



Far East Hotels and Entertainment Limited

Stock Code : 37

Annual Report
2016



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In the event of any error or omission in the Chinese translation of this Annual Report, the English text will prevail.

Corporate Information

PLACE OF INCORPORATION

Hong Kong

BOARD OF DIRECTORS

Executive Directors

Derek Chiu, B.A. (*Managing Director and Chief Executive*)

Margaret Chiu, LL.B.

Alex Chiu, B.Sc. (*appointed on 1 September 2015*)

Amanda Chiu, B.A. (*appointed on 1 September 2015*)

Non-executive Directors

Chiu Ju Ching Lan, J.P.

Dick Tat Sang Chiu, M.A.

Independent Non-executive Directors

Ip Shing Hing, J.P.

Ng Wing Hang Patrick

Choy Wai Shek Raymond, MH, J.P.

COMPANY SECRETARY

Kwok Siu Man

SOLICITORS

Woo Kwan Lee & Lo

INDEPENDENT AUDITOR

Deloitte Touche Tohmatsu

Certified Public Accountants

Hong Kong

AUTHORISED REPRESENTATIVES

Derek Chiu, B.A.

Kwok Siu Man

AUDIT COMMITTEE

Ng Wing Hang Patrick (*Chairman*)

Ip Shing Hing, J.P.

Choy Wai Shek Raymond, MH, J.P.

Corporate Information

REMUNERATION COMMITTEE

Choy Wai Shek Raymond, MH, J.P. (*Chairman*)
Ip Shing Hing, J.P.
Ng Wing Hang Patrick
Derek Chiu, B.A.

NOMINATION COMMITTEE

Ip Shing Hing, J.P. (*Chairman*)
Ng Wing Hang Patrick
Choy Wai Shek Raymond, MH, J.P.
Derek Chiu, B.A.

PRINCIPAL BANKERS

Bank of China (Hong Kong) Limited
Hang Seng Bank Limited
Public Bank (Hong Kong) Limited
The Bank of East Asia, Limited
The Hongkong and Shanghai Banking Corporation Limited

REGISTERED & PRINCIPAL OFFICE

Suite 1902, 19 Floor,
The Sun's Group Centre,
200 Gloucester Road,
Wanchai, Hong Kong

SHARE REGISTRAR

Tricor Standard Limited
Level 22, Hopewell Centre,
183 Queen's Road East, Hong Kong

PLACE OF LISTING

The Shares of the Company are listed on the Main Board
of The Stock Exchange of Hong Kong Limited

STOCK CODE

00037

WEBSITE

www.tricor.com.hk/websevice/00037

Profile of Directors

BOARD OF DIRECTORS

Executive Directors

Mr. Derek Chiu, B.A. *(Managing Director and Chief Executive)*

Aged 50. He was appointed as Director of the Company in 1989. He is a member of each of the remuneration committee and the nomination committee of the Company. He is also a director of various subsidiaries of the Company. He was an executive director of Far East Holdings International Limited (stock code: 00036), a company listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange"), until his resignation with effect from 9 November 2015. He has extensive experience in the operation of amusement parks and entertainment business. He is a son of Madam Chiu Ju Ching Lan, a non-executive Director, and a brother of Mr. Dick Tat Sang Chiu, a non-executive Director, and Ms. Margaret Chiu, an executive Director. He is also the father of Mr. Alex Chiu and Ms. Amanda Chiu, both executive Directors.

Ms. Margaret Chiu, LL.B.

She was appointed as Director of the Company in 1989. She is also a director of several subsidiaries of the Company. She graduated with a law degree from the University of Buckingham, the United Kingdom. She has extensive experience in entertainment, television and motion picture business in Hong Kong, the People's Republic of China (the "PRC") and overseas. She is the daughter of Madam Chiu Ju Ching Lan, a non-executive Director, and the sister of Mr. Dick Tat Sang Chiu, a non-executive Director, and Mr. Derek Chiu, an executive Director and also the Managing Director and Chief Executive of the Company. She is also the aunt of Mr. Alex Chiu and Ms. Amanda Chiu, both executive Directors.

Mr. Alex Chiu, B.Sc.

Aged 25. He was appointed as an executive Director with effect from 1 September 2015. He is also a director of a subsidiary of the Company. He holds a bachelor's degree from The Art Institute of California, United States of America. He is the son of Mr. Derek Chiu, an executive Director and also the Managing Director and Chief Executive of the Company, and the brother of Ms. Amanda Chiu, an executive Director. He is also a grandson of Madam Chiu Ju Ching Lan, a non-executive Director, a nephew of both Mr. Dick Tat Sang Chiu, a non-executive Director, and Ms. Margaret Chiu, an executive Director.

Ms. Amanda Chiu, B. A.

Aged 23. She was appointed as an executive Director with effect from 1 September 2015. She holds a bachelor's degree from the University of the Arts London, England. She is the daughter of Mr. Derek Chiu, an executive Director and also the Managing Director and Chief Executive of the Company, and the sister of Mr. Alex Chiu, an executive Director. She is also a granddaughter of Madam Chiu Ju Ching Lan, a non-executive Director, a niece of both Mr. Dick Tat Sang Chiu, a non-executive Director, and Ms. Margaret Chiu, an executive Director.

Non-executive Directors

Madam Chiu Ju Ching Lan, J.P.

Aged 76. She was appointed as Director of the Company in 1979. She is also a director of several subsidiaries of the Company. Since 1975, she has been the Honorary Vice-President of Hong Kong Girl Guides Association. She has been active in social circles and was the Chairlady of Yan Chai Hospital for 1977/78. She is the founder of New Territories Women's and Juveniles Welfare Association. She is the Chairman of the

Profile of Directors

Incorporated Management Committee and the Supervisor of the three schools by the name of Ju Ching Chu Secondary School, and the Chairman of Kowloon Women's Welfare Club. She was a member of Shanghai Standing Committee Chinese People's Political Consultative Conference for 25 years from 1982 to 2007. She has also been an Honorary Vice-President of Hong Kong Federation of Women since 1997. She is the mother of Mr. Dick Tat Sang Chiu, a non-executive Director, as well as Ms. Margaret Chiu and Mr. Derek Chiu, both executive Directors. She is also the grandmother of Mr. Alex Chiu and Ms. Amanda Chiu, both executive Directors.

Mr. Dick Tat Sang Chiu, M.A.

Aged 65. He joined the Far East Group in 1974 and was appointed as Director of the Company in 1979. He is also a director of several subsidiaries of the Company. He is the founder of Warwick International Hotel Group and serves as its president. He graduated from the University of Cambridge, England with an honour Master of Arts degree in Economics. He is a son of Madam Chiu Ju Ching Lan, a non-executive Director, and a brother of Ms. Margaret Chiu and Mr. Derek Chiu, both executive Directors. He is also an uncle of Mr. Alex Chiu and Ms. Amanda Chiu, both executive Directors.

Independent Non-executive Directors

Mr. Ip Shing Hing, J.P.

Aged 60. Mr. Ip was appointed as an independent non-executive Director of the Company on 31 March 1997. He is the chairman of the nomination committee and a member of each of the audit committee and the remuneration committee of the Company. He holds a Bachelor of Laws Degree from the University of Hong Kong and a Master of Arts in Arbitration and Alternative Dispute Resolution from the City University of Hong Kong. He has been a practising solicitor in Hong Kong for more than 30 years. Mr. Ip is an independent non-executive director of Binhai Investment Company Limited (stock code: 02886) and PC Partner Group Limited (stock code: 01263), both companies being listed on the Stock Exchange.

Mr. Ng Wing Hang Patrick

Aged 63. Mr. Ng was appointed as an independent non-executive Director of the Company on 28 September 2004. He is the chairman of the audit committee and a member of each of the remuneration committee and the nomination committee of the Company. He is a practising certified public accountant in Hong Kong and is the managing director of Pan-China (H.K.) CPA Limited, a certified public accountants firm in Hong Kong. Mr. Ng also serves as an independent non-executive director of Shenwan Hongyuan (H.K.) Limited, formerly known as Shenyin Wanguo (H.K.) Limited (stock code: 00218), which is listed on the Stock Exchange.

Mr. Choy Wai Shek Raymond, MH, J.P.

Aged 67. Mr. Choy was appointed as an independent non-executive Director of the Company on 28 September 2004. He is the chairman of the remuneration committee and a member of each of the audit committee and the nomination committee of the Company. Mr. Choy is an independent non-executive director of New Concepts Holdings Limited (stock code: 02221), a company listed on the Stock Exchange. He was the Chairman of Sham Shui Po District Council, Hong Kong from 1991 to 1994, a Hong Kong Affairs Adviser from 1994 to 1997, and a member of Hong Kong Broadcasting Authority from 1995 to 1998. He was formerly a Vice-chairman of Occupational Safety And Health Council, a member of Energy Advisory Committee, a member of Consumer Council, a member of the Guangzhou Committee of the Chinese People's Political Consultative Conference, a director of Chinese General Chamber Of Commerce, Vice President of GMC Hong Kong Member Association and the Chairman of Hong Kong Conghua Fraternity Association (Supervisory Board).

Managing Director and Chief Executive's Statement

RESULTS

I report to the shareholders of Far East Hotels and Entertainment Limited (the "Company") that the audited consolidated loss of the Company and its subsidiaries (the "Group") attributable to shareholders for the year ended 31 March 2016 amounted to HK\$10,549,887 (2015: HK\$68,017,187).

The directors of the Company do not recommend the payment of any dividend for the year (2015: Nil).

REVIEW OF OPERATIONS AND PROSPECTS

For the financial year ended 31 March 2016, the Group recorded a total revenue of approximately HK\$48.9 million (2015: HK\$52.1 million) and gross profit of approximately HK\$6.3 million (2015: HK\$14.1 million), representing decreases of approximately 6% and 55% respectively. Loss for the year attributable to the owners of the Company amounted to approximately HK\$10.5 million (2015: HK\$68.0 million).

For the year under review, the total revenue of the Cheung Chau Warwick Hotel decreased to approximately HK\$18.9 million (2015: HK\$22.4 million) with a profit contribution of approximately HK\$2.7 million (2015: HK\$4.7 million). The rooms department and the food and beverage department recorded decreases in revenue of approximately 17% and 13% respectively. The overall performance of the Cheung Chau Warwick Hotel was adversely affected by the decline in the number of visitors from the mainland China.

The total revenue of the serviced property in Beijing, the PRC decreased to approximately HK\$28.5 million (2015: HK\$29.3 million) with a profit contribution of approximately HK\$2.7 million (2015: HK\$9.1 million). The decrease in the profit of the serviced property letting in Beijing was mainly due to refurbishment expenses incurred for the serviced property and ancillary facilities for the year under review.

For securities investment and trading, the Group recorded a loss of approximately HK\$2.0 million (2015: HK\$1.3 million), which included a decrease of approximately HK\$2.4 million (2015: HK\$2.3 million) in fair values of held-for-trading investments.

The Group recorded a net increase of approximately HK\$6.1 million (2015: a net decrease of approximately HK\$46.6 million) in fair values of investment properties.

Included in administrative expenses were share-based payment expenses of approximately HK\$3.9 million (2015: nil) recognised upon grant of share options and professional fees of approximately HK\$3.5 million incurred in relation to the disposal of the entire available-for-sale investments.

The Company disposed of the entire available-for-sale investments during the year for a consideration of HK\$140.0 million which was satisfied by the purchaser (i) by HK\$78 million in cash; (ii) through the issuance of the promissory notes of HK\$21.25 million; and (iii) by the assignment of the benefit of the purchaser's loan and the transfer of the entire issued share capital of Rise Vision Limited to the Company. Rise Vision Limited owns Far East Beach Villa Limited which in turn owns hotel properties in Fiji. The properties are classified as investment properties. Details of this transaction are disclosed in the Company's announcement and circular dated 30 June 2015 and 22 July 2015 respectively.

Following the realisation of the available-for-sale investments, the Group has greater flexibility to deploy resources to explore business opportunities that can provide investment potential and broaden the income base of the Group in the long term.

Managing Director and Chief Executive's Statement

The market conditions of the hotel business in Hong Kong remain challenging for the coming year. The relative strength of Hong Kong dollars and the increased competition from other countries have made shopping in and travelling to Hong Kong less appealing. The Group will closely monitor and actively react to any changes as they arise. Furthermore, the Group will continue to strengthen its marketing efforts to extend its customer base and improve the quality of the service to meet the customers' needs.

MATERIAL ACQUISITION OF SUBSIDIARY

On 14 August 2015, the Group acquired the entire issued share capital of Rise Vision Limited at a consideration of HK\$40,750,000 as part of the consideration of the disposal of available-for-sale investments. Rise Vision Limited owns Far East Beach Villa Limited which in turn owns hotel properties in Fiji. The properties are classified as investment properties. Details of this transaction are disclosed in the Company's announcement and circular dated 30 June 2015 and 22 July 2015 respectively.

LIQUIDITY AND FINANCIAL RESOURCES

At 31 March 2016, the Group had bank balances and cash of HK\$68,269,628 (2015: HK\$1,211,943) and pledged bank deposits of HK\$2,118,000 (2015: HK\$2,118,000).

At 31 March 2016, there were outstanding bank loans and utilised overdraft facilities of HK\$34,278,645 (2015: HK\$38,716,654) and unutilised overdraft facilities of approximately HK\$6,000,000 (2015: HK\$4,511,000) available to the Group.

At 31 March 2016, the Group did not have any foreign exchange contracts, interest or currency swaps or other financial derivatives (2015: nil).

At 31 March 2016, shareholders' funds amounted to approximately HK\$283.7 million (2015: approximately HK\$288.5 million). Accordingly, the Group's gearing ratio (total bank borrowings to shareholders' funds) at 31 March 2016 is 12% (2015: 13%).

CONTINGENT LIABILITIES

At 31 March 2016, the Company issued financial guarantees of HK\$18,000,000 (2015: HK\$18,000,000) to banks in respect of banking facilities granted to its subsidiaries, of which HK\$14,793,600 (2015: HK\$15,436,800) was utilised by its subsidiaries.

CAPITAL COMMITMENTS

At 31 March 2016, the Group had no significant capital commitments (2015: HK\$551,800).

ENVIRONMENTAL POLICIES AND PERFORMANCE

The Group is committed to environmental protection and sustainable development through promoting and adopting green practices in its business activities. Initiatives within the Group include, but are not limited to, encouraging employees to reduce paper consumption by reuse of single-sided printed paper, to assess the necessity of printing where appropriate and to use duplex printing. The management will continue to review the Group's green practices to integrate environmental, health and safety management and compliance considerations into operational processes.

Managing Director and Chief Executive's Statement

EMPLOYEES

At 31 March 2016, the Group has approximately 70 employees (2015: 70). Employees are remunerated in accordance with the nature of the job and market conditions. Staff incentive bonus would be granted to reward and motivate those well-performed employees.

On behalf of the board of directors of the Company (the "Board"), I would like to extend my sincere thanks to all our shareholders for their continued support, and to our staff for their dedication, loyalty and service.

Derek Chiu

Managing Director and Chief Executive

Hong Kong, 28 June 2016

Directors' Report

The directors of the Company present their directors' report together with the audited consolidated financial statements of the Company and its subsidiaries (the "Group") for the year ended 31 March 2016.

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

The Company acts as an investment holding company and provides corporate management services to its subsidiaries. The activities of its principal subsidiaries, associates and joint venture are set out in notes 15, 16 and 17 respectively, to the consolidated financial statements.

A fair review of the Group's business, a discussion and analysis of the Group's performance during the year and an analysis of the likely development of the Group's business are set out in the section headed "Review of Operations and Prospects" of the Managing Director and Chief Executive's Statement on pages 6 and 7 of this annual report. This discussion forms part of this report. Description of the principal risks and uncertainties facing the Group are set out in notes 4 and 44(b) to the consolidated financial statements respectively.

As at the date of this report, the directors of the Company are not aware of any important events affecting the Group that have occurred since the end of the year under review.

RESULTS AND APPROPRIATIONS

The results of the Group for the year ended 31 March 2016 are set out in the consolidated statement of profit or loss and other comprehensive income on page 26 of this annual report.

The directors do not recommend the payment of a dividend in respect of the year ended 31 March 2016 (2015: nil).

FIVE-YEAR FINANCIAL SUMMARY

A summary of the results, assets and liabilities of the Group for the last five financial years, as extracted from the audited financial statements, is set out on page 96 of this annual report.

RESERVES

Details of movements in the reserves of the Group and the Company during the year are set out in the consolidated statement of changes in equity on page 29 and note 45 to the consolidated financial statements respectively.

PROPERTY, PLANT AND EQUIPMENT

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

INVESTMENT PROPERTIES

Details of movements in the investment properties of the Group are set out in note 14 to the consolidated financial statements.

PROPERTIES

Details of the major properties held by the Group at 31 March 2016 are set out on page 95 of this annual report.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES IN THE COMPANY

During the year, the Company did not redeem any of its shares listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") nor did the Company or any of its subsidiaries purchase or sell any of such shares.

Directors' Report

SHARE CAPITAL

Details of the share capital of the Company are set out in note 32 to the consolidated financial statements.

PRE-EMPTIVE RIGHTS

There is no provision for pre-emptive rights under the articles of association of the Company which would oblige the Company to offer new shares on a pro-rata basis to existing shareholders of the Company. However, the Companies Ordinance, Chapter 622 of the laws of Hong Kong (the "Companies Ordinance") provides that the Directors must not exercise any power to allot shares in the Company unless the allotment is made to the shareholders in proportion to their shareholdings.

DIRECTORS

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

Executive Directors

Mr. Derek Chiu (*Managing Director and Chief Executive*)

Ms. Margaret Chiu

Mr. Alex Chiu (*appointed on 1 September 2015*)

Ms. Amanda Chiu (*appointed on 1 September 2015*)

Non-executive Directors

Madam Chiu Ju Ching Lan

Mr. Dick Tat Sang Chiu

Independent Non-executive Directors

Mr. Ip Shing Hing

Mr. Ng Wing Hang Patrick

Mr. Choy Wai Shek Raymond

During the year and up to the date of this report, Mr. Derek Chiu, Ms. Margaret Chiu, Madam Chiu Ju Ching Lan, Mr. Dick Tat Sang Chiu and Mr. Alex Chiu are also directors in certain subsidiaries of the Company. Other directors of the Company's subsidiaries during the year and up to the date of this report include: Ms. Chung Siu Mei, Ms. Tammie Tam and Mr. Ng Chi Kin.

