



China Motor Bus Co. Ltd.



Annual Report 2016

Stock Code 026

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Corporate Information

BOARD OF DIRECTORS

NGAN Kit-ling, J.P.
Chairman & Managing Director

Dr. NGAN Kit-keung, D.Sc., Ph.D., D.B.A., F.C.M.I., F.C.I.D., F.C.I.T.L., F.A.A.S., P.Eng.
Assistant Managing Director

Dr. Henry NGAN

*Dr. LIU Li-mo, L.L.D., M.B.E., J.P.

Fritz HELMREICH

*Anthony Grahame STOTT, B.Sc., F.F.A.

*Stephen TAN, M.B.A., B.A.

(*Independent Non-Executive Director)

SECRETARY

KWOK Pun Tak

REGISTERED OFFICE

391 Chai Wan Road, Chai Wan, Hong Kong

BANKERS

The Hongkong & Shanghai Banking Corporation Limited
Standard Chartered Bank

SOLICITORS

MAYER BROWN JSM
Linklaters
Ngan & Co.

AUDITORS

KPMG

REGISTRARS AND TRANSFER OFFICE

Computershare Hong Kong Investor Services Limited
17th Floor, Hopewell Centre
183 Queen's Road East
Hong Kong

WEBSITE

www.irasia.com/listco/hk/cmb/index.htm

STOCK CODE

026

Notice of Ordinary Yearly Meeting

NOTICE IS HEREBY GIVEN that the Seventy Eighth Ordinary Yearly Meeting of the Members of the Company will be held at its registered office at 391 Chai Wan Road, Chai Wan, Hong Kong on Friday, 28th October, 2016 at 12:00 noon for the following purposes:-

1. To receive and consider the Consolidated Financial Statements and the Reports of the Directors and Auditors for the year ended 30th June, 2016.
2. To declare a final dividend for the year ended 30th June, 2016.
3. (a) To elect Directors;
(b) To fix Directors' fees.
4. To appoint Auditors and authorise the Directors to fix their remuneration.
5. As special business to consider and, if thought fit, to pass the following resolution as an Ordinary Resolution:

"THAT:

- (A) the exercise by the Directors of all powers of the Company to purchase its own shares, subject to and in accordance with all applicable laws and regulations, during the Relevant Period (for the purposes of this Resolution, "Relevant Period" being the period from the passing of this Resolution until the earlier of the conclusion of the next Ordinary Yearly Meeting, or the expiration of the period within which such meeting is required by law to be held, or the revocation or variation of this Resolution by an ordinary resolution of the Shareholders of the Company in general meeting) be and is hereby generally and unconditionally approved; and
 - (B) the total number of shares of the Company purchased by the Company pursuant to paragraph (A) during the Relevant Period shall be no more than 2% of the number of shares of the Company in issue at the date of this meeting (subject to adjustment in the case of any conversion of any or all of the shares of the Company into a larger or smaller number of shares in accordance with section 170(2)(e) of the Companies Ordinance (Chapter 622 of The Laws of Hong Kong) after the passing of this Resolution), and the authority pursuant to paragraph (A) shall be limited accordingly."
6. To transact any other competent business.

By Order of the Board

Kwok Pun Tak
Secretary

Hong Kong, 21st September, 2016

Notice of Ordinary Yearly Meeting (Continued)

Explanatory Note on Resolution 3

In relation to Resolution 3 above, Dr. Henry Ngan, Dr. Liu Lit-mo, Messrs. Fritz Helmreich, Anthony Grahame Stott and Stephen Tan will retire from the Board pursuant to Article 122 of the Company's Articles of Association and, being eligible, all the retiring Directors with the exception of Dr. Liu Lit-mo (who will not seek for re-election) offer themselves for re-election. The biographical details and interests in the shares of the Company of the Directors to be re-elected at the Ordinary Yearly Meeting are provided in the explanatory statement for the re-election of Directors and general mandate for repurchase of own shares which accompanies this Annual Report.

Explanatory Note on Resolution 5

Resolution 5 relates to the grant of a general mandate to the Directors to repurchase shares of the Company up to a maximum of 2% of the number of shares of the Company in issue at the date of the resolution (subject to adjustment in the case of any conversion of any or all of the shares of the Company into a larger or smaller number of shares in accordance with section 170(2)(e) of the Companies Ordinance (Chapter 622 of The Laws of Hong Kong)) (the "Repurchase Mandate"). The authority conferred on the Directors by the Repurchase Mandate would continue in force until the earlier of the conclusion of the next Ordinary Yearly Meeting of the Company, the expiration of the period within which the next Ordinary Yearly Meeting is required by law to be held, or until revoked or varied by ordinary resolution of the Shareholders in general meeting prior to the next Ordinary Yearly Meeting. The explanatory statement required to be sent to shareholders of the Company under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited in connection with the Repurchase Mandate is set out in the explanatory statement providing details for the re-election of Directors and general mandate for repurchase of own shares which accompanies this Annual Report.

Notice of Ordinary Yearly Meeting (Continued)

Notes:

- (1) A shareholder entitled to attend and vote at the above Meeting may appoint a proxy or proxies to attend and vote in his place and such proxy need not be a shareholder of the Company.
- (2) To be valid, forms of proxy must be deposited at the Registered Office of the Company not less than forty-eight hours before the time fixed for holding the Meeting or adjourned Meeting.
- (3) Pursuant to Articles 96 and 97 of the Articles of Association of the Company, every question submitted to a general meeting shall be decided in the first instance by a show of hands of the shareholders present in person and entitled to vote, unless a poll is required under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited or is demanded as referred to in Article 97 of the Articles of Association of the Company, in which case a poll may pursuant to Article 97 of the Articles of Association of the Company and section 591 of the Companies Ordinance (Cap 622 of the Laws of Hong Kong) be demanded (before a declaration by the chairman that a resolution has been carried or carried by a particular majority or lost or not carried by a particular majority) by:
 - (i) the chairman of the meeting; or
 - (ii) at least four shareholders; or
 - (iii) a shareholder or shareholders holding or representing by proxy representing at least 5% of the total voting rights of all shareholders having the right to vote at the meeting.
- (4) For ascertaining the shareholders' entitlement to attend and vote at the Ordinary Yearly Meeting to be held on Friday, 28th October, 2016, the Register of Members of the Company will be closed from Wednesday, 26th October, 2016 to Friday, 28th October, 2016, both days inclusive. To qualify to attend and vote at the Ordinary Yearly Meeting, all transfer documents accompanied by the relevant share certificates should be lodged at the Company's Registrar, Computershare Hong Kong Investor Services Limited, at 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong no later than 4:30 p.m. on Tuesday, 25th October, 2016.
- (5) For ascertaining the shareholders' entitlement to the proposed final dividend and the special dividend, the Register of Members of the Company will be closed from Wednesday, 7th December, 2016 to Thursday, 8th December, 2016, both days inclusive. To qualify for the proposed final dividend and the special dividend, all transfer documents accompanied by the relevant share certificates should be lodged at the Company's Registrar, Computershare Hong Kong Investor Services Limited, at 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong no later than 4:30 p.m. on Tuesday, 6th December, 2016.
- (6) As at the date of this Notice, the Directors of the Company are:-
Ngan Kit-ling, Dr. Ngan Kit-keung, Dr. Henry Ngan, Dr. Liu Lit-mo*, Fritz Helmreich, Anthony Grahame Stott* and Stephen Tan*.
- (7) In the case of any conflict between the Chinese translation and the English text hereof, the English text will prevail.

*Independent Non-executive Director

Report of the Directors

The directors have pleasure in submitting their annual report together with the audited financial statements for the year ended 30th June, 2016.

PRINCIPAL PLACE OF BUSINESS

China Motor Bus Company, Limited (the "company") is a company incorporated and domiciled in Hong Kong and has its registered office and principal place of business at 391 Chai Wan Road, Chai Wan, Hong Kong.

GROUP'S ACTIVITIES, OPERATIONS AND BUSINESS REVIEW

The principal activities of the company and the group are property development and investment. The principal activities and other particulars of the subsidiaries are set out in note 11 to the financial statements. Further discussion and analysis of these activities as required by Schedule 5 to the Hong Kong Companies Ordinance can be found in the Chairman's Statement and the Corporate Governance Report of this annual report, which form part of this Report of the Directors.

The geographical analysis of the group's turnover and operating profit is set out in note 2 to the financial statements.

JOINT VENTURES

Particulars of joint ventures at 30th June, 2016 are set out in note 12 to the financial statements.

ASSOCIATES

Particulars of associates at 30th June, 2016 are set out in note 13 to the financial statements.

FINANCIAL STATEMENTS

The financial performance of the group for the year ended 30th June, 2016 and the financial position of the group at that date are set out in the financial statements on pages 20 to 62.

A first interim dividend of HK\$0.10 (2015: HK\$0.10) per share and a special dividend of HK\$0.50 (2015: HK\$0.50) per share were paid on 28th June, 2016. A second interim dividend of HK\$0.30 (2015: HK\$0.30) per share was paid on 14th September, 2016. The directors now recommend that a final dividend of HK\$0.10 (2015: HK\$0.10) per share and a special dividend of HK\$1.40 (2015: HK\$1.30) per share be paid in respect of the year ended 30th June, 2016 and that HK\$10,000,000 (2015: HK\$10,000,000) be transferred to general reserve.

Subject to the approval by shareholders at the forthcoming Ordinary Yearly Meeting, the final dividend and the special dividend will be payable on 25th January, 2017.

FIXED ASSETS

Movements in fixed assets during the year are set out in note 10 to the financial statements.

DIRECTORS

The directors of the company during the year and up to the date of this report are given on page 2 and further information regarding directors is given on page 18.

In addition to the directors of the company mentioned above, Brian Shane McElney has served on the board of a subsidiary of China Motor Bus Company, Limited during the year and up to the date of this report.

The company has received from each of its independent non-executive directors an annual confirmation of his independence pursuant to rule 3.13 of the Listing Rules and still considers the independent non-executive directors to be independent.

In accordance with article 122 of the company's articles of association, Dr. Henry Ngan, Dr. Liu Lit-mo, Messrs. Fritz Helmreich, Anthony Grahame Stott and Stephen Tan will retire from the board and all the said retiring directors (except for Dr. Liu Lit-mo who will not stand for re-election), being eligible, offer themselves for re-election in the forthcoming Ordinary Yearly Meeting (for details of directors, see Appendix I of the explanatory statement on re-election of directors and general mandate for repurchase of own shares accompanying this annual report).

