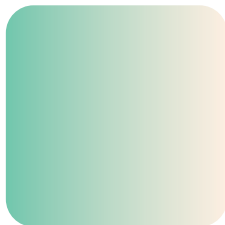
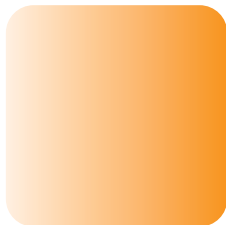
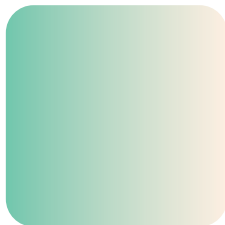
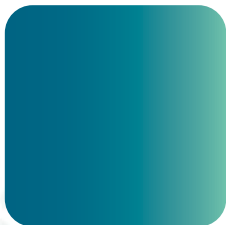
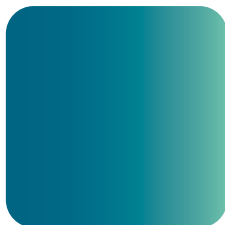
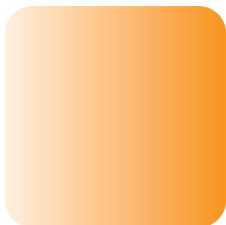


DT CAPITAL



DT CAPITAL LIMITED 鼎立資本有限公司

(Incorporated in the Cayman Islands with limited liability)
Stock Code: 356



Interim Report
2016

CORPORATE INFORMATION

Board of Directors

Executive Directors

Mr. Leung King Yue, Alex
Mr. Leong Chi Wai
Mr. Lewis Chan

Non-executive Directors

Ms. Chan Pui Kwan (*Chairman*)
Mr. Ma Chun Fai

Independent non-executive Directors

Mr. Kwok Ming Fai
Mr. Lo Chi Ming
Mr. Jochum Siebren Haakma

Audit Committee

Mr. Kwok Ming Fai
(*Chairman of Audit Committee*)
Mr. Lo Chi Ming
Mr. Jochum Siebren Haakma

Remuneration Committee

Mr. Kwok Ming Fai
(*Chairman of Remuneration Committee*)
Mr. Leung King Yue, Alex
Mr. Lo Chi Ming
Mr. Jochum Siebren Haakma

Nomination Committee

Mr. Lo Chi Ming
(*Chairman of Nomination Committee*)
Mr. Leung King Yue, Alex
Mr. Kwok Ming Fai
Mr. Jochum Siebren Haakma

Company Secretary

Mr. Lee Tak Shing

Authorized Representatives

Mr. Ma Chun Fai
Mr. Lee Tak Shing

Auditors

Li, Tang, Chen & Co

Legal Advisor

Michael Li & Co.

Principal Bankers

DBS Bank (Hong Kong) Limited
Industrial and Commercial Bank of China
(Asia) Limited
Luso International Banking Limited

CORPORATE INFORMATION (CONTINUED)

Registered Office

Cricket Square
Hutchins Drive, P.O. Box 2681
Grand Cayman KY1-1111
Cayman Islands

Head Office and Principal Place of Business

Unit D 6/F Eton Building
288 Des Voeux Road Central
Hong Kong

Principal Registrar

Royal Bank of Canada Trust Company
(Cayman) Limited
4th Floor, Royal Bank House
24 Shedden Road
George Town
Grand Cayman KY1-1110
Cayman Islands

Hong Kong Branch Share Registrar

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

Stock Code

356

Interim Report and Condensed Accounts

The Board of Directors (the “Board”) of DT Capital Limited (the “Company”) hereby presents the interim report and unaudited condensed consolidated accounts of the Company and its subsidiaries (the “Group”) for the six months ended 30 June 2016. The interim report had been reviewed by the audit committee of the Company and approved by the Board.

Review of Report

For the six months ended 30 June 2016, the Group recorded a net profit attributable to shareholders of approximately HK\$2,931,102 (2015: HK\$2,446,612) and profit per share of HK\$0.15 cents (2015: HK\$0.13 cents).