Article 83 of the Company's articles of association provides that the directors shall have power at any time and from time to time to appoint any other person to be a director of the Company, in order to fill a casual vacancy or as an additional member to the board of directors of the Company (the "Board"), but so that such person appointed shall hold office only until the next following ordinary general meeting and shall then be eligible for re-election and so that the total number of directors shall not at any time exceed the maximum number fixed as mentioned in the articles of association. Accordingly, Mr. Alex Chiu and Ms. Amanda Chiu who were appointed by the board of the directors on 1 September 2015 shall retire at the forthcoming annual general meeting of the Company (the "AGM") and both of them, being eligible have offered themselves for re-election.

Directors' Report

Moreover, in accordance with articles 78 and 79 of the Company's articles of association, one-third of the directors shall retire from office and, being eligible, offer themselves for election. In accordance therewith, Madam Chiu Ju Ching Lan and Mr. Dick Tat Sang Chiu will retire by rotation at the AGM and, being eligible, have offered themselves for re-election.

The term of office for each non-executive Director is the period up to his or her annual retirement by rotation in accordance with the Company's articles of association.

CONFIRMATION OF INDEPENDENCE OF INDEPENDENT NON-EXECUTIVE DIRECTORS

The Company has received from each of the independent non-executive Directors an annual confirmation of his independence in writing pursuant to Rule 3.13 of the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules") and considers all the independent non-executive directors to be independent.

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITION IN SHARES, UNDERLYING SHARES AND DEBENTURES

At 31 March 2016, the interests and short positions of the directors and the 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, Chapter 571 of the laws of Hong Kong (the "SFO")) which were required (a) to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO); or (b) pursuant to section 352 of the SFO, to be entered in the register referred to therein; or (c) pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") contained in Appendix 10 to the Listing Rules were as follows:

(a) Long position in the ordinary shares of the Company

Name of directors	Number of issued ordinary shares held			Approximate percentage of issued ordinary shares of the Company
	Personal interests	Corporate interests	Total	
Mr. Derek Chiu	30,894,000	78,430,299 (Note 1)	109,324,299	18.16%
Madam Chiu Ju Ching Lan	188,000	–	188,000	0.03%
Mr. Dick Tat Sang Chiu	2,172,800	22,277,033 (Note 2)	24,449,833	4.06%
Ms. Margaret Chiu	676,240	5,000,000 (Note 3)	5,676,240	0.94%

Notes:

- (1) The 78,430,299 shares were held by Energy Overseas Ltd., a company wholly owned by Mr. Derek Chiu, an executive Director who is also the managing Director and chief executive of the Company.
- (2) The 22,277,033 shares were held by various private companies wholly owned by Mr. Dick Tat Sang Chiu, a non-executive Director.
- (3) The 5,000,000 shares were held by a private company wholly owned by Ms. Margaret Chiu, an executive Director.

Directors' Report

(b) Long position in the ordinary shares of associated corporation

Name of director	Nature of interests	Name of associated corporation	Number of issued ordinary shares held	Percentage of the issued ordinary shares of associated corporation
Mr. Derek Chiu	Personal interest	Sino Noble Development Limited	50	50%

Sino Noble Development Limited is jointly owned by Mr. Derek Chiu (an executive Director who is also the Managing Director and Chief Executive of the Company) and the Company.

(c) Share options of the Company

Details of the share option scheme that complies with the Listing Rules adopted by the Company on 1 June 2007 (the "Share Option Scheme") are set out in note 40 to the consolidated financial statements. Movements of share options held by directors and employees are as follows:

Grantee	Number of underlying shares comprised in share options					Exercise Price per share HK\$	Grant date	Exercisable Period	
	Held at 1 April 2015	Granted during the year	Exercised during the year	Cancelled/lapsed during the year	Held at 31 March 2016			From	To
Executive directors									
Mr. Derek Chiu	4,500,000	-	-	-	4,500,000	0.2498	15/04/2011	15/04/2011	14/04/2021
	4,800,000	-	(3,700,000)	-	1,100,000	0.2320	06/02/2014	06/02/2014	05/02/2024
	-	6,000,000	-	-	6,000,000	0.5600	23/10/2015	23/10/2015	22/10/2025
Ms. Margaret Chiu	2,000,000	-	-	-	2,000,000	0.2320	06/02/2014	06/02/2014	05/02/2024
Non-executive director									
Madam Chiu Ju Ching Lan	2,000,000	-	-	-	2,000,000	0.2320	06/02/2014	06/02/2014	05/02/2024
Independent non-executive directors									
Mr. Ip Shing Hing	1,000,000	-	-	-	1,000,000	0.2820	30/12/2009	30/12/2009	29/12/2019
	2,000,000	-	-	-	2,000,000	0.2320	06/02/2014	06/02/2014	05/02/2024
	-	1,000,000	-	-	1,000,000	0.5600	23/10/2015	23/10/2015	22/10/2025
Mr. Ng Wing Hang Patrick	1,000,000	-	-	-	1,000,000	0.2820	30/12/2009	30/12/2009	29/12/2019
	2,000,000	-	-	-	2,000,000	0.2320	06/02/2014	06/02/2014	05/02/2024
	-	1,000,000	-	-	1,000,000	0.5600	23/10/2015	23/10/2015	22/10/2025
Mr. Choy Wai Shek Raymond	1,000,000	-	-	-	1,000,000	0.2820	30/12/2009	30/12/2009	29/12/2019
	2,000,000	-	-	-	2,000,000	0.2320	06/02/2014	06/02/2014	05/02/2024
	-	1,000,000	-	-	1,000,000	0.5600	23/10/2015	23/10/2015	23/10/2025

Directors' Report

Grantee	Number of underlying shares comprised in share options					Exercise Price per share HK\$	Grant date	Exercisable Period	
	Held at 1 April 2015	Granted during the year	Exercised during the year	Cancelled/lapsed during the year	Held at 31 March 2016			From	To
Former director									
Mr. Deacon Te Ken Chiu (deceased)	4,800,000	-	-	(4,800,000)	-	0.2320	06/02/2014	06/02/2014	05/02/2024
Aggregate for employees	3,000,000	-	(3,000,000)	-	-	0.2820	30/12/2009	30/12/2009	29/12/2019
	1,000,000	-	(1,000,000)	-	-	0.2650	24/02/2010	24/02/2010	23/02/2020
	-	3,600,000	-	-	3,600,000	0.5600	23/10/2015	23/10/2015	22/10/2025
	<u>31,100,000</u>	<u>12,600,000</u>	<u>(7,700,000)</u>	<u>(4,800,000)</u>	<u>31,200,000</u>				

No vesting period was provided for the above share options granted.

The weighted average closing price of the Shares immediately before the dates on which the options were exercised was HK\$0.6869.

Save as disclosed above, as at 31 March 2016, none of the directors nor the Company's chief executive nor their respective associates (as defined in the Listing Rules), had interests or short positions in the shares, underlying shares and debentures of the Company or its associated corporations (within the meaning of Part XV of the SFO) which were required (a) to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO); or (b) pursuant to section 352 of the SFO, to be entered in the register referred to therein; or (c) pursuant to the Model Code contained in Appendix 10 to the Listing Rules.

ARRANGEMENTS TO PURCHASE SHARES OR DEBENTURES

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

EQUITY-LINKED AGREEMENTS

Other than the Share Option Scheme disclosed above, no equity-linked agreements were entered into by the Company during the year or subsisted at the end of the year, which required the Company to issue any of its shares.

DIRECTORS' INTERESTS IN COMPETING BUSINESS

During the year and up to the date of this report, none of the directors or any of their respective associates (as defined in the Listing Rules) are considered to have interests in the businesses which compete or are likely to compete, either directly or indirectly, with the businesses of the Group.

Directors' Report

DIRECTORS' INTERESTS IN TRANSACTIONS, ARRANGEMENTS OR CONTRACTS OF SIGNIFICANCE

The title of certain leasehold land and buildings owned by a subsidiary of the Company is registered in the name of a company controlled by the late Mr. Deacon Te Ken Chiu and his family (the "Chiu Family") as trustee for the said subsidiary.

Save as disclosed above, no transactions, arrangements or contracts of significance to which the Company or any of its subsidiaries was a party and in which a director had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

DIRECTORS' SERVICE CONTRACTS

None of the directors of the Company has a contract of service with the Company or any of its subsidiaries not determinable by the Group within one year without payment of compensation (other than statutory compensation).

CHANGES IN DIRECTORS' BIOGRAPHICAL DETAILS

Pursuant to Rule 13.51B(1) of the Listing Rules, the change of directors' biographical details since the date of the last interim report of the Company is set out below.

Mr. Derek Chiu resigned as an executive director from Far East Holdings International Limited (stock code: 00036) on 9 November 2015.

PERMITTED INDEMNITY AND DIRECTORS' AND OFFICERS' LIABILITY INSURANCE

Pursuant to the Company's articles of association and subject to the Companies Ordinance, every director or other officer of the Company shall be indemnified out of the assets of the Company against all loss and liabilities which he/she may sustain or incur in or about the execution of the duties of his/her office or otherwise in relation thereto, provided that the articles of association shall only have effect in so far as its provisions are not avoided by the Companies Ordinance. The Company has arranged appropriate directors' and officers' liability insurance coverage for the directors and officers of the Company during the year.

SUBSTANTIAL SHAREHOLDERS' INTERESTS IN SECURITIES

Save as the interests of certain directors disclosed under the section headed "Directors' and chief executive's interests and short position in shares, underlying shares and debentures", according to the register of interests maintained by the Company pursuant to Section 336 of the SFO and as far as the directors of the Company are aware, as at 31 March 2016, the following persons or corporations (other than a director or chief executive of the Company) had an interest or short positions in the shares or underlying shares of the Company which would fall to be disclosed to the Company under Divisions 2 and 3 of Part XV of the SFO or was, directly or indirectly, interested in 5% or more of the nominal value of any class of share capital carrying rights to vote in all circumstances at general meeting of any member of the Group or in any options in respect of such capital:

Directors' Report

Long position in the ordinary shares of the Company

Name of shareholders	Capacity	Number of issued ordinary shares held	Percentage of issued ordinary shares of the Company
Mr. Deacon Te Ken Chiu (deceased) (Note 1)	Beneficial owner and interest in controlled corporations	113,726,476	18.89%
Achiemax Limited (Note 1)	Beneficial owner	72,182,400	11.99%
Energy Overseas Ltd. (Note 2)	Beneficial owner	78,430,299	13.03%
Mr. Chan Tai Keung David	Beneficial owner	41,768,000	6.94%

Notes:

1. The late Mr. Deacon Te Ken Chiu beneficially owned 12,491,424 Shares. Of the remaining 101,235,052 Shares, (i) 100,939,842 shares were held by various private companies wholly owned by the late Mr. Deacon Te Ken Chiu of which 72,182,400 Shares were held by Achiemax Limited; and (ii) 295,210 Shares were held by Far East Consortium Limited, a wholly-owned subsidiary of Far East Consortium International Limited. The late Mr. Deacon Te Ken Chiu was a controlling shareholder of these companies and a director of Achiemax Limited.
2. Energy Overseas Ltd. is a company wholly owned by Mr. Derek Chiu (an executive Director who is also the managing Director and chief executive of the Company), who is also its director.

Save as disclosed above, as at 31 March 2016, the Company has not been notified of any persons or corporations (other than a director or chief executive of the Company) who had an interest or short positions in the shares or underlying shares of the Company, which would fall to be disclosed to the Company under Divisions 2 and 3 of Part XV of the SFO or who was, directly or indirectly, interested in 5% or more of the nominal value of any class of share capital carrying rights to vote in all circumstances at general meeting of any member of the Group or in any options in respect of such capital.

CONNECTED TRANSACTION

The related party transactions as disclosed in note 38 to the consolidated financial statements did not constitute connected transactions or continuing connected transactions which are required to comply with the disclosure requirements in accordance with Chapter 14A of the Listing Rules.

MANAGEMENT CONTRACTS

No contracts, other than employment contracts, concerning the management and administration of the whole or any substantial part of the Group's business were entered into or existed during the year.

Directors' Report

MAJOR SUPPLIERS AND CUSTOMERS

The purchases made by the Group for its largest supplier and the five largest suppliers of the Group accounted for approximately 24% and 54% of the total purchases of the Group in the year, respectively.

The sales attributable to the Group's largest customer and the five largest customers of the Group accounted for approximately 46% and 61% of the total sales of the Group in the year, respectively.

None of the directors or any of their associates (as defined under the Listing Rules) or any shareholders (which to the best knowledge of the directors, own more than 5% of the Company's issued shares) had any beneficial interest in the Group's five largest customers or suppliers.

EMPLOYEES AND REMUNERATION POLICIES

At 31 March 2016, the Group had approximately 70 employees (2015: 70). Employees are remunerated in accordance with the nature of the job and market conditions. Staff incentive bonus would be granted to reward and motivate those well-performed employees.

CORPORATE GOVERNANCE

A report on the principal corporate governance practices adopted by the Company is set out on pages 18 to 24 of the annual report.

AUDIT COMMITTEE

The Company's audit committee comprises all the independent non-executive directors.

The principal duties of the audit committee include the review and supervision of the Group's financial reporting system, financial statements and internal control procedures. It has reviewed with management the audited consolidated financial statements of the Group for the year.

SUFFICIENCY OF PUBLIC FLOAT

Based on the information that is publicly available to the Company and within the knowledge of the directors of the Company throughout the year and up to the date of this report, the Company has maintained the prescribed public float under the Listing Rules (i.e. at least 25% of its issued shares in public hands).

EMOLUMENT POLICY

The Company has established a remuneration committee with written terms of reference pursuant to the provisions set out in the Corporate Governance Code contained in Appendix 14 to the Listing Rules. The remuneration committee is principally responsible for formulating and making recommendation to the Board on the Group's policy and structure for all remuneration of the directors and senior management.

The Company has adopted the Share Option Scheme as an incentive to the directors and eligible participants and other consultants, details of the Share Option Scheme are set out in note 40 to the consolidated financial statements.

Directors' Report

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Board has adopted a new code of conduct regarding directors' securities transactions on terms no less exacting than the required standard set out in the Model Code. The directors confirmed that there was not any non-compliance with the standard set out in the Model Code and the Company's code of conduct regarding directors' securities transactions during the year ended 31 March 2016.

INDEPENDENT AUDITOR

A resolution will be proposed at the forthcoming AGM to re-appoint Messrs. Deloitte Touche Tohmatsu as independent auditor of the Company.

On behalf of the Board

Derek Chiu

Managing Director and Chief Executive

Hong Kong, 28 June 2016

Corporate Governance Report

COMMITMENT TO CORPORATE GOVERNANCE

The Company is committed to maintaining statutory and regulatory standards and adherence to the principles of corporate governance emphasising transparency, independence, accountability, responsibility and fairness. The board of directors of the Company (the “Directors” and the “Board”, respectively) and its senior management of the Company ensure that effective self-regulatory practices exist to protect the interests of its shareholders (the “Shareholders”).

Throughout the year ended 31 March 2016, the Company has complied with all the code provisions of the Corporate Governance Code (the “Code”) contained in Appendix 14 to the Rules Governing the Listing of Securities of The Stock Exchange of Hong Kong Limited (the “Stock Exchange” and the “Listing Rules”, respectively), except for the following:

- (a) Code provision A.4.1 of the Code stipulates that non-executive directors should be appointed for a specific term and subject to re-election.

None of the existing non-executive directors is appointed for a specific term. This constitutes a deviation from code provision A.4.1 of the Code. However, all directors are subject to retirement by rotation at each annual general meeting under Articles 78 and 79 of the Company’s articles of association. As such, the Company considers that sufficient measures have been taken to ensure that the Company’s corporate governance practices are no less exacting than those in the Code.

- (b) Code provision E.1.2 of the Code stipulates that the chairman of the Board should attend the annual general meeting.

The Company has had no chairman of the Board since 17 March 2015. However, one of the directors of the Company present at the annual general meeting held on 31 August 2015 was elected as chairman thereof to ensure an effective communication with the shareholders thereat.

THE BOARD OF DIRECTORS

The Board’s primary responsibilities are to formulate long-term corporate strategy, oversee the management of the Group, evaluate the performance of the Company and its subsidiaries (the “Group”) and assess the achievement of targets periodically set by the Board. The Board may from time to time delegate certain functions to senior management of the Group if and when considered appropriate. The senior management is mainly responsible for execution of the business plan, strategies and policies adopted by the Board and assigned to it from time to time. The Board is directly accountable to the shareholders and is responsible for preparing the financial statements.

Currently, the Board comprises nine directors, whose biographical details are set out in the “Profile of Directors” of this annual report. Four of the directors are executive, two are non-executive and three are independent non-executive. The five non-executive directors bring a broad range of legal, financial, regulatory and commercial experience and skills to the Board, which contribute to the effective strategic management of the Group. The executive directors are not permitted to engage in any other business which is in competition with that of the Group, and are required, to devote all of their active business time to the business and affairs of the Group.

Please refer to the Directors’ Report and the Profile of Directors of this annual report for the composition of the Board and relationship among the members. Save for such relationship disclosed in the Profile of Directors, there is no other financial, business, family or other material/relevant relationships among the members of the Board.

Corporate Governance Report

Code provision A2.1 of the Code stipulates that the roles of chairman and chief executive should be separate and should not be performed by the same individual.

The role of chairman is responsible for formulating and setting the Group's strategies and policies in conjunction with the Board.

The role of chief executive is responsible for managing the Group's strategic initiatives, investor relations, corporate and investor communications, mergers or acquisitions, and financing.

The post of the Chairman has left vacant since 17 March 2015. Mr. Derek Chiu, an executive Director, assumes the roles and responsibilities of both the Chairman and the Managing Director and Chief Executive. The Board considers that the current structure of vesting the roles of the Chairman and the Managing Director and Chief Executive in the same person will not impair the balance of power and authority between the Board and the management of the Company.