Report of the Directors (Continued)

DIRECTORS' INTERESTS IN SHARES

As at 30th June, 2016, the interests and short positions of the directors and chief executive 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 ("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 of Hong Kong Limited pursuant to the Model Code for Securities Transactions by directors of listed companies were as follows:

	Ordinary shares				Percentage of total issued shares
	Personal interests	Family interests	Other interests	Total ordinary shares held	
NGAN Kit-ling	4,848,345	–	33,468 (Note)	4,881,813	10.77%
Dr. NGAN Kit-keung	6,941,013	1,250	33,468 (Note)	6,975,731	15.40%
Dr. Henry NGAN	7,173,125	250	33,468 (Note)	7,206,843	15.91%
Dr. LIU Lit-mo	62,250	–	–	62,250	0.14%
Fritz HELMREICH	50,000	–	–	50,000	0.11%
Anthony Grahame STOTT	20,600	–	–	20,600	0.05%
Stephen TAN	600	–	–	600	–

Note: The 33,468 shares in the company are included in the estate of the late Madam WONG Yick-mui.

All the interests disclosed above represent long positions as at 30th June, 2016.

Save as disclosed above, as at 30th June, 2016, none of the directors or chief executive of the company or any of their spouses or children under 18 years of age had held any interests or short positions in the shares, underlying shares or debentures of the company or any of its associated corporations as defined in the SFO.

ARRANGEMENTS TO PURCHASE SHARES OR DEBENTURES

During the year under review, the company did not grant to any director or chief executive or to the spouse or children under 18 years of age of any such director or chief executive any right to subscribe for shares of the company.

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.

Report of the Directors (Continued)

SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSONS' INTERESTS IN THE SHARES OF THE COMPANY

The company has been notified of the following interests in the company's issued shares at 30th June, 2016, amounting to 5% or more of the shares in issue:

<u>Substantial shareholders</u>	<u>Ordinary shares held</u>	<u>Percentage of total issued shares</u>
NGAN Kit-ling	4,881,813(Note A)	10.77%
Dr. NGAN Kit-keung	6,975,731(Note A)	15.40%
Dr. Henry NGAN	7,206,843(Note A)	15.91%
CHAN Kwan Shat & WONG Wai Gin	5,553,200(Note B)	12.26%
<u>Other person</u>		
CHING Yung Yu	2,496,200	5.51%

Note (A): There is a duplication of 33,468 shares which are included in the estate of the late Madam WONG Yick-mui.

Note (B): The company has received information that WONG Wai Gin is deceased and a search conducted at the Probate Registry has revealed that letters of representation of the estate of one Lydia WONG alias Lydia WONG Wai Gin was granted in Hong Kong on 9th August, 2016 under Grant No. HCAG010025/16, but no notification pursuant to Part XV of the SFO has yet been received by the company regarding her shares in the company.

All the interests disclosed above represent long positions as at 30th June, 2016.

Save as disclosed above, so far as the directors are aware, as at 30th June, 2016, none of the above shareholders had held any interests or short positions in the shares, underlying shares or debentures of the company or any of its associated corporations as defined in the SFO.

Apart from the foregoing, as at 30th June, 2016, no other interests required to be recorded in the register kept under section 336 of the SFO have been notified to the company.

DIRECTORS' INTEREST IN CONTRACTS

Madam Ngan Kit-ling is the sole proprietor of Ngan & Co., one of the company's solicitors, and as such has an interest in legal fees and expenses paid by the company to that firm.

Apart from the foregoing, no transaction, arrangement or contract of significance, to which the company or any of its subsidiaries was a party and in which a director of the company had a material interest, subsisted at the end of the year or at any time during the year.

DIRECTORS' SERVICE CONTRACTS

No director proposed for re-election at the forthcoming Ordinary Yearly Meeting has an unexpired service contract with the company which is not determinable by the company within one year without payment of compensation, other than normal statutory obligations.

EMOLUMENTS OF DIRECTORS AND FIVE HIGHEST PAID DIRECTORS/EMPLOYEES

Details of emoluments of the directors and the five highest paid directors/employees of the company are set out in note 6 to the financial statements.

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

There were no purchases, sales or redemptions of the company's listed securities by the company or any of its subsidiaries during the year.

SHARE CAPITAL

Particulars of the movements in the share capital of the company during the year are set out in note 20(c) to the financial statements.

Report of the Directors (Continued)

EMPLOYEES' RETIREMENT SCHEME

During the year, the company operated a separate non-contributory defined benefit retirement scheme, namely, "China Motor Bus Senior Executives Retirement Scheme" for its senior executives. China Motor Bus Senior Executives Retirement Scheme was established under trust and has been registered with the Registrar of Occupational Retirement Schemes. The assets of the scheme are held by an independent trustee, HSBC Institutional Trust Services (Asia) Limited. The members' benefits are determined based on their final remuneration and length of service. The company's contributions to the scheme are made in accordance with the recommendations of an independent actuarial firm who carries out actuarial valuations of the scheme at regular intervals, currently annually.

The actuarial valuation of China Motor Bus Senior Executives Retirement Scheme as at 30th June, 2016 showed that there were insufficient assets to cover the on-going liabilities of the scheme, and the company will contribute to the scheme to fund the deficit in accordance with the recommendation of the scheme's actuary. The actuary of the scheme is Towers Watson Hong Kong Limited. In the actuarial valuation, the aggregate cost valuation method was used. The major assumptions used in the valuation were: investment return at 0.25% per annum; and salary escalation at 4.0% per annum. Other relevant information extracted from the valuation as at 30th June, 2016 pertaining to the scheme is set out below:-

- (i) The market value of the scheme assets as at 30th June, 2016 was HK\$12,249,000 (2015: HK\$11,880,000).
- (ii) The on-going funding level of the scheme was 89% (2015: 90%).
- (iii) The on-going basis funding deficit of the scheme was HK\$1,547,000 (2015: HK\$1,275,000).

Note: The obligations in respect of defined benefit retirement scheme in the financial statements are calculated using the projected unit credit method (see note 1(m)(ii) to the financial statements).

As from 1st December, 2000, the group also operates a Mandatory Provident Fund Scheme ("the MPF scheme") under the Hong Kong Mandatory Provident Fund Schemes Ordinance for employees employed under the jurisdiction of the Hong Kong Employment Ordinance and not covered by the company's defined benefit retirement scheme. The MPF scheme is a defined contribution retirement scheme administered by an independent trustee. Under the MPF scheme, the employer and its employees are each required to make contributions to the MPF scheme at 5% of the employees' relevant income, subject to a cap of monthly relevant income as stipulated in the Mandatory Provident Fund Schemes Ordinance.

For the MPF scheme, the contributions are expensed as incurred. There are no forfeitures available to reduce company contributions from those employees who have left the MPF scheme as they are fully entitled to their contributions upon leaving employment.

COMMENTARY ON ANNUAL RESULTS

Revenue and Operating Profit

Turnover of the group for the year under review comprising rental income from its investment properties amounted to HK\$92 million (2015: HK\$97 million). The operating profit of the group of HK\$62 million compares to HK\$55 million in the previous year and reflects the effect of the write-back of development costs accruals of Island Lodge development in the current year which is offset by the exchange losses arising from the depreciation of Sterling against the Hong Kong dollar. The profit after taxation attributable to shareholders of HK\$349 million (2015: HK\$465 million) reflects the lesser net valuation gains on the group's investment properties.

Report of the Directors (Continued)

COMMENTARY ON ANNUAL RESULTS (Continued)

Liquidity and Financial Resources

At 30th June, 2016, the group had no bank borrowings (2015: HK\$Nil) and had cash and cash equivalents of HK\$1,163 million (2015: HK\$1,659 million) which were held in the form of short term deposits or cash at banks and in hand. Deposits with banks with maturity more than three months amounted to HK\$733 million (2015: HK\$247 million).

For the year under review, net cash inflow from operating activities was HK\$183 million (2015: HK\$55 million). Repayment of loans by and dividends from joint ventures amounted to HK\$51 million and HK\$12 million respectively (2015: HK\$26 million and HK\$14 million respectively). New loans of HK\$64 million (2015: HK\$14 million) and HK\$19 million (2015: HK\$14 million) were made to a joint venture and an associate respectively. The consolidated cash flow statement for the group for the year ended 30th June, 2016 is set out on pages 25 and 26 of this annual report.

Capital Expenditure and Commitments

Capital expenditure incurred during the year amounted to HK\$293,000 (2015: HK\$271,000).

MAJOR CUSTOMERS AND SUPPLIERS

The information in respect of the group's turnover and purchases attributable to the major customers and suppliers during the financial year is as follows:

	Percentage of the group's total	
	Turnover	Purchases
The largest customer	30%	
Five largest customers in aggregate	55%	
The largest supplier		31%
Five largest suppliers in aggregate		66%

So far as the directors are aware, at no time during the year have the directors, their associates or any shareholder of the company (which to the knowledge of the directors owns more than 5% of the company's share capital) had any interest in these major customers and suppliers.

DISCLOSURE PURSUANT TO LISTING RULES 13.20 AND 13.22

At 30th June, 2016, the group had the following loans to its affiliated companies (as defined by the Listing Rules):

Name of affiliated company	Group's attributable interest	Amount of unutilised loan facility	Amount of	Amount of	Total financial
			advances made by the group under the loan facility	other advances made by the group	assistance made available by the group
		HK\$000's	HK\$000's	HK\$000's	HK\$000's
Hareton Limited	50%	1,185,450	614,550	205,407	2,005,407
Island Land Development Limited	50%	N/A	N/A	258,850	258,850
Joyful Sincere Limited	20%	1,924,230	33,770	–	1,958,000

The financial assistance and other advances mentioned in the above are unsecured, interest-free and have no fixed terms of repayment, except that a certain portion of the financial assistance to Joyful Sincere Limited would bear interest of 4.5% p.a. if and to the extent that Joyful Sincere Limited shall have surplus funds after payment of development costs and other liabilities as stipulated in a Funding Agreement dated 29th May, 2015.

Report of the Directors (Continued)

DISCLOSURE PURSUANT TO LISTING RULES 13.20 AND 13.22 (Continued)

Combined statement of financial position of the above affiliated companies at 30th June, 2016 is as follows:

	HK\$000's
Non-current assets	4,424,006
Current assets	287,287
Current liabilities	<u>(64,794)</u>
	222,493
Non-current liabilities	<u>(56,880)</u>
	<u>4,589,619</u>

Attributable interest to the group at 30th June, 2016 in the above affiliated companies amounted to HK\$2,244,197,000 (2015: HK\$1,993,910,000).

SUMMARY OF FINANCIAL DATA

A summary of the group's financial data for the last five years is shown on page 63.

PROPERTIES

Particulars of the properties and property interests of the group are shown on page 64.

PUBLIC FLOAT

As at the date of this report, the company has maintained the prescribed public float under the Listing Rules, based on the information that is publicly available to the company and within the knowledge of the directors.