Interim Dividend

The Board of Directors has resolved not to pay any interim dividend for the period ended 30 June 2016 (2015: Nil).

Management Discussion and Analysis

Business Review

Compared with the corresponding period of the last year, the increase in the net profit was mainly caused by an increase in the interest income of approximately HK\$2.8 million and the turnover was mainly caused by an increase in the disposal of listed equity of approximately HK\$4.3 million in 2016.

Being adopted the advice from Hua Yu Investment Management Limited (“Hua Yu”), the Company’s Investment Manager, the Group has successfully completed 4 investment plans. These included corporate bonds, long term equity investments and exchangeable notes.

Prospects

The Group expects that the impact of the United Kingdom (“U.K.”) exiting the European Union (“Brexit”) will continue to be felt in the global markets in the many months to come. Discussion and agreement on the terms of the Brexit are likely to take at least two years, during which U.K. equities and the pound sterling are likely to experience a significant degree of volatility. At the same time, there are concerns that banks could come under strain from a rise in bad debts if the housing market slows markedly or unemployment rises, making it difficult for customers to maintain their loan repayments. Banks also face the prospect of losses on their loans to commercial property developers due to a potential drop in commercial property prices. However, we believe that in due time, these fluctuations will steady and prices will readjust. We will continue to seek out investment opportunities with long-term prospects in both Hong Kong and Asia to enrich our investment portfolio. As always, we will maintain our pragmatic approach to maximize returns to shareholders while minimizing losses.

Financial Review

Financial Resources and Liquidity

The Group maintained a strong cash position and held short-term bank deposit, bank balance and cash amounting to HK\$23.23 million as at 30 June 2016 (31 December 2015: HK\$69.29 million).

The Group’s total borrowings comprising other payables and accruals, amounted to HK\$0.78 million as at 30 June 2016 (31 December 2015: HK\$1.21 million).

As at 30 June 2016, the Group’s gearing ratio was approximately 0.5% (31 December 2015: 0.8%).

The Group had net financial asset investments and interest in associate approximately in total of HK\$127.93 million as at 30 June 2016 (31 December 2015: HK\$76.24 million).

Capital structure

There has been no change to the capital structure of the Company since 1 January 2016.

Material acquisitions and disposals of subsidiaries

The Group has not made any material acquisition or disposal of subsidiaries during the period ended 30 June 2016.

Capital commitment and contingent liabilities

As at 30 June 2016, the Group has capital commitment of approximately HK\$9.9 million for long term equity investment and no contingent liabilities.

Share options

The Company has not adopted any share option scheme.

Employment and Remuneration Policies

As at 30 June 2016, the Group employed a total of 5 employees (2015: 5) including the executive directors of the Company. The remuneration packages consist of basic salary, mandatory provident fund, medical insurance, and other benefits considered as appropriate. Remuneration packages are generally structured by reference to market terms, individual qualification and performance. They are under periodic review based on individual merit and other market factors.

Staff Cost

The Group's total staff costs for the period under review amounted to HK\$1,239,584 (2015: HK\$1,159,610).

Exposure to Fluctuations in Exchange Rates and Related Hedges

The Group's assets and liabilities are majority denominated in Hong Kong dollars. Exposure to foreign currency exchange rates arises out of the Group's overseas investment, Thai baht. The Group at present does not have any contracts to hedge against its foreign exchange risks.

Purchase, Sale or Redemption of Securities

During the period under review, the Company has not redeemed any of its securities and neither the Company nor any of its subsidiaries has purchased or sold any of the Company's securities.