Pursuant to the independence requirements set out in rule 3.13 of the Listing Rules, the Company has received written confirmation from all independent non-executive directors of their independence from the Company and considers them to be independent.

BOARD MEETINGS

Nine board meetings and two general meetings were held during the year ended 31 March 2016. The attendance record of each individual director at the board meetings and the Shareholders' meetings is set out in the table below:

	Number of board meetings attended/eligible to attend	Number of Shareholders' meetings* attended/eligible to attend
Executive Directors		
Derek Chiu (<i>Managing Director and Chief Executive</i>)	9/9	1/2
Margaret Chiu	3/9	0/2
Alex Chiu (<i>appointed on 1 September 2015</i>)	0/3	N/A
Amanda Chiu (<i>appointed on 1 September 2015</i>)	0/3	N/A
Non-executive Directors		
Chiu Ju Ching Lan	0/9	0/2
Dick Tat Sang Chiu	0/9	0/2
Independent Non-executive Directors		
Ip Shing Hing	6/9	2/2
Ng Wing Hang Patrick	6/9	2/2
Choy Wai Shek Raymond	6/9	2/2

* a general meeting and an annual general meeting were held on 10 August 2015 and 31 August 2015 respectively.

Corporate Governance Report

RISK MANAGEMENT AND INTERNAL CONTROL

The Board has overall responsibility for maintaining a sound and effective risk management and internal control systems of the Group. The Group's internal control system includes a well-defined management structure with limits of authority, which is designed to achieve business objectives, safeguard assets against unauthorized use or disposition, ensure proper maintenance of books and records for the provision of reliable financial information for internal use or publication, and ensure compliance with relevant legislations and regulations. In addition, the Board also considers the adequacy of resources, staff qualifications and experience, training programmes and budget of the Company's accounting, internal audit and financial reporting function.

COMMUNICATION WITH SHAREHOLDERS

The Board adopts an open and transparent communication policy and encourages full disclosure to the public as a way to enhance corporate governance. The Board aims to provide the shareholders and the public with the necessary information to form their own judgement on the Company.

INDEPENDENT AUDITOR'S REMUNERATION

For the year ended 31 March 2016, the independent auditor of the Company received approximately HK\$950,000 for audit service (2015: HK\$900,000) and approximately HK\$399,000 for non-audit services (2015: HK\$1,529,000).

MODEL CODE FOR DIRECTORS' SECURITIES TRANSACTIONS

The Board has adopted a new code of conduct regarding directors' securities transactions on terms no less exacting than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 to the Listing Rules (the "Model Code"). Having made specific enquiries of all Directors, the directors have confirmed that they had fully complied with the Model Code and the Company's code of conduct regarding directors' securities transactions during the year ended 31 March 2016.

DIRECTORS' AND AUDITOR'S RESPONSIBILITIES FOR THE FINANCIAL STATEMENTS

The directors acknowledge their responsibility for preparing the financial statements of the Group. They ensure that the preparation of the consolidated financial statements of the Group is in accordance with the statutory requirements and applicable accounting standards. The directors also ensure that the publication of the consolidated financial statements of the Group is in a timely manner.

The statement of the independent auditor of the Company regarding its reporting responsibilities on the consolidated financial statements is set out in the Independent Auditor's Report of this annual report.

Corporate Governance Report

AUDIT COMMITTEE

The Company has established an audit committee. The terms of reference of the audit committee are consistent with the provisions set out in the relevant section of the Code.

The audit committee has reviewed with management the accounting principles and practices adopted by the Group and discussed auditing, internal controls, and financial reporting matters including the review of the consolidated financial statements. The audit committee comprises three independent non-executive directors, namely Mr. Ng Wing Hang Patrick (chairman of the audit committee), Mr. Ip Shing Hing and Mr. Choy Wai Shek Raymond.

The principal duties of the audit committee include the review and supervision of the Group's financial statements, financial reporting system, risk management and internal control systems. It also acts as an important link between the Board and the Company's independent auditor in matters within the scope of the Group's audit.

The Group's draft interim results for the six months ended 30 September 2015 and annual results for the year ended 31 March 2016 have been reviewed by the audit committee and recommended to the Board for approval.

According to the Stock Exchange's proposal on risk management and internal control under the Code applicable to accounting periods of listed companies commencing on or after 1 January 2016, the Board should oversee the Company's risk management and internal control systems on an ongoing basis and has delegated such responsibilities to the audit committee. The terms of reference of the audit committee was revised and adopted on 5 April 2016 to include the responsibilities on reviewing the risk management and internal control systems of the Group.

During the year ended 31 March 2016, three meetings were held by the audit committee. The individual attendance record of each member of the audit committee is as follows:

	Number of meetings attended/eligible to attend
--	---

Ng Wing Hang Patrick (<i>Chairman of the audit committee</i>)	3/3
Ip Shing Hing	3/3
Choy Wai Shek Raymond	3/3

REMUNERATION COMMITTEE

The Company has established a remuneration committee. The terms of reference of the remuneration committee are consistent with the provisions set out in the relevant section of the Code.

The remuneration committee comprises three independent non-executive directors, namely Mr. Choy Wai Shek Raymond (chairman of the remuneration committee), Mr. Ip Shing Hing and Mr. Ng Wing Hang Patrick, and an executive director who is also the Managing Director and Chief Executive of the Company, Mr. Derek Chiu.

Corporate Governance Report

The remuneration committee is principally responsible for formulating and making recommendation to the Board on the Group's policy and structure for all remuneration of the directors and senior management. None of the directors is involved in deciding his/her own remuneration.

During the year ended 31 March 2016, two meetings were held by the remuneration committee. The individual attendance record of each member of the remuneration committee is as follows:

	Number of meetings attended/eligible to attend
Choy Wai Shek Raymond (<i>Chairman of the remuneration committee</i>)	2/2
Ng Wing Hang Patrick	2/2
Ip Shing Hing	2/2
Derek Chiu	2/2

NOMINATION COMMITTEE

A nomination committee was established by the Board on 2 March 2012. The terms of reference of the nomination committee are consistent with the terms set out in the relevant provisions of the Code.

The nomination committee comprises three independent non-executive directors, namely Mr. Ip Shing Hing (chairman of the nomination committee), Mr. Ng Wing Hang Patrick and Mr. Choy Wai Shek Raymond and an Executive Director who is also the Managing Director and Chief Executive of the Company, Mr. Derek Chiu.

The nomination committee is principally responsible for formulating and making recommendation to the Board regarding the composition of the Board. The nomination committee also reviews the structure, size and composition of the Board, recommends the re-appointment of directors and assesses the independence of the independent non-executive directors.

During the year ended 31 March 2016, two meetings were held by the nomination committee. The individual attendance record of each member of the nomination committee is as follows:

	Number of meetings attended/eligible to attend
Ip Shing Hing (<i>Chairman of the nomination committee</i>)	2/2
Ng Wing Hang Patrick	2/2
Choy Wai Shek Raymond	2/2
Derek Chiu	2/2

Corporate Governance Report

COMPANY SECRETARY

Mr. Kwok Siu Man (“Mr. Kwok”) was appointed as company secretary of the Company on 23 September 2013.

Mr. Kwok was nominated by Boardroom Corporate Services (HK) Limited (“Boardroom”) to assume such position and Boardroom has been providing certain corporate secretarial services to the Company pursuant to an engagement letter entered into between the Company and Boardroom. The primary person at the Company with whom Mr. Kwok has been contacting in respect of company secretarial matters is Mr. Derek Chiu, an executive director who is also the Managing Director and Chief Executive, or his delegate.

As Mr. Kwok was first appointed as the company secretary of a Hong Kong Hang Seng Index constituent stock company in 1991 and has been acting in such capacity for a number of other reputable companies listed on the Stock Exchange at substantial times since then, he was not required to have at least 15 hours of relevant continuous professional development training for the year ended 31 March 2016 under the Listing Rules. However, despite the aforesaid exemption, Mr. Kwok had delivered and attended over 15 hours’ relevant seminars during the year.

BOARD DIVERSITY POLICY

The Board has adopted a board diversity policy in September 2013 and discussed all measurable objectives set for implementing the policy.

The Company recognises and embraces the benefits of a diversity of Board members. It endeavours to ensure that the Board has a balance of skills, experience and diversity of perspectives appropriate to the requirements of the Company’s business. All Board appointments will continue to be made on a merit basis with due regard for the benefits of diversity of the Board members. Selection of candidates will be based on a range of diversity perspectives, including but not limited to gender, age, cultural and education background, experience (professional or otherwise), skills and knowledge. The ultimate decision will be made upon the merits and contribution that the selected candidates will bring to the Board.

BOARD’S CORPORATE GOVERNANCE FUNCTIONS

The Board has adopted the terms of reference of corporate governance functions set out in the code provision of the Code. It is responsible for performing the corporate governance functions of the Company. The Board has, among others, reviewed this corporate governance report in discharge of its corporate governance functions, ensuring compliance with the Listing Rules.

REMUNERATION OF DIRECTORS

Particulars of the directors’ remuneration for the year ended 31 March 2016 are set out in note 9 to the consolidated financial statements.

Corporate Governance Report

SHAREHOLDERS' RIGHTS

The general meetings shall be convened by the directors on the requisition of shareholders pursuant to section 566 of the Companies Ordinance (Chapter 622 of the Laws of Hong Kong).

The directors are required to call a general meeting if the Company has received requests to do so from shareholders representing at least 5% of the total voting rights of all the shareholders having a right to vote at general meetings. A request must state the general nature of the business to be dealt with at the meeting, and may include the text of a resolution that may properly be moved and is intended to be moved at the meeting. Requests may consist of several documents in like form. A request may be sent to the Company in hard copy form or in electronic form, and must be authenticated by the person or persons making it.

For putting forward proposals at any general meeting or enquiries to the Board, a shareholder may do so in writing to the Managing Director and Chief Executive of the Company. The letter shall state clearly the identity of the shareholder, the number of shareholding, correspondence address and contact telephone number, and the related suggestions and enquires. The Company shall, in a reasonable and practicable manner, pass the said matter to the Board and respond according to the situation.

In addition, the Company may receive letters or phone enquires from the shareholders from time to time, and it shall, in a reasonable and practicable manner, respond as quickly as possible.

Contact particulars of the Company are as follows:

Suite 1902, 19 Floor

The Sun's Group Centre

200 Gloucester Road

Wanchai, Hong Kong

Tel: (852) 2744 9110

Fax: (852) 2785 3342

website: www.tricor.com.hk/webservice/00037

Office Hours: 9:00 a.m. to 5:00 p.m.

Monday to Friday (except public holidays, the hoisting of tropical cyclone warning signal no.8 or above or the issue of a black rainstorm warning notice)

CONSTITUTIONAL DOCUMENTS

Pursuant to Rule 13.90 of the Listing Rules, the Company has posted its articles of association on the respective websites of the Stock Exchange and the Company. During the year ended 31 March 2016, no amendments were made to the constitutional documents of the Company.

DIRECTORS' CONTINUOUS PROFESSIONAL DEVELOPMENT

From time to time, the directors read materials on the amendments to or updates on the relevant laws, rules and regulations. In addition, the Company has been encouraging the directors to enroll in a wide range of professional development courses and seminars so as to develop and refresh their professional skills.

Independent Auditor's Report



TO THE MEMBERS OF FAR EAST HOTELS AND ENTERTAINMENT LIMITED

遠東酒店實業有限公司

(incorporated in Hong Kong with limited liability)

We have audited the consolidated financial statements of Far East Hotels and Entertainment Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 26 to 94, which comprise the consolidated statement of financial position as at 31 March 2016, and the consolidated statement of profit or loss and other 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 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 405 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 financial position of the Group as at 31 March 2016, and of its financial performance and cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards and have been properly prepared in compliance with the Hong Kong Companies Ordinance.

Deloitte Touche Tohmatsu

Certified Public Accountants

Hong Kong

28 June 2016

Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the year ended 31 March 2016

	NOTES	2016 HK\$	2015 HK\$
Revenue	5	48,919,458	52,166,196
Cost of sales		(42,610,694)	(38,055,620)
Gross profit		6,308,764	14,110,576
Other income		1,323,400	1,235,054
Other gains or losses	6	(2,401,141)	(2,300,202)
Impairment loss on available-for-sale investments	20	–	(19,188,314)
Net increase (decrease) in fair values of investment properties	14	6,102,706	(46,560,401)
Administrative expenses		(24,230,395)	(15,705,095)
Finance costs	7	(1,008,214)	(1,082,458)
Share of results of associates		441,171	548,831
Share of result of a joint venture		2,913,822	924,822
Loss before tax	8	(10,549,887)	(68,017,187)
Income tax expense	11	–	–
Loss for the year attributable to owners of the Company		(10,549,887)	(68,017,187)
Other comprehensive expense:			
<i>Item that may be reclassified subsequently to profit or loss:</i>			
Exchange differences arising on translation of foreign operations		(84,949)	(1,390)
Total comprehensive expense for the year attributable to owners of the Company		(10,634,836)	(68,018,577)
LOSS PER SHARE	12		
Basic		(1.76) cents	(11.50) cents
Diluted		(1.76) cents	(11.50) cents

Consolidated Statement of Financial Position

At 31 March 2016

	NOTES	2016 HK\$	2015 HK\$
Non-current assets			
Property, plant and equipment	13	67,818,199	75,280,739
Deposits for acquisition of property, plant and equipment		–	624,800
Investment properties	14	122,499,779	74,084,976
Interests in associates	16	760,046	318,875
Interest in a joint venture	17	17,361,441	14,447,619
Loan to a joint venture	18	8,445,940	8,178,303
Promissory notes receivables	19	15,250,000	–
Paintings	21	3,921,217	3,921,217
Available-for-sale investments	20	–	140,000,000
		236,056,622	316,856,529
Current assets			
Held-for-trading investments	22	16,070,838	19,026,811
Inventories	23	479,257	494,955
Promissory notes receivables	19	6,000,000	–
Trade receivables	24	5,013,088	4,728,804
Other receivables, deposits and prepayment	38	1,734,769	1,415,025
Pledged bank deposits	25	2,118,000	2,118,000
Bank balances and cash	25	68,269,628	1,211,943
		99,685,580	28,995,538
Current liabilities			
Trade and other payables and accruals	26	10,144,822	8,031,468
Deposits received		270,796	354,313
Amount due to an associate	27	442,381	105,381
Amounts due to related companies	28	717,236	737,441
Amount due to a non-controlling shareholder	29	3,780,151	6,880,444
Bank borrowings	30	17,165,542	17,745,838
Bank overdrafts	30	–	1,488,572
Obligation under a finance lease	31	133,652	125,945
		32,654,580	35,469,402
Net current assets (liabilities)		67,031,000	(6,473,864)
Total assets less current liabilities		303,087,622	310,382,665

Consolidated Statement of Financial Position

At 31 March 2016

	NOTES	2016 HK\$	2015 HK\$
Capital and reserves			
Share capital	32	310,764,913	308,795,513
Reserves		(27,084,677)	(20,323,027)
		283,680,236	288,472,486
Non-current liabilities			
Provision for long service payments	33	2,053,401	2,053,401
Obligation under a finance lease	31	240,882	374,534
Bank borrowings	30	17,113,103	19,482,244
		19,407,386	21,910,179
		303,087,622	310,382,665

The consolidated financial statements on pages 26 to 94 were approved and authorised for issue by the Board of Directors on 28 June 2016 and are signed on its behalf by:

MARGARET CHIU
DIRECTOR

DEREK CHIU
DIRECTOR

Consolidated Statement of Changes in Equity

For the year ended 31 March 2016

	Share capital HK\$	Share option reserve HK\$	Translation reserve HK\$	Special reserve HK\$ (Note)	Retained earnings (accumulated losses) HK\$	Total HK\$
At 1 April 2014	308,099,513	4,176,677	(2,631,862)	16,562,083	29,588,652	355,795,063
Loss for the year	-	-	-	-	(68,017,187)	(68,017,187)
Exchange differences arising on translation of foreign operations	-	-	(1,390)	-	-	(1,390)
Total comprehensive expense for the year	-	-	(1,390)	-	(68,017,187)	(68,018,577)
Shares issued upon exercise of share options (note 32)	696,000	(664,146)	-	-	664,146	696,000
Eliminate the Company's prior year loss against special reserve	-	-	-	(10,314,475)	10,314,475	-
At 31 March 2015	308,795,513	3,512,531	(2,633,252)	6,247,608	(27,449,914)	288,472,486
Loss for the year	-	-	-	-	(10,549,887)	(10,549,887)
Exchange differences arising on translation of foreign operations	-	-	(84,949)	-	-	(84,949)
Total comprehensive expense for the year	-	-	(84,949)	-	(10,549,887)	(10,634,836)
Share-based payment expenses	-	3,873,186	-	-	-	3,873,186
Shares issued upon exercise of share options (note 32)	1,969,400	(872,334)	-	-	872,334	1,969,400
Lapsed of share options transferred to accumulated losses	-	(729,884)	-	-	729,884	-
Eliminate the Company's prior year loss against special reserve	-	-	-	(6,247,608)	6,247,608	-
At 31 March 2016	310,764,913	5,783,499	(2,718,201)	-	(30,149,975)	283,680,236

Note: Special reserve arose as a result of reduction of the Company's share capital in the year 2006/2007 as detailed in note 32(c). Special reserve has been utilised to eliminate accumulated losses of the Company. The total losses eliminated against the special reserve up to the end of the reporting period amounted to HK\$100,000,000 (2015: HK\$93,752,392).