AUDITORS

KPMG retire and, being eligible, offer themselves for re-appointment. A resolution for the re-appointment of KPMG as auditors of the company is to be proposed at the forthcoming Ordinary Yearly Meeting.

By order of the board

NGAN Kit-ling
Chairman

Hong Kong, 21st September, 2016

Corporate Governance Report

(A) CORPORATE GOVERNANCE CODE

During the year ended 30th June, 2016, all those principles as set out in the Corporate Governance Code in Appendix 14 of the Rules Governing the Listing of Securities (the "Listing Rules") of The Stock Exchange of Hong Kong Limited (the "Code") which became applicable to the Company in respect of the year under review were applied by the Company, and the relevant Code provisions in the Code were met by the Company, with the exception of the deviations as set out in this report.

The Company supports high standards of corporate governance. The Board of Directors will review and develop the corporate governance policy from time to time to ensure the Company continues to follow the up-to-date Listing Rules.

(B) BASIS ON WHICH THE GROUP GENERATES LONG TERM VALUE

The Group generates value through long term capital appreciation and income from rentals arising from the investment properties of the Company, its subsidiaries and from joint ventures. In addition, profits are also generated from property development for sale. The Group continues to look for favourable investment opportunities with prudence so as to enhance shareholders value.

(C) DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix 10 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. Having made specific enquiry of all the directors of the Company, the Company has been advised that all of its directors have complied with the required standard as set out in the Model Code applicable during the year ended 30th June, 2016.

(D) BOARD OF DIRECTORS

(i) Composition of the Board, number of Board meetings and Directors' attendance

The Company's Board has a balance of skills and experience and a balanced composition of executive and non-executive directors. Eight board meetings were held during the financial year ended 30th June, 2016. The composition of the Board and attendance of the directors are set out below:

Directors	Attendance at Meetings
Executive directors	
NGAN Kit-ling (Chairman & Managing Director)	8
Dr. NGAN Kit-keung (Assistant Managing Director)	8
Dr. Henry NGAN	8
Non-executive director	
Fritz HELMREICH	8
Independent non-executive directors	
Dr. LIU Lit-mo	1
Anthony Grahame STOTT	7
Stephen TAN	7

Ngan Kit-ling, Dr. Ngan Kit-keung and Dr. Henry Ngan are siblings. Fritz Helmreich is the spouse of Ngan Kit-ling.

Each director of the Company has been appointed on the strength of his/her experience and potential to contribute to the Group and its businesses.

Corporate Governance Report (Continued)

(D) BOARD OF DIRECTORS (Continued)

(ii) Operation of the Board

The Company is headed by an effective Board which takes decisions objectively in the interest of the Company. The Company's management has closely monitored compliance with any significant changes to laws and regulations that affect its corporate affairs and businesses, and changes to accounting standards, and adopted an appropriate reporting format in its interim report, annual report and other related documents to present a balanced, clear and comprehensible assessment of the Group's performance, position and prospects. The Company is also considering the development of its own environmental policies to comply with changes in relevant regulations. The directors are either briefed during Board meetings or issued with regular updates and materials to keep them abreast of their responsibilities, where there are changes to the Company's or directors' disclosure obligations.

Newly appointed directors receive briefings and orientation on their legal and other responsibilities as a director and the role of the Board. The Company has also provided appropriate information in a timely manner to the directors to enable them to make informed decisions and to discharge their duties and responsibilities as directors of the Company.

During the year to 30th June, 2016, all directors participated in continuous professional development to develop and refresh their knowledge and skills. The Company's external auditors have facilitated directors' training by the provision of presentations, briefings and materials for the directors primarily relating to the roles, functions and duties of a listed company director.

Dr. Ngan Kit-keung, Dr. Henry Ngan, Fritz Helmreich and Anthony Grahame Stott all received this training. Ngan Kit-ling also received such briefings and materials and in addition attended relevant professional courses. Dr. Liu Lit-mo also received such briefings and materials. Stephen Tan also received such briefings and materials and in addition attended other seminars on relevant subjects.

There is a clear division of responsibilities between the Board and the management. While decisions on the Group's operations are delegated to the management, decisions on important matters including those affecting the Group's strategy and policies, major investment and major commitments are made by the Board.

(E) CHAIRMAN AND CHIEF EXECUTIVE

The Company has not separated the roles of the Chairman of the Board and the Chief Executive as required under code provision A.2.1 of the Code. NGAN Kit-ling serves as the Chairman and the Chief Executive of the Company. The Company believes that separation of Chairman and the Chief Executive would not result in enhanced efficiency and improved governance. The balance of power and authority between Chief Executive and the Board is ensured by regular discussion and meetings of the full Board and active participation of independent non-executive directors.

(F) ROTATION OF DIRECTORS

Code A.4.2 provides that all directors including those appointed for a specified term should retire by rotation at least every three years. Save that certain executive directors of the Company do not rotate as there are specific provisions governing the rotation of directors in the Company's Articles of Association, all existing directors of the Company are subject to retirement from the Board at the Ordinary Yearly Meeting of the Company and may stand for re-election at the Ordinary Yearly Meeting.

(G) NOMINATION OF DIRECTORS

The Company does not have a nomination committee as the role and the function of such a committee are performed by the Board. The Chairman and other directors from time to time review the composition of the Board. The Board makes recommendations to shareholders on directors standing for re-election, providing information on directors to enable shareholders to make an informed decision on the re-election, and where necessary, appoint directors to fill casual vacancies. The Board recognises the advantages of diversity in its membership. The current board has a clear diversity of gender, experience, professional skills and knowledge, both in Hong Kong and internationally, in order to provide complementary skills and diverse viewpoints to enhance the Company's governance and strategy.

(H) AUDITORS' REMUNERATION

The fees in relation to the audit, taxation and other audit-related services during the period provided by KPMG, the external auditors of the Company, amounted to HK\$3.79 million, HK\$0.29 million and HK\$1.13 million respectively.

Corporate Governance Report (Continued)

(I) AUDIT COMMITTEE

The Audit Committee is primarily responsible for review of the financial information of the Company and oversight of the Company's financial controls, internal control and risk management systems.

The Audit Committee met three times in the year ended 30th June, 2016. The composition and attendance of individual members of the Audit Committee at Audit Committee meetings in the year ended 30th June, 2016 are set out below:

Members	Attendance at Meetings
Anthony Grahame STOTT (Chairman)	3
Fritz HELMREICH	3
Stephen TAN	2

During the year, the Audit Committee has met with the external auditors three times without executive directors or management present.

The work performed by the Audit Committee during the financial year ended 30th June, 2016 included the review of the effectiveness of the group's internal control systems and the review of the interim report and annual report before submission to the Board.

The Audit Committee's terms of reference can be found on the Company's website and the Stock Exchange's website.

(J) REMUNERATION COMMITTEE

The Remuneration Committee is chaired by Mr. Anthony Grahame Stott, an independent non-executive director and chairman of Audit Committee. Other members of the Committee are Mr. Fritz Helmreich, a non-executive director, and Mr. Stephen Tan, an independent non-executive director (appointed on 27th August, 2015). The Remuneration Committee annually reviewed the remuneration of the executive directors.

The Remuneration Committee is responsible for formulating and recommending remuneration policy to the Board. The Committee will perform an advisory role to the Board with the Board retaining the final authority to approve the remuneration of the Company's executive directors, non-executive directors and senior management.

The Remuneration Committee met twice in the year ended 30th June, 2016. The attendance of individual members of the Remuneration Committee at meetings in the year ended 30th June, 2016 is set out below:

Members	Attendance at Meetings
Anthony Grahame STOTT (Chairman)	2
Fritz HELMREICH	2
Stephen TAN	2

The Remuneration Committee's terms of reference can be found on the Company's website and the Stock Exchange's website.

(K) DIRECTORS' RESPONSIBILITIES FOR THE FINANCIAL STATEMENTS

The directors acknowledge their responsibility for preparing the Group's financial statements. A statement by the auditors of their reporting responsibilities for the year ended 30th June, 2016 is set out in the Independent Auditor's Report on page 19 of this Annual Report.

(L) DIRECTORS' INSURANCE

Historically, the Company has not effected insurance cover in respect of legal action, if any, against its directors. As at 30th June, 2016, this matter was being further considered.

Corporate Governance Report (Continued)

(M) DIRECTORS' TIME COMMITMENT

The Board reviews directors' contributions and time commitment to the Company from time to time.

(N) ORDINARY YEARLY MEETING OF SHAREHOLDERS

The 77th Ordinary Yearly Meeting of shareholders was held on 28th October, 2015. The composition of the Board and attendance of the directors are set out below:

Directors	Ordinary Yearly Meeting Attendance
Executive directors	
NGAN Kit-ling (Chairman & Managing Director)	1
Dr. NGAN Kit-keung (Assistant Managing Director)	1
Dr. Henry NGAN	1
Non-executive director	
Fritz HELMREICH	1
Independent non-executive directors	
Anthony Grahame STOTT	1
Dr. LIU Lit-mo	1
Stephen TAN	1

(O) SHAREHOLDERS RIGHTS

(i) The Way In Which Shareholders Can Convene An Extraordinary General Meeting of Shareholders

The Board may, at any time it thinks proper and it shall, in compliance with Section 566 of the Hong Kong Companies Ordinance, on the requisition in writing of the holders of not less than one-twentieth of the issued capital of the Company upon which all calls or other sums then due have been paid, forthwith proceed to convene an extraordinary meeting of the Company, and in case of such requisition the following provisions shall have effect:-

- The requisition must state the objects of the meeting, and must be signed by the requisitionists and deposited at the registered office and may consist of several documents in like form, each signed by one or more requisitionists. The meeting must be convened for the purposes specified in the requisition, and if convened otherwise than by the Board, for those purposes only.
- In case the Board, for twenty-one days after such deposit, fails to convene an extraordinary meeting, the requisitionists, or a majority of them in value, may themselves convene the meeting for the purpose so specified but not for any other purpose; but any meeting so convened shall not be held after three months from the date of the deposit.

(ii) Procedure for Sending Enquiries to the Board

Enquiries by shareholders to be put to the Board can be sent in writing to the Company Secretary at the Company's registered address.

(iii) Procedures for Nominating a Person for Election as Director in General Meeting of Shareholders

No person not being a director retiring at a meeting shall, unless recommended by the Board for election, be eligible for election for the office of Director at any general meeting unless no earlier than the day after the despatch of the notice of the meeting appointed for such election and not less than seven clear days before the day appointed for the meeting there has been left at the head office notice in writing by some member duly qualified to be present and vote at the meeting for which such notice is given of his intention to propose such person for election, and also notice in writing signed by the person to be proposed of his willingness to be elected, and subject to such person being eligible under article 118 of the Company's Articles of Association.

