

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

Inventories

Inventories, representing inventories of food and beverages, are stated at the lower of cost and net realisable value. Cost is calculated using the first-in, first-out method. Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs necessary to make the sale.

Impairment loss on tangible assets

At the end of the reporting period, the Group reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss, if any. When it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs. Where a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Impairment loss on tangible assets (Continued)

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or a cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or a cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

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 (or a cash-generating unit) in prior years. A reversal of an impairment loss is recognised as income immediately.

Financial instruments

Financial assets and financial liabilities are recognised in the consolidated and the Company's statements of financial position when a group entity becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets or financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

Financial assets

The Group's financial assets are classified into financial assets at fair value through profit or loss ("FVTPL"), available-for-sale financial assets and loans and receivables. The classification depends on the nature and purpose of the financial assets and is determined at the time of initial recognition. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial asset and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset, or, where appropriate, a shorter period to the net carrying amount on initial recognition.

Interest income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL, of which interest income is included in net gains or losses.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Financial assets at FVTPL

Financial assets at FVTPL comprise financial assets held for trading. A financial asset is classified as held for trading if:

- it has been acquired principally for the purpose of selling in the near future; or
- it is a part of an identified portfolio of financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

At the end of each reporting period subsequent to initial recognition, financial assets at FVTPL are measured at fair value, with changes in fair value arising from remeasurement recognised directly in profit or loss in the period in which they arise. The net gain or loss recognised in profit or loss includes any dividend or interest earned on the financial assets.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Subsequent to initial recognition, loans and receivables (including trade and other receivables, other deposits, amounts due from subsidiaries, pledged bank deposits and bank balances and cash) are carried at amortised cost using the effective interest method, less any identified impairment losses (see accounting policy on impairment of financial assets below).

Available-for-sale financial assets

Available-for-sale financial assets are non-derivative that are either designated or not classified as financial assets at FVTPL, loans and receivables or held-to-maturity investments.

Available-for-sale financial assets are measured at fair value at the end of the reporting period. Changes in fair value are recognised in other comprehensive income and accumulated in securities revaluation reserve, until the financial asset is disposed of or is determined to be impaired, at which time, the cumulative gain or loss previously accumulated in the securities revaluation reserve is reclassified to profit or loss (see accounting policy on impairment of financial assets below).

For available-for-sale equity investments that do not have a quoted market price in an active market and whose fair value cannot be reliably measured, they are measured at cost less any identified impairment losses at the end of the reporting period (see accounting policy on impairment of financial assets below).

Impairment of financial assets

Financial assets, other than those at FVTPL, are assessed for indicators of impairment at the end of the reporting period. Financial assets are considered to be impaired when there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows of the financial assets have been affected.

For an available-for-sale equity investment, a significant or prolonged decline in the fair value of that investment below its cost is considered to be objective evidence of impairment.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets (Continued)

For all other financial assets, objective evidence of impairment could include:

- significant financial difficulty of the issuer or counterparty; or
- breach of contract, such as a default or delinquency in interest or principal payments; or
- it becoming probable that the borrower will enter bankruptcy or financial re-organisation; or
- the disappearance of an active market for that financial asset because of financial difficulties.

For certain categories of financial assets, such as trade receivables, assets that are assessed not to be impaired individually are, in addition, assessed for impairment on a collective basis. Objective evidence of impairment for a portfolio of receivables could include the Group's past experience of collecting payments, an increase in the number of delayed payments in the portfolio past the credit period, observable changes in national or local economic conditions that correlate with default on receivables.

For financial assets carried at amortised cost, the amount of impairment loss recognised is 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.

For financial assets carried at cost, the amount of the impairment loss is measured as the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the current market rate of return for a similar financial asset. Such impairment loss will not be reversed in subsequent periods.

The carrying amount of the financial asset is reduced by the impairment loss directly for all financial assets with the exception of trade receivables, where the carrying amount is reduced through the use of an allowance account. When a trade receivable is considered uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited to profit or loss. Changes in the carrying amount of the allowance account are recognised in profit or loss.

When an available-for-sale financial asset is considered to be impaired, cumulative gains or losses previously recognised in other comprehensive income are reclassified to profit or loss in the period in which the impairment takes place.

For financial assets measured at amortised cost, if, in a subsequent period, the amount of impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment loss was recognised, the previously recognised impairment loss is reversed through profit or loss to the extent 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.

Impairment losses on available-for-sale equity investments carried at fair value will not be reversed through profit or loss in subsequent periods. Any increase in fair value subsequent to impairment loss is recognised directly in other comprehensive income and accumulated in the securities revaluation reserve.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial liabilities and equity

Financial liabilities and equity instruments issued by a group entity are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

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

Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Interest expense is recognised on an effective interest basis.

Financial liabilities

Financial liabilities (including trade and other payables, other deposits received, advance from a shareholder, advance from ultimate holding company and bank loans) are subsequently measured at amortised cost, using the effective interest method.

Derecognition

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group continues to recognise the asset to the extent of its continuing involvement and recognises an associated liability. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss.

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or expire. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Leasing

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

The Group as lessor

Rental income from operating leases, included rentals invoiced in advance from properties let under operating leases, is recognised in profit or loss on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised as an expense on a straight-line basis over the lease term.

The Group as lessee

Operating lease payments are recognised as an expense on a straight-line basis over the term of the relevant lease. Benefits received and receivable as an incentive to enter into an operating lease are recognised as a reduction of rental expense over the lease term on a straight-line basis.

Leasehold land and building

When a lease includes both land and building elements, the Group assesses the classification of each element as a finance or an operating lease separately based on the assessment as to whether substantially all the risks and rewards incidental to ownership of each element have been transferred to the Group, unless it is clear that both elements are operating leases, in which case the entire lease is classified as an operating lease. Specifically, the minimum lease payments (including any lump-sum upfront payments) are allocated between the land and the building elements in proportion to the relative fair values of the leasehold interests in the land element and building element of the lease at the inception of the lease.

To the extent the allocation of the lease payments can be made reliably, interest in leasehold land that is accounted for as an operating lease is presented as “prepaid lease payments for land” in the consolidated statement of financial position and is released over the lease term on a straight-line basis except for those that are classified and accounted for as investment properties under the fair value model. When the lease payments cannot be allocated reliably between the land and building elements, the entire lease is generally classified as a finance lease and accounted for as property, plant and equipment.

Foreign currencies

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

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items, are recognised in profit or loss in the period in which they arise. Exchange differences arising on the retranslation of non-monetary items carried at fair value are included in profit or loss for the period.

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group’s foreign operations are translated into the presentation currency of the Group (i.e. Hong Kong dollars) using exchange rates prevailing at the end of each reporting period. Income and expenses are translated at the average exchange rates for the year, unless exchange rates fluctuate significantly during the period, in which case, the exchange rates prevailing at the dates of transactions are used. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity under the translation reserve.

Notes to the Consolidated Financial Statements *(Continued)*

For the year ended 31st December, 2011

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Foreign currencies *(Continued)*

On the disposal of a foreign operation (i.e. a disposal of the Group's entire interest in a foreign operation, or a disposal involving loss of control over a subsidiary that includes a foreign operation), all of the exchange differences accumulated in equity in respect of that operation attributable to the owners of the Company are reclassified to profit or loss. In addition, in relation to a partial disposal of a subsidiary that does not result in the Group losing control over the subsidiary, the proportionate share of accumulated exchange differences are re-attributed to non-controlling interests and are not recognised in profit or loss.

Taxation

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

The tax currently payable is based on taxable profit for the year. Taxable profit differs from the profit as reported in the consolidated statement of comprehensive income 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 or 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.

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary difference to the extent that it is probable that taxable profits will be available against which those 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, 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. Deferred tax assets arising from deductible temporary differences associated with such investments are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

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

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rate (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current and deferred tax are recognised in profit or loss, except when it relates to items that are recognised in other comprehensive income or directly to equity, in which case the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Borrowing costs

Borrowing costs directly attribute 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 those assets until such time 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 costs eligible for capitalisation.