Directors' Interests in Securities

As at 30 June, 2016, the interests and short positions of the directors and the chief executives of the Company in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) which were required to be notified to the Company and The Stock Exchange of Hong Kong Limited (the "SEHK") pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which the directors and the chief executive of the Company were deemed or taken to have under such provisions of the SFO) or which were required to be and were recorded in the register required to be kept pursuant to Section 352 of the SFO or as otherwise notified to the Company and the SEHK pursuant to the Model Code for Securities Transactions by Directors of Listed Companies (the "Model Code") in the Listing Rules were as follows:

Long position in shares of the Company

Name of director	Number of shares					Total	Percentage of issued share capital
	Personal interests	Family interests (interest of spouse)	Corporate interests	Other interests (interest in controlled corporation)			
Leung King Yue, Alex (Note 1)	—	—	960,500,000	—	960,500,000	50.56%	
Chan Pui Kwan (Note 2)	—	—	—	254,500,000 (Note 2)	254,500,000	13.40%	
Ma Chun Fai (Note 3)	—	254,500,000 (Note 3)	—	—	254,500,000	13.40%	

Note:

- As at 30 June, 2016, Mr. Leung King Yue, Alex, through his 100% equity interest in Hugo Lucky Limited held 960,500,000 shares of the Company, representing approximately 50.56% of the entire issued share capital of the Company. Mr. Leung King Yue, Alex was appointed as Director with effect from 7 July, 2014.
- Fame Image Limited is beneficially and ultimately owned as to 70% by Ms. Chan Pui Kwan and 30% by Wu Weihong, Tony.

As at 30 June, 2016, Ms. Chan Pui Kwan, is interested in 70% of the share capital of Fame Image Limited, which in turn owned 50% of the share capital of Sharp Years Limited, which in turn is holding 254,500,000 Shares of the Company. Accordingly, she is deemed to be interested in 254,500,000 shares of the Company, representing approximately 13.40% of the entire issued share capital of the Company. Ms. Chan Pui Kwan was appointed as Director with effect from 7 July, 2014.

- Long Surplus International Limited is interested in the remaining 50% of the share capital of Sharp Years Limited, and it is beneficially and ultimately owned as to 66.67% by Ms. Ho Hoi Yee, Wisery and 33.33% by Ms. Lai Tsui Har.

As at 30 June, 2016, Ms. Ho Hoi Yee, Wisery, the spouse of Mr. Ma Chun Fai, is interested in 254,500,000 shares through her interest in 66.67% of the share capital of Long Surplus International Limited and which in turn owned 50% of the share capital of Sharp Years Limited. Accordingly, Mr. Ma Chun Fai is also deemed to be interested in 254,500,000 Shares of the Company, representing approximately 13.40% of the entire issued share capital of the Company.

Save as disclosed above as at 30 June, 2016, none of the directors or the chief executives of the Company had or was deemed to have any interests or short positions in the shares, underlying shares of equity derivatives or debentures of the Company or any of its associated corporation (within the meaning of Part XV of the SFO) as recorded in the register required to be kept under section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

Substantial Shareholders' Interests in Securities

As at 30 June, 2016, the following persons or corporations, other than the interest disclosed above in respect of the directors, interest in 5% or more in the shares and underlying shares of the Company have been notified to the Company and recorded in the register of substantial shareholders' interests in shares and short positions required to be kept under Section 336 of Part XV of the SFO:

Long positions in Shares of the Company

Name of shareholders	Number of issued ordinary shares held	Approximate percentage of total issued ordinary shares
Hugo Lucky Limited <i>(Note 1)</i>	960,500,000	50.56%
Sharp Years Limited <i>(Note 2)</i>	254,500,000	13.40%
Long Surplus International Limited <i>(Note 2)</i>	254,500,000	13.40%
Fame Image Limited <i>(Note 2)</i>	254,500,000	13.40%
Ho Hoi Yee, Wisery <i>(Note 2)</i>	254,500,000	13.40%
Lai Tsui Har <i>(Note 2)</i>	254,500,000	13.40%
Wu Weihong, Tony <i>(Note 2)</i>	254,500,000	13.40%

Notes:

1. Hugo Lucky Limited is wholly owned by Mr. Leung King Yue, Alex, an executive Director.
2. Sharp Years Limited is owned as to 50% by Long Surplus International Limited and 50% by Fame Image Limited respectively. Long Surplus International Limited is beneficially and ultimately owned as to 66.67% by Ms. Ho Hoi Yee, Wisery and 33.33% by Ms. Lai Tsui Har. Fame Image Limited is beneficially and ultimately owned as to 70% by Ms. Chan Pui Kwan, a non-executive Director and 30% by Mr. Wu Weihong, Tony.