Chairman's Statement

GROUP RESULTS AND DIVIDENDS

The Board of Directors announces that the audited consolidated profit of the Group for the year ended 30th June, 2016 amounted to HK\$349 million, compared with HK\$465 million for the previous year, which reflects the lesser net valuation gains on the Group's investment properties. The operating profit of the Group for the year ended 30th June, 2016 amounted to HK\$62 million, compared with HK\$55 million for the previous year, which reflects the effect of the write-back of development costs accruals of Island Lodge development in the current period which is offset by the exchange losses arising from the depreciation of Sterling against the Hong Kong dollar.

The Directors will recommend to shareholders at the forthcoming Ordinary Yearly Meeting to be held on Friday, 28th October, 2016 the payment of a final dividend of HK\$0.10 per share. The Directors will also recommend to the shareholders the payment of a special dividend of HK\$1.40 per share. These two dividends, together with the first interim dividend of HK\$0.10 per share, a special dividend of HK\$0.50 per share, and a second interim dividend of HK\$0.30 per share, will make a total dividend for the year of HK\$2.40 per share, compared with HK\$2.30 per share for the previous year.

HIGHLIGHTS OF PROPERTY DEVELOPMENT AND INVESTMENTS ARE SUMMARIZED BELOW:-

CHAI WAN INLAND LOT 88, NO. 391 CHAI WAN ROAD, CHAI WAN

By a Sale and Purchase Agreement dated 29th May, 2015 (the "Sale and Purchase Agreement") which was approved by the shareholders of the Company at an Extraordinary General Meeting held on 16th July, 2015 and thereby became unconditional, the Company agreed to sell the Property to Joyful Sincere Limited (a wholly owned subsidiary of Windcharm Investments Limited, a joint venture company the issued shares of which are now indirectly owned by the Company (through Affluent Dragon Island Limited, its wholly owned subsidiary) and by Swire Properties Limited (through Bright Faith Limited, its wholly owned subsidiary) in the proportion of 20% : 80%, subject to certain right of Bright Faith Limited to call upon Affluent Dragon Island Limited to acquire its interest in Windcharm Investments Limited) for redevelopment by Joyful Sincere Limited.

Joyful Sincere Limited plans to redevelop the Property, and certain adjoining land, into a residential and commercial complex comprising 3 residential towers with shops, a covered public transport terminus and public open space, in accordance with planning permission granted by the Town Planning Board on 13th September, 2013.

In accordance with its obligations under the Sale and Purchase Agreement, Joyful Sincere Limited has made a land exchange application to the Government to enable the permitted redevelopment to be carried out and has also been taking steps to fulfil the planning conditions imposed by the Town Planning Board for the grant of its planning permission, including submission of general building plans and other plans and reports to the relevant Government authorities for approval. The application and submission process is currently on-going.

ABERDEEN INLAND LOT NO. 461, WONG CHUK HANG ROAD, ABERDEEN

The redevelopment of the property by Hareton Limited, a joint venture company whose issued share capital is held as to 50% by the Company through its wholly owned subsidiary, Heartwell Limited, and as to the remaining 50% by Swire Properties Limited, into a 28 storeyed Grade A office building for long term investment purpose is currently ongoing. Excavation and foundation works are anticipated to complete in mid October 2016. The main contract for the super structure work was awarded in September 2016 and the development is expected to be completed in the last quarter of 2018.

ISLAND PLACE, NORTH POINT, ISLAND LODGE, NORTH POINT AND 3 JORDAN ROAD, KOWLOON

As at 30th June, 2016, the offices in Island Place were 91.4% occupied while the residential units were 69.9% occupied. In Island Lodge, the residential units were 78.1% occupied while the retail units were 100% occupied. 3 Jordan Road, which comprises furnished apartments and retail accommodation, has an occupancy rate of 83.1%.

UK PROPERTIES

The Group's investment property at Thanet House, 231 and 232 Strand, London was sold on 26th July, 2016 to an independent third party. While the rental derived from the property since its acquisition in 2000 had more than exceeded the original acquisition price, the lease of the office portion of the property came to an end in November 2015 and extensive refurbishment of the office premises would have to be carried out prior to any re-letting. Having regard to the market conditions and the general softening of rental demand following the Brexit referendum, the Directors considered that the costs of continuing to hold the property, coupled with the associated risks, might outweigh the potential benefit of so doing and a decision was made to dispose of the property. The proceeds from the disposal will be retained by the Group with a view to investigating future investment opportunities.

Chairman's Statement (Continued)

Commencing from October 2015, the Group's investment property at Sydney Street, Chelsea, London has been let on a 15 year lease to an international hospital group. While there is still continuing uncertainty as to whether a Crossrail 2 Chelsea Station, which is proposed to be open by 2030, would be built at a proposed site near the property, it would not appear likely that the proposal will have a significant adverse impact on the property.

Albany House, the Group's other investment property in Central London, remains fully let.

FUTURE OUTLOOK

For the local property market, a weaker net demand across the office leasing market was observed from Q2 2016 in the wake of increasing global economic volatility, and office leasing activities were often led by relocation, consolidation and downsizing. In the retail sector, Hong Kong retail sales dropped 10.5% in the first half of 2016, reflecting in the main a reduced spending by tourists. The challenges facing the Hong Kong retail sector could in turn restrain rental income growth from retail properties. The local residential leasing market also faces downward pressure with increased supply, as more residential property owners lease out their properties rather than selling them.

In the UK, the Brexit vote has dampened business investment sentiment owing to the heightened uncertainty and tightening of financial conditions.

Income growth for the Group is therefore likely to be restrained in the short term, both by the local rental market conditions which would impact the Group's rental income, and by the continuing low deposit interest environment and volatility in the currency market which would impact the Group's finance income. On a more upbeat note, following the disposal of the Group's UK property at Thanet House, all the remaining UK properties of the Group are let on long leases and will continue to produce a stable rental income. Also, as the Group has been prudent in maintaining a high liquidity and not incurring any borrowings, the Directors are of the view that not only will the Group continue to have sufficient working capital and liquidity to meet all its on-going commitments, including funding for the on-going construction of the office development at Wong Chuk Hang Road which is expected to be completed in the last quarter of 2018, but the Group will also have the resources to capitalise on any investment opportunity that may come up in the market.

The Directors are of the view that both the capital value and rental income of the Group's commercial and residential properties are likely to remain strong in the longer term, and the Directors will continue to look for favourable investment opportunities so as to further enhance shareholder value.

NGAN Kit-ling
Chairman

Hong Kong, 21st September, 2016

INFORMATION ON DIRECTORS AND SENIOR MANAGEMENT

NGAN Kit-ling, J.P., (83), Chairman and Managing Director, Executive Director of CMB since 1968. Solicitor and Notary Public. Also Director of Island Communication Enterprises Limited, Heartwell Limited and Forever Vitality Limited. A substantial shareholder of CMB as defined in the Securities and Futures Ordinance. Spouse of Mr Fritz HELMREICH. Sister of Dr. NGAN Kit-Keung and Dr. Henry NGAN.

Dr. NGAN Kit-keung, D.Sc, Ph.D., D.B.A., F.C.M.I., F.C.I.D., F.C.I.T.L., F.A.A.S., P.Eng., (81), Assistant Managing Director. Director of CMB since 1961 and appointed as Assistant Managing Director since 1967. A substantial shareholder of CMB as defined in the Securities and Futures Ordinance. Also Director of Island Communication Enterprises Limited, Communication Holdings Limited, Heartwell Limited, Oxney Investments Limited, Island Communication Investments Limited, Grand Island Place Investments Limited, Nottingham Developments Limited, Communication Properties Limited, Prosperous Orient Limited, Eaglefield Properties Limited, Forever Vitality Limited and Affluent Dragon Island Limited. He is also a Non-Executive Director of Transport Business Services Ltd. in United Kingdom. Dr. Ngan was elected a Fellow of the Duke of Edinburgh's Award World Fellowship in 2002. He was awarded "Cavaliere di Gran Crose" by the Republic of San Marino in December 2009. Brother of NGAN Kit-ling and Dr. Henry NGAN. Brother-in-law of Fritz HELMREICH.

Dr. Henry NGAN, (78), Director of CMB since 1976. Medical Practitioner. Executive Director since 1998. Also Director of Island Communication Enterprises Limited, Communication Holdings Limited, Heartwell Limited, Island Communication Investments Limited, Grand Island Place Investments Limited, Nottingham Developments Limited, Oxney Investments Limited, Communication Properties Limited, Prosperous Orient Limited, Eaglefield Properties Limited, Forever Vitality Limited and Affluent Dragon Island Limited. A substantial shareholder of CMB as defined in the Securities and Futures Ordinance. Brother of NGAN Kit-ling and Dr. NGAN Kit-keung. Brother-in-law of Fritz HELMREICH.

*Dr. LIU Lit Mo, L.L.D., M.B.E., J.P., (78), Director of CMB since 1981. Chairman and Executive Director of Liu Chong Hing Investment Limited, was Executive Director of Chong Hing Bank Limited, both of which are listed on the main board of the Stock Exchange Hong Kong Limited. Also Member of Board of Trustees of the Chinese University of Hong Kong, United College and Director of Liu Po Shan Memorial College. He was also the Past District Governor of Rotary International District 3450, Past Member of Advisory Board of Tung Wah Group of Hospitals, Past Chairman of Tung Wah Group of Hospitals, Past Chairman of Hong Kong Football Association, Past President of Hong Kong Chiu Chow Chamber of Commerce and Past Member of Board of Trustees of the Lord Wilson Heritage Trust. Awarded Silver Jubilee Medal by Her Majesty the Queen in 1977. He was conferred an Honorary Degree of Doctor of Laws by Lingnan University in 2005.

Fritz HELMREICH, Dipl. Ing. (Austria), MSc., (86), Director of CMB since 1993. Former Austrian Trade Commissioner to Hong Kong. Has held a number of diplomatic posts including Commercial Counsellor (Head of Commercial Section), Austrian Embassy, Beijing, PRC and Chargé d' Affaires, Austrian Embassy, Republic of Singapore. Also Director of Island Communication Enterprises Limited, Oxney Investments Limited, Island Communication Investments Limited, Grand Island Place Investments Limited, Nottingham Developments Limited, Communication Properties Limited, Prosperous Orient Limited, Eaglefield Properties Limited, Forever Vitality Limited, Heartwell Limited, Affluent Dragon Island Limited and Communication Holdings Limited. Spouse of NGAN Kit-ling. Brother-in-law of Dr. NGAN Kit-Keung and Dr. Henry NGAN.