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

Retirement benefit costs

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

4. KEY SOURCES OF ESTIMATION UNCERTAINTY

In the process of applying the Group's accounting policies described in the note 3, the directors make estimation based on past experiences, expectations of the future and other information. The key sources of estimation uncertainty that may significantly affect the amounts recognised in the consolidated financial statements are disclosed below:

Taxation

At 31st December, 2011, a deferred tax asset of HK\$16,895,000 (2010: HK\$14,586,000) in relation to unused tax losses has been recognised as set out in note 26. No deferred tax asset has been recognised on the remaining tax losses of HK\$29,177,000 (2010: HK\$35,462,000) as it is not probable that taxable profit will be available against which the tax losses can be utilised. The realisability of the deferred tax asset mainly depends on whether sufficient future profits or taxable temporary differences will be available in the future. In cases where the actual future profits generated are more or less than expected, a material recognition or reversal of deferred tax assets may arise, which would be recognised in profit or loss for the period in which such change takes place.

Allowance for bad and doubtful debts

The policy for allowance for bad and doubtful debts of the Group is based on the evaluation of collectability and aged analysis of trade receivables 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 each customer and borrower. If the financial positions of customers of the Group were to deteriorate, resulting in an impairment of their ability to make payments, allowances may be required.

5. REVENUE

Revenue represents the aggregate of income from operation of hotels and property rental, and is analysed as follows:

	THE GROUP	
	2011	2010
	HK\$'000	HK\$'000
Income from operation of hotels	306,608	214,213
Property rental	95,040	90,382
	401,648	304,595

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

6. SEGMENT INFORMATION

HKFRS 8 “*Operating Segments*” requires operating and reportable segments to be identified on the basis of internal reports about components of the Group that are regularly reviewed by the chief operating decision maker, Chairman of the Company, for the purpose of allocating resources to segments and assessing their performance.

The Group’s operating and reportable segments under HKFRS 8 are therefore as follows:

1. Hospitality services – Ramada Hotel Kowloon
2. Hospitality services – Ramada Hong Kong Hotel
3. Hospitality services – Best Western Hotel Taipa, Macau
4. Hospitality services – Magnificent International Hotel, Shanghai
5. Hospitality services – Best Western Hotel, Causeway Bay (*Note*)
6. Property investment – 633 King’s Road
7. Property investment – Shun Ho Tower
8. Property investment – Shops
9. Securities investment and trading
10. Property development for hotel – 239-251 Queen’s Road West
11. Property development for hotel – 19-23 Austin Avenue
12. Property development for hotel – 30-40 Bowrington Road
13. Property development for hotel – 338-346 Queen’s Road West

Information regarding the above segments is reported below.

Note: The hotel is newly operated in 2011.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

6. SEGMENT INFORMATION (Continued)

Segment revenue and results

The following is an analysis of the Group's revenue and results by operating and reportable segments for the years:

	Segment revenue		Segment profit/loss	
	Year ended		Year ended	
	2011	2010	2011	2010
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Hospitality services	306,608	214,213	159,023	92,534
– Ramada Hotel Kowloon	79,208	61,538	34,238	17,478
– Ramada Hong Kong Hotel	99,825	78,876	62,198	42,434
– Best Western Hotel Taipa, Macau	60,730	46,667	32,681	20,865
– Magnificent International Hotel, Shanghai	17,914	27,132	3,090	11,757
– Best Western Hotel, Causeway Bay	48,931	–	26,816	–
Property investment	95,040	90,382	392,172	430,842
– 633 King's Road	69,053	64,790	312,440	294,498
– Shun Ho Tower	16,287	16,474	23,532	73,526
– Shops	9,700	9,118	56,200	62,818
Securities investment and trading	–	–	(3)	(1)
Property development for hotel	–	–	–	–
– 239-251 Queen's Road West	–	–	–	–
– 19-23 Austin Avenue	–	–	–	–
– 30-40 Bowrington Road	–	–	–	–
– 338-346 Queen's Road West	–	–	–	–
	401,648	304,595	551,192	523,375
Other income			15,714	16,011
Other expenses			(17,909)	(12,971)
Loss on disposal of a subsidiary			–	(19)
Central administration costs and directors' salaries			(24,206)	(24,233)
Finance costs			(6,469)	(5,025)
Profit before taxation			518,322	497,138

The accounting policies of the operating and reportable segments are the same as the Group's accounting policies described in note 3. Segment profit/loss represents the profit earned/loss incurred by each segment without allocation of central administration costs, directors' salaries, loss on disposal of a subsidiary, other income and other expenses that are not directly relate to core business and finance costs. This is the measure reported to the chief operating decision maker for the purposes of resources allocation and performance assessment.

Revenue reported above represents revenue generated from external customers. There were no inter-segment sales for both years.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

6. SEGMENT INFORMATION (Continued)

Segment assets and liabilities

The following is an analysis of the Group's assets and liabilities by operating and reportable segment:

	2011 HK\$'000	2010 HK\$'000
Segment assets		
Hospitality services	1,280,072	881,878
– Ramada Hotel Kowloon	297,685	308,429
– Ramada Hong Kong Hotel	343,582	345,711
– Best Western Hotel Taipa, Macau	132,399	134,860
– Magnificent International Hotel, Shanghai	94,845	92,878
– Best Western Hotel, Causeway Bay	411,561	–
Property investment	2,629,149	2,332,310
– 633 King's Road	1,786,128	1,543,182
– Shun Ho Tower	460,621	453,228
– Shops	382,400	335,900
Securities investment and trading	63,383	74,695
Property development for hotel	1,519,692	1,682,826
– 239-251 Queen's Road West	484,883	376,330
– 19-23 Austin Avenue	808,407	709,885
– 30-40 Bowrington Road	–	384,405
– 338-346 Queen's Road West	226,402	212,206
Unallocated assets	5,492,296	4,971,709
	254,155	188,236
	5,746,451	5,159,945

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

6. SEGMENT INFORMATION (Continued)

Segment assets and liabilities (Continued)

	2011 HK\$'000	2010 HK\$'000
Segment liabilities		
Hospitality services	29,779	14,788
– Ramada Hotel Kowloon	4,373	5,247
– Ramada Hong Kong Hotel	3,379	4,119
– Best Western Hotel Taipa, Macau	5,788	4,040
– Magnificent International Hotel, Shanghai	934	1,382
– Best Western Hotel, Causeway Bay	15,305	–
Property investment	31,979	30,221
– 633 King's Road	22,494	23,721
– Shun Ho Tower	5,261	4,774
– Shops	4,224	1,726
Securities investment and trading	2	2
Property development for hotel	31,535	15,704
– 239-251 Queen's Road West	3,319	4,065
– 19-23 Austin Avenue	24,590	1,241
– 30-40 Bowrington Road	–	9,910
– 338-346 Queen's Road West	3,626	488
Unallocated liabilities	93,295	60,715
	1,631,304	1,494,712
	1,724,599	1,555,427

For the purposes of monitoring segment performances and allocating resources between segments:

- all assets are allocated to operating and reportable segments other than the Group's head office corporate assets, bank balances and cash, properties held for sale and deposit for acquisition of corporate property, plant and equipment; and
- all liabilities are allocated to operating and reportable segments other than the Group's head office corporate liabilities, bank loans and current and deferred tax liabilities.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