Consolidated Statement of Cash Flows

For the year ended 31 March 2016

	2016 HK\$	2015 HK\$
Operating activities		
Loss before tax	(10,549,887)	(68,017,187)
Adjustments for:		
Impairment loss on available-for-sale investments	–	19,188,314
Net (increase) decrease in fair values of investment properties	(6,102,706)	46,560,401
Share of results of associates	(441,171)	(548,831)
Share of result of a joint venture	(2,913,822)	(924,822)
Decrease in fair values of held-for-trading investments	2,394,139	2,270,260
Imputed interest income from loan to a joint venture	(266,460)	(283,298)
Interest income	(323,808)	(6,447)
Depreciation of property, plant and equipment	7,587,814	7,853,288
Finance costs	1,008,214	1,082,458
Loss on disposal of property, plant and equipment	7,002	331,429
Share-based payment expenses	3,873,186	–
Operating cash flows before movements in working capital	(5,727,499)	7,505,565
Decrease in held-for-trading investments	561,834	2,152,054
Decrease in inventories	12,728	39,571
Increase in trade receivables	(284,284)	(4,260,382)
Increase in other receivables, deposits and prepayment	(116,850)	(100,012)
Increase (decrease) in trade and other payables and accruals	2,370,091	(3,874,748)
Decrease in deposits received	(83,517)	(2,154,940)
Decrease in amount due to a non-controlling shareholder	(2,760,110)	(496,312)
Net cash used in operating activities	(6,027,607)	(1,189,204)

Consolidated Statement of Cash Flows

For the year ended 31 March 2016

	2016 HK\$	2015 HK\$
Investing activities		
Interest received	323,808	6,447
Dividend received from associates	–	500,000
Acquisition of investment properties	(1,059,263)	(14,217,377)
Acquisition of property, plant and equipment	(844,078)	(2,502,205)
Proceeds from disposal of available-for-sale investments	78,047,110	–
Proceeds from disposal of property, plant and equipment	–	90,000
Advance to a joint venture	(1,177)	(178)
Net cash from (used in) investing activities	76,466,400	(16,123,313)
Financing activities		
Proceeds from issue of shares upon exercise of share options	1,969,400	696,000
Repayment of bank borrowings	(2,949,437)	(2,888,413)
Interest paid on bank borrowings	(1,008,521)	(1,081,247)
Repayment of obligation under a finance lease	(125,945)	(99,501)
Advances from an associate	337,000	287,000
Repayment to related companies	(20,205)	(10,415)
Net cash used in financing activities	(1,797,708)	(3,096,576)
Net increase (decrease) in cash and cash equivalents	68,641,085	(20,409,093)
Cash and cash equivalents brought forward	(276,629)	20,155,720
Effect of foreign exchange rate changes	(94,828)	(23,256)
Cash and cash equivalents carried forward	68,269,628	(276,629)
Represented by:		
Bank balances and cash	68,269,628	1,211,943
Bank overdrafts	–	(1,488,572)
	68,269,628	(276,629)

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

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 "Stock Exchange"). The addresses of the registered office and principal place of business of the Company are disclosed in the section headed "Corporate information" in the annual report.

The Company is an investment holding company and provides corporate management services to its subsidiaries. The activities of its principal subsidiaries are set out in note 15.

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

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

Application of amendments to HKFRSs

The Group has applied the following amendments to HKFRSs issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") for the first time in the current year:

Amendments to HKAS 19	Defined Benefits Plans: Employee Contributions
Amendments to HKFRSs	Annual Improvements to HKFRSs 2010-2012 Cycle
Amendments to HKFRSs	Annual Improvements to HKFRSs 2011-2013 Cycle

The application of the amendments to HKFRSs in the current year has had no material impact on the Group'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

For the year ended 31 March 2016

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

New and revised HKFRSs in issue but not yet effective

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

HKFRS 9	Financial Instruments ²
HKFRS 16	Leases ³
Amendments to HKAS 1	Disclosure Initiative ¹
Amendments to HKAS 16 and HKAS 38	Clarification of Acceptable Methods of Depreciation and Amortisation ¹
Amendments to HKAS 16 and HKAS 41	Agriculture: Bearer Plants ¹
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ⁴
Amendments to HKFRS 10, HKFRS 12 and HKAS 28	Investment Entities: Applying the Consolidation Exception ¹
Amendments to HKFRS 11	Accounting for Acquisitions of Interests in Joint Operations ¹
Amendments to HKFRS 15	Clarifications to HKFRS 15 Revenue from Contracts with Customers ²
Amendments to HKFRSs	Annual Improvements to HKFRSs 2012-2014 Cycle ¹

¹ Effective for annual periods beginning on or after 1 January 2016

² Effective for annual periods beginning on or after 1 January 2018

³ Effective for annual periods beginning on or after 1 January 2019

⁴ Effective for annual periods beginning on or after a date to be determined

HKFRS 9 Financial Instruments

HKFRS 9 issued in 2009 introduced new requirements for the classification and measurement of financial assets. HKFRS 9 was subsequently amended in 2010 to include requirements for the classification and measurement of financial liabilities and for derecognition, and in 2013 to include the new requirements for general hedge accounting. Another revised version of HKFRS 9 was issued in 2014 mainly to include a) impairment requirements for financial assets and b) limited amendments to the classification and measurement requirements by introducing a ‘fair value through other comprehensive income’ (FVTOCI) measurement category for certain simple debt instruments.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

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

HKFRS 9 Financial Instruments (Continued)

Key requirements of HKFRS 9:

- all recognised financial assets that are within the scope of HKAS 39 *Financial Instruments: Recognition and Measurement* are required 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. Debt instruments that are held within a business model whose objective is achieved both by collecting contractual cash flows and selling financial assets, and that have contractual terms that give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding, are generally measured at FVTOCI. All other debt investments and equity investments are measured at their fair value at the end of subsequent accounting 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.
- in relation to the impairment of financial assets, HKFRS 9 requires an expected credit loss model, as opposed to an incurred credit loss model under HKAS 39. The expected credit loss model requires an entity to account for expected credit losses and changes in those expected credit losses at each reporting date to reflect changes in credit risk since initial recognition. In other words, it is no longer necessary for a credit event to have occurred before credit losses are recognised.

Except for the potential early recognition of credit losses based on the expected loss model in relation to the Group’s financial assets measured at amortised costs, the directors of the Company anticipate that the adoption of HKFRS 9 in the future may not have other significant impact on amounts reported in respect of the Group’s financial assets and financial liabilities based on an analysis of the Group’s financial instruments as at 31 March 2016.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

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

HKFRS 15 Revenue from Contracts with Customers

HKFRS 15 was issued which establishes a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers. HKFRS 15 will supersede the current revenue recognition guidance including HKAS 18 *Revenue*, HKAS 11 *Construction Contracts* and the related Interpretations when it becomes effective.

The core principle of HKFRS 15 is that an entity should recognise revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Specifically, the Standard introduces a 5-step approach to revenue recognition:

- Step 1: Identify the contract(s) with a customer
- Step 2: Identify the performance obligations in the contract
- Step 3: Determine the transaction price
- Step 4: Allocate the transaction price to the performance obligations in the contract
- Step 5: Recognise revenue when (or as) the entity satisfies a performance obligation

Under HKFRS 15, an entity recognises revenue when (or as) a performance obligation is satisfied, i.e. when ‘control’ of the goods or services underlying the particular performance obligation is transferred to the customer. Far more prescriptive guidance has been added in HKFRS 15 to deal with specific scenarios. Furthermore, extensive disclosures are required by HKFRS 15. The directors of the Company anticipate that the application of HKFRS 15 in the future may have a material impact on the amounts reported and disclosures made in the Group’s consolidated financial statements. However, it is not practicable to provide a reasonable estimate of the effect of HKFRS 15 until the Group performs a detailed review.

HKFRS 16 Leases

HKFRS 16, which upon the effective date will supersede HKAS 17 *Leases*, introduces a single lessee accounting model and requires a lessee to recognise assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value. Specifically, under HKFRS 16, a lessee is required to recognise a right-of-use asset representing its right to use the underlying leased asset and a lease liability representing its obligation to make lease payments. Accordingly, a lessee should recognise depreciation of the right-of-use asset and interest on the lease liability, and also classifies cash repayments of the lease liability into a principal portion and an interest portion and presents them in the statement of cash flows. Also, the right-of-use asset and the lease liability are initially measured on a present value basis. The measurement includes non-cancellable lease payments and also includes payments to be made in optional periods if the lessee is reasonably certain to exercise an option to extend the lease, or not to exercise an option to terminate the lease. This accounting treatment is significantly different from the lessee accounting for leases that are classified as operating leases under the predecessor standard, HKAS 17.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

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

HKFRS 16 Leases (Continued)

In respect of the lessor accounting, HKFRS 16 substantially carries forward the lessor accounting requirements in HKAS 17. Accordingly, a lessor continues to classify its leases as operating leases or finance leases, and to account for those two types of leases differently.

As set out in note 36, total operating lease arrangements and commitments of the Group in respect of rented premises as at 31 March 2016 amounted to HK\$45,215,323. The directors do not expect the adoption of HKFRS 16 would result in significant impact on the Group’s result but it is expected that certain portion of these lease commitments will be required to be recognised in the consolidated statement of financial position as right-of-use assets and lease liabilities.

Except as described above, the directors of the Company anticipate that the application of other new and revised HKFRSs issued but not yet effective will have no material impact on the Group’s financial performance and the Group’s financial positions for the future and/or on the disclosures set out in the financial statements of the Group.

3. SIGNIFICANT ACCOUNTING POLICIES

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 Stock Exchange and by the Hong Kong Companies Ordinance.

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 or services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these consolidated financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of HKFRS 2 *Share-based Payment*, leasing transactions that are within the scope of HKAS 17 *Leases*, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in HKAS 2 *Inventories* or value in use in HKAS 36 *Impairment of Assets*.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The principal accounting policies are set out below.

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company (its subsidiaries). Control is achieved where the Company:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit or loss and other comprehensive income from the date the Group gains control until the date when the Group ceases to control the subsidiary.

Profit or loss and each item of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries 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.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Basis of consolidation *(Continued)*

Where necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies.

All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

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 subsequent accumulated impairment losses, if any.

Depreciation is recognised so as to write off the cost of assets less their residual values over their estimated useful lives, using the straight-line method. 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.

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 sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

Investment properties

Investment properties are properties held to earn rentals and/or capital appreciation. Investment properties include land held for undetermined future use, which is regarded as held for capital appreciation purpose.

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.

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 property (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 property is derecognised.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Associates and joint ventures

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The results and assets and liabilities of associates and joint ventures are incorporated in these consolidated financial statements using the equity method of accounting. The financial statements of associates and joint ventures used for equity accounting purposes are prepared using uniform accounting policies as those of the Group for like transactions and events in similar circumstances. Under the equity method, an investment in an associate or a joint venture is initially recognised in the consolidated statement of financial position at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the associate or joint venture. When the Group's share of losses of an associate or joint venture exceeds the Group's interest in that associate or joint venture (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate or joint venture), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture.

An investment in an associate or a joint venture is accounted for using the equity method from the date on which the investee becomes an associate or a joint venture. On acquisition of the investment in an associate or a joint venture, any excess of the cost of the investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised immediately in profit or loss in the period in which the investment is acquired.

The requirements of HKAS 39 are applied to determine whether it is necessary to recognise any impairment loss with respect to the Group's investment in an associate or a joint venture. When necessary, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with HKAS 36 *Impairment of Assets* as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount. Any impairment loss recognised forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with HKAS 36 to the extent that the recoverable amount of the investment subsequently increases.

The Group continues to use the equity method when an investment in an associate becomes an investment in a joint venture or an investment in a joint venture becomes an investment in an associate. There is no remeasurement to fair value upon such changes in ownership interests.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Associates and joint ventures *(Continued)*

When the Group reduces its ownership interest in an associate or a joint venture but the Group continues to use the equity method, the Group reclassifies to profit or loss the proportion of the gain or loss that had previously been recognised in other comprehensive income relating to that reduction in ownership interest if that gain or loss would be reclassified to profit or loss on the disposal of the related assets or liabilities.

When a group entity transacts with an associate or a joint venture of the Group (such as a sale or contribution of assets), profits and losses resulting from the transactions with the associate or joint venture are recognised in the Group's consolidated financial statements only to the extent of interests in the associate or joint venture that are not related to the Group.

In the Company's statement of financial position, the interest in an associate or joint venture is stated at cost less any identified impairment.

Paintings

Paintings are stated at cost less any identified impairment loss.

Impairment on tangible assets

At the end of the reporting period, the Group reviews the carrying amounts of its tangible assets with finite useful lives 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.

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 (or a cash-generating unit) 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 in profit or loss.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Inventories

Inventories, representing inventories of goods, beverages and general stores, are stated at the lower of cost and net realisable value. Costs of inventories are determined on a first-in, first-out method. Net realisable value represents the estimated selling price for inventories less all estimated costs necessary to make the sale.

Financial instruments

Financial assets and financial liabilities are recognised in the consolidated statement 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 debt instrument 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 and points 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 debt instrument 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.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

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 term; or
- on initial recognition it is a part of a portfolio of identified 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.

Financial assets at FVTPL are stated at fair value, with any gains or losses arising from remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss excludes 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, promissory notes receivables, amounts due from subsidiaries, loan to a joint venture, pledged bank deposits and bank balances) are measured at amortised cost using the effective interest method, less any identified impairment losses.

Available-for-sale financial assets

Available-for-sale financial assets are non-derivatives that are either designated or not classified as any other categories of financial assets.

Dividends on available-for-sale equity instruments are recognised in profit or loss when the Group's right to receive the dividends is established.

Available-for-sale investments that do not have a quoted market price in an active market and whose fair value cannot be reliably measured are measured at cost less any identified impairment losses at the end of each reporting period.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Financial assets *(Continued)*

Impairment of financial assets

Financial assets, other than those at FVTPL, are assessed for indicators of impairment at the end of each 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.

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 default or delinquency in interest and principal payments; or
- it becoming probable that the borrower will enter bankruptcy or financial re-organisation.

For financial assets carried at amortised cost, the amount of the 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 financial asset's 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 and amounts due from subsidiaries, where the carrying amount is reduced through the use of an allowance account. Changes in the carrying amount of the allowance account are recognised in profit or loss. When such 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.

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 impairment takes place.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Financial assets *(Continued)*

Impairment of financial assets (Continued)

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 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 investment revaluation reserve. For available-for-sale debt investments, impairment losses are subsequently reversed through profit or loss if an increase in the fair value of the investment can be objectively related to an event occurring after the recognition of the impairment loss.

Financial liabilities and equity instruments

Debt 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 and the definitions of a financial liability and an equity instrument.

Equity instruments

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 and points 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, amount due to an associate, related companies, a non-controlling shareholder and subsidiaries, bank borrowings and bank overdrafts) are subsequently measured at amortised cost, using the effective interest method.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Derecognition

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire.

On derecognition of a financial asset, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in profit or loss.

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

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents amounts 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 is recognised when services are rendered.

Rental income under operating leases is recognised in profit or loss on a straight-line basis over the terms of the relevant leases.

Dividend income from investments is recognised when the Group's right to receive payment have been established provided that it is probable that the economic benefits will flow to the Group and the amount of revenue can be measured reliably.

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.

Equity-settled share-based payment transactions

The fair value of services received determined by reference to the fair value of share options granted at the date of grant is expensed on a straight-line basis over the vesting period, with a corresponding increase in equity (share option reserve). For share options that vest immediately at the date of grant, the fair value of the share options granted is expensed immediately to profit or loss.

At the end of the reporting period, the Group revises its estimates of the number of options that are expected to ultimately vest. The impact of the revision of the original estimates during the vesting period, if any, is recognised in profit or loss such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to share option reserve.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Equity-settled share-based payment transactions *(Continued)*

When share options are exercised, forfeited after the vesting date or are still not exercised at the expiry date, the amount previously recognised in the share option reserve will be transferred to retained profits (accumulated losses).

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 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

Assets held under finance leases are recognised as assets of the Group at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the consolidated statement of financial position as a finance lease obligation.

Lease payments are apportioned between finance expenses and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance expenses are recognised immediately in profit or loss.

Operating lease payments are recognised as an expense on a straight-line basis over the lease term.

In the event that lease incentives are received to enter into operating leases, such incentives are recognised as liability. The aggregate benefits received and receivable to enter into an operating lease are recognised as a reduction of rental expense over the lease term on a straight-line basis.

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 that are measured in terms of historical cost in a foreign currency are not retranslated.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Foreign currencies *(Continued)*

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.

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 items 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 heading of translation reserve.

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of 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 defined contribution retirement benefit plans, including stated managed retirement benefit scheme and the Mandatory Provident Fund Scheme, are recognised as an expense when employees have rendered service entitling them to the contributions.

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 "loss before taxation" as reported in the consolidated statement of profit or loss and other comprehensive income because of income or expense that are taxable or deductible in other years and 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.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Taxation *(Continued)*

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax base used in the computation of taxable profit. 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 deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of 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 associated with investments in subsidiaries and associates, and interest in joint ventures, 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 and interests 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 each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax 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 is 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.

For the purposes of measuring deferred tax for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered entirely through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale.

Current and deferred tax are recognised in profit or loss.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, which are described in note 3, the directors of the Company are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

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

Critical judgements in applying accounting policies

The following are the critical judgements, apart from those involving estimations (see below), that the directors have made in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised in the consolidated financial statements.

Deferred taxation on investment properties

For the purposes of measuring deferred tax arising from investment properties that are measured using the fair value model, the directors have reviewed the Group's investment property portfolios and concluded that the Group's investment properties are not held under a business model whose objective is to consume substantially all of the economic benefits embodied in the investment properties over time. Therefore, in measuring the Group's deferred taxation on investment properties, the directors have determined that the presumption that the carrying amounts of investment properties measured using the fair value model are recovered entirely through sale is not rebutted. As a result, the Group has not recognised any deferred taxes on changes in fair value of investment properties as the Group is not subject to any income taxes on disposal gain of its investment properties.

Classification of properties

The Group has rented certain land and buildings (the "Rented Premises") from a non-controlling shareholder of a subsidiary for a lease term of 22 years (the "Lease").