*Anthony Grahame STOTT, B.Sc, F.F.A., (62), Director of CMB since 2002. Director of Fidelity Asian Values PLC since 24 September 2013, a UK company listed on the Main Board of the London Stock Exchange. He is an actuary who between 1982 and 2002 was with Watson Wyatt & Co., a leading global actuarial and management consultancy, from 1992 to 1996 as Managing Director Hong Kong and from 1995 to 2002 as Regional Director Asia Pacific. He was president of the Actuarial Association in Hong Kong in 1984 as well as having been a member of a number of Hong Kong Government advisory committees.

*Stephen TAN, M.B.A., B.A., (62), Director of CMB since 2014. An executive director of Asia Financial Holdings Limited and also an independent non-executive director of Pioneer Global Group Limited, both of which are listed on the main board of the Stock Exchange of Hong Kong Limited. Mr. TAN also sits on the boards of AFH Charitable Foundation Limited, Bank Consortium Trust Company Limited and Hong Kong Life Insurance Limited. Mr. TAN serves as the Vice President of Hong Kong Chiu Chow Chamber of Commerce and the Chairman of the Cantonese Opera Development Fund Investment Committee of the HKSAR. He is a Standing Committee Member of The Chinese General Chamber of Commerce and the Incumbent Honorary President of Chiu Yang Residents Association of Hong Kong Limited. Mr. TAN is a voting member of Tung Wah Group of Hospitals Advisory Board, a member of the Board of Governors of Hong Kong Sinfonietta Limited, a charter member of The Rotary Club of The Peak and a member of the Mega Events Fund Assessment Committee.

(* Independent Non-Executive Director)

Senior Management

Y.T. YUEN, BBA(Hons), FCCA, CPA, (54), Chief Accountant. Joined CMB in 1999. Has 31 years experience in accounting field.

KWOK Pun Tak, FCIS, FCS, (63), Company Secretary. Joined CMB in 2002. Has 35 years company secretarial experience.

Independent Auditor's Report



TO THE MEMBERS OF CHINA MOTOR BUS COMPANY, LIMITED

(incorporated in Hong Kong with limited liability)

We have audited the consolidated financial statements of China Motor Bus Company, Limited ("the company") and its subsidiaries (together "the group") set out on pages 20 to 62, which comprise the consolidated statement of financial position as at 30th June, 2016, the consolidated income statement, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated cash flow statement for the year then ended and a summary of significant accounting policies and other explanatory information.

Directors' responsibility for the consolidated financial statements

The directors of the company are responsible for the preparation of 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. This report is made 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 judgement, 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 the 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 30th June, 2016 and of the group's 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.

KPMG

Certified Public Accountants
8th Floor, Prince's Building
10 Chater Road
Central, Hong Kong

21st September, 2016

Consolidated Income Statement for the Year Ended 30th June, 2016

(Expressed in Hong Kong dollars)

	NOTE	2016	2015
		\$000's	\$000's
TURNOVER			
COST OF SALES	2	91,644	96,683
		<u>—</u>	<u>—</u>
GROSS PROFIT		91,644	96,683
FINANCE EXPENSES	3	(21,867)	(9,525)
OTHER INCOME	4	26,632	1,651
STAFF COSTS	5(a)	(9,810)	(9,803)
DEPRECIATION		(283)	(238)
OTHER OPERATING EXPENSES		<u>(24,330)</u>	<u>(24,185)</u>
OPERATING PROFIT	2, 5	61,986	54,583
SHARE OF RESULTS OF JOINT VENTURES		229,497	127,638
SHARE OF RESULTS OF ASSOCIATES		(38)	(8)
NET VALUATION GAINS ON INVESTMENT PROPERTIES		<u>73,103</u>	<u>297,000</u>
PROFIT BEFORE TAXATION		364,548	479,213
INCOME TAX	7(a)	<u>(15,165)</u>	<u>(14,119)</u>
PROFIT AFTER TAXATION ATTRIBUTABLE TO SHAREHOLDERS	8	<u>349,383</u>	<u>465,094</u>
EARNINGS PER SHARE			
BASIC AND DILUTED	9	<u>\$ 7.71</u>	<u>\$ 10.25</u>

The notes on pages 27 to 62 form part of these financial statements. Details of dividends payable to equity shareholders of the company attributable to the profit for the year are set out in note 20(b).

Consolidated Statement of Comprehensive Income for the Year Ended 30th June, 2016

(Expressed in Hong Kong dollars)

	<u>NOTE</u>	<u>2016</u>	<u>2015</u>
		\$000's	\$000's
PROFIT FOR THE YEAR		<u>349,383</u>	<u>465,094</u>
OTHER COMPREHENSIVE INCOME FOR THE YEAR			
ITEM THAT WILL NOT BE RECLASSIFIED TO PROFIT OR LOSS: REMEASUREMENT OF NET DEFINED BENEFIT LIABILITY	15(e)	(650)	(563)
ITEM THAT MAY BE RECLASSIFIED SUBSEQUENTLY TO PROFIT OR LOSS: EXCHANGE DIFFERENCES ARISING ON CONSOLIDATION		<u>(181,438)</u>	<u>(91,383)</u>
OTHER COMPREHENSIVE INCOME FOR THE YEAR		<u>(182,088)</u>	<u>(91,946)</u>
TOTAL COMPREHENSIVE INCOME FOR THE YEAR ATTRIBUTABLE TO SHAREHOLDERS		<u>167,295</u>	<u>373,148</u>

The notes on pages 27 to 62 form part of these financial statements.

Consolidated Statement of Changes in Equity for the Year Ended 30th June, 2016

(Expressed in Hong Kong dollars)

	Other reserves						Total
	Share capital	Other properties revaluation reserve	Deferred profits reserve	General reserve	Retained profits	Subtotal	
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
At 1st July, 2014	92,537	5,616	441,197	370,000	6,427,542	7,244,355	7,336,892
Changes in equity for 2014/2015:							
Dividends declared/ approved in respect of the previous year (note 20(b))	-	-	-	-	(99,773)	(99,773)	(99,773)
Realisation of other properties revaluation reserve	-	(27)	-	-	27	-	-
Transfer to general reserve	-	-	-	10,000	(10,000)	-	-
Shares repurchased and cancelled	-	-	-	-	(23,353)	(23,353)	(23,353)
Dividends declared in respect of the current year (note 20(b))	-	-	-	-	(27,185)	(27,185)	(27,185)
	-	(27)	-	10,000	(160,284)	(150,311)	(150,311)
Profit for the year	-	-	-	-	465,094	465,094	465,094
Other comprehensive income							
- Remeasurement of net defined benefit liability	-	-	-	-	(563)	(563)	(563)
- Exchange differences arising on consolidation	-	-	-	-	(91,383)	(91,383)	(91,383)
	-	-	-	-	(91,946)	(91,946)	(91,946)
Total comprehensive income	-	-	-	-	373,148	373,148	373,148
At 30th June, 2015	92,537	5,589	441,197	380,000	6,640,406	7,467,192	7,559,729

Consolidated Statement of Changes in Equity for the Year Ended 30th June, 2016 (Continued)

(Expressed in Hong Kong dollars)

	Other reserves						Total
	Share capital	Other properties revaluation reserve	Deferred profits reserve	General reserve	Retained profits	Subtotal	
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	
At 1st July, 2015	92,537	5,589	441,197	380,000	6,640,406	7,467,192	7,559,729
Changes in equity for 2015/2016:							
Dividends declared/ approved in respect of the previous year (note 20(b))	-	-	-	-	(77,023)	(77,023)	(77,023)
Realisation of other properties revaluation reserve	-	(27)	-	-	27	-	-
Transfer to general reserve	-	-	-	10,000	(10,000)	-	-
Shares repurchased and cancelled	-	-	-	-	-	-	-
Dividends declared in respect of the current year (note 20(b))	-	-	-	-	(40,777)	(40,777)	(40,777)
	-	(27)	-	10,000	(127,773)	(117,800)	(117,800)
Profit for the year	-	-	-	-	349,383	349,383	349,383
Other comprehensive income							
- Remeasurement of net defined benefit liability	-	-	-	-	(650)	(650)	(650)
- Exchange differences arising on consolidation	-	-	-	-	(181,438)	(181,438)	(181,438)
	-	-	-	-	(182,088)	(182,088)	(182,088)
Total comprehensive income	-	-	-	-	167,295	167,295	167,295
At 30th June, 2016	92,537	5,562	441,197	390,000	6,679,928	7,516,687	7,609,224

Included in retained profits is a deficit of \$161,949,000 (2015: a surplus of \$19,489,000) arising from the translation of financial statements of foreign operations.

The notes on pages 27 to 62 form part of these financial statements.

Consolidated Cash Flow Statement for the Year Ended 30th June, 2016

(Expressed in Hong Kong dollars)

	2016	2015
	\$000's	\$000's
OPERATING ACTIVITIES		
Operating profit	61,986	54,583
Adjustments for:		
– Depreciation	283	238
– Dividend income from other investments	(698)	(587)
– Interest income	(9,170)	(6,091)
– Profit on disposal of fixed assets	(1,193)	–
– Net unrealised losses/(gains) on other investments	2,519	(326)
– Foreign exchange losses	26,385	16,354
OPERATING PROFIT BEFORE CHANGES IN WORKING CAPITAL	80,112	64,171
Decrease/(increase) in debtors, deposits and prepayments	70,229	(483)
Increase in creditors and accruals	44,776	4,172
Difference between retirement scheme costs charged in operating profit and actual contributions	(337)	(250)
CASH GENERATED FROM OPERATIONS	194,780	67,610
Tax paid		
– Hong Kong Profits Tax paid	(4,362)	(3,910)
– Overseas tax paid	(7,284)	(8,455)
NET CASH GENERATED FROM OPERATING ACTIVITIES	183,134	55,245
INVESTING ACTIVITIES		
Purchase of fixed assets	(293)	(271)
Proceeds from sales of fixed assets	1,251	–
(Increase)/decrease in deposits with banks with maturity more than three months	(485,430)	943,365
Dividends from joint ventures	12,000	14,267
Dividends from other investments	698	587
Interest received	7,561	6,739
Advance of loans to an associate	(19,320)	(14,450)
Advance of loans to a joint venture	(64,050)	(13,500)
Repayment of loans by a joint venture	51,000	26,000
NET CASH (USED IN)/GENERATED FROM INVESTING ACTIVITIES	(496,583)	962,737

Consolidated Cash Flow Statement for the Year Ended 30th June, 2016 (Continued)

(Expressed in Hong Kong dollars)

	2016	2015
	\$000's	\$000's
FINANCING ACTIVITIES		
Shares repurchase	–	(23,353)
Dividends paid	(104,208)	(126,958)
NET CASH USED IN FINANCING ACTIVITIES	<u>(104,208)</u>	<u>(150,311)</u>
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	(417,657)	867,671
EFFECT OF FOREIGN EXCHANGE RATES	(78,403)	(42,984)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE REPORTING PERIOD	1,658,778	834,091
CASH AND CASH EQUIVALENTS AT 30TH JUNE	<u>1,162,718</u>	<u>1,658,778</u>
ANALYSIS OF THE BALANCES OF CASH AND CASH EQUIVALENTS		
Deposits with banks	1,801,564	1,651,771
Less: Deposits with banks with maturity more than three months	(732,874)	(247,444)
Cash at banks and in hand	<u>94,028</u>	<u>254,451</u>
	<u>1,162,718</u>	<u>1,658,778</u>

The notes on pages 27 to 62 form part of these financial statements.