6. SEGMENT INFORMATION (Continued)

Other segment information

	Depreciation of property, plant and equipment and release of prepaid lease payments for land		Additions to non-current assets (Note)		Increase in fair value of investment properties		Fair value changes of investments held for trading	
	Year ended		Year ended		Year ended		Year ended	
	2011	2010	2011	2010	2011	2010	2011	2010
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Amounts included in the measure of segment profit or loss or segment assets:								
Hospitality services	28,658	23,169	5,057	662	-	-	-	-
– Ramada Hotel Kowloon	11,996	12,254	46	5	-	-	-	-
– Ramada Hong Kong Hotel	3,479	4,484	68	527	-	-	-	-
– Best Western Hotel Taipa, Macau	3,426	3,575	106	2	-	-	-	-
– Magnificent International Hotel, Shanghai	2,912	2,856	351	128	-	-	-	-
– Best Western Hotel, Causeway Bay	6,845	-	4,486	-	-	-	-	-
Property investment	45	45	-	-	298,030	341,060	-	-
– 633 King's Road	45	45	-	-	244,000	230,000	-	-
– Shun Ho Tower	-	-	-	-	7,530	57,360	-	-
– Shops	-	-	-	-	46,500	53,700	-	-
Securities investment and trading	-	-	-	-	-	-	(3)	(1)
Property development for hotel	-	-	244,874	135,478	-	-	-	-
– 239-251 Queen's Road West	-	-	107,106	24,803	-	-	-	-
– 19-23 Austin Avenue	-	-	97,915	19,680	-	-	-	-
– 30-40 Bowrington Road	-	-	25,657	84,815	-	-	-	-
– 338-346 Queen's Road West	-	-	14,196	6,180	-	-	-	-
	28,703	23,214	249,931	136,140	298,030	341,060	(3)	(1)

Note: Additions to non-current assets excluded available-for-sale investments and deposit for acquisition of corporate property, plant and equipment.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

6. SEGMENT INFORMATION (Continued)

Geographical information

The Group's operations are located in Hong Kong, Macau and the People's Republic of China (the "PRC").

The following is an analysis of the Group's revenue primarily by geographical markets based on location of assets:

	2011 HK\$'000	2010 HK\$'000
Hong Kong	320,092	228,230
Macau	63,642	49,233
The PRC	17,914	27,132
	<u>401,648</u>	<u>304,595</u>

The following is an analysis of the Group's non-current assets by geographical location of the assets:

	Non-current assets (Note)	
	2011 HK\$'000	2010 HK\$'000
Hong Kong	5,160,686	4,644,138
Macau	277,591	266,810
The PRC	93,083	91,479
	<u>5,531,360</u>	<u>5,002,427</u>

Note: Non-current assets excluded available-for-sale investments.

Information about major customers

There were no customers individually contributing over 10% of the total sale amounts for both years.

Revenue from major services and investments

Analysis of the Group's revenue from its major services are set out as below:

	2011 HK\$'000	2010 HK\$'000
Room revenue	293,222	199,987
Food and beverage	9,634	10,409
Property rental	95,040	90,382
Others	3,752	3,817
	<u>401,648</u>	<u>304,595</u>

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

7. OTHER INCOME/OTHER EXPENSES

	THE GROUP	
	2011	2010
	HK\$'000	HK\$'000
Other income comprises:		
Management fee income for the provision of property management services	15,118	14,926
Interest income from bank deposits	181	12
Exchange gain	377	276
Forfeited rental deposit	–	365
Gain on disposal of property, plant and equipment	–	3
Others	38	429
	15,714	16,011

Other expenses mainly represent costs incurred for the provision of property management services.

8. LOSS ON DISPOSAL OF A SUBSIDIARY

On 15th June, 2009, Shun Ho Construction (Holdings) Limited, a wholly-owned subsidiary of the Company, entered into an agreement with an independent third party for the disposal of the entire issued share capital of City Wealth Limited ("City Wealth"), its wholly-owned subsidiary, together with the shareholder's loan of City Wealth due to the Group for an aggregate consideration of HK\$4,500,000. The principal activity of City Wealth was the holding of a residential unit located in Hong Kong which was under assets classified as held for sale as at 31st December, 2009. The disposal was completed on 24th June, 2010, upon which the Group passed the control of City Wealth to the buyer.

The major classes of assets and liabilities of City Wealth classified as held for sale were as follows:

	2009
	HK\$'000
Property, plant and equipment	4,840
Trade and other receivables	13
Total assets classified as held for sale	4,853
Trade and other payables	(9)
Deferred taxation	(344)
Total liabilities associated with assets classified as held for sale	(353)
Net assets classified as held for sale	4,500

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

8. LOSS ON DISPOSAL OF A SUBSIDIARY (Continued)

The net assets of City Wealth at the date of disposal were as follows:

	24th June, 2010 HK\$'000
Net assets disposed of	4,519
Loss on disposal	(19)
	<hr/>
Total consideration received, satisfied by cash and net cash inflow arising on disposal	4,500
	<hr/> <hr/>

The consideration of HK\$4,500,000 if compared to the original acquisition cost of the property of approximately HK\$3,477,000 resulted in realisation of a surplus of approximately HK\$1,023,000. The surplus had been recognised in profit or loss in form of fair value gain in the previous years when such property was being used as an investment property under the fair value model.

9. FINANCE COSTS

	THE GROUP	
	2011 HK\$'000	2010 HK\$'000
Interests on:		
Bank loans wholly repayable within five years	13,662	12,146
Advance from ultimate holding company wholly repayable within five years (note 31 (c))	724	720
Advance from a shareholder wholly repayable within five years (note 31 (a))	15	26
Other	11	29
	<hr/>	<hr/>
	14,412	12,921
Less: amount capitalised in properties under development (Note)	(7,943)	(7,896)
	<hr/>	<hr/>
	6,469	5,025
	<hr/> <hr/>	<hr/> <hr/>

Note: The amount capitalised in properties under development represents the borrowing costs directly attributed to the construction of properties under development.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

10. PROFIT BEFORE TAXATION

	THE GROUP	
	2011	2010
	HK\$'000	HK\$'000
Profit before taxation has been arrived at after charging (crediting):		
Auditor's remuneration	2,106	1,966
Staff costs including directors' emoluments	82,545	75,775
Depreciation of property, plant and equipment	32,779	26,592
Release of prepaid lease payments for land	1,502	1,502
Operating lease rental in respect of rented equipment	141	96
Gross rental income from investment properties	(95,040)	(90,382)
Less: Direct operating expenses from investment properties that generated rental income during the year	852	555
	(94,188)	(89,827)

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

11. DIRECTORS' AND EMPLOYEES' EMOLUMENTS

(a) Directors' emoluments

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

	Year ended 31st December, 2011				
	Directors' fees HK\$'000	Basic salaries, allowances and benefits-in-kind HK\$'000	Performance related bonus payments HK\$'000	Contributions to retirement benefits schemes HK\$'000	Total HK\$'000
Mr. William Cheng Kai Man	–	3,601	471	12	4,084
Mr. Albert Hui Wing Ho	–	1,557	118	12	1,687
Madam Mabel Lui Fung Mei Yee	33	–	–	–	33
Mr. Vincent Kwok Chi Sun	67	–	–	–	67
Mr. Chan Kim Fai	67	–	–	–	67
Mr. Hui Kin Hing	67	–	–	–	67
	<u>234</u>	<u>5,158</u>	<u>589</u>	<u>24</u>	<u>6,005</u>
	Year ended 31st December, 2010				
	Directors' fees HK\$'000	Basic salaries, allowances and benefits-in-kind HK\$'000	Performance related bonus payments HK\$'000	Contributions to retirement benefits schemes HK\$'000	Total HK\$'000
Mr. William Cheng Kai Man	–	3,475	450	12	3,937
Mr. Albert Hui Wing Ho	–	1,479	116	12	1,607
Madam Mabel Lui Fung Mei Yee	33	–	–	–	33
Mr. Vincent Kwok Chi Sun	67	–	–	–	67
Mr. Chan Kim Fai	67	–	–	–	67
Mr. Hui Kin Hing	67	–	–	–	67
	<u>234</u>	<u>4,954</u>	<u>566</u>	<u>24</u>	<u>5,778</u>

No directors waived any emoluments in the years ended 31st December, 2011 and 31st December, 2010.