In determining the classification of Lease as an operating lease or finance lease under HKAS 17 *Leases*, the directors examined the terms of the Lease and evaluated the extent to which the risks and rewards incidental to the ownership of Rented Premises lie with the Group as the lessee, or the lessor. In making their judgement, the directors considered the indicators of classification of a lease as a finance lease set out in HKAS 17 *Leases*. Taking into account the facts and circumstances, among others, that the lease term of the Lease does not form a major part of the economic life of the Rented Premises, the directors are satisfied that the terms of the Lease have not transferred substantially all the risks and rewards of ownership to the Group and the Lease is therefore classified by the Group as an operating lease. For the purpose of modifying the Rented Premises as serviced apartments and office for sub-letting purpose, in previous years, expenditure of HK\$99,503,662 (2015: HK\$102,444,113) was incurred by the Group. The carrying amount of these modification costs of HK\$26,777,004 (2015: HK\$31,165,134) as at 31 March 2016 are classified as property, plant and equipment in the consolidated statement of financial position. The operating lease commitment in respect of the Lease is set out in note 36.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY *(Continued)*

Key sources of estimation uncertainty

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Fair value of investment properties

Investment properties are stated at fair value based on the valuation performed by independent professional valuers. The determination of the fair value involves certain assumptions of market conditions which are set out in note 14. In relying on the valuation report, the directors have exercised their judgement and are satisfied that the method of valuation is reflective of the current market conditions. Changes to these assumptions, including the potential risk of dispossession or forfeiture by the Government of Hong Kong Special Administrative Region (the "Government") would result in changes in the fair values of the Group's investment properties and the corresponding adjustments to the amount of gain reported in the consolidated statement of profit or loss and comprehensive income.

The directors have performed internal assessment on the potential risk of dispossession or forfeiture by the Government in relation to the Group's investment properties. Certain properties are considered either having risks of dispossession having suspected trespass or forfeiture by the Government. The directors have taken into account the degree of uncertainty in risk of dispossession or forfeiture by the Government when considering the valuation of the Group's investment properties. The directors consider that it is only appropriate that the investment properties be recognised on consolidated statement of financial position for those properties that are considered having low risk of dispossession or free from the risk of forfeiture by the Government.

Deferred taxation on unused tax losses

As at 31 March 2016, a deferred tax asset in relation to unused tax losses of approximately HK\$8,260,000 (2015: HK\$7,972,000) has been recognised in the consolidated statement of financial position, details of which are set out in note 34. No deferred tax asset has been recognised in respect of tax losses of approximately HK\$191,171,000 and HK\$179,201,000 as at 31 March 2016 and 2015, respectively, due to the unpredictability of future profit streams. 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 case where the actual future profits generated are more or less than expected, an additional recognition or a reversal of deferred tax assets may arise, which would be recognised in profit or loss for the period in which such a recognition or reversal takes place.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

5. REVENUE AND SEGMENT INFORMATION

Revenue from major business operations

An analysis of the Group's revenue representing the aggregate amount of income from hotel operation and gross rental income from property investment, is as follows:

	2016 HK\$	2015 HK\$
Income from hotel operation		
– Hotel room revenue	10,799,222	13,077,952
– Food and beverages	8,096,007	9,321,760
Gross rental income from properties	30,024,229	29,766,484
	48,919,458	52,166,196

Segment information

Information reported to the executive directors, being the chief operating decision makers, for the purposes of resource allocation and assessment of segment performance is based on the financial information of subsidiaries engaged in different operations at different locations. No operating segments identified by the chief operating decision makers have been aggregated in arriving at the reportable segments of the Group.

Specifically, the Group's reportable segments under HKFRS 8 are as follows:

1. Hotel operation in Hong Kong
2. Serviced property letting in The People's Republic of China, excluding Hong Kong (the "PRC")
3. Property investment in Hong Kong
4. Property investment overseas (new segment for the year ended 31 March 2016)
5. Securities investment and trading

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

5. REVENUE AND SEGMENT INFORMATION *(Continued)*

Segment information *(Continued)*

Segment revenues and results

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

	2016					Total HK\$
	Hotel operation in Hong Kong HK\$	Serviced property letting in the PRC HK\$	Property investment in Hong Kong HK\$	Property investment overseas HK\$	Securities investment and trading HK\$	
Revenue	18,895,229	28,450,801	904,640	668,788	-	48,919,458
Segment profit (loss)	2,737,348	2,688,158	9,497,458	535,088	(1,988,092)	13,469,960
Unallocated gains and losses						643,891
Unallocated expenses						(24,096,695)
Unallocated finance costs						(1,008,214)
Share of results of associates						441,171
Loss before tax						(10,549,887)
Income tax expense						-
Loss for the year						(10,549,887)

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

5. REVENUE AND SEGMENT INFORMATION (Continued)

Segment information (Continued)

Segment revenues and results (Continued)

	2015					Total HK\$
	Hotel operation in Hong Kong HK\$	Serviced property letting in the PRC HK\$	Property investment in Hong Kong HK\$	Property investment overseas HK\$	Securities investment and trading HK\$	
Revenue	22,399,712	29,270,364	496,120	-	-	52,166,196
Segment profit (loss)	4,704,971	9,128,568	(45,813,543)	-	(1,324,942)	(33,304,946)
Unallocated gains and losses						(23,504)
Unallocated expenses						(14,966,796)
Unallocated finance costs						(1,082,458)
Impairment loss on available-for-sale investments						(19,188,314)
Share of results of associates						548,831
Loss before tax						(68,017,187)
Income tax expense						-
Loss for the year						(68,017,187)

The accounting policies of the operating segments are the same as the Group's accounting policies described in note 3. Segment profit (loss) represents the profit earned by (loss from) each segment without allocation of certain other gains and losses, corporate expenses including auditor's remuneration, directors' remuneration and administrative staff costs, unallocated finance costs, share of results of associates, impairment loss on available-for-sale investments and taxation. This is the measure reported to the chief operating decision makers for the purposes of resource allocation and performance assessment.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

5. REVENUE AND SEGMENT INFORMATION *(Continued)*

Segment information *(Continued)*

Information about major customers

Revenue from external customers included in serviced property letting in the PRC segment contributing over 10% of the total revenue of the Group are as follows:

	2016	2015
	HK\$	HK\$
Customer A	5,182,928	5,428,607
Customer B	22,463,643	25,033,960
	27,646,571	30,462,567

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

5. REVENUE AND SEGMENT INFORMATION (Continued)

Segment information (Continued)

Segment assets and liabilities

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

	2016 HK\$	2015 HK\$
Segment assets		
Hotel operation in Hong Kong	20,081,837	20,777,110
Serviced property letting in the PRC	40,797,608	46,347,818
Property investment in Hong Kong	98,678,927	79,129,534
Property investment overseas	42,046,898	–
Securities investment and trading	16,107,616	19,072,224
	<hr/>	<hr/>
Total segment assets	217,712,886	165,326,686
Promissory notes receivables	21,250,000	–
Available-for-sale investments	–	140,000,000
Paintings	3,921,217	3,921,217
Other unallocated assets	92,858,099	36,604,164
	<hr/>	<hr/>
Consolidated assets	335,742,202	345,852,067
	<hr/>	<hr/>
Segment liabilities		
Hotel operation in Hong Kong	2,712,912	3,058,763
Serviced property letting in the PRC	11,051,127	12,066,434
Property investment in Hong Kong	70,320	69,520
Property investment overseas	76,724	–
Securities investment and trading	80,000	80,000
	<hr/>	<hr/>
Total segment liabilities	13,991,083	15,274,717
Bank borrowings and bank overdrafts	34,278,645	38,716,654
Obligation under a finance lease	374,534	500,479
Other unallocated liabilities	3,417,704	2,887,731
	<hr/>	<hr/>
Consolidated liabilities	52,061,966	57,379,581
	<hr/>	<hr/>

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

5. REVENUE AND SEGMENT INFORMATION (Continued)

Segment information (Continued)

Segment assets and liabilities (Continued)

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

- all assets are allocated to reportable segments other than promissory notes receivables, paintings, interests in associates, available-for-sale investments and other unallocated corporate assets.
- all liabilities are allocated to reportable segments other than amount due to an associate and related companies, bank borrowings and bank overdrafts, provision for long service payments (other than those staff employed for hotel operation), obligation under a finance lease and other unallocated corporate liabilities.

Other segment information

The following segment information is included in the measurement of segment profit or loss and segment assets and segment liabilities:

2016	Hotel	Serviced	Property	Property	Securities	Segment	Unallocated	Total
	operation in	property	investment in	investment	investment			
	Hong Kong	letting	Hong Kong	overseas	and trading	total		
	HK\$	in the PRC	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
Capital additions	1,280,241	145,278	1,059,263	40,502,434	-	42,987,216	43,359	43,030,575
Depreciation of property, plant and equipment	1,694,764	5,242,758	-	-	-	6,937,522	650,292	7,587,814
Increase in fair values of investment properties	-	-	6,102,706	-	-	6,102,706	-	6,102,706
Finance costs	-	-	-	-	-	-	1,008,214	1,008,214
Share of result of a joint venture	-	-	2,913,822	-	-	2,913,822	-	2,913,822
Decrease in fair value of held-for-trading investments	-	-	-	-	2,394,139	2,394,139	-	2,394,139
Interest in a joint venture	-	-	17,361,441	-	-	17,361,441	-	17,361,441

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

5. REVENUE AND SEGMENT INFORMATION (Continued)

Segment information (Continued)

Other segment information (Continued)

2015	Hotel operation in Hong Kong HK\$	Serviced property letting in the PRC HK\$	Property investment in Hong Kong HK\$	Property investment overseas HK\$	Securities investment and trading HK\$	Segment total HK\$	Unallocated HK\$	Total HK\$
Capital additions	21,340	2,404,509	14,217,377	-	-	16,643,226	676,336	17,319,562
Depreciation of property, plant and equipment	2,183,060	4,994,678	-	-	-	7,177,738	675,550	7,853,288
Decrease in fair values of investment properties	-	-	46,560,401	-	-	46,560,401	-	46,560,401
Impairment loss on available-for-sale investments	-	-	-	-	-	-	19,188,314	19,188,314
Finance costs	-	-	-	-	-	-	1,082,458	1,082,458
Share of result of a joint venture	-	-	924,822	-	-	924,822	-	924,822
Decrease in fair value of held-for-trading investments	-	-	-	-	2,270,260	2,270,260	-	2,270,260
Interest in a joint venture	-	-	14,447,619	-	-	14,447,619	-	14,447,619

Geographical information

The Group's operations are located in Hong Kong, the PRC and overseas.

The Group's revenue from external customers and the Group's non-current assets by geographical location are analysed below.

	Revenue from external customers		Non-current assets (Note)	
	2016 HK\$	2015 HK\$	2016 HK\$	2015 HK\$
Hong Kong	19,799,869	22,895,832	159,957,303	135,575,958
The PRC	28,450,801	29,270,364	34,846,485	41,280,571
Overseas	668,788	-	41,252,834	-
	48,919,458	52,166,196	236,056,622	176,856,529

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

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

6. OTHER GAINS OR LOSSES

	2016 HK\$	2015 HK\$
Decrease in fair value of held-for-trading investments	(2,394,139)	(2,270,260)
Loss on disposal of property, plant and equipment	(7,002)	(331,429)
	<u>(2,401,141)</u>	<u>(2,601,689)</u>

7. FINANCE COSTS

	2016 HK\$	2015 HK\$
Interests on borrowings and overdrafts	982,354	1,053,988
Interest on a finance lease	25,860	28,470
	<u>1,008,214</u>	<u>1,082,458</u>

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

8. LOSS BEFORE TAX

Loss before tax has been arrived at after charging:

Auditor's remuneration

– audit service

– non-audit services

Cost of inventories recognised as an expense

Depreciation of property, plant and equipment

Operating lease rentals in respect of rented premises

Staff costs:

Directors' emoluments (note 9)

Other staff:

– Salaries and other allowances

– Retirement benefit schemes contributions

– Share-based payment expenses

and crediting:

Interest income (included in other income)

– Bank deposits

– Promissory notes receivables

Dividend income from held-for-trading investments
(included in other income)

Imputed interest income from loan to a joint venture
(included in other income)

Net rental income from properties (Note)

Note:

Net rental income is arrived at after deducting:

(a) Direct operating expenses incurred for investment properties that generated rental income during the year of HK\$5,392,309 (2015: HK\$5,467,529); and

(b) Direct operating expenses incurred for investment properties that did not generate rental income during the year of HK\$338,064 (2015: HK\$792,213).

	2016 HK\$	2015 HK\$
Auditor's remuneration		
– audit service	950,000	900,000
– non-audit services	399,000	1,529,000
Cost of inventories recognised as an expense	3,803,720	5,190,291
Depreciation of property, plant and equipment	7,587,814	7,853,288
Operating lease rentals in respect of rented premises	6,284,634	6,505,432
Staff costs:		
Directors' emoluments (note 9)	5,354,555	1,680,235
Other staff:		
– Salaries and other allowances	9,746,062	9,776,354
– Retirement benefit schemes contributions	599,813	563,598
– Share-based payment expenses	997,416	–
	<u>16,697,846</u>	<u>12,020,187</u>
and crediting:		
Interest income (included in other income)		
– Bank deposits	120,020	6,447
– Promissory notes receivables	203,788	–
	<u>323,808</u>	<u>6,447</u>
Dividend income from held-for-trading investments (included in other income)	406,035	945,309
Imputed interest income from loan to a joint venture (included in other income)	266,460	283,298
Net rental income from properties (Note)	<u>24,293,856</u>	<u>23,506,742</u>

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

9. DIRECTORS' AND CHIEF EXECUTIVE'S EMOLUMENTS

The emoluments paid or payable to each of the directors were as follows:

Name of directors	Fees	Salaries and other allowances	Retirement benefit schemes contributions	Share-based payment expenses	Estimated money value of other benefits	Total
	HK\$	HK\$	HK\$	HK\$	HK\$ (Note)	HK\$
2016						
Executive directors:						
Mr. Derek Chiu	10,000	1,550,545	18,000	1,917,180	763,200	4,258,925
Ms. Margaret Chiu	10,000	132,000	6,600	-	-	148,600
Mr. Alex Chiu (appointed on 1 September 2015)	5,820	-	-	-	-	5,820
Ms. Amanda Chiu (appointed on 1 September 2015)	5,820	-	-	-	-	5,820
	<u>31,640</u>	<u>1,682,545</u>	<u>24,600</u>	<u>1,917,180</u>	<u>763,200</u>	<u>4,419,165</u>
Non-executive directors:						
Madam Chiu Ju Ching Lan	10,000	360,000	-	-	-	370,000
Mr. Dick Tat Sang Chiu	10,000	-	-	-	-	10,000
	<u>20,000</u>	<u>360,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>380,000</u>
Independent non-executive directors:						
Mr. Ip Shing Hing	120,000	-	-	319,530	-	439,530
Mr. Ng Wing Hang	120,000	-	-	319,530	-	439,530
Mr. Choy Wai Shek	120,000	-	-	319,530	-	439,530
	<u>360,000</u>	<u>-</u>	<u>-</u>	<u>958,590</u>	<u>-</u>	<u>1,318,590</u>
	<u>411,640</u>	<u>2,042,545</u>	<u>24,600</u>	<u>2,875,770</u>	<u>763,200</u>	<u>6,117,755</u>

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

9. DIRECTORS' AND CHIEF EXECUTIVE'S EMOLUMENTS (Continued)

Name of directors	Fees HK\$	Salaries and other allowances HK\$	Retirement benefit schemes contributions HK\$	Share-based payment expenses HK\$	Estimated money value of other benefits HK\$ (Note)	Total HK\$
2015						
Executive directors:						
Mr. Deacon Te Ken Chiu (deceased on 17 March 2015)	19,178	-	-	-	-	19,178
Mr. Derek Chiu	10,000	744,957	17,500	-	763,200	1,535,657
Ms. Margaret Chiu	10,000	132,000	6,600	-	-	148,600
	<u>39,178</u>	<u>876,957</u>	<u>24,100</u>	<u>-</u>	<u>763,200</u>	<u>1,703,435</u>
Non-executive directors:						
Madam Chiu Ju Ching Lan	10,000	360,000	-	-	-	370,000
Mr. Dick Tat Sang Chiu	10,000	-	-	-	-	10,000
	<u>20,000</u>	<u>360,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>380,000</u>
Independent non-executive directors:						
Mr. Ip Shing Hing	120,000	-	-	-	-	120,000
Mr. Ng Wing Hang	120,000	-	-	-	-	120,000
Mr. Choy Wai Shek	120,000	-	-	-	-	120,000
	<u>360,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>360,000</u>
	<u>419,178</u>	<u>1,236,957</u>	<u>24,100</u>	<u>-</u>	<u>763,200</u>	<u>2,443,435</u>

Note: Other benefits include certain leasehold land and building of the Group with estimated rateable value of HK\$763,200 (2015: HK\$763,200) was occupied by Mr. Derek Chiu as his residence.

Mr. Derek Chiu is also the Chief Executive of the Company and his emoluments disclosed above include those for services rendered by him as the Chief Executive.

No emolument was paid to any directors as an inducement to join or upon joining the Group or as compensation for loss of office in both years ended 31 March 2016 and 2015.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

9. DIRECTORS' AND CHIEF EXECUTIVE'S EMOLUMENTS *(Continued)*

There was no arrangement under which a director waived or agreed to waive any remuneration during the year.

The executive directors' emoluments shown above were mainly for their services in connection with the management of the affairs of the Company and the Group. The non-executive directors' emoluments shown above were mainly for their services as directors of the Company or its subsidiaries. The independent non-executive directors' emoluments shown above were mainly for their services as directors of the Company.

10. EMPLOYEES' EMOLUMENTS

The five (2015: five) highest paid employees of the Group during the year included two directors (2015: two directors), details of whose remuneration are set out in note 9 above. Details of the remuneration for the year of the remaining three (2015: three) highest paid employee who are neither a director nor Chief Executive of the Company are as follows:

	2016	2015
	HK\$	HK\$
Salaries and other allowance	1,502,345	1,453,977
Retirement benefit schemes contributions	54,000	52,500
Share-based payment expenses	775,768	–
	2,332,113	1,506,477

The number of the highest paid employees who are not the directors of the Company whose remuneration fell within the following bands is as follows:

	2016	2015
	No. of employees	No. of employees
Nil to HK\$1,000,000	2	3
HK\$1,000,001 to HK\$1,500,000	1	–
	3	3

During the year, certain non-director and non-chief executive highest paid employees were granted share options, in respect of their services to the Group under the share option scheme of the Company. Details of the share option scheme are set out in note 40 to the Group's consolidated financial statements.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

11. INCOME TAX EXPENSE

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

No provision for Hong Kong Profits Tax is required as the individual companies comprising the Group either incurred a loss or has tax losses brought forward from prior years to offset the assessable profits.