Notes to The Financial Statements

(Expressed in Hong Kong dollars)

1. SIGNIFICANT ACCOUNTING POLICIES

- (a) **Statement of compliance**
These financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards ("HKFRSs"), which collective term includes all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("HKASs") and Interpretations issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"), accounting principles generally accepted in Hong Kong and the requirements of the Hong Kong Companies Ordinance. These financial statements also comply with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. A summary of the significant accounting policies adopted by the group is set out below.
The HKICPA has issued certain new and revised HKFRSs that are available for early adoption for the current accounting period of the group and the company. The group and the company have not applied any new standard or interpretation that is not yet effective for the current accounting period (see note 24).
- (b) **Basis of preparation of financial statements**
The consolidated financial statements for the year ended 30th June, 2016 comprise the company and its subsidiaries (together referred to as "the group") and the group's interest in associates and joint ventures.
The measurement basis used in the preparation of the financial statements is historical cost modified by the revaluation of investment properties and other properties, and the marking to market of certain investments in securities as explained in the accounting policies set out below.
The preparation of financial statements in conformity with HKFRSs requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.
The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.
- (c) **Subsidiaries**
Subsidiaries are entities controlled by the group. The group controls an entity when it is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. When assessing whether the group has power, only substantive rights (held by the group and other parties) are considered.
An investment in a subsidiary is consolidated into the consolidated financial statements from the date that control commences until the date that control ceases. Intra-group balances, transactions and cash flows and any unrealised profits arising from intra-group transactions are eliminated in full in preparing the consolidated financial statements. Unrealised losses resulting from intra-group transactions are eliminated in the same way as unrealised gains but only to the extent that there is no evidence of impairment.
In the company's statement of financial position, an investment in a subsidiary is stated at cost less impairment losses (see note 1(i)), unless the investment is classified as held for sale (or included in a disposal group that is classified as held for sale).
- (d) **Associates and joint ventures**
An associate is an entity in which the group or company has significant influence, but not control or joint control, over its management, including participation in the financial and operating policy decisions.
A joint venture is an arrangement whereby the group or company and other parties contractually agree to share control of the arrangement, and have rights to the net assets of the arrangement.
An investment in an associate or a joint venture is accounted for in the consolidated financial statements under the equity method, unless it is classified as held for sale (or included in a disposal group that is classified as held for sale). Under the equity method, the investment is initially recorded at cost, adjusted for any excess of the group's share of acquisition-date fair values of the investee's identifiable net assets over the cost of the investment (if any). Thereafter, the investment is adjusted for the post acquisition change in the group's share of the investee's net assets and any impairment loss relating to the investment (see note 1(i)). Any acquisition-date excess over cost, the group's share of the post-acquisition, post-tax results of the investees and any impairment losses for the year are recognised in the consolidated income statement, whereas the group's share of the post-acquisition post-tax items of the investees' other comprehensive income is recognised in the consolidated statement of comprehensive income.
Unrealised profits and losses resulting from transactions between the group and its associates and joint ventures are eliminated to the extent of the group's interest in the investee, except where unrealised losses provide evidence of an impairment of the asset transferred, in which case they are recognised immediately in profit or loss.

Notes to The Financial Statements (Continued)

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(e) Investments in securities

The group's policies for investments in securities, other than investments in subsidiaries, associates and joint ventures, are as follows:

- (i) Investments in securities are initially stated at fair value. At the end of each reporting period the fair value is remeasured, with any resultant gain or loss being recognised in profit or loss.
- (ii) Investments are recognised/derecognised on the date the group commits to purchase/sell the investments or they expire.
- (iii) Profits or losses on disposal of investments in securities are determined as the difference between the estimated net disposal proceeds and the carrying amount of the investments and are accounted for in profit or loss as they arise.

(f) Fixed assets

(i) Investment properties

Investment properties are land and/or buildings which are owned or held under a leasehold interest (see note 1(h)) to earn rental income and/or for capital appreciation. These include land held for a currently undetermined future use and property that is being constructed or developed for future use as investment property.

Investment properties are stated at fair value, unless they are still in the course of construction or development at the end of the reporting period and their fair value cannot be reliably determined at that time. Any gain or loss arising from a change in fair value or from the retirement or disposal of an investment property is recognised in profit or loss. Rental income from investment properties is accounted for as described in note 1(p)(i).

When the group holds a property interest under an operating lease to earn rental income and/or for capital appreciation, the interest is classified and accounted for as an investment property on a property-by-property basis. Any such property interest which has been classified as an investment property is accounted for as if it were held under a finance lease (see note 1(h)), and the same accounting policies are applied to that interest as are applied to other investment properties leased under finance leases. Lease payments are accounted for as described in note 1(h).

(ii) Other properties and fixed assets

Other properties are stated at their revalued amount, being their fair value at the date of the revaluation less any subsequent accumulated depreciation (see note 1(g)) and impairment losses (see note 1(i)). Changes arising on the revaluation of other properties are generally dealt with in other comprehensive income and are accumulated separately in equity in the other properties revaluation reserve.

All other fixed assets are stated at cost less accumulated depreciation (see note 1(g)) and impairment losses (see note 1(i)).

- (iii) Subsequent expenditure relating to a fixed asset that has already been recognised is added to the carrying amount of the asset when it is probable that future economic benefits will flow to the enterprise. All other subsequent expenditure is recognised as an expense in the period in which it is incurred.

- (iv) Gains or losses arising from the retirement or disposal of a fixed asset are determined as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in profit or loss on the date of retirement or disposal.

(g) Depreciation

Depreciation is calculated to write off the cost or valuation of the company's and the group's fixed assets over their estimated useful lives as follows:

Other properties	– over the period of the lease
Motor buses	– on a straight line basis, over 12 years for new buses and 7 years for converted or second hand buses, to a residual value of \$10,000 and \$7,000 respectively
Plant, fixtures and equipment	– on a straight line basis to write off the assets over 10 or 5 years

(h) Leased assets

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

Notes to The Financial Statements (Continued)

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(h) Leased assets (continued)

(i) Classification of assets leased to the group

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

- property held under operating leases that would otherwise meet the definition of investment property is classified as investment property on a property-by-property basis and, if classified as investment property, is accounted for as if held under a finance lease (see note 1(f)(i)); and
- land held for own use under an operating lease, the fair value of which cannot be measured separately from the fair value of a building situated thereon at the inception of the lease, is accounted for as being held under a finance lease, unless the building is also clearly held under an operating lease. For these purposes, the inception of the lease is the time that the lease was first entered into by the group, or taken over from the previous lessee.

(ii) Assets acquired under finance leases

Where the group acquires the use of assets under finance leases, the amounts representing the fair value of the leased asset, or, if lower, the present value of the minimum lease payments, of such assets are included in fixed assets and the corresponding liabilities, net of finance charges, are recorded as obligations under finance leases. Depreciation is provided at rates which write off the cost or valuation of the assets over the term of the relevant lease or, where it is likely the group will obtain ownership of the asset, the life of the asset, as set out in note 1(g). Impairment losses are accounted for in accordance with the accounting policy as set out in note 1(i). Finance charges implicit in the lease payments are charged to profit or loss over the period of the leases so as to produce an approximately constant periodic rate of charge on the remaining balance of the obligations for each accounting period. Contingent rentals are charged to profit or loss in the accounting period in which they are incurred.

(iii) Operating lease charges

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

The cost of acquiring land held under an operating lease is amortised on a straight-line basis over the period of the lease term except where the property is classified as an investment property (see note 1(f)) or is held for development for sale.

(i) Impairment of assets

(i) Impairment of investments in securities and other receivables

Investments in securities and other current and non-current receivables that are stated at cost or amortised cost are reviewed at the end of each reporting period to determine whether there is objective evidence of impairment. Objective evidence of impairment includes observable data that comes to the attention of the group about one or more of the following loss events:

- significant financial difficulty of the debtor;
- a breach of contract, such as a default or delinquency in interest or principal payments;
- it becoming probable that the debtor will enter bankruptcy or other financial reorganisation;
- significant changes in the technological, market, economic or legal environment that have an adverse effect on the debtor; and
- a significant or prolonged decline in the fair value of an investment in an equity instrument below its cost.

If any such evidence exists, any impairment loss is determined and recognised as follows:

- For investments in associates and joint ventures accounted for under the equity method in the consolidated financial statements (see note 1(d)), the impairment loss is measured by comparing the recoverable amount of the investment with its carrying amount in accordance with note 1(i)(ii). The impairment loss is reversed if there has been a favourable change in the estimates used to determine the recoverable amount in accordance with note 1(i)(ii).
- For trade and other current receivables and other financial assets carried at amortised cost, the impairment loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate (i.e. the effective interest rate computed at initial recognition of these assets), where the effect of discounting is material. This assessment is made collectively where these financial assets share similar risk characteristics, such as similar past due status, and have not been individually assessed as impaired. Future cash flows for financial assets which are assessed for impairment collectively are based on historical loss experience for assets with credit risk characteristics similar to the collective group.

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

Notes to The Financial Statements (Continued)

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(i) Impairment of assets (continued)

(i) Impairment of investments in securities and other receivables (continued)

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

(ii) Impairment of other assets

Internal and external sources of information are reviewed at the end of each reporting period to identify indications that fixed assets (other than properties carried at revalued amounts) and investments in subsidiaries in the company's statement of financial position may be impaired or an impairment loss previously recognised no longer exists or may have decreased.

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

– Calculation of recoverable amount

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

– Recognition of impairment losses

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

– Reversals of impairment losses

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

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

(iii) Interim financial reporting and impairment

Under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, the group is required to prepare an interim financial report in compliance with HKAS 34, *Interim financial reporting*, in respect of the first six months of the financial year. At the end of the interim period, the group applies the same impairment testing, recognition, and reversal criteria as it would at the end of the financial year (see notes 1(i)(i) and (ii)).