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

During the years ended 31st December, 2011 and 31st December, 2010, no emolument was paid to the directors as an inducement to join or upon joining the Group or as compensation for loss of office.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

11. DIRECTORS' AND EMPLOYEES' EMOLUMENTS (Continued)

(b) Employees' emoluments

Of the five individuals in the Group with the highest emoluments, two (2010: two) were directors of the Company, whose emoluments are included above. The emoluments of the remaining three individuals (2010: three individuals), whose emoluments are individually below HK\$1,000,000, are as follows:

	THE GROUP	
	2011	2010
	HK\$'000	HK\$'000
Basic salaries, allowances and benefits-in-kind	2,187	2,079
Contributions to retirement benefits schemes	36	36
Performance related bonus payments	555	379
	2,778	2,494

12. INCOME TAX EXPENSE

	THE GROUP	
	2011	2010
	HK\$'000	HK\$'000
The taxation charge comprises:		
Current tax		
Hong Kong	26,313	21,425
The PRC	490	2,661
Other jurisdiction	3,419	2,001
	30,222	26,087
Overprovision in prior years:		
Hong Kong	(5,174)	(735)
Deferred tax (note 26)		
Current year	60,646	58,099
	85,694	83,451

Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profits for both years.

Under the Law of the People's Republic of China on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25% from 1st January, 2008 onwards.

Taxation arising in other jurisdiction is calculated at the rates prevailing in the relevant jurisdiction.

According to a joint circular of the Ministry of Finance and State Administration of Taxation – Cai Shui [2008] No. 1, starting from 1st January, 2008, 10% withholding income tax will be imposed on dividends related to profits earned by the companies established in the PRC in the calendar year 2008 onwards, being declared to their foreign shareholders pursuant to Articles 3 and 6 of the Enterprise Income Tax Law, and Article 17 of the Implementation Rules of Enterprise Income Tax Law. Deferred tax liabilities on the temporary differences attributable to the undistributed profits earned by the Company's PRC subsidiary of HK\$1,257,000 (2010: HK\$1,110,000) were provided as at 31st December, 2011.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

12. INCOME TAX EXPENSE (Continued)

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

	THE GROUP	
	2011	2010
	HK\$'000	HK\$'000
Profit before taxation	518,322	497,138
Tax at the Hong Kong Profits Tax rate of 16.5% (2010: 16.5%)	85,523	82,028
Tax effect of expenses not deductible for tax purpose	416	719
Tax effect of income not taxable for tax purpose	(613)	(684)
Overprovision in prior years	(5,174)	(735)
Tax effect of tax losses not recognised	89	1,905
Utilisation of tax losses previously not recognised	(1,126)	(1,325)
Effect of different tax rates of subsidiaries operating in other jurisdictions	(330)	710
Deferred tax liabilities arising on undistributed profits of a PRC subsidiary from 1st January, 2008 onwards	147	873
Others	6,762	(40)
Taxation charge	85,694	83,451

13. EARNINGS PER SHARE

The calculation of the basic earnings per share is based on the profit for the year attributable to owners of the Company of HK\$298,077,000 (2010: HK\$234,390,000) and on 468,937,000 shares (2010: 468,937,000 shares) in issue during the year. The number of shares adopted in the calculation of the earnings per share has been arrived at after eliminating the shares in the Company held by a subsidiary.

Any outstanding mandatory convertible bonds ("Bonds") are mandatorily convertible into ordinary shares of Magnificent Estates Limited on the maturity date. For the year ended 31st December, 2010 and 2011, no diluted earnings per share has been presented as assuming the mandatory conversion of the Bonds would result in an increase in earnings per share.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

14. PROPERTY, PLANT AND EQUIPMENT

	Leasehold land and buildings <i>HK\$'000</i>	Leasehold land and hotel buildings <i>HK\$'000</i>	Furniture, fixtures and equipment <i>HK\$'000</i>	Motor vehicles and vessels <i>HK\$'000</i>	Total <i>HK\$'000</i>
THE GROUP					
COST					
At 1st January, 2010	109,684	956,176	42,236	17,560	1,125,656
Exchange realignment	–	3,029	332	–	3,361
Additions	21,757	–	929	155	22,841
Disposals	(1,727)	–	–	(35)	(1,762)
At 31st December, 2010	129,714	959,205	43,497	17,680	1,150,096
Exchange realignment	–	2,673	292	4	2,969
Additions	13,640	–	5,096	–	18,736
Transfer from properties under development	–	408,164	–	–	408,164
At 31st December, 2011	143,354	1,370,042	48,885	17,684	1,579,965
DEPRECIATION					
At 1st January, 2010	9,299	135,426	37,400	11,225	193,350
Exchange realignment	–	371	313	1	685
Provided for the year	2,084	18,803	2,713	2,992	26,592
Eliminated on disposals	(57)	–	–	(13)	(70)
At 31st December, 2010	11,326	154,600	40,426	14,205	220,557
Exchange realignment	–	293	291	4	588
Provided for the year	2,750	25,229	1,982	2,818	32,779
At 31st December, 2011	14,076	180,122	42,699	17,027	253,924
CARRYING AMOUNTS					
At 31st December, 2011	129,278	1,189,920	6,186	657	1,326,041
At 31st December, 2010	118,388	804,605	3,071	3,475	929,539

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

14. PROPERTY, PLANT AND EQUIPMENT (Continued)

Notes:

- (a) The above items of property, plant and equipment are depreciated on a straight-line basis at the following rates per annum:
- | | |
|---|---|
| Leasehold land and hotel buildings and leasehold land and buildings | 50 years or over the remaining term of land lease, whichever is the shorter |
| Furniture, fixtures and equipment | 20% – 33% |
| Motor vehicles and vessels | 20% |
- (b) Leasehold land and buildings are situated on land in Hong Kong on long leases.
- (c) An analysis of the carrying amounts of the Group's leasehold land and hotel buildings, which are situated on leasehold land, is set out below:

	THE GROUP	
	2011	2010
	HK\$'000	HK\$'000
In Hong Kong		
On long leases	338,041	341,234
Under medium-term leases	694,477	303,974
In Macau under medium-term leases	100,675	103,324
In the PRC under medium-term leases	56,727	56,073
	<u>1,189,920</u>	<u>804,605</u>

15. PREPAID LEASE PAYMENTS FOR LAND

The prepaid lease payments comprise:

	THE GROUP	
	2011	2010
	HK\$'000	HK\$'000
Land in Macau on medium-term leases	26,226	26,917
Land in the PRC on medium-term leases	36,325	35,352
	<u>62,551</u>	<u>62,269</u>
Analysed for reporting purposes as:		
Non-current asset	61,049	60,767
Current asset	1,502	1,502
	<u>62,551</u>	<u>62,269</u>

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

16. INVESTMENT PROPERTIES

	THE GROUP	
	2011	2010
	HK\$'000	HK\$'000
FAIR VALUE		
At the beginning of the year	2,328,850	1,987,790
Increase in fair value recognised in profit or loss	298,030	341,060
	<hr/>	<hr/>
At the end of the year	2,626,880	2,328,850
	<hr/>	<hr/>

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

	2011	2010
	HK\$'000	HK\$'000
Land and buildings in Hong Kong on land held:		
On long leases	2,306,580	2,038,950
Under medium-term leases	169,100	152,800
Land and buildings in Macau held under medium-term leases	151,200	137,100
	<hr/>	<hr/>
	2,626,880	2,328,850
	<hr/>	<hr/>

The fair value of the Group's investment properties at 31st December, 2011 has been arrived at on the basis of a valuation carried out on that date by Dudley Surveyors Limited, an independent qualified professional valuer not connected with the Group. The valuation report on these properties is signed by a director of Dudley Surveyors Limited who is a member of The Hong Kong Institute of Surveyors, and was arrived at by adopting the direct comparison approach making reference to the recent transactions of similar properties in similar location and condition under the prevailing property market conditions.

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

The investment properties of the Group with an aggregate carrying amount of approximately HK\$2,476 million (2010: HK\$2,192 million) were rented out under operating leases at the end of the reporting period.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

17. PROPERTIES UNDER DEVELOPMENT

	THE GROUP	
	2011	2010
	HK\$'000	HK\$'000
At cost		
At the beginning of the year	1,680,680	1,545,202
Additions	244,874	135,478
Transferred to property, plant and equipment	(408,164)	—
	<hr/>	<hr/>
At the end of the year	1,517,390	1,680,680
	<hr/>	<hr/>

Included in the carrying amount of the properties under development at 31st December, 2011 are interest expenses of HK\$36,121,000 (2010: HK\$37,502,000) capitalised. The Group's property under development is situated in Hong Kong and is mainly held for hotel redevelopment purpose.