Under the Law of the PRC on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate for the PRC subsidiary is 25% for both years. No provision for PRC Enterprise income tax is required as the subsidiary operating in the PRC has tax losses brought forward from prior years to offset the assessable profits.

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

Income tax expense for the year can be reconciled to the loss before tax per the consolidated statement of profit or loss and comprehensive income as follows:

	2016 HK\$	2015 HK\$
Loss before tax	(10,549,887)	(68,017,187)
Tax at the Hong Kong Profits Tax rate of 16.5% (note)	(1,740,731)	(11,222,836)
Tax effect of share of results of associates	(72,793)	(90,557)
Tax effect of share of result of a joint venture	(480,781)	(152,596)
Tax effect of expenses not deductible for tax purposes	1,010,302	11,585,037
Tax effect of income not taxable for tax purposes	(1,693,198)	(1,141,022)
Tax effect of tax losses not recognised	3,001,057	1,593,742
Utilisation of tax losses previously not recognised	(42,585)	(745,535)
Others	18,729	173,767
Income tax expense for the year	-	-

Note: The domestic tax rate which is Hong Kong Profits Tax in the jurisdiction where the operation of the Group is substantially based is used.

12. LOSS PER SHARE

The calculation of basic and diluted loss per share attributable to the owners of the Company is based on the loss for the year of HK\$10,549,887 (2015: HK\$68,017,187) and the number of shares as calculated below.

	2016	2015
Weighted average number of ordinary shares for the purpose of basic and diluted loss per share	600,530,074	591,632,593

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

12. LOSS PER SHARE (Continued)

The computation of the diluted loss per share for the current and prior years does not assume the exercise of the Company's share options, because this would result in a decrease in the loss per share.

13. PROPERTY, PLANT AND EQUIPMENT

	Modification costs to superstructure HK\$ (Note)	Leasehold land and buildings in Hong Kong		Leasehold improvements HK\$	Furniture, fixtures, equipment, motor vehicles and others HK\$	Total HK\$
		Hotel property HK\$	Other properties HK\$			
COST						
At 1 April 2014	102,365,157	37,323,408	21,789,442	14,484,411	43,777,930	219,740,348
Exchange adjustments	75,093	-	-	14,765	13,444	103,302
Additions	3,863	-	-	387,692	2,710,630	3,102,185
Disposals	-	-	-	-	(3,478,769)	(3,478,769)
At 31 March 2015	102,444,113	37,323,408	21,789,442	14,886,868	43,023,235	219,467,066
Exchange adjustments	(2,944,747)	-	-	(654,377)	(480,069)	(4,079,193)
Additions	4,296	-	-	129,605	1,334,977	1,468,878
Disposals	-	-	-	-	(62,522)	(62,522)
At 31 March 2016	99,503,662	37,323,408	21,789,442	14,362,096	43,815,621	216,794,229
DEPRECIATION						
At 1 April 2014	67,567,554	22,891,720	5,605,060	6,309,493	36,947,398	139,321,225
Exchange adjustments	51,203	-	-	4,507	13,444	69,154
Provided for the year	3,660,222	746,472	482,914	1,171,673	1,792,007	7,853,288
Eliminated on disposals	-	-	-	-	(3,057,340)	(3,057,340)
At 31 March 2015	71,278,979	23,638,192	6,087,974	7,485,673	35,695,509	144,186,327
Exchange adjustments	(2,110,486)	-	-	(234,671)	(397,434)	(2,742,591)
Provided for the year	3,558,165	746,472	482,911	1,374,468	1,425,798	7,587,814
Eliminated on disposals	-	-	-	-	(55,520)	(55,520)
At 31 March 2016	72,726,658	24,384,664	6,570,885	8,625,470	36,668,353	148,976,030
CARRYING VALUES						
At 31 March 2016	26,777,004	12,938,744	15,218,557	5,736,626	7,147,268	67,818,199
At 31 March 2015	31,165,134	13,685,216	15,701,468	7,401,195	7,327,726	75,280,739

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

13. PROPERTY, PLANT AND EQUIPMENT (Continued)

Note: Modification costs to superstructure relate to costs incurred in previous years for restructuring and modification of the rented premise in the PRC.

The above items of property, plant and equipment are depreciated on a straight-line basis at the following rates per annum:

Modification costs to superstructure	3.57% to 33.3%
Leasehold land and buildings	Over the shorter of the terms of the lease, or 50 years
Leasehold improvements	33.3%
Furniture, fixtures, equipment, motor vehicles and others	10% to 33.3%

The net book value of furniture, fixtures, equipment, motor vehicles and others of HK\$7,147,268 (2015: HK\$7,327,726) includes an amount of HK\$552,096 (2015: HK\$619,700) in respect of asset held under finance lease.

14. INVESTMENT PROPERTIES

	2016 HK\$	2015 HK\$
At 1 April	74,084,976	106,428,000
Exchange adjustments	750,400	–
Additions	1,059,263	14,217,377
Acquired on an acquisition of a group of subsidiaries (note 39)	40,502,434	–
Net increase (decrease) in fair values recognised in profit or loss	6,102,706	(46,560,401)
At 31 March	122,499,779	74,084,976

All of the Group's property interests which are held under operating leases to earn rentals, for capital appreciation purposes or held for an undetermined future use are measured using the fair value model and are classified and accounted for as investment properties.

The investment properties which are stated at fair value at the end of the reporting period are situated in Hong Kong and Fiji (2015: Hong Kong).

On 12 November 2013, the High Court of Hong Kong Special Administrative Region (High Court) dismissed the claims of a subsidiary of the Group and a related company controlled by Mr. Derek Chiu and his family ("Chiu's Family") as trustee for the Group in respect of the possession of seven plots of agricultural land in Survey District No. 4, Tsuen Wan, New Territories. The titles in these plots of land were extinguished and accordingly, the respective plots of land of HK\$4,981,457 were derecognised and charged to profit or loss in the year ended 31 March 2014.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

14. INVESTMENT PROPERTIES (Continued)

In view of this event, the directors have performed internal assessment on the potential risk of dispossession in relation to the Group's investment properties. Certain properties are considered having risks of dispossession or having suspected trespass. The directors have taken into account the degree of uncertainty in risks of dispossession when considering the fair value of the Group's investment properties. Therefore, properties that are considered having risks of dispossession or have suspected trespass are stated at fair value of HK\$1. The directors consider it is only appropriate that the investment properties be recognised on consolidated statement of financial position for those properties that are considered having low risk of dispossession. The historical cost of the Group's investment properties, having risk of dispossession, valued at HK\$1, amounted to HK\$21,921,767 (2015: HK\$23,183,134).

On 12 May 2015, the High Court of the HKSAR granted an order in favour of a subsidiary of the Group in respect of the possession of a plot of agricultural land in Survey District No.4, Tsuen Wan, New Territories. At 31 March 2015, the properties were considered having risk of dispossession as described above. Accordingly, the fair value of the respective plot of land of HK\$6,311,969 was recognised and credited to profit or loss during the year ended 31 March 2016.

There are certain unauthorised structures erected on certain investment properties. A letter issued by the Land Department of HKSAR ("Land Department") dated 12 December 2014 (the "Letter") to the Group that such unauthorised structures were in breach of lease conditions and the Land Department required the Group to purge the said breach by demolishing or removing the unauthorised structures before 9 January 2015. It is further stated in the Letter that in the event that the unauthorised structures still remain on the investment properties on the expiry of the time limit stipulated, the Government shall without further warning re-enter the lot or vest all the interests held under the Government lease in the Financial Secretary Incorporated under the Government Rights Re-entry and Vesting Remedies Ordinance (Chapter 126), as the case may be in which case rights in the lot held under the Government lease will be forfeited.

In view of this event, the directors have performed internal assessment on the potential risk of the investment properties were to be forfeited by the Government, any interests in the investment properties would be extinguished. Therefore, properties that are considering having risk of forfeiture by the Government are stated at fair value of HK\$1, therefore a decrease in fair value of HK\$49,757,714 was recognised and charged to profit or loss in the year ended 31 March 2015. The historical cost of those investment properties, having risk of forfeiture, valued at HK\$1, amounted to HK\$12,355,861.

In estimating the fair value of other investment properties, the Group uses market-observable data to the extent it is available. The Group engages a third party qualified valuer to perform the valuation of the Group's investment properties. At the end of each reporting period, the Group works closely with the qualified external valuer to establish and determine the appropriate valuation techniques and inputs to the model.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

14. INVESTMENT PROPERTIES *(Continued)*

For the Group's investment properties located in Hong Kong, the fair values at 31 March 2016 and 2015 have been arrived at on the basis of a valuation carried out on that date by Chung, Chan & Associates, an independent qualified professional valuer not connected with the Group. The valuation was arrived at by adopting the direct comparison approach making reference to the recent transactions of similar properties under the prevailing property market conditions. In the valuation under direct comparison approach, which falls under Level 3 of the fair value hierarchy, market unit rate and the ex-gratia compensate rates of comparable properties are the key inputs for the Group's residential units and the land respectively. The higher/lower the market unit rate or ex-gratia compensate rate, the higher/lower the fair value. The adopted market unit rates for the Group's residential units are from range of HK\$3,928 to HK\$4,029 (2015: HK\$4,379 to HK\$4,809) per square foot and the ex-gratia compensate rates for the Group's interests in various lots of land range from HK\$385 to HK\$900 (2015: HK\$367 to HK\$862) per square foot.

For the Group's investment property located in Fiji, the fair value at 31 March 2016 has been arrived at on the basis of a valuation carried out on that date by Savills Valuations Pty Ltd., an independent qualified professional valuer not connected with the Group. The valuation was arrived at by adopting the direct comparison approach making reference to the recent transactions of similar properties under the prevailing property market conditions. In the valuation under direct comparison approach, which falls under Level 3 of the fair value hierarchy, market unit rate of comparable properties are the key inputs for the Group's investment property. The higher/lower the market unit rates, the higher/lower the fair value. The adopted market unit rates for the Group's investment property is FJ\$15 (equivalent to HK\$56) per square foot.

There has been no change from the valuation technique used in the prior year. In estimating the fair value of the properties, the highest and best use of the properties is their current use.

There were no transfers into or out of Level 3 during the year.

Certain investment properties with a carrying value of HK\$40,026,860 (2015: HK\$37,802,302) are registered in the name of a company controlled by the Chiu's Family as trustee for the Group.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

15. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES

Name of subsidiary	Issued and fully paid ordinary share capital/ registered capital	Proportion of issued share capital/ registered capital held by the Company		Principal activities
		2016 %	2015 %	
<i>Direct owned subsidiaries</i>				
Alabama Investment Company Limited	HK\$9,000	97.8	97.8	Hotel operation
Kingwell Century Limited	HK\$2	100	100	Property holding
Lai Chi Kok Amusement Park Company, Limited	HK\$25,200,000	100	100	Property investment
Mainstar International Limited	HK\$1	100	100	Property investment
Rex Entertainment Limited	HK\$100,000	100	100	Property investment
<i>Indirect owned subsidiaries</i>				
Beijing Hai Lian Property Management Co., Ltd.	RMB25,115,180 Paid up registered capital	90	90	Property investment
Oneyon Limited	HK\$2	100	100	Investment holding
Tradeland Investments Limited	HK\$250,000	100	100	Investment holding
Yuk Sue Investment Limited	HK\$2	100	100	Securities trading and investment
Far East Beach Villa Limited	FJ\$250,000	100	N/A	Property investment

The directors of the Company are of the opinion that a complete list of the particulars of all subsidiaries of the Company will be of excessive length and therefore the above list contains only the particulars of principal subsidiaries which have a significant impact on the results or assets of the Group.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

15. PARTICULARS OF THE PRINCIPAL SUBSIDIARIES (Continued)

All principal subsidiaries are incorporated and operate in Hong Kong except for Beijing Hai Lian Property Management Co., Ltd. which is a sino-foreign equity joint venture registered and operates in the PRC and Far East Beach Villa Limited which is incorporated and operates in Fiji.

None of the subsidiaries had any debt securities outstanding at the end of the year or at any time during the year.

At the end of the reporting period, the Company has other subsidiaries that are not material to the Group. All these other subsidiaries were established in the Hong Kong and their principal activities are mainly either investment holding or inactive.

16. INTERESTS IN ASSOCIATES

	2016 HK\$	2015 HK\$
Unlisted shares, at cost	2	2
Share of post-acquisition results, net of dividends received	760,044	318,873
	<u>760,046</u>	<u>318,875</u>

The financial year end date of the associates is 31 December which is different from that of the Company. For the purpose of applying the equity method of accounting, their financial statements for the year ended 31 December 2015 (2015: 31 December 2014) have been adopted and adjusted for the effects of significant transactions, if any, that occur from 1 January 2016 to 31 March 2016 (2015: 1 January 2015 to 31 March 2015).

Particulars of the associates are as follows:

Name of associate	Place of incorporation/operation	Issued share capital	Proportion of nominal value of issued share capital held by the Group		Principal activities
			2016 %	2015 %	
Central More Limited ("Central More")	Hong Kong	HK\$2 Ordinary shares	50	50	Property development
Nob Hill Management Limited ("Nob Hill")	Hong Kong	HK\$1 Ordinary shares	50	50	Property management

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For the year ended 31 March 2016

16. INTERESTS IN ASSOCIATES (Continued)

The Group holds 50% of the issued share capital of its associates. However, under the agreement, the other shareholders control the composition of the board of directors of these associates and have control over these associates. The directors of the Company consider that the Group has significant influence over these associates and they are therefore classified as associates of the Group.

All of these associates are accounted for using equity method in these consolidated financial statements.

Aggregate financial information of Central More and Nob Hill is not individually material to the Group.

17. INTEREST IN A JOINT VENTURE

	2016 HK\$	2015 HK\$
Unlisted investment	2,277,239	2,277,239
Share of post-acquisition results	15,084,202	12,170,380
	17,361,441	14,447,619

Cost of investments in joint venture includes an amount of HK\$2,277,189 (2015: HK\$2,277,189) representing the difference between the carrying amount of interest-free loan advanced to the joint venture, the settlement of which is neither planned nor likely to occur in the foreseeable future, and the present value of the estimated future cash flows discounted at an effective interest rate of 3.25% (2015: 3.25%) per annum.

The interest in a joint venture represents a 50% (2015: 50%) interest in the issued capital of Sino Noble Development Limited ("Sino Noble"), a company incorporated in Hong Kong. Sino Noble is principally engaged in property investment.

The joint venture is accounted for using the equity method in these consolidated financial statements.

The financial information in respect of a joint venture of the Group which is accounted for using the equity method is set out below:

	2016 HK\$	2015 HK\$
Non-current assets	49,500,000	43,660,000
Current liabilities	14,777,117	14,764,762

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

17. INTEREST IN A JOINT VENTURE *(Continued)*

	2016 HK\$	2015 HK\$
Income	5,840,000	1,860,000
Expenses	12,355	10,356

Reconciliation of above summarised financial information to the carrying amount of the interest in the joint venture recognised in the consolidated financial statements:

	2016 HK\$	2015 HK\$
Net assets	34,722,883	28,895,238
Proportion of the Group's ownership interest in joint venture	50%	50%
	17,361,441	14,447,619
The Group's share of profit	2,913,822	924,822

18. LOAN TO A JOINT VENTURE

The loan to the joint venture is unsecured, interest-free and has no fixed repayment terms. The loan is not expected to be settled within twelve months from the end of the reporting period and is carried at amortised cost, which represents the difference between the carrying amount and the present value of the estimated future cash flows discounted at an effective interest rate of 3.25% (2015: 3.25%) per annum.

Notes to the Consolidated Financial Statements

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19. PROMISSORY NOTES RECEIVABLES

The amount represented by four promissory notes with outstanding principal amount of HK\$6,000,000, HK\$6,000,000, HK\$6,000,000 and HK\$3,250,000 repayable by no later than 31 December 2016, 31 December 2017, 31 December 2018, and 30 June 2019, respectively. The promissory notes bear interest at 1.5% per annum.

The promissory notes comprise of:

	2016 HK\$	2015 HK\$
Amount receivable within one year	6,000,000	–
Amount receivables after one year	15,250,000	–
	<u>21,250,000</u>	<u>–</u>

20. AVAILABLE-FOR-SALE INVESTMENTS

	2016 HK\$	2015 HK\$
As at 1 April	140,000,000	159,188,314
Less: Impairment loss recognised	–	(19,188,314)
Disposal	<u>(140,000,000)</u>	–
As at 31 March	<u>–</u>	<u>140,000,000</u>

The unlisted equity securities were measured at cost less impairment, if any, at the end of the reporting period.

During the year ended 31 March 2015, an impairment loss of HK\$19,188,314 was recognised after taking into account the estimated cash flows that would be recovered from the disposal of the investments after arm's length negotiation.

In August 2015, the Group completed the disposal of its equity interest in Warick Holdings S.A. to Up Mark Limited, a related company controlled by a director of the Company, at a consideration of HK\$140,000,000. Details of the transaction are set out in note 39.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

20. AVAILABLE-FOR-SALE INVESTMENTS (Continued)

Particulars of the available-for-sale investments are as follows:

Name of company	Effective percentage of issued ordinary share capital held by the Group		Place of incorporation	Principal activities
	2016	2015		
Warwick Holdings S.A.	N/A	16.09%	Luxemburg	Investment holding, hotel investment and operation mainly in Europe and United States of America

The Chiu's Family together with the related trusts were the controlling shareholders of Warwick Holdings S.A..

At the end of the reporting period, the Company has another available-for-sale investment namely, Bolan Holdings N.V. that is not material to the Group. This available-for-sale investment was established in Australia and its principal activity is property investment. The cost of investment has been fully impaired in previous years.