(j) Trade and other receivables

Trade and other receivables are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method, less allowance for impairment of doubtful debts (see note 1(i)), except where the receivables are interest-free loans made to related parties without any fixed repayment terms or the effect of discounting would be immaterial. In such cases, the receivables are stated at cost less allowance for impairment of doubtful debts.

(k) Trade and other payables

Trade and other payables are initially recognised at fair value and subsequently stated at amortised cost unless the effect of discounting would be immaterial, in which case they are stated at cost.

(l) Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand, demand deposits with banks and other financial institutions, and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, having been within three months of maturity at acquisition.

Notes to The Financial Statements (Continued)

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(m) Employee benefits

(i) Short term employee benefits and contributions to defined contribution retirement plans

Salaries, annual bonuses, paid annual leave, leave passage, contributions to defined contribution retirement plans and the cost to the group of non-monetary benefits are accrued in the year in which the associated services are rendered by employees of the group. Where payment or settlement is deferred and the effect would be material, these amounts are stated at their present values.

(ii) Defined benefit retirement scheme obligations

The group's net obligation in respect of the defined benefit retirement scheme is calculated by estimating the amount of future benefit that employees have earned in return for their service in the current and prior periods; that benefit is discounted to determine the present value and the fair value of any scheme assets is deducted. The calculation is performed by a qualified actuary using the projected unit credit method. When the calculation results in a benefit to the group, the recognised asset is limited to the present value of economic benefits available in the form of any future refunds from the scheme or reductions in future contributions to the scheme.

Service cost and net interest expense (income) on the net defined benefit liability (asset) are recognised in profit or loss. Current service cost is measured as the increase in the present value of the defined benefit obligation resulting from employee service in the current period. When the benefits of a scheme are changed, or when a scheme is curtailed, the portion of the changed benefit related to past service by employees, or the gain or loss on curtailment, is recognised as an expense in profit or loss at the earlier of when the scheme amendment or curtailment occurs and when related restructuring costs or termination benefits are recognised. Net interest expense (income) for the period is determined by applying the discount rate used to measure the defined benefit obligation at the beginning of the reporting period to the net defined benefit liability (asset). The discount rate is the yield at the end of the reporting period on Hong Kong government bonds that have maturity dates approximating the terms of the group's obligations.

Remeasurements arising from defined benefit retirement scheme are recognised in other comprehensive income and reflected immediately in retained profits. Remeasurements comprise actuarial gains and losses, the return on scheme assets (excluding amounts included in net interest on the net defined benefit liability (asset)) and any change in the effect of the asset ceiling (excluding amounts included in net interest on the net defined benefit liability (asset)).

(n) Income tax

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

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

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

Apart from certain limited exceptions, all deferred tax liabilities, and all deferred tax assets to the extent that it is probable that future taxable profits will be available against which the asset can be utilised, are recognised. Future taxable profits that may support the recognition of deferred tax assets arising from deductible temporary differences include those that will arise from the reversal of existing taxable temporary differences, provided those differences relate to the same taxation authority and the same taxable entity, and are expected to reverse either in the same period as the expected reversal of the deductible temporary difference or in periods into which a tax loss arising from the deferred tax asset can be carried back or forward. The same criteria are adopted when determining whether existing taxable temporary differences support the recognition of deferred tax assets arising from unused tax losses and credits, that is, those differences are taken into account if they relate to the same taxation authority and the same taxable entity, and are expected to reverse in a period, or periods, in which the tax loss or credit can be utilised.

The limited exceptions to recognition of deferred tax assets and liabilities are those temporary differences arising from the initial recognition of assets or liabilities that affect neither accounting nor taxable profit (provided they are not part of a business combination), and temporary differences relating to investments in subsidiaries to the extent that, in the case of taxable differences, the group controls the timing of the reversal and it is probable that the differences will not reverse in the foreseeable future, or in the case of deductible differences, unless it is probable that they will reverse in the future.

Where investment properties are carried at their fair value in accordance with the accounting policy set out in note 1(f)(i), the amount of deferred tax recognised is measured using the tax rates that would apply on sale of those assets at their carrying value at the end of the reporting period unless the property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the property over time, rather than through sale. In all other cases, the amount of deferred tax recognised is measured based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, using tax rates enacted or substantively enacted at the end of the reporting period. Deferred tax assets and liabilities are not discounted.

Notes to The Financial Statements (Continued)

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(n) Income tax (continued)

The carrying amount of a deferred tax asset is reviewed at the end of each reporting period and is reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow the related tax benefit to be utilised. Any such reduction is reversed to the extent that it becomes probable that sufficient taxable profits will be available.

Current tax balances and deferred tax balances, and movements therein, are presented separately from each other and are not offset. Current tax assets are offset against current tax liabilities, and deferred tax assets against deferred tax liabilities if, and only if, the company or the group has the legally enforceable right to set off current tax assets against current tax liabilities and the following additional conditions are met:

- in the case of current tax assets and liabilities, the company or the group intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously; or
- in the case of deferred tax assets and liabilities, if they relate to income taxes levied by the same taxation authority on either:
 - the same taxable entity; or
 - different taxable entities, which, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered, intend to realise the current tax assets and settle the current tax liabilities on a net basis or realise and settle simultaneously.

(o) Provisions and contingent liabilities

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

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

(p) Revenue recognition

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

(i) Rental income from operating leases

Rental income receivable under operating leases is recognised in profit or loss in equal instalments over the periods covered by the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the use of the leased asset.

(ii) Income from sale of properties

Revenue arising from the sale of properties held for sale is recognised when the risks and rewards of ownership of the property have passed to the buyers.

(iii) Dividends

Dividend income from listed investments is recognised when the share price of the investment goes ex-dividend.

(iv) Interest income

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

(q) Translation of foreign currencies

Foreign currency transactions during the year are translated at the foreign exchange rates ruling at the transaction dates. Monetary assets and liabilities denominated in foreign currencies are translated at the foreign exchange rates ruling at the end of the reporting period. Exchange gains and losses are recognised in profit or loss. Exchange differences arising on consolidation are recognised in other comprehensive income.

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

Notes to The Financial Statements (Continued)

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(r) Assets held for sale

Asset is classified as held for sale if it is highly probable that its carrying amount will be recovered through a sale transaction rather than through continuing use and the asset is available for sale in its present condition.

Immediately before classification as held for sale, the measurement of the assets is brought up-to-date in accordance with the accounting policies before the classification. Then, on initial classification as held for sale and until disposal, the assets (except for certain assets as explained below) are recognised at the lower of their carrying amount and fair value less costs to sell. The principal exceptions to this measurement policy so far as the financial statements of the group and the company are concerned are deferred tax assets, assets arising from employee benefits, financial assets (other than investments in subsidiaries, associates and joint ventures) and investment properties. These assets, even if held for sale, would continue to be measured in accordance with the policies set out elsewhere in note 1.

Impairment losses on initial classification as held for sale, and on subsequent remeasurement while held for sale, are recognised in profit or loss. As long as it is classified as held for sale, the asset is not depreciated or amortised.

(s) Related parties

(a) A person, or a close member of that person's family, is related to the group if that person:

- (i) has control or joint control over the group;
- (ii) has significant influence over the group; or
- (iii) is a member of the key management personnel of the group or the group's parent.

(b) An entity is related to the group if any of the following conditions applies:

- (i) The entity and the group are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).
- (ii) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).
- (iii) Both entities are joint ventures of the same third party.
- (iv) One entity is a joint venture of a third entity and the other entity is an associate of the third entity.
- (v) The entity is a post-employment benefit plan for the benefit of employees of either the group or an entity related to the group.
- (vi) The entity is controlled or jointly-controlled by a person identified in (a).
- (vii) A person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).
- (viii) The entity, or any member of a group of which it is a part, provides key management personnel services to the group or to the group's parent.

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

(t) Segment reporting

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

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

Notes to The Financial Statements (Continued)

2. TURNOVER AND SEGMENT REPORTING

(a) Turnover

The principal activities of the company and the group are property development and investment. The principal activities of the subsidiaries are set out in note 11 to the financial statements.

Turnover represents rental income.

	<u>2016</u>	<u>2015</u>
	\$000's	\$000's
Rentals from investment properties	<u>91,644</u>	<u>96,683</u>

The analysis of geographical location of the operations of the company and its subsidiaries during the year is as follows:

	<u>Group turnover</u>		<u>Operating profit</u>	
	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>
	\$000's	\$000's	\$000's	\$000's
Geographical locations of operations				
Hong Kong	50,158	49,070	17,943	8,287
United Kingdom	41,486	47,613	44,043	46,296
	<u>91,644</u>	<u>96,683</u>	<u>61,986</u>	<u>54,583</u>

(b) Segment reporting

The group manages its businesses according to the nature of the operations and the services and products provided. Management has determined that the reportable operating segments for measuring performance and allocating resources are the same as those reported previously. The segments are property development and investment and treasury management.

Property development and investment segment encompasses activities relating to the development, construction, sale and marketing of the group's trading properties primarily in Hong Kong and property leasing. Currently, the group's properties portfolio, which consists of retail, office and apartments, are primarily located in Hong Kong and London.

Treasury management segment includes activities for managing the group's listed investments, financial assets and other treasury operations.

Management evaluates performance primarily based on operating profit as well as the equity share of results of joint ventures and associates of each segment.

Segment assets principally comprise all tangible assets and current assets directly attributable to each segment with the exception of corporate assets. Segment liabilities include all liabilities directly attributable to and managed by each segment with the exception of defined benefit obligation, income tax liabilities, dividends payable and other corporate liabilities.