An analysis of the carrying amounts of the Group's properties under development which are situated on leasehold land, is set out below:

	2011	2010
	HK\$'000	HK\$'000
In Hong Kong		
On long leases	709,754	588,451
Under medium-term leases	807,636	1,092,229
	<hr/>	<hr/>
	1,517,390	1,680,680
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Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

18. INVESTMENTS IN/AMOUNTS DUE FROM SUBSIDIARIES

	THE COMPANY	
	2011	2010
	HK\$'000	HK\$'000
INVESTMENTS IN SUBSIDIARIES		
Cost, including deemed capital contribution in subsidiaries		
Shares listed in Hong Kong	330,222	330,222
Unlisted shares, at cost	50,442	43,134
	<u>380,664</u>	<u>373,356</u>
Market value of listed shares	<u>704,530</u>	<u>989,051</u>
AMOUNTS DUE FROM SUBSIDIARIES		
Amounts due from subsidiaries	628,018	602,637
Less: Impairment loss recognised	(4,167)	(4,167)
	<u>623,851</u>	<u>598,470</u>
Analysed for reporting purposes as:		
Non-current asset	519,606	519,116
Current asset	104,245	79,354
	<u>623,851</u>	<u>598,470</u>

The amounts due from subsidiaries are interest-free and unsecured with no fixed repayment terms. In the opinion of the directors, the amounts other than amount repayable within one year of HK\$104 million (2010: HK\$79 million) and have been included in the current assets, will not be repayable within the next twelve months from the end of the reporting period, accordingly are classified as non-current. The interest-free amount is measured at amortised cost using the effective interest method, less any identified impairment losses. The carrying amounts of these amounts due from subsidiaries at 31st December, 2011 are reduced by approximately HK\$7.3 million (2010: HK\$8.5 million), with a corresponding increase in investments in subsidiaries as deemed capital contribution by the Company to these subsidiaries. The effective interest rate on the amounts due from subsidiaries in respect of the year is 1.88% (2010: 1.70%) per annum.

Particulars regarding the principal subsidiaries at 31st December, 2011 and 31st December, 2010 are set out in note 32.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

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

	THE GROUP			
	Available-for-sale investments non-current		Investments held for trading current	
	2011	2010	2011	2010
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Listed equity securities at fair value (Note a)	62,603	73,871	–	6
Unlisted equity investments (Note b)	780	780	–	–
	63,383	74,651	–	6

Notes:

- (a) The fair value of listed securities is determined by reference to quoted market bid price from the Hong Kong Stock Exchange.

The Group's non-current equity securities listed in Hong Kong include approximately 20.57% (2010: 20.57%) interest in Shun Ho Resources, which is a public company incorporated and listed in Hong Kong.

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

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

20. TRADE AND OTHER RECEIVABLES

Except for a credit period of 30 to 60 days granted to travel agencies and certain customers of the hotels, the Group does not allow any credit period to customers. The following is an aged analysis of the Group's trade receivables presented based on the invoice date at the end of the reporting period:

	THE GROUP	
	2011	2010
	HK\$'000	HK\$'000
Not yet due	16,923	10,263
Overdue:		
1 – 30 days	596	464
31 – 60 days	56	87
Over 60 days	90	–
	17,665	10,814

Analysed for reporting as:

Trade receivables	17,665	10,814
Other receivables	2,275	2,096
	19,940	12,910

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

20. TRADE AND OTHER RECEIVABLES (Continued)

Before accepting any new customer, the Group has assessed the potential customer's credit quality and defined credit rating limits. 96% (2010: 95%) of the trade receivables are neither past due nor impaired, and no impairment has been made to these trade receivables, as the directors believe that the amounts are with good credit quality.

Included in the Group's trade receivable balance are debtors with aggregate carrying amount of HK\$742,000 (2010: HK\$551,000) which are past due at the end of reporting period for which the Group has not provided for impairment loss, by taking into account the past default experience. The Group does not hold any collateral over these balances.

The concentration of credit risk is limited due to the customer base being large and unrelated. Accordingly, the directors of the Company believe that there is no further credit provision required.

Aging of trade receivables which are past due but not impaired

	2011 HK\$'000	2010 HK\$'000
Over due:		
1-30 days	596	464
31-60 days	56	87
Over 60 days	90	—
	<hr/>	<hr/>
Total	742	551

21. PLEDGED BANK DEPOSITS/BANK BALANCES AND CASH

THE GROUP

The pledged bank deposits carry interest at prevailing deposit interest rate at 0.01% (2010: 0.01%) per annum and represent deposits pledged to a bank to secure short-term banking facilities granted to the Group.

Bank balances carry interest at prevailing deposit interest rates at 0.001% (2010: 0.001%) per annum.

THE COMPANY

Bank balances carry interest at prevailing deposit interest rate at 0.001% (2010: 0.001%) per annum.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

22. TRADE AND OTHER PAYABLES AND ACCRUALS

The following is an aged analysis of the Group's trade payables presented based on the invoice date at the end of the reporting period:

	THE GROUP	
	2011	2010
	HK\$'000	HK\$'000
0 – 30 days	2,611	1,780
31 – 60 days	299	620
Over 60 days	380	1,191
	3,290	3,591

	THE GROUP	
	2011	2010
	HK\$'000	HK\$'000
Analysed for reporting as:		
Trade payables	3,290	3,591
Other payables and accruals (<i>Note</i>)	60,530	25,904
	63,820	29,495

The credit period on purchase of goods is up to 30 days. The Group has financial risk management policies in place to ensure that all payables within credit timeframe.

Note: Other payables and accruals include construction costs payable of HK\$44,624,000 (2010: HK\$15,647,000).

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

23. BANK LOANS

	THE GROUP	
	2011 HK\$'000	2010 HK\$'000
Secured		
Bank loans	1,110,957	1,034,792
Carrying amounts of bank loans that contain repayment on demand clause:		
Repayable within one year from the end of reporting period shown under current liabilities	314,712	655,167
Not repayable within one year from the end of the reporting period shown under current liabilities	796,245	379,625
	1,110,957	1,034,792
Less: Amount shown under current liabilities	1,110,957	1,034,792
Amount shown under non-current liabilities	—	—

All the Group's bank loans are floating rate borrowings, which carry interests at Hong Kong Interbank Offered Rate ("HIBOR") plus a margin of approximately 1% (2010: HIBOR plus a margin of approximately 1%) per annum. The bank loans are secured over certain of the Group's properties. Interest rates on the Group's bank loans are repriced according to the HIBOR monthly. Effective interest rate is 1.3% (2010: 1.2%) per annum.

24. SHARE CAPITAL

	Number of shares		Nominal value	
	2011 '000	2010 '000	2011 HK\$'000	2010 HK\$'000
Ordinary shares of HK\$0.5 each				
Authorised:				
At the beginning and the end of the year	1,400,000	1,400,000	700,000	700,000
Issued and fully paid:				
At the beginning and the end of the year	537,077	537,077	268,538	268,538

At 31st December, 2011 and 31st December, 2010, the Company's 68,140,000 (2010: 68,140,000) issued shares with an aggregate nominal value of HK\$34,070,000 (2010: HK\$34,070,000) were held by a subsidiary of Magnificent. In accordance with the Hong Kong Companies Ordinance, members of the Group who are shareholders of the Company have no right to vote at meetings of the Company.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

25. SHARE PREMIUM AND RESERVES

	Share premium HK\$'000	Capital reserve HK\$'000	Retained profits HK\$'000	Total HK\$'000
THE COMPANY				
At 1st January, 2010	118,770	4,181	566,344	689,295
Profit for the year	—	—	13,632	13,632
At 31st December, 2010	118,770	4,181	579,976	702,927
Profit for the year	—	—	32,547	32,547
At 31st December, 2011	118,770	4,181	612,523	735,474

26. DEFERRED TAX LIABILITIES/ASSET

The following are the deferred tax liabilities (asset) recognised and movements thereon during the current and prior reporting periods:

THE GROUP

	Business combination HK\$'000	Fair value of investment properties HK\$'000	Accelerated tax depreciation HK\$'000	Withholding tax HK\$'000	Tax losses HK\$'000	Total HK\$'000
At 1st January, 2010	114,180	195,031	24,707	237	(12,132)	322,023
(Credit) charge to profit or loss	(952)	56,275	4,357	873	(2,454)	58,099
Disposal of a subsidiary	—	—	65	—	—	65
At 31st December, 2010	113,228	251,306	29,129	1,110	(14,586)	380,187
(Credit) charge to profit or loss	(952)	49,175	14,585	147	(2,309)	60,646
At 31st December, 2011	112,276	300,481	43,714	1,257	(16,895)	440,833

At the end of the reporting period, the Group had unused tax losses of HK\$131,577,000 (2010: HK\$123,867,000) available to offset against future profits. A deferred tax asset has been recognised in respect of such losses to the extent of HK\$102,400,000 (2010: HK\$88,405,000). No deferred tax asset has been recognised in respect of the remaining tax losses of HK\$29,177,000 (2010: HK\$35,462,000) due to the unpredictability of future profit streams. All the unrecognised tax losses may be carried forward indefinitely.