21. PAINTINGS

Paintings are stated at cost less impairment at the end of the reporting period. The accumulated impairment losses of HK\$1,182,173 (2015: HK\$1,182,173) as at 31 March 2016 was made by the directors of the Company with reference to the open market values of those paintings.

22. HELD-FOR-TRADING INVESTMENTS

	2016 HK\$	2015 HK\$
Equity securities listed in Hong Kong, at fair value	<u>16,070,838</u>	<u>19,026,811</u>

The fair values of held-for-trading investments have been determined by reference to the quoted market bid prices available on the Stock Exchange at the end of each reporting period.

23. INVENTORIES

The amount represents food and beverage and other consumables, of which HK\$186,215 (2015: HK\$186,215) are stated at net realisable value.

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For the year ended 31 March 2016

24. TRADE RECEIVABLES

Trade debtors mainly comprise of receivable from renting of properties and hotel operation. Rentals are payable on presentation of demand notes. No credit is allowed to these customers. Hotel room revenue is normally settled by cash or credit card. The Group allows an average credit period of not more than 30 days to travel agents and corporate customers.

The following is an aged analysis of trade receivables net of allowance for doubtful debts presented based on the invoice dates at the end of the reporting period which approximately the respective date of rendering of services.

	2016	2015
	HK\$	HK\$
0 – 30 days	579,459	2,492,981
31 – 60 days	3,984,347	2,099,172
Over 60 days	449,282	136,651
	5,013,088	4,728,804

Trade receivables aged over 30 days are past due but are not impaired.

Movement in the allowance for doubtful debts

	2016	2015
	HK\$	HK\$
Balance at beginning of the year	262,775	262,444
Exchange adjustment	(12,992)	331
Balance at end of the year	249,783	262,775

In determining the recoverability of trade receivables, the Group considers any change in the credit quality of the debtors from the date credit was initially granted up to the reporting date. There is no concentration of credit risk due to the major customer base being large. Accordingly, the directors believe that there is no further credit provision required in excess of the allowance already made. The Group does not hold any collateral over these balances.

Included in the allowance for doubtful debts were individually impaired trade receivables with an aggregate balance of HK\$249,783 (2015: HK\$262,775) which are in severe financial difficulties and therefore the directors of the Company considered that they are irrecoverable.

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For the year ended 31 March 2016

24. TRADE RECEIVABLES (Continued)

Trade receivable due from the related party

Included in the Group's trade receivables is an amount due from the Group's related company of HK\$668,788 (2015: Nil). The amounts outstanding are unsecured and amounting to HK\$316,874 are past due but not impaired at the end of the reporting period. No impairment has been recognised in the period for doubtful debts in respect of the amount outstanding from the related company. The related company is controlled by a director of the Company.

25. PLEDGED BANK DEPOSITS/BANK BALANCES

Bank balances carry interest at prevailing market rate of 0.01% (2015: 0.01%) per annum.

The pledged bank deposits carry interest at prevailing market rates which range from 0.01% to 0.25% (2015: 0.01% to 0.25%) per annum and are pledged to secure banking overdrafts granted to the Group and therefore classified as current assets.

26. TRADE AND OTHER PAYABLES AND ACCRUALS

	2016 HK\$	2015 HK\$
Trade payables	1,914,211	1,348,198
Other payables and accruals	3,916,466	5,262,844
Receipt in advance	4,314,145	1,420,426
	10,144,822	8,031,468

Included in trade and other payables and accruals are trade payables of HK\$1,914,211 (2015: HK\$1,348,198). The following is an aged analysis of the trade creditors based on invoice date:

	2016 HK\$	2015 HK\$
0 – 30 days	281,293	675,052
31 – 60 days	283,029	237,554
Over 60 days	1,349,889	435,592
	1,914,211	1,348,198

The average credit period on purchase of goods is 60 days.

Notes to the Consolidated Financial Statements

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27. AMOUNT DUE TO AN ASSOCIATE

The amount is unsecured, interest-free and repayable on demand.

28. AMOUNTS DUE TO RELATED COMPANIES

The amounts are unsecured, interest-free and repayable on demand. The related companies are either controlled or jointly controlled by certain directors of the Company, who are also the substantial shareholders of the Company.

29. AMOUNT DUE TO A NON-CONTROLLING SHAREHOLDER

The amount mainly represents rental payable to the non-controlling shareholder for the lease of its properties, which is unsecured, interest-free and repayable on demand.

30. BANK BORROWINGS AND BANK OVERDRAFTS

The secured bank borrowings are repayable as follows:

Within one year*

2,371,942 2,309,038

Within a period of more than one year but not exceeding two years*

2,438,023 2,370,811

Within a period of more than two years but not exceeding five years*

7,729,171 7,519,896

Within a period of more than five years*

6,945,909 9,591,537

19,485,045 21,791,282

Carrying amount of bank borrowings that contain a repayment on demand clause (shown under current liabilities)

14,793,600 15,436,800

34,278,645 37,228,082

Less: Amount due within one year and repayable on demand shown under current liabilities

(17,165,542) (17,745,838)

Amount due after one year shown under non-current liabilities

17,113,103 19,482,244

* The amounts due are based on schedule repayment dates set out in the loan agreements.

The bank borrowings carry floating-rate interest based on the bank's prime rate ("Prime Rate") and the Hong Kong Interbank Offered Rate ("HIBOR") and the effective interest rates ranged from 2.63% to 2.76% (2015: 2.63% to 2.75%) per annum.

During the year ended 31 March 2015, bank overdrafts carried floating-rate interest based on the Prime Rate and the effective interest rate was 3.5% per annum.

The bank borrowings and bank overdrafts are secured by the pledge of assets as set out in note 35.

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31. OBLIGATION UNDER A FINANCE LEASE

	2016		2015	
	Minimum lease payment HK\$	Present value of minimum lease payment HK\$	Minimum lease payment HK\$	Present value of minimum lease payment HK\$
Obligation under finance lease payable:				
Within one year	152,112	133,652	152,112	125,945
Within a period of more than one year but not more than two years	152,112	141,690	152,112	133,652
Within a period of more than two years but not more than five years	101,408	99,192	253,520	240,882
	<u>405,632</u>	<u>374,534</u>	<u>557,744</u>	<u>500,479</u>
Less: Future finance lease charges	(31,098)	–	(57,265)	–
Present value of lease obligation	<u>374,534</u>	<u>374,534</u>	<u>500,479</u>	<u>500,479</u>
Less: Amounts due for settlement within twelve months (shown under current liabilities)		(133,652)		(125,945)
Amounts due for settlement after twelve months (shown under non-current liabilities)		<u>240,882</u>		<u>374,534</u>

The lease term is 5 years. For the year ended 31 March 2016, the average effective borrowing rate was 5.90% (2015: 4.90%) per annum. Interest rate are fixed at the contract date. The lease is on a fixed repayment basis and no arrangements have been entered into for contingent rental payments.

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For the year ended 31 March 2016

32. SHARE CAPITAL

	Number of shares	HK\$
Issued and fully paid:		
Ordinary shares with no par value		
At 1 April 2014	591,410,675	308,099,513
Exercise of share options (Note a)	3,000,000	696,000
	<u>594,410,675</u>	<u>308,795,513</u>
At 31 March 2015	594,410,675	308,795,513
Exercise of share options (Note a)	7,700,000	1,969,400
	<u>602,110,675</u>	<u>310,764,913</u>
At 31 March 2016	<u>602,110,675</u>	<u>310,764,913</u>

Notes:

- (a) Details of the exercise of and share options during the year ended 31 March 2016 and 2015 are set out in note 40.
- (b) All the shares issued during the year rank pari passu with other shares in issue in all respects.
- (c) Pursuant to a special resolution passed by the shareholders on 1 June 2007 and the subsequent order of the High Court of the Hong Kong Special Administrative Region granted on 20 July 2007, capital reduction took effect on 20 July 2007 whereby both issued and unissued ordinary share capital with par value of HK\$1.00 were reduced by HK\$0.90 per share to HK\$0.10 per share and the nominal value of the issued share capital was reduced by HK\$439,958,407 of which an amount of HK\$221,897,828 was applied towards eliminating the accumulated losses of the Company as at 31 March 2006, an amount of HK\$100,000,000 was reserved and credited to a special reserve account. The remaining balance of HK\$118,060,579 was credited to the share premium account and was transferred to share capital in 2014 upon abolition of par value under the Hong Kong Companies Ordinance.

The special reserve can be applied for:

- (i) capitalisation by the issue of new shares of the Company; or
- (ii) eliminating losses, if any, sustained by the Company after 31 March 2006. Such loss eliminated is to be reversed if the relevant asset, against which impairment loss has been eliminated against this reserve, is realised or revalued at an amount in excess of the amount of provision already made.

The special reserve is undistributable pursuant to sections 290 of the Hong Kong Companies Ordinance (Cap. 622) unless the person entitling to the benefit thereof has agreed otherwise.

33. PROVISION FOR LONG SERVICE PAYMENTS

The amount recognised represents the present value of the retirement benefit obligation as adjusted for unrecognised past service cost, if any, and as reduced by the fair value of plan assets. The amount is reviewed on an annual basis and adjusted as appropriate.

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For the year ended 31 March 2016

34. DEFERRED TAXATION

The following are the major deferred tax liabilities (assets) recognised and movements thereon during the current and prior years:

	Accelerated tax depreciation HK\$	Tax losses HK\$	Total HK\$
At 1 April 2014	1,403,513	(1,403,513)	–
(Credit) charge to profit or loss	(88,123)	88,123	–
At 31 March 2015	1,315,390	(1,315,390)	–
Charge (credit) to profit or loss	47,423	(47,423)	–
At 31 March 2016	<u>1,362,813</u>	<u>(1,362,813)</u>	<u>–</u>

For the purpose of presentation in the consolidated statement of financial position, the above deferred tax assets and liabilities have been offset.

At 31 March 2016, the Group has unused tax losses of approximately HK\$199,431,000 (2015: HK\$182,151,000) available for offset against future profits. A deferred tax asset has been recognised in respect of approximately HK\$8,260,000 (2015: HK\$7,972,000) of such tax losses. No deferred tax asset has been recognised in respect of the remaining tax losses of approximately HK\$191,171,000 (2015: HK\$174,179,000) due to the unpredictability of future profit streams.

At 31 March 2016, the unrecognised tax losses may be carried forward indefinitely, except for an amount approximately of HK\$4,389,000 (2015: HK\$5,877,000) which would be expired from 2016 to 2018 (2015: 2016 to 2018). During the year ended 31 March 2016, unrecognised tax losses of approximately HK\$938,000 (2015: nil) had been expired.

35. PLEDGE OF ASSETS

The secured bank borrowings and bank overdrafts are secured by assets of the Group analysed as follows:

	2016 HK\$	2015 HK\$
Property, plant and equipment	32,027,293	32,896,709
Bank deposits	2,118,000	2,118,000
	<u>34,145,293</u>	<u>35,014,709</u>

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36. OPERATING LEASES

The Group as lessee

At the end of the reporting period, the Group had commitments for future minimum lease payments under non-cancellable operating leases in respect of rented premises which fall due as follows:

	2016 HK\$	2015 HK\$
Within one year	6,386,604	6,090,959
In the second to fifth year inclusive	21,188,013	21,386,189
Over five years	17,640,706	23,860,624
	45,215,323	51,337,772

A subsidiary entered into an agreement with its non-controlling shareholder for the lease of its properties for a period of twenty-two years at a fixed rent of RMB4,200,000 (equivalent to approximately HK\$5,040,000) per year. The lease will expire on 30 September 2024. Rental expenses of the properties for the year amounted to HK\$5,040,202 (2015: HK\$5,302,361).

The remaining lease is negotiated for a term of two years with fixed rental over the lease term.

The Group as lessor

At the end of the reporting period, the Group had contracted with tenants for the following future minimum lease payments:

	2016 HK\$	2015 HK\$
Within one year	21,143,430	30,462,568
In the second to fifth year inclusive	21,972,383	21,162,711
	43,115,813	51,625,279

The properties have committed tenants for a term of two to four years (2015: three to five years) at fixed rental.

37. RETIREMENT BENEFIT SCHEMES

The Group operates a Mandatory Provident Fund Scheme (the "Scheme") for all qualifying employees in Hong Kong commencing from December 2000. 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 to the Scheme or HK\$1,500 (HK\$1,250 per month prior to 1 June 2014), whichever is the lower.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

37. RETIREMENT BENEFIT SCHEMES *(Continued)*

According to the relevant laws and regulations in the PRC, the PRC subsidiary is required to contribute a certain percentage of the salaries of its employees to the state-managed retirement benefit scheme. The only obligation of the Group with respect to the retirement benefit scheme is to make the required contributions under the scheme.

38. RELATED PARTY TRANSACTIONS

During the year, the Group entered into the following transactions with related companies which are controlled by a director of the Company:

	2016 HK\$	2015 HK\$
Interest from promissory notes receivables	203,646	–
Licence fee income	668,788	–
Other compensation income	327,097	–
	<u>1,199,531</u>	<u>–</u>

During the year ended 31 March 2016, the Group has disposed of its available-for-sale investments, being 16.09% of the entire issued share capital of Warwick Holdings S.A. to and acquired a group of subsidiaries from a related company (the “Transactions”) which is controlled by a director of the Company. Details of the Transactions are set out in note 39.

During the year ended 31 March 2016, the Group has entered a licence agreement with a related company which is controlled by a director of the Company. The licence agreement grants a licence to the related company to operate the hotel properties in Fiji for three years with licence fee of US\$200,000 per annum. Renewal of the licence agreement are subject to shareholders’ approval of the Company. The licence fee income has been disclosed as gross rental income from properties as set out in note 5.

Remuneration to the key management personnel comprising the directors and three (2015: three) highest paid employees are disclosed in notes 9 and 10, respectively. The remuneration of directors and key executives is determined by the remuneration committee having regard to the performance of individuals and market trends.

Balances with associates, joint venture and related companies are set out in the Group’s statement of financial position and related notes.

Other receivables due from related parties

At 31 March 2016, included in the Group’s other receivables are amounts due from the Group’s related companies of HK\$738,045 (2015: Nil). The related companies are controlled by a director of the Company.

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For the year ended 31 March 2016

39. ACQUISITION OF ASSETS THROUGH ACQUISITION OF SUBSIDIARIES

In August 2015, the Group acquired the entire issued share capital of Rise Vision Limited, which owns approximately 100% equity interest in Far East Beach Villa Limited (formerly known as Silver Autumn Beach Villa Limited) which in turn owns hotel properties in Fiji. Following the completion of the acquisition, Rise Vision Limited became a wholly-owned subsidiary of the Company. The assets acquired and liabilities assumed did not constitute a business combination as defined in HKFRS 3 “Business Combinations” and therefore, the acquisition was accounted for as assets acquisition.

The assets acquired and liabilities assumed in the transaction were as follows:

	HK\$
Investment properties	40,502,434
Inventories	60,633
Trade and other receivables	317,920
Bank balances and cash	47,110
Trade and other payables	(178,097)
	<hr/>
Fair value of net assets acquired	<u>40,750,000</u>

The net assets acquired as set out above forms part of the consideration of the disposal of the Group’s available-for-sale investments, being 16.09% of the entire issued share capital of Warwick Holdings S.A.. The transaction consideration was determined after arm’s length negotiation and the Transactions were completed in August 2015. Details of the Transactions are set out in an announcement and a circular of the Company dated 30 June 2015 and 22 July 2015 respectively.

Total consideration satisfied by:

	HK\$
Cash consideration received	78,000,000
Promissory notes receivables (note 19)	21,250,000
Net assets of Rise Vision Limited acquired	40,750,000
	<hr/>
Total consideration	140,000,000
Available-for-sale investments disposed of (note 20)	(140,000,000)
	<hr/>
	–
	<hr/>
Net cash inflow arising from disposal:	
Cash consideration received	78,000,000
Cash and cash equivalents acquired	47,110
	<hr/>
	<u>78,047,110</u>

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For the year ended 31 March 2016

40. SHARE OPTIONS SCHEME

The share option scheme (the "Scheme") was approved and adopted on 1 June 2007 (the "Adoption Date") for the purpose of providing incentives and rewards to employees, executives or officers (including executive and non-executive directors) of the Company or any of its subsidiaries and business associates or any other person who will contribute or have contributed to the Company or any of its subsidiaries. Under the Scheme, the board of directors of the Company may grant share options to eligible employees, including directors of the Company and its subsidiaries, to subscribe for shares in the Company.

Without prior approval from the Company's shareholders, (a) the total number of shares in respect of which options may be granted under the Scheme is not permitted to exceed 10% of the shares of the Company in issue on the Adoption Date; (b) the number of shares issued and to be issued in respect of which options granted and may be granted to any individual in any one year is not permitted to exceed 1% of the shares of the Company in issue at any point in time.

Options vested immediately may be exercised at any time not exceeding a period of 10 years from the date on which the share options is accepted. The exercise price is determined by the directors of the Company, and will not be less than the higher of (i) the closing price of the Company's shares on the date of grant and (ii) the average closing price of the shares for the five business days immediately preceding the date of grant.

During the year ended 31 March 2016, additional 12,600,000 share options of were granted by the Company to the Directors and employees at an initial exercise price of HK\$0.5600 per share. No additional share options was granted during the year ended 31 March 2015.

At 31 March 2016, 31,200,000 shares options held by the directors and employees remained outstanding under the Scheme (2015: 31,100,000), which, if exercised in full, the new shares issued would represent 5% (2015: 5%) of the enlarged issued shares of the Company.