Save as disclosed above, the Directors are not aware of any other persons who have interests or short positions in the shares, underlying shares of equity derivatives or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which would be required to be disclosed to the Company pursuant to Part XV of the SFO as at 30 June, 2016.

Public Float

Based on the information that is publicly available to the Company and within the knowledge of its directors, as at the date of this report, there is sufficient public float of more than 25% of the issued share capital of the Company as required under the Listing Rules.

Directors' Interests in Transaction, Arrangement, Contracts and Competing Business

In the opinion of the Board, save as disclosed in note 16 to the financial statement, there were no contracts of significance in relation to the Group's business to which the Company or any of its subsidiaries was a party and in which any director of the Company had a material interest, whether directly or indirectly, subsisted at any time during the period.

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

Corporate Governance

The Board has established procedures on corporate governance that comply with the requirements of the Corporate Governance Code (the "CG Code") contained in Appendix 14 of the Listing Rules. The Board has reviewed and taken measures to adopt the CG Code as

the Company's code of corporate governance practices. During the six months ended 30 June 2016, the Company has complied with the code provisions under the CG Code.

Audit Committee

The Company has established an audit committee in accordance with Rule 3.21 of the Listing Rules, for the purpose of reviewing and providing supervision over the Group's financial reporting process and internal controls. The audit committee of the Company has reviewed the interim report for the period ended 30 June 2016.

Model Code for Securities Transactions by Directors

The Company has complied with the code of conduct regarding securities transactions by the Directors on terms no less exacting than the required standard of dealings as set out in the Model Code. Having made specific enquiry of all Directors, they have complied with the required standard set out in the Model Code and the code of conduct regarding securities transaction by the Directors adopted by the Company.

Publication of Interim Report

This interim report is published on HKExnews website at www.hkexnews.hk and on the website of the Company at www.hklistedco.com/356.asp.

By order of the Board

Chan Pui Kwan

Chairman

Hong Kong, 29 August 2016

As at the date of this report, the Board comprises Mr. Leung King Yue, Alex, Mr. Leong Chi Wai and Mr. Lewis Chan as Executive Directors; Ms. Chan Pui Kwan and Mr. Ma Chun Fai as Non-executive Directors; Mr. Kwok Ming Fai, Mr. Lo Chi Ming and Mr. Jochum Siebren Haakma as Independent Non-executive Directors.

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six months ended 30 June 2016

	Note	Six months ended 30 June 2016 (Unaudited) HK\$	Six months ended 30 June 2015 (Unaudited) HK\$
Turnover	3	9,317,823	5,019,971
Costs of listed securities disposed		(9,012,767)	(4,930,192)
Other revenues	4	5,043,949	1,941,408
Unrealised gain on listed securities		1,435,921	4,780,612
Investment management fee		(1,135,002)	(1,148,586)
Operating expenses		(2,649,483)	(3,216,601)
Share of results of an associate		(69,339)	—
Profit before taxation	6	2,931,102	2,446,612
Taxation	7	—	—
Profit for the period attributable to equity holder of the Company		2,931,102	2,446,612
Other comprehensive income for the period		—	—
Total comprehensive profit for the period attributable to equity holders of the Company		2,931,102	2,446,612
Profit per share	8	0.15 cents	0.13 cents
Interim dividend	9	Nil	Nil

The notes on pages 15 to 24 form part of this interim report.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2016