THE COMPANY

At the end of both reporting periods, the Company had no unused tax losses.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

27. PROJECT/CAPITAL COMMITMENTS

At the end of the reporting period, the Group had outstanding commitments contracted for but not provided in the consolidated financial statements in respect of the following:

	2011 HK\$'000	2010 HK\$'000
(a) Property development expenditure	<u>111,700</u>	<u>348,236</u>
(b) Acquisition of property, plant and equipment	<u>–</u>	<u>11,817</u>

The Company had no material commitments at the end of the reporting period.

28. OPERATING LEASE COMMITMENTS

The Group as lessor

Rental income from investment properties earned during the year amounted to HK\$95,040,000 (2010: HK\$90,382,000). The properties under leases have committed tenants for one to five years from the end of the reporting period without termination options granted to tenants.

At the end of the reporting period, the Group had contracted with tenants for the following future minimum lease payments under non-cancellable operating leases:

	2011 HK\$'000	2010 HK\$'000
Within one year	94,637	88,740
More than one year but not more than five years	<u>97,537</u>	<u>111,393</u>
	<u>192,174</u>	<u>200,133</u>

The Group as lessee

At 31st December, 2011, the Group had commitments for future minimum lease payments under non-cancellable operating leases which fall due within one year amounted to HK\$104,000 (2010: HK\$8,000).

Other than as disclosed above, the Group and the Company had no material lease commitments outstanding at the end of the reporting period.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

29. PLEDGE OF ASSETS

At the end of the reporting period, the bank loan facilities of the Group were secured by the following:

- (a) investment properties, properties under development and property, plant and equipment of the Group with carrying amounts of approximately HK\$2,015 million (2010: HK\$1,739 million), HK\$1,517 million (2010: HK\$1,681 million) and HK\$1,033 million (2010: HK\$645 million), respectively;
- (b) assignment of the Group's rentals and hotel revenue respectively; and
- (c) bank deposits with a carrying amount of HK\$110,000 (2010: HK\$110,000).

30. RETIREMENT BENEFIT PLANS

The Group operates a Mandatory Provident Fund Scheme for all qualifying employees. The assets of the scheme are held separately from those of the Group in funds under the control of trustees. The Group contributes 5% of relevant payroll costs (limited to HK\$12,000 per annum of each individual employee) to the scheme, which contribution is matched by employees.

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

The contributions paid and payable to the schemes by the Group in respect of the year which were charged to profit or loss amounted to HK\$2,253,000 (2010: HK\$1,607,000).

31. RELATED PARTY TRANSACTIONS

Other than those disclosed in respective notes to the consolidated financial statements, the Group and the Company had the following transactions and balances with related parties during the year:

	2011 <i>HK\$'000</i>	2010 <i>HK\$'000</i>
THE GROUP		
Shun Ho Resources		
Corporate management fee income for administrative facilities provided	100	100
Interest expenses on advance to the Group (<i>Note a</i>)	15	26
Trillion Resources Limited		
Interest expenses on advance to the Group (<i>Note c</i>)	724	720
Compensation of key management personnel (<i>Note b</i>)	<u>6,005</u>	<u>5,778</u>

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

31. RELATED PARTY TRANSACTIONS (Continued)

	2011 HK\$'000	2010 HK\$'000
Shun Ho Resources		
Amount due by the Group at the end of the reporting period (Note a)	605	1,675
Trillion Resources Limited		
Advance due by the Group at the end of the reporting period (Note c)	<u>59,960</u>	<u>61,211</u>

	2011 HK\$'000	2010 HK\$'000
Shun Ho Resources		
Interest expenses on advance to the Company	15	26
Advance due by the Company at the end of the reporting period (Note a)	<u>605</u>	<u>1,675</u>

THE COMPANY

Shun Ho Resources		
Interest expenses on advance to the Company	15	26
Advance due by the Company at the end of the reporting period (Note a)	<u>605</u>	<u>1,675</u>

Notes:

- (a) During the year, the holding company, Shun Ho Resources, made unsecured short-term advances to the Company which carry interest at HIBOR plus 1% (i.e. 1.88% (2010: 1.70%)) per annum and is repayable on demand.
- (b) Compensation of key management personnel

The remuneration of directors which are also the key management personnel of the Group during the year was as follows:

	2011 HK\$'000	2010 HK\$'000
Short-term benefits	5,981	5,754
Post-employment benefits	<u>24</u>	<u>24</u>
	<u>6,005</u>	<u>5,778</u>

The remuneration of directors is determined by the remuneration committee having regard to the performance of individuals and market trends.

- (c) The amount is unsecured, carries interest at HIBOR plus 1% per annum and repayable on demand. The effective interest rate is 1.88% (2010: 1.70%) per annum.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

32. PARTICULARS OF PRINCIPAL SUBSIDIARIES

All the principal subsidiaries are incorporated and operating principally in Hong Kong except otherwise indicated. None of the subsidiaries had any debt securities outstanding at 31st December, 2011 or at any time during the year.

Name of subsidiary	Paid up issued ordinary share/registered capital		Proportion of nominal value of issued ordinary share/registered capital held by				Principal activities
	Number of shares	Par value	2011		2010		
			Company %	Subsidiary %	Company %	Subsidiary %	
Babenna Limited	2	HK\$10	–	100	–	100	Investment holding
Beautiful Sky Investment Limited	2	HK\$1	–	100	–	100	Property development
Bontique Hotel Limited (formerly known as Shun Ho Real Estate Limited)	2	HK\$1	–	100	–	100	Hotel investment and operation
Claymont Services Limited (i)	1	US\$1	–	100	–	100	Investment holding
Fastgrow Engineering & Construction Company Limited	2	HK\$1	100	–	100	–	Investment holding
Good Taylor Limited	2	HK\$1	100	–	100	–	Investment holding
Grand-Invest & Development Company Limited (ii)	100,000	MOP\$1	–	100	–	100	Hotel investment and operation
Harbour Rich Industrial Limited	10,000	HK\$1	–	100	–	100	Property investment
Himson Enterprises Limited	2	HK\$1	–	100	–	100	Property development
Himson Enterprises Limited (i)	1	US\$1	–	100	–	100	Investment holding
Hotel Taipa Limited	2	HK\$10	–	100	–	100	Property investment
Houston Venture Limited	2	HK\$1	–	100	–	100	Property investment
Houston Venture Limited (i)	1	US\$1	–	100	–	100	Investment holding
Joes River Limited	2	HK\$1	–	100	–	100	Property trading
Longham Investment Limited	2	HK\$1	–	100	–	100	Investment holding
Longham Investment Limited (i)	1	US\$1	–	100	–	100	Investment holding
Magnificent Estates Limited	8,947,051,324	HK\$0.01	30.29	40.80	45.40	11.31	Investment holding and provision of management services
Magnificent International Hotel Limited	2	HK\$1	–	100	–	100	Hotel investment and operation
Mercury Fast Limited	2	HK\$1	–	100	–	100	Securities dealings and investment holding
New Champion Developments Limited (i)	1	US\$1	–	100	–	100	Vessel leasing
Noblesse International Limited (i)	1	US\$1	100	–	100	–	Property investment
Shanghai Shun Ho (Lands Development) Limited (i)	1	US\$1	–	100	–	100	Investment holding
Shanghai Shun Ho Property Development Co., Ltd. (iii)	Registered capital	US\$4,950,000	–	100	–	100	Hotel investment and operation
Shun Ho Capital Properties Limited (i)	1	US\$1	–	100	–	100	Investment holding
Shun Ho (Lands Development) Limited (i)	10	US\$1	100	–	100	–	Investment holding
Shun Ho Construction (Holdings) Limited	2	HK\$10	–	100	–	100	Investment holding
Sino Money Investments Limited	10,000	HK\$1	–	100	–	100	Property development
South Point Investments Limited (i)	1	US\$1	100	–	100	–	Investment holding
Tennyland Limited	2	HK\$10	–	100	–	100	Property investment
Trans-Profit Limited	1,000,000	HK\$1	–	100	–	100	Property investment
United Assets Company Limited	2,000,000	HK\$1	–	100	–	100	Hotel investment and operations and investment holding