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40. SHARE OPTIONS SCHEME (Continued)

The following table sets out the movements of the Company's share options during the year ended 31 March 2016 and 31 March 2015:

Eligible person	Date of grant	Exercise period	Exercise price	Number of options						
				Outstanding as at 1.4.2014	Outstanding as at 31.3.2015	Granted during the year	Exercised	Lapsed	Outstanding as at 31.3.2016	
Directors	30.12.2009	30.12.2009 to 29.12.2019	0.2820	3,000,000	-	3,000,000	-	-	-	3,000,000
	15.4.2011	15.4.2011 to 14.4.2021	0.2498	4,500,000	-	4,500,000	-	-	-	4,500,000
	6.2.2014	6.2.2014 to 5.2.2024	0.2320	19,600,000	-	19,600,000	-	(3,700,000)	(4,800,000)	11,100,000
	23.10.2015	23.10.2015 to 22.10.2025	0.5600	-	-	-	9,000,000	-	-	9,000,000
				<u>27,100,000</u>	<u>-</u>	<u>27,100,000</u>	<u>9,000,000</u>	<u>(3,700,000)</u>	<u>(4,800,000)</u>	<u>27,600,000</u>
Employees and other providing similar services	30.12.2009	30.12.2009 to 29.12.2019	0.2820	3,000,000	-	3,000,000	-	(3,000,000)	-	-
	24.2.2010	24.2.2010 to 23.2.2020	0.2650	1,000,000	-	1,000,000	-	(1,000,000)	-	-
	6.2.2014	6.2.2014 to 5.2.2024	0.2320	3,000,000	(3,000,000)	-	-	-	-	-
	23.10.2015	23.10.2015 to 22.10.2025	0.5600	-	-	-	3,600,000	-	-	3,600,000
				<u>7,000,000</u>	<u>(3,000,000)</u>	<u>4,000,000</u>	<u>3,600,000</u>	<u>(4,000,000)</u>	<u>-</u>	<u>3,600,000</u>
Exercisable at the end of the year						<u>31,100,000</u>				<u>31,200,000</u>
Weighted average exercise price				<u>0.2441</u>	<u>0.2320</u>	<u>0.2453</u>	<u>0.5600</u>	<u>0.2558</u>	<u>0.2320</u>	<u>0.3718</u>

During the year, 7,700,000 (2015: 3,000,000) share options which were granted on 30 December 2009, 24 February 2010 and 6 February 2014 (2015: 6 February 2014) were exercised by a director and two employees at HK\$0.2320 to 0.2820 (2015: HK\$0.2320) per share. The weighted average share price at the date of exercise is HK\$0.5276 (2015: HK\$0.3539). 4,800,000 (2015: nil) share options lapsed during the year ended 31 March 2016. No share options were cancelled during the two years ended 31 March 2016 and 31 March 2015.

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40. SHARE OPTIONS SCHEME (Continued)

The estimated fair values of the options granted on 30 December 2009, 24 February 2010, 15 April 2011, 6 February 2014 and 23 October 2015 are HK\$0.1530, HK\$0.1390, HK\$0.1404, HK\$0.0738 and HK\$0.3074, respectively.

The fair values of share options granted on 23 October 2015 were calculated using the Binomial Option Pricing Model. The inputs into the model were as follows:

Closing price at the date of grant	HK\$0.5600
Exercise price	HK\$0.5600
Risk-free rate	1.487%
Expected life	10 years
Expected volatility	63.52%
Expected dividend yield	Nil
Early exercise behaviour	220% – 280%

Expected volatility was determined by using the historical volatility of the Company's share price over the previous 10 years. The variables and assumptions used in computing the fair value of the share options are based on the directors' best estimate.

The Group recognised share-based payment expenses of HK\$3,873,186 (2015: nil) for the year ended 31 March 2016 in relation to share options granted by the Company.

41. CAPITAL COMMITMENT

	2016 HK\$	2015 HK\$
Capital expenditure in respect of the acquisition of property, plant and equipment contracted for but not provided in the consolidated financial statements	–	551,800

42. MAJOR NON-CASH TRANSACTIONS

During the year ended 31 March 2016, the Group disposed of its available-for-sale investments. Parts of the consideration for the disposal comprised acquisition of a group of companies and promissory notes. Details of the transaction are set out in note 39.

During the year ended 31 March 2015, the Group entered into a finance lease arrangement for acquisition of a motor vehicle with a total capital value of HK\$599,980.

During the year ended 31 March 2015, an associate declared dividend of HK\$750,000 to the Group. The dividend was settled through the current account with the associate.

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43. 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 capital structure of the Group consists of net debts, which includes the bank borrowings and bank overdrafts less bank balances and cash and equity attributable to owners of the Company, comprising issued share capital and reserves as disclosed in 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 short term funding to finance its daily operation to minimise finance costs. The Group will balance its overall capital structure through the payment of dividends, as well as raising new debt or repayment of existing debt.

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

44. FINANCIAL INSTRUMENTS

(a) Categories of financial instruments

	2016 HK\$	2015 HK\$
<i>Financial assets</i>		
Loans and receivables (including cash and cash equivalents)	105,866,067	16,266,492
Held-for-trading investments, at fair value	16,070,838	19,026,811
Available-for-sale investment, at cost less impairment	–	140,000,000
	<u> </u>	<u> </u>
<i>Financial liabilities</i>		
Amortised cost	41,132,624	47,788,118
	<u> </u>	<u> </u>

(b) Financial risk management objectives and policies

The management of the Group has overall responsibility for the establishment and oversight of the Group's risk management framework. The Group's risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls, and to monitor risks and adherence to market conditions and its activities. These risks include market risk (including interest rate risk and other price risk), credit risk and liquidity risk.

There has been no significant change to the Group's exposure to risks or the manner in which they manage and measure the risks.

Notes to the Consolidated Financial Statements

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44. FINANCIAL INSTRUMENTS (Continued)

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

(i) Interest rate risk

The Group has exposures to cash flow interest rate risk as the pledged bank deposits, bank balances, bank borrowings and bank overdrafts are carried at variable interest rate.

In addition, the Group also has exposures to fair value interest rate risk relating to its loan to a joint venture and promissory notes receivables which are carried at amortised cost at a fixed effective interest rate.

The Group currently does not have any interest rate hedging policy. However, appropriate measures would be taken to manage interest rate exposure if interest rate fluctuates significantly.

Sensitivity analysis

The sensitivity analyses below have been determined based on the exposure to interest rates on bank borrowings and bank overdrafts, which are carried at variable interest rate at the end of the reporting period and the exposure to interest rates on loan to a joint venture and promissory notes receivables, which are carried at fixed interest rate at the end of the reporting period. The analysis is prepared assuming the amount of these financial instruments outstanding at the end of the reporting period were outstanding for the whole year. A 50 basis points (2015: 50 basis points) represents management's assessment of the reasonably possible change in interest rate. The analyses have not included the bank balances as the financial impact of the change in interest rate on the bank balances is insignificant.

If interest rates had been 50 basis points (2015: 50 basis points) higher/lower and all other variables were held constant, the Group's:

- post-tax loss would increase/decrease by approximately HK\$143,000 (2015: HK\$162,000). This is mainly attributable to the Group's exposure to interest rates on its variable-rate bank borrowings and bank overdrafts.
- post-tax loss would decrease/increase by approximately HK\$124,000 (2015: HK\$34,000). This is mainly attributable to the Group's exposure to interest rates on its fixed-rate loan to a joint venture and promissory notes receivables.

In management's opinion, the sensitivity analysis is unrepresentative of the inherent price risk as the year end exposure does not reflect the exposure during the year.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

44. FINANCIAL INSTRUMENTS *(Continued)*

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

(ii) Price risk

The Group is exposed to price risks arising from held-for-trading investments and available-for-sale investment. The management manages the exposure to price risk by maintaining a portfolio of investments in various securities.

Sensitivity analysis

The sensitivity analyses below have been determined based on the exposure to price risks of held-for-trading investments at the end of the reporting period. If the market price of the held-for-trading investments had been 15% (2015: 15%) higher/lower while all other variables were held constant, the Group's post-tax loss would decrease/increase by approximately HK\$2,013,000 (2015: HK\$2,383,000), as a result of the changes in fair value of the held-for-trading investments. No sensitivity analysis for available-for-sale investments is presented as the available-for-sale investments are measured at cost less impairment.

In management's opinion, the sensitivity analysis is unrepresentative of the inherent price risk as the year end exposure does not reflect the exposure during the year.

(iii) Credit risk

As at 31 March 2016, the Group's maximum exposure to credit risk which will cause a financial loss to the Group due to failure to discharge an obligation by the counterparties provided by the Group is arising from the carrying amount of the respective recognised financial assets as stated in the consolidated statement of financial position.

The Group's credit risk is primarily attributable to loan to a joint venture and promissory notes receivables. 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 reviews the recoverable amount of each individual debt at the end of the 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 credit risk is significantly reduced.

The credit risk on pledged bank deposits and bank balances is limited because the counterparties are several banks with high credit-ratings assigned by international credit-rating agencies.

Other than concentration of credit risk on loan to a joint venture and promissory notes receivables representing approximately 28% (2015: 50%) of the Group's loans and receivables, the Group does not have any other significant concentration of credit risk.

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

44. FINANCIAL INSTRUMENTS (Continued)

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

(iv) Liquidity risk

The Group finances its working capital requirements through a combination of funds generated from operations and banking facilities.

The Directors of the Company believe that these loan facilities will continue to be made available to the Group and will not be withdrawn by the bank within the next twelve months from the end of the reporting period. In the opinion of the directors of the Company, the Group has a number of sources of finance available to fund its operations. The Group will be able to refinance its existing banking facilities or obtain additional financing from financial institutions by taking into account the current value of the Group's assets which have not been pledged. As at 31 March 2016, the Group has available unutilised overdraft and bank borrowing facilities of approximately HK\$6,000,000 (2015: HK\$4,511,000).

Liquidity and interest risk tables

The following tables detail the Group'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 Group can be required to pay. The table includes both interest and principal cash flows.

	Weighted average effective interest rate %	Repayable on demand or less than 1 year HK\$	1-2 years HK\$	2-5 years HK\$	Over 5 years HK\$	Total undiscounted cash flows HK\$	Carrying amounts HK\$
2016							
Non-derivative instruments							
Non-interest bearing	-	6,853,979	-	-	-	6,853,979	6,853,979
Obligations under a finance lease	5.90	152,112	152,112	101,408	-	405,632	374,534
Bank borrowings at variable rate	2.71	18,059,438	2,878,245	8,634,736	7,195,781	36,768,200	34,278,645
		<u>25,065,529</u>	<u>3,030,357</u>	<u>8,736,144</u>	<u>7,195,781</u>	<u>44,027,811</u>	<u>41,507,158</u>

Notes to the Consolidated Financial Statements

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44. FINANCIAL INSTRUMENTS (Continued)

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

(iv) Liquidity risk (Continued)

Liquidity and interest risk tables (Continued)

	Weighted average effective interest rate %	Repayable on demand or less than 1 year HK\$	1-2 years HK\$	2-5 years HK\$	Over 5 years HK\$	Total undiscounted cash flows HK\$	Carrying amounts HK\$
2015							
Non-derivative instruments							
Non-interest bearing	-	9,071,464	-	-	-	9,071,464	9,071,464
Obligations under a finance lease	4.90	152,112	152,112	253,520	-	557,744	500,479
Bank borrowings and bank overdrafts at variable rate	2.73	19,108,191	2,878,245	8,634,736	10,072,031	40,693,203	38,716,654
		<u>28,331,767</u>	<u>3,030,357</u>	<u>8,888,256</u>	<u>10,072,031</u>	<u>50,322,411</u>	<u>48,288,597</u>

Bank loans with a repayment on demand clause are included in the “on demand or less than 1 year” time band in the above maturity analysis. As at 31 March 2016, the aggregate amounts of these bank borrowings amounted to HK\$14,793,600 (2015: HK\$15,436,800).

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44. FINANCIAL INSTRUMENTS (Continued)

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

(iv) Liquidity risk (Continued)

Liquidity and interest risk tables (Continued)

For the purpose of managing liquidity risk, management reviewed the expected cash flow information of the Group's bank loans with a repayment on demand clause based on the scheduled repayment dates set out in the agreement as set out in the table below:

	On demand or less than 1 year HK\$	1-2 years HK\$	Total undiscounted cash flows HK\$	Carrying amounts HK\$
As at 31 March 2016				
Bank borrowings with a repayment on demand clause	15,181,192	-	15,181,192	14,793,600
As at 31 March 2015				
Bank borrowings with a repayment on demand clause	1,048,752	15,181,192	16,229,944	15,436,800

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

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44. FINANCIAL INSTRUMENTS *(Continued)*

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

(v) Fair value measurements of financial instruments

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

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

The directors consider that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the consolidated financial statements approximate to their fair values.

The only financial instruments of the Group that are measured at fair value is the held-for-trading investments and is grouped into Level 1 whose fair value measurements are derived from quoted prices (unadjusted) in active market for identical assets with carrying value of HK\$16,070,838 (2015: HK\$19,026,811).

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

45. FINANCIAL POSITION OF THE COMPANY

Below is the financial position of the Company at the end of the reporting period:

	2016 HK\$	2015 HK\$
Non-current assets		
Property, plant and equipment	69,842	158,950
Investments in subsidiaries	40,976,854	47,449,226
Interest in a joint venture	2,277,239	2,277,239
Amounts due from subsidiaries	148,353,227	110,713,309
Loan to a joint venture	8,445,940	8,178,303
Promissory notes receivables	15,250,000	–
Available-for-sale investment	–	140,000,000
Paintings	3,921,217	3,921,217
	<u>219,294,319</u>	<u>312,698,244</u>
Current assets		
Held-for-trading investments	502,108	590,000
Promissory notes receivables	6,000,000	–
Other receivables, deposits and prepayment	692,006	156,829
Pledged bank deposits	2,000,000	2,000,000
Bank balances and cash	64,844,130	165,213
	<u>74,038,244</u>	<u>2,912,042</u>
Current liabilities		
Other payables and accrued charges	1,250,625	1,048,867
Amounts due to subsidiaries	1,698,395	1,383,769
Amounts due to related companies	812,570	832,775
Bank borrowings	2,371,942	2,309,038
Bank overdrafts	–	1,488,572
	<u>6,133,532</u>	<u>7,063,021</u>
Non-current liabilities		
Provision for long service payments	895,900	895,900
Bank borrowings	17,113,103	19,482,244
	<u>18,009,003</u>	<u>20,378,144</u>
Net assets	<u>269,190,028</u>	<u>288,169,121</u>
Share capital	310,764,913	308,795,513
Reserves (note)	(41,574,885)	(20,626,392)
Total equity	<u>269,190,028</u>	<u>288,169,121</u>

The Company's statement of financial position was approved and authorised for issue by the Board of Directors on 28 June 2016 and are signed on its behalf by:

MARGARET CHIU
DIRECTOR

DEREK CHIU
DIRECTOR

Notes to the Consolidated Financial Statements

For the year ended 31 March 2016

45. FINANCIAL POSITION OF THE COMPANY (Continued)

Note: The movements in reserve of the Company are presented below.

	Share option reserve HK\$	Special reserve HK\$	Accumulated losses HK\$ (Note)	Total HK\$
At 1 April 2014	4,176,677	16,562,083	(10,314,475)	10,424,285
Loss for the year, representing total comprehensive expense for the year	–	–	(31,050,677)	(31,050,677)
Shares issued upon exercise of share options (note 32)	(664,146)	–	664,146	–
Eliminate prior year loss against special reserve	–	(10,314,475)	10,314,475	–
	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2015	3,512,531	6,247,608	(30,386,531)	(20,626,392)
Loss for the year, representing total comprehensive expense for the year	–	–	(24,821,679)	(24,821,679)
Share-based payment expenses	3,873,186	–	–	3,873,186
Shares issued upon exercise of share options (note 32)	(872,334)	–	872,334	–
Lapsed of share options transferred to accumulated losses	(729,884)	–	729,884	–
Eliminate prior year loss against special reserve	–	(6,247,608)	6,247,608	–
	<hr/>	<hr/>	<hr/>	<hr/>
At 31 March 2016	<u>5,783,499</u>	<u>–</u>	<u>(47,358,384)</u>	<u>(41,574,885)</u>

Note: Special reserve arose as a result of reduction of the Company's share capital in the year 2006/2007 as detailed in note 32(c). Special reserve has been utilised to eliminate accumulated losses of the Company. The total losses eliminated against the special reserve up to the end of the reporting period amounted to HK\$100,000,000 (2015: HK\$93,752,392).

List of Major Properties Held by the Group

Location	Approximate gross floor area/site areas* (square feet)	Group's interest	Existing land use	Term of lease
Leasehold land and buildings				
Duplex No. 1 on 1/F and 2/F with Garden and Rear Open Yard of House 15 (Dynasty Villa 6) and car park space No. 202, Dynasty Heights, No. 2 Yin Ping Road, Kowloon, Hong Kong	2,592	100.0%	Residential	Medium
Hotel property				
East Bay, Cheung Chau, New Territories, Hong Kong 8443/9000 parts or shares of and in C.C.L. 1147	27,000*	97.8%	Hotel	Medium
Investment properties				
Wing On Street, Peng Chau, New Territories, Hong Kong 370/700 parts or shares of and in P.C.L. 415	5,230*	100.0%	Cinema	Medium
Various agricultural lots in Survey District No. 4 in Lai Chi Kok, Kowloon, Hong Kong	265,579*	100.0%	Agricultural land	Medium
Various agricultural lots in DD118, Yuen Long, New Territories, Hong Kong	149,846*	50.0%	Agricultural land	Medium

Five-Year Financial Summary

RESULTS

	For the year ended 31 March,				2016 HK\$'000
	2012 HK\$'000	2013 HK\$'000	2014 HK\$'000	2015 HK\$'000	
Revenue	39,017	34,033	39,318	52,166	48,919
Profit (loss) before taxation	13,987	12,013	(4,349)	(68,017)	(10,550)
Income tax expenses	–	–	–	–	–
Profit (loss) for the year attributable to owners of the Company	13,987	12,013	(4,349)	(68,017)	(10,550)

ASSETS AND LIABILITIES

	At 31 March,				2016 HK\$'000
	2012 HK\$'000	2013 HK\$'000	2014 HK\$'000	2015 HK\$'000	
Total assets	386,546	411,087	421,404	345,852	335,742
Total liabilities	(60,130)	(72,162)	(65,609)	(57,380)	(52,062)
Equity attributable to owners of the Company	326,416	338,925	355,795	288,472	283,680