	<i>Note</i>	30 June 2016 (Unaudited) HK\$	31 December 2015 (Audited) HK\$
Non-current assets			
Property, plant and equipment		205,455	358,132
Interest in associate	<i>10</i>	10,643,910	10,477,978
Available-for-sale financial assets	<i>11</i>	39,400,693	36,431,450
		50,250,058	47,267,560
Current assets			
Available-for-sale financial assets	<i>11</i>	33,000,000	—
Financial assets at fair value through profit or loss	<i>12</i>	44,887,196	29,335,528
Prepayments, deposits and other receivables		3,697,663	6,675,143
Bank balances and cash		23,232,181	69,291,017
		104,817,040	105,301,688
Current liabilities			
Other payables and accruals	<i>13</i>	778,440	1,211,692
		778,440	1,211,692
Net current assets		104,038,600	104,089,996
Net assets		154,288,658	151,357,556
Capital and reserves			
Share capital	<i>14</i>	18,995,000	18,995,000
Reserves		135,293,658	132,362,556
Shareholders' funds		154,288,658	151,357,556

The notes on pages 15 to 24 form part of this interim report.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 June 2016

	For the six months ended 30 June 2015 (Unaudited)			
	Share		Accumulated	Total
	capital	Share premium	losses	
	HK\$	HK\$	HK\$	
Balance at 1 January 2015	18,995,000	231,014,560	(100,234,668)	149,774,892
Total comprehensive profit attributable to equity holders of the Company	—	—	2,446,612	2,446,612
At 30 June 2015	18,995,000	231,014,560	(97,788,056)	152,221,504

	For the six months ended 30 June 2016 (Unaudited)			
	Share	Share	Accumulated	Total
	capital	premium	losses	
	HK\$	HK\$	HK\$	
Balance at 1 January 2016	18,995,000	231,014,560	(98,652,004)	151,357,556
Total comprehensive profit attributable to equity holders of the Company	—	—	2,931,102	2,931,102
At 30 June 2016	18,995,000	231,014,560	(95,720,902)	154,288,658

The notes on pages 15 to 24 form part of this interim report.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the six months ended 30 June 2016

	Six months ended 30 June 2016 (Unaudited) HK\$	Six months ended 30 June 2015 (Unaudited) HK\$
Net cash generated from/(used in) operating activities	4,171,824	(1,671,142)
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(145,670)	(74,366)
Purchase of available-for sale financial assets	(50,084,990)	(57,300,819)
Net cash used in investing activities	(50,230,660)	(57,375,185)
Net decrease in cash and cash equivalents	(46,058,836)	(59,046,327)
Cash and cash equivalents at the beginning of the period	69,291,017	113,854,617
Cash and cash equivalents at the end of the period	23,232,181	54,808,290
Analysis of the balances of cash and cash equivalents		
Cash at bank and in hand	2,450,311	2,312,862
Deposits with bank	20,781,870	52,495,428
Cash and Cash equivalents in the Statement of financial position and the statement of cash flows	23,232,181	54,808,290

The notes on pages 15 to 24 form part of this interim report.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2016

1. Basis of Preparation

The unaudited condensed consolidated financial statements have been prepared in accordance with Hong Kong Accounting Standard 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”).

2. Principal Accounting Policies

The unaudited condensed consolidated financial statements have been prepared on the historical cost basis, except for financial assets at fair value through profit or loss, which are measured at fair values, as appropriate.

The accounting policies and methods of computation used in the unaudited condensed consolidated financial statements for the six months ended 30 June, 2016 are the same as those followed in the preparation of the Group’s annual financial statements for the year ended 31 December 2015.

The HKICPA has issued a number of new and revised Hong Kong Financial Reporting Standards (“HKFRSs”) and interpretations that are first effective or available for early adoption for the current accounting period of the Company. The adoption of these new and revised HKFRSs has no material effect on the Interim Financial Statements, and there have otherwise been no significant changes to the accounting policies applied in these financial statements.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the six months ended 30 June 2016

3. Turnover

	Six Months ended 30 June 2016 (Unaudited) HK\$	Six Months ended 30 June 2015 (Unaudited) HK\$
Proceeds from sale of financial assets at fair value through profit or loss-listed equity securities	9,304,659	5,019,971
Dividend income from listed equity securities	13,164	—
	9,317,823	5,019,971

The principal activities of the Group are investments in securities listed on the Stock Exchange and unlisted securities with a potential growth and capital appreciation.