(i) Incorporated in the British Virgin Islands and operating in Hong Kong.

(ii) Incorporated and operating in Macau.

(iii) Sino foreign co-operative joint venture established and operating principally in the PRC.

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

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

33. CAPITAL RISK MANAGEMENT

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

The capital structure of the Group consists of net debt, which includes advances from a shareholder and ultimate holding company disclosed in note 31(a) and (c), bank loans disclosed in note 23 (net of bank balances and cash) and equity attributable to owners of the Company, comprising issued capital, reserves and retained profits as disclosed in the consolidated statement of changes in equity.

The management of the Group reviews the capital structure periodically. As a part of this review, the management of the Group considers the cost of capital and the risks associated with each class of capital. Currently, the management uses long term funding to finance its acquisition of investment properties, expenditure on prepaid lease payments and properties under development to minimise the finance costs. The Group will balance its overall capital structure through the payment of dividends, as well as the issue of new debt or the redemption of existing debt.

There are no significant changes on the Group's approach to capital risk management during the year.

34. FINANCIAL INSTRUMENTS

(a) Categories of financial instruments

THE GROUP

	2011 HK\$'000	2010 HK\$'000
Financial assets		
Loans and receivables (including cash and cash equivalents)	125,744	57,824
Investments held for trading	–	6
Available-for-sale investments	63,383	74,651
	<u>189,127</u>	<u>132,481</u>
Financial liabilities		
Amortised cost	<u>1,226,646</u>	<u>1,124,623</u>

THE COMPANY

Financial assets		
Loans and receivables (including cash and cash equivalents)	<u>623,954</u>	<u>598,757</u>
Financial liabilities		
Amortised cost	<u>1,456</u>	<u>2,610</u>

34. FINANCIAL INSTRUMENTS *(Continued)*

(b) Financial risk management objectives and policies

The management of the Group and the Company monitors and manages the financial risks relating to the operations of the Group through the monitoring procedures. These risks include market risk (including currency risk, interest rate risk and other price risk), credit risk and liquidity risk. The management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

The Group and the Company do not enter into derivative financial instruments for hedging or speculative purpose.

There has been no significant change to the Group's and the Company's exposure to market risks or the manner in which it manages and measures the risks.

(i) Foreign currency risk management

The Group is subject to foreign currency risk which is mainly attributable to the exposure on Hong Kong dollars in respect of an inter-company loan to a subsidiary operating in the PRC. The Group currently does not have a foreign currency hedging policy. However, management monitors foreign exchange exposure and will consider hedging significant foreign currency exposure should the need arise.

Foreign currency sensitivity

THE GROUP AND THE COMPANY

The exposure of the Group and the Company to foreign currency risk is not considered significant and hence, no sensitivity analysis is presented.

(ii) Interest rate risk management

The Group and the Company are exposed to cash flow interest rate risk in relation to its pledged bank deposits, bank balances, advances from a shareholder and ultimate holding company and bank loans which are subject to floating interest rate. The Group and the Company currently do not have any interest rate hedging policy. However, from time to time, if interest rate fluctuates significantly, appropriate measures would be taken to manage interest rate exposure. The Group's interest rate risk is mainly concentrated on the fluctuation of HIBOR on advances from a shareholder and ultimate holding company and bank loans.

The Group's and the Company's exposures to interest rates on financial liabilities are detailed in the liquidity risk management section of this note.

34. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

(ii) Interest rate risk management (Continued)

Interest rate sensitivity

THE GROUP

The sensitivity analysis for the Group below have been determined based on the exposure to interest rates for non-derivative instruments including floating-rate advances from ultimate holding company and a shareholder and bank loans at the end of the reporting period. For floating-rate financial instruments, the analysis is prepared assuming the amount of financial instruments are outstanding for the whole year. A 50 basis points increase or decrease is used which represents management's assessment of the possible change in interest rate.

If interest rates had been 50 basis points higher/lower and all other variables were held constant, the Group's profit for the year ended 31st December, 2011 would decrease/increase by HK\$2,305,000 (2010: decrease/increase by HK\$1,806,000). This is mainly attributable to the Group's exposure to interest rates on its floating-rate borrowings not specific for interest capitalisation.

The effect on pledged bank deposits and bank balances have not been taken into account in preparing the sensitivity analysis because the effect involved is not significant.

THE COMPANY

The Company has no significant interest rate risks for both years.

(iii) Other price risk

The Group is exposed to other price risk arising from available-for-sale investments and investments held for trading.

Other price sensitivity

The sensitivity analysis below have been determined based on the exposure to other price risk at the end of the reporting period. If the market price of the available-for-sale investments (excluding the available-for-sale investments carried at cost less impairment) and investments held for trading had been 10% higher/lower while all other variables were held constant:

- the impact of changes in fair value of investment held for trading for both years is insignificant.
- securities revaluation reserve for the year ended 31st December, 2011 would increase/decrease by HK\$6,260,000 (2010: increase/decrease by HK\$7,387,000) for the Group, principally as a result of the changes in fair value of available-for-sale listed equity securities.

The Company does not have significant price risk exposure at the end of the reporting period.

34. FINANCIAL INSTRUMENTS *(Continued)*

(b) Financial risk management objectives and policies *(Continued)*

(iv) Credit risk management

The Group's and the Company's maximum exposure to credit risk in the event of the counterparties' failure to perform their obligations as at 31st December, 2011 in relation to each class of recognised financial assets is the carrying amount of those assets as stated in the consolidated statement of financial position and the Company's statement of financial position, respectively.

The Group's credit risk is primarily attributable to trade and other receivables. The Company's credit risk is primarily attributable to amounts due from subsidiaries. In order to minimise the credit risk, the management of the Group has monitoring procedures to ensure that follow-up action is taken to recover overdue debts. In addition, the Group and the Company review the recoverable amount of each individual debt at the end of each reporting period to ensure that adequate impairment losses are made for irrecoverable amounts. In this regard, the directors of the Company consider that the Group's and the Company's credit risk is significantly reduced.

The credit risk on pledged bank deposits and bank balances is limited because the counterparties are a number of banks with high credit-ratings assigned by international credit-rating agencies or state-owned banks in the PRC.

The Group has no significant concentration of credit risk on trade and other receivables, with exposure spread over a number of counterparties and customers.

The Company has no significant concentration of credit risk on amounts due from subsidiaries, with exposure spread over a number of subsidiaries.

(v) Liquidity risk management

The Group had net current liabilities of approximately HK\$1,105 million (2010: HK\$1,073 million) at 31st December, 2011 which include bank loans and advances from a shareholder and ultimate holding company of approximately HK\$1,111 million, HK\$0.61 million and HK\$60 million (2010: HK\$1,035 million, HK\$2 million and HK\$61 million), respectively. The directors of the Company closely monitor the cash flows of the Group and, upon maturity, would arrange the renewal and refinancing of the bank loans, where necessary, to enable the Group to carry on its operations in the foreseeable future. At the end of the reporting period, the available banking facilities of the Group amounted to approximately HK\$1,496 million (2010: HK\$1,526 million), which was utilised to the extent of approximately HK\$1,111 million (2010: HK\$1,035 million). In the opinion of the directors of the Company, the Group expects to renew the existing banking facilities on similar terms and conditions when the existing banking facilities of the Group mature. In this regard, the directors of the Company consider that the Group's liquidity risk is significantly reduced.

As the aggregate market value of the Group's investment properties, hotel properties and properties under development is higher than the existing available banking facilities, the directors of the Company considered that additional banking facilities can be obtained upon the request of the Group by further pledge of the Group's assets. The directors of the Company consider that the amount of additional banking facilities which can be obtained by further pledge of the Group's properties exceed the amount of current liabilities of the Group. Accordingly, the directors of the Company are of the opinion that the Group's liquidity risk is minimal.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

34. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

(v) Liquidity risk management (Continued)

The following tables detail the Group's remaining contractual maturity for its non-derivative financial liabilities based on agreed repayment terms. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest period on which the Group can be required to pay. The table includes both interest and principal cash flows. To the extent that interest flows are floating rate, the undiscounted amount is derived from existing interest rate at that end of the reporting period.

Specifically, for term loans which contain a repayment on demand clause which can be exercised at the bank's sole discretion, the analysis shows the cash outflow based on the earliest period in which the entity can be required to pay, that is if the lenders were to invoke their unconditional rights to call the loans with immediate effect. The maturity analysis for other bank borrowings is prepared based on the scheduled repayment dates.

THE GROUP

	Weighted average effective interest rate %	On demand HK\$'000	Less than 1 month HK\$'000	1 – 3 months HK\$'000	3 months to 1 year HK\$'000	1 – 5 years HK\$'000	Total undiscounted cash flows HK\$'000	Carrying amount HK\$'000
2011								
Non-interest bearing (others)	–	–	54,445	679	–	–	55,124	55,124
Variable interest rate instruments	2.12	1,171,522	–	–	–	–	1,171,522	1,171,522
		1,171,522	54,445	679	–	–	1,226,646	1,226,646
Non-interest bearing (rental deposits received)	–	–	47	179	3,347	26,993	30,566	30,566
		1,171,522	54,492	858	3,347	26,993	1,257,212	1,257,212
2010								
Non-interest bearing (others)	–	–	26,945	–	–	–	26,945	26,945
Variable interest rate instruments	1.27	1,097,678	–	–	–	–	1,097,678	1,097,678
		1,097,678	26,945	–	–	–	1,124,623	1,124,623
Non-interest bearing (rental deposits received)	–	–	54	5,769	7,660	18,888	32,371	32,371
		1,097,678	26,999	5,769	7,660	18,888	1,156,994	1,156,994

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

34. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

(v) Liquidity risk management (Continued)

THE GROUP (Continued)

The table below summarises the maturity analysis of term loans with a repayment on demand clause based on agreed scheduled repayments set out in the loan agreements. The amounts include interest payments computed using contractual rates. As a result, these amounts were greater than the amounts disclosed in the “on demand” time band in the maturity analysis contained in the table above. Taking into account the Group’s financial position, the directors do not consider that it is probable that the bank will exercise its discretion to demand immediate repayment. The directors believe that such term loans will be repaid in accordance with the scheduled repayment dates set out in the loan agreement.

Maturity Analysis – Term loans subject to a repayment on demand clause based on scheduled repayments

	Less than 1 month HK\$'000	1 – 3 months HK\$'000	3 months to 1 year HK\$'000	1 – 5 years HK\$'000	Total undiscounted cash flows HK\$'000
2011	<u>3,164</u>	<u>5,582</u>	<u>323,235</u>	<u>844,376</u>	<u>1,176,357</u>
2010	<u>1,747</u>	<u>3,027</u>	<u>662,401</u>	<u>400,397</u>	<u>1,067,572</u>

The amounts included above for variable interest rate instruments for non-derivative financial liabilities is subject to change if changes in variable interest rates differ to those estimates of interest rates determined at the end of the reporting period.

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

34. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risk management objectives and policies (Continued)

(v) Liquidity risk management (Continued)

The following tables detail the Company's remaining contractual maturity for its non-derivative financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The table includes both interest and principal cash flows. To the extent that interest flows are floating rate, the undiscounted amount is derived from existing interest rate at the end of the reporting period.

THE COMPANY

	Weighted average effective interest rate %	On demand HK\$'000	Less than 1 month HK\$'000	Total undiscounted cash flows HK\$'000	Carrying amount HK\$'000
2011					
Non-interest bearing	–	–	851	851	851
Variable interest rate instruments	1.88	605	–	605	605
		<u>605</u>	<u>851</u>	<u>1,456</u>	<u>1,456</u>
	Weighted average effective interest rate %	On demand HK\$'000	Less than 1 month HK\$'000	Total undiscounted cash flows HK\$'000	Carrying amount HK\$'000
2010					
Non-interest bearing	–	–	935	935	935
Variable interest rate instruments	1.20	1,675	–	1,675	1,675
		<u>1,675</u>	<u>935</u>	<u>2,610</u>	<u>2,610</u>

Notes to the Consolidated Financial Statements (Continued)

For the year ended 31st December, 2011

34. FINANCIAL INSTRUMENTS (Continued)

(c) Fair values of financial instruments

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

- the fair values of financial assets with standard terms and conditions and traded in active liquid markets are determined with reference to quoted market bid prices; and
- the fair values of other financial assets and financial liabilities are determined in accordance with generally accepted pricing models based on discounted cash flow analysis.

Except for certain available-for-sale investments which are stated at cost, the directors consider that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the consolidated and the Company's statements of financial position approximate their fair values.

Fair value measurements recognised in the consolidated statement of financial position

All of the Group's financial instruments that are measured subsequent to initial recognition at fair value, including listed equity securities which are classified as available-for-sale financial assets and investments held for trading, amounting to HK\$62,603,000 and Nil (2010: HK\$73,871,000 and HK\$6,000), respectively are grouped under Level 1 fair value measurements. Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active market for identical assets or liabilities.

Financial Summary

	For the year ended 31st December,				
	2007 HK\$'000	2008 HK\$'000	2009 HK\$'000	2010 HK\$'000	2011 HK\$'000
CONSOLIDATED RESULTS					
Revenue	231,427	286,191	249,506	304,595	401,648
Operating profit	912,725	135,267	168,349	497,138	518,322
Share of losses of associates	(4)	—	—	—	—
Profit before taxation	912,721	135,267	168,349	497,138	518,322
Income tax expense	(174,649)	(6,866)	(23,961)	(83,451)	(85,694)
Profit before non-controlling interests	738,072	128,401	144,388	413,687	432,628
Non-controlling interests	(343,323)	(58,647)	(60,259)	(179,297)	(134,551)
Profit for the year	394,749	69,754	84,129	234,390	298,077
As at 31st December,					
	2007 HK\$'000	2008 HK\$'000 (Restated)	2009 HK\$'000 (Restated)	2010 HK\$'000	2011 HK\$'000
CONSOLIDATED NET ASSETS					
Property, plant and equipment	424,766	966,294	932,306	929,539	1,326,041
Prepaid lease payments for land	1,028,057	56,375	60,182	60,767	61,049
Investment properties	2,536,250	1,917,580	1,987,790	2,328,850	2,626,880
Property under development	39,718	1,450,106	1,545,202	1,680,680	1,517,390
Other non current assets	110,647	79,200	53,366	77,242	63,383
Net current liabilities	(869,386)	(1,098,452)	(1,070,485)	(1,073,485)	(1,105,065)
Non current rental deposits received	—	(26,055)	(18,102)	(18,888)	(26,993)
Deferred tax liabilities	(317,261)	(310,855)	(322,023)	(380,187)	(440,833)
Non-controlling interests	(1,198,121)	(1,074,858)	(1,124,746)	(1,312,362)	(1,119,832)
Net assets	1,754,670	1,959,335	2,043,490	2,292,156	2,902,020