No analysis of the Group's turnover and contribution to operating profit for the current and prior period set out by principal activities and geographical markets is provided. It is because the Group has only one single business segment, investment holding, and all the consolidated turnover and the consolidated results of the Group are attributable to performance of the markets in Hong Kong.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the six months ended 30 June 2016

4. Other Revenue

	Six months ended 30 June 2016 (Unaudited) HK\$	Six months ended 30 June 2015 (Unaudited) HK\$
Other Revenue		
Interest income	4,739,449	1,941,408
Sundry Income	304,500	—
	5,043,949	1,941,408

5. Finance Costs

There were no interest expenses for the six months ended 30 June 2015 and 30 June 2016.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the six months ended 30 June 2016

6. Profit Before Taxation

	Six months ended 30 June 2016 (Unaudited) HK\$	Six months ended 30 June 2015 (Unaudited) HK\$
Profit before taxation is stated after charging the following:		
Depreciation	36,759	46,402
Rental charges under operating leases in respect of rented premises	197,943	551,631
Staff costs, including directors' emoluments	1,239,584	1,159,610

7. Taxation

No provision for Hong Kong profits tax has been made as the tax losses brought forward from prior years exceeded the estimated assessable profits of the Group for the period ended 30 June 2015 and 30 June 2016.

8. Profit Per Share

The calculation of the profit per share for the six months ended 30 June 2016 is based on the Group's profit attributable to the equity holders of HK\$2,931,102 and the weighted average number of 1,899,500,000 ordinary shares in issue during the period. Profit per share for the six months ended 30 June 2015 is based on the Group's profit attributable to equity holders of HK\$2,446,612 and the weighted average number of 1,899,500,000 ordinary shares in issue during the prior period.

No diluted earnings per share is presented since the Group did not issue any dilutive potential ordinary shares during both periods presented.

9. Dividend

The Directors do not recommend the payment of any interim dividend for both periods.

10. Interest in an Associate

	30 June 2016 (Unaudited) HK\$	31 December 2015 (Audited) HK\$
Unlisted investments, at cost	5	5
Share of post-acquisition profits	1,853,070	1,922,409
	1,853,075	1,922,414
Amount due from an associate	8,790,835	8,555,564
	10,643,910	10,477,978

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the six months ended 30 June 2016

The amount due from an associate denominated in a currency other than the Group's functional currency, Hong Kong dollars:

	30 June 2016	31 December 2015
Thai Baht	THB39,211,926	THB39,211,926

The amount is unsecured, interest-free and repayable upon resolution of the directors of the associate. No imputation of interests has been accrued on the amount due from an associate due to the related party nature of this instruments.

11. Available-for-sale Financial Assets

	30 June 2016 (Unaudited) HK\$	31 December 2015 (Audited) HK\$
Unlisted equity securities, at cost	14,400,693	8,431,450
Unlisted debt securities, at cost	58,000,000	28,000,000
	72,400,693	36,431,450
Analysed to reporting purposes as		
Current assets	33,000,000	—
Non-current assets	39,400,693	36,431,450
	72,400,693	36,431,450

12. Financial Assets at Fair Value through Profit or Loss

	30 June 2016 (Unaudited) HK\$	31 December 2015 (Audited) HK\$
Financial assets designated at financial assets at fair value through profit or loss:		
Unlisted convertible debt securities, at fair value	10,250,000	5,250,000
Financial assets held for trading:		
Equity securities listed in Hong Kong, at fair values	34,637,196	24,085,528
	44,887,196	29,335,528

13. Other Payables and Accruals

Included in the other payables and accruals are the amount due to the investment manager for unsettled investment management fee amounting to HK\$578,640 and performance fee of HK\$Nil (31 December 2015: HK\$558,895 and HK\$279,294) and the amount due to the financial advisor for unsettled financial advisory fee amounting to HK\$90,000 (31 December 2015: HK\$90,000).

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the six months ended 30 June 2016

14. Share Capital

	Note	Number of ordinary shares of HK\$0.01 each	HK\$
Authorised:			
At 1 January 2015 (unaudited)		2,000,000,000	20,000,000
Increase in share capital	(a)	2,000,000,000	20,000,000
At 31 December 2015 (audited) and 1 January 2016 (unaudited) and 30 June 2016 (unaudited)			
		4,000,000,000	40,000,000
Issued and fully paid:			
At 1 January 2015 (unaudited), 31 December 2015 (audited), 1 January 2016 (unaudited) and 30 June 2016 (unaudited)		1,899,500,000	18,995,000

- (a) Pursuant to a resolution passed at annual general meeting on 19 June, 2015, the authorised share capital has been increased from HK\$20,000,000 divided into 2,000,000,000 shares to HK\$40,000,000 divided into 4,000,000,000 shares by the creation of an additional 2,000,000,000 shares. This resolution has been passed in Company's Annual General Meeting on 19 June 2015.

15. Operating Leases Commitments

At 30 June 2016, the Group had commitments for future minimum lease payments under non-cancellable operating leases in respect of office premises which fall due as follows:

	30 June 2016 (Unaudited) HK\$	31 December 2015 (Audited) HK\$
Within one year	208,560	222,000
In the second to fifth year inclusive	163,912	—
	372,472	222,000

The above lease agreement was made between the Group and the landlord for a term of two years and rentals are fixed for two years. The lease payments were guaranteed by the Company.

16. Connected and Related Party Transactions

	Six months ended 30 June 2016 (Unaudited) HK\$	Six months ended 30 June 2015 (Unaudited) HK\$
Purchase subsidiary from Directors (<i>Note 1</i>)	—	9,500,000
Investment management fee paid to Hua Yu Investment Management Limited (<i>Note 2</i>)	1,135,002	1,148,586
	1,135,002	10,648,586

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the six months ended 30 June 2016

All transactions have been complied with the requirements under Chapter 14A of the Listing Rules in relation to such connected transaction.

Notes:

1. The purchase announcement made on 6 March 2015. The Company and Ms. Chan Pui Kwan ("Ms. Chan") and Mr. Ma Chun Fai ("Mr. Ma"), both are non-executive directors of the Company, have entered into a Sale and Purchase Agreement ("the Agreement") dated 6 March 2015 in relation to the acquisition of the share capital of US\$2 (equivalent to HK\$15.60) divided into 2 shares of US\$1 each and the loan of HK\$10,498,854 due by Rainbow Ocean Investments Limited ("Rainbow Ocean") to Ms. Chan and Mr. Ma at a cash consideration of HK\$9,500,000. Upon completion, Rainbow Ocean has become a wholly-owned subsidiary of the Company.

Prior to completion of the transaction, Rainbow Ocean was 50% owned by Ms. Chan and 50% by Mr. Ma. Each of them is a substantial shareholder of the Company with indirect holding through Sharp Years Limited which holds 254,500,000 shares in the Company, representing approximately 13.40% of the issued share capital of the Company. Accordingly, they are connected persons of the Company and the acquisition constituted a connected transaction of the Company for the year ended 31 December 2015, but the transaction falls below the de-minimis threshold under Rule 14A.33 of the Listing Rules.

The principal activity of Rainbow Ocean is investment holding. Rainbow Ocean own 25% of the equity interest of Purple Link which holds 25% of the property project in Thailand. That is a residential and commercial condominium development project located in land plot number 69, 68 109, 121 and 351, Nong Prue Sub-district, Banglamung District, Chonburi Province, Thailand, targeted at international buyers and holiday home of Bangkok Thai families. The property units comprised 87 resort residential condominium units with a total gross area of 3,983 square meters.

2. Hua Yu Investment Management Limited, the investment manager in which a director of the Company, Mr. Leong Chi Wai, is also a director of the investment manager.

17. Commitments

On 7 June 2016, a wholly-owned subsidiary, Key Summit Enterprises Limited entered into an agreement for capital investment in an available-for-sale financial assets, Diamond Motto Limited. First instalment have been paid by the Group. The Group had a financial commitment of HK\$9,916,667 in respect of unpaid capital contribution as at 30 June 2016.