Notes to The Financial Statements (Continued)

2. TURNOVER AND SEGMENT REPORTING (Continued)

(b) Segment reporting (Continued)

(i) Segment results, assets and liabilities

	Property development and investment		Treasury management		Unallocated		Consolidated	
	2016	2015	2016	2015	2016	2015	2016	2015
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
Turnover	91,644	96,683	-	-	-	-	91,644	96,683
Finance expenses	-	-	(21,867)	(9,525)	-	-	(21,867)	(9,525)
Other income	24,663	-	-	-	1,969	1,651	26,632	1,651
Total revenue	<u>116,307</u>	<u>96,683</u>	<u>(21,867)</u>	<u>(9,525)</u>	<u>1,969</u>	<u>1,651</u>	<u>96,409</u>	<u>88,809</u>
Segment results	105,077	91,480	(21,867)	(9,525)	-	-	83,210	81,955
Net unallocated expenses	-	-	-	-	-	-	(21,224)	(27,372)
Operating profit	-	-	-	-	-	-	61,986	54,583
Share of results of joint ventures	229,497	127,638	-	-	-	-	229,497	127,638
Share of results of associates	(38)	(8)	-	-	-	-	(38)	(8)
Net valuation gains on investment properties	73,103	297,000	-	-	-	-	73,103	297,000
Income tax	-	-	-	-	-	-	(15,165)	(14,119)
Profit after taxation attributable to shareholders	-	-	-	-	-	-	<u>349,383</u>	<u>465,094</u>
Depreciation for the year	(92)	(59)	-	-	(191)	(179)	(283)	(238)
Fixed assets	2,251,655	2,501,369	-	-	19,646	19,737	2,271,301	2,521,106
Other investments	-	-	12,373	14,892	-	-	12,373	14,892
Assets held for sale	1,043,440	850,000	-	-	-	-	1,043,440	850,000
Debtors, deposits and prepayments	2,573	72,768	2,394	785	454	488	5,421	74,041
Deposits with banks with maturity more than three months	-	-	732,874	247,444	-	-	732,874	247,444
Cash and cash equivalents	-	-	1,162,718	1,658,778	-	-	1,162,718	1,658,778
Segment assets	<u>3,297,668</u>	<u>3,424,137</u>	<u>1,910,359</u>	<u>1,921,899</u>	<u>20,100</u>	<u>20,225</u>	<u>5,228,127</u>	<u>5,366,261</u>
Interest in joint ventures	2,537,521	2,306,974	-	-	-	-	2,537,521	2,306,974
Interest in associates	33,724	14,442	-	-	-	-	33,724	14,442
Total assets	-	-	-	-	-	-	<u>7,799,372</u>	<u>7,687,677</u>
Creditors and accruals	112,190	64,197	-	-	10,032	13,249	122,222	77,446
Defined benefit obligation	-	-	-	-	1,432	1,119	1,432	1,119
Taxation	-	-	-	-	13,146	10,761	13,146	10,761
Dividends payable	-	-	-	-	13,592	-	13,592	-
Deferred taxation	-	-	-	-	39,756	38,622	39,756	38,622
Segment liabilities	<u>112,190</u>	<u>64,197</u>	<u>-</u>	<u>-</u>	<u>77,958</u>	<u>63,751</u>	<u>190,148</u>	<u>127,948</u>
Additions to non-current assets other than other investments during the year	136	253	-	-	157	18	293	271

(ii) Geographical information

The group participates in two principal economic environments. Hong Kong is a major market for the group's business. In the United Kingdom, the major business is property investment.

In presenting geographical information, revenue is based on the geographical locations of customers. Specified non-current assets, which represent non-current assets other than other investments, are based on the geographical location of assets.

	Hong Kong		United Kingdom	
	2016	2015	2016	2015
	\$000's	\$000's	\$000's	\$000's
Turnover	50,158	49,070	41,486	47,613
Specified non-current assets	<u>4,121,067</u>	<u>3,928,887</u>	<u>721,479</u>	<u>913,635</u>

Notes to The Financial Statements (Continued)

3. FINANCE EXPENSES

	<u>2016</u>	<u>2015</u>
	\$000's	\$000's
Dividend income from other investments	698	587
Exchange losses	(29,216)	(16,529)
Interest income	9,170	6,091
Net unrealised (losses)/gains on other investments	<u>(2,519)</u>	<u>326</u>
	<u>(21,867)</u>	<u>(9,525)</u>

Exchange losses relate primarily to unrealised exchange differences in respect of bank deposits in Pounds Sterling ("GBP") and United States dollars ("USD").

4. OTHER INCOME

	<u>2016</u>	<u>2015</u>
	\$000's	\$000's
Management fee	497	497
Profit on disposal of fixed assets	1,193	–
Unclaimed dividends forfeited	278	254
Write-back of development costs accruals	16,020	–
Sundry income	<u>8,644</u>	<u>900</u>
	<u>26,632</u>	<u>1,651</u>

5. OPERATING PROFIT

Operating profit is arrived at	<u>2016</u>	<u>2015</u>
	\$000's	\$000's
after charging:-		
(a) Staff costs:		
Contributions to defined contribution retirement scheme	144	150
Expenses recognised in respect of defined benefit retirement scheme (note 15(e))	271	199
Salaries, wages and other benefits	<u>9,395</u>	<u>9,454</u>
	<u>9,810</u>	<u>9,803</u>
(b) Other items:		
Auditor's remuneration		
– audit services	3,793	3,680
– tax services	294	552
– other audit-related services	1,125	1,750
Legal and professional fees	7,185	8,679
Property expenses	<u>5,078</u>	<u>2,513</u>
and after crediting:-		
Rental income less outgoings	81,759	92,117
which includes		
– gross rental income from investment properties	<u>91,644</u>	<u>96,683</u>

Notes to The Financial Statements (Continued)

6. EMOLUMENTS OF DIRECTORS AND FIVE HIGHEST PAID DIRECTORS/EMPLOYEES

(a) Directors

Directors' fees are set with reference to the articles of association of the company and are approved by the shareholders at Ordinary Yearly Meetings of the company.

Directors' bonus is calculated on the basis provided in the articles of association of the company.

Directors' emoluments disclosed pursuant to section 383 of the Hong Kong Companies Ordinance and Part 2 of the Companies (Disclosure of Information about Benefits of Directors) Regulation are as follows:-

Name	Directors' fees	Salaries, allowances and benefits in kind	Bonus in accordance with article 155	Group's contributions to retirement scheme	Total
	\$000's	\$000's	\$000's	\$000's	\$000's
2016					
Ngan Kit-ling	125	3,008	-	428	3,561
Dr. Ngan Kit-keung	65	1,521	-	180	1,766
Dr. Henry Ngan	65	600	-	-	665
Fritz Helmreich	65	600	-	-	665
Dr. Liu Lit-mo	60	-	-	-	60
Anthony Grahame Stott	120	-	-	-	120
Stephen Tan	60	-	-	-	60
	<u>560</u>	<u>5,729</u>	<u>-</u>	<u>608</u>	<u>6,897</u>
2015					
Ngan Kit-ling	125	2,907	-	316	3,348
Dr. Ngan Kit-keung	65	1,471	-	133	1,669
Dr. Henry Ngan	65	600	-	-	665
Fritz Helmreich	65	600	-	-	665
Dr. Liu Lit-mo	60	-	-	-	60
Anthony Grahame Stott	120	-	-	-	120
Tse Yiu-wah	45	-	-	-	45
Stephen Tan	60	-	-	-	60
	<u>605</u>	<u>5,578</u>	<u>-</u>	<u>449</u>	<u>6,632</u>

Fees and other emoluments in respect of independent non-executive directors for the year ended 30th June, 2016 amounted to \$240,000 (2015: \$285,000).

(b) Employees

Set out below is an analysis of the emoluments for the year ended 30th June, 2016 of one employee (2015: one) of the group who, not being a director of the company, is among the top five highest paid individuals (including directors of the company and other employees of the group) employed by the group.

(i) Aggregate emoluments		2016	2015
		\$000's	\$000's
Basic salary, housing allowance and other benefits		883	852
Retirement scheme contribution		18	18
		<u>901</u>	<u>870</u>
(ii) Bandings			
Bands (in HK\$)		Number	Number
\$Nil - \$1,000,000		1	1

Notes to The Financial Statements (Continued)

7. INCOME TAX IN THE CONSOLIDATED INCOME STATEMENT

The provision for Hong Kong Profits Tax is calculated at 16.5% (2015: 16.5%) of the estimated assessable profits for the year ended 30th June, 2016. Taxation for overseas subsidiaries is similarly calculated at the appropriate current rates of taxation ruling in the relevant countries.

(a) Taxation in the consolidated income statement represents:-	<u>2016</u> \$000's	<u>2015</u> \$000's
Current tax – Provision for Hong Kong Profits Tax		
Tax for the year	6,955	4,439
(Over)-provision in respect of prior years	<u>(60)</u>	<u>(70)</u>
	6,895	4,369
Current tax – Overseas		
Tax for the year	7,582	7,873
(Over)/under-provision in respect of prior years	<u>(446)</u>	<u>286</u>
	7,136	8,159
Deferred tax		
Origination and reversal of temporary differences	<u>1,134</u>	<u>1,591</u>
	<u>15,165</u>	<u>14,119</u>

(b) Reconciliation between the actual tax expense and accounting profit at applicable tax rates:

	<u>2016</u> \$000's	<u>2015</u> \$000's
Profit before taxation	364,548	479,213
Notional tax on profit before taxation calculated at applicable tax rates	66,074	85,174
Tax effect of non-deductible expenses	17,549	25,049
Tax effect of non-taxable revenue	(68,506)	(97,420)
(Over)/under-provision in respect of prior years	(506)	216
Tax effect of tax losses not recognised	<u>554</u>	<u>1,100</u>
Actual tax expense	<u>15,165</u>	<u>14,119</u>

8. PROFIT AFTER TAXATION ATTRIBUTABLE TO SHAREHOLDERS

Of the profit after taxation attributable to shareholders, a loss of \$12,264,000 (2015: profit of \$30,587,000) is dealt with in the financial statements of the company.

9. EARNINGS PER SHARE

The calculation of basic and diluted earnings per share is based on profit attributable to shareholders of \$349,383,000 (2015: \$465,094,000) and the weighted average of 45,308,056 (2015: 45,395,604) shares in issue during the year.

Notes to The Financial Statements (Continued)

10. FIXED ASSETS

	Investment properties	Other properties	Motor buses	Plant, fixtures and equipment	Total
	\$000's	\$000's	\$000's	\$000's	\$000's
Cost or valuation:					
At 1st July, 2014	3,118,814	20,076	5,711	8,242	3,152,843
Exchange adjustment	(64,754)	-	-	-	(64,754)
Additions	-	-	-	271	271
Revaluation surplus	297,000	-	-	-	297,000
Transfer to assets held for sale (note 16)	(850,000)	-	-	-	(850,000)
At 30th June, 2015	<u>2,501,060</u>	<u>20,076</u>	<u>5,711</u>	<u>8,513</u>	<u>2,535,360</u>
Representing:					
Cost	-	-	5,711	8,513	14,224
2002 valuation	-	20,076	-	-	20,076
2015 valuation	<u>2,501,060</u>	-	-	-	<u>2,501,060</u>
	<u>2,501,060</u>	<u>20,076</u>	<u>5,711</u>	<u>8,513</u>	<u>2,535,360</u>
Cost or valuation:					
At 1st July, 2015	2,501,060	20,076	5,711	8,513	2,535,360
Exchange adjustment	(129,420)	-	-	-	(129,420)
Additions	-	-	-	293	293
Disposals	-	-	(5,677)	(571)	(6,248)
Revaluation surplus	73,103	-	-	-	73,103
Transfer to assets held for sale (note 16)	(193,440)	-	-	-	(193,440)
At 30th June, 2016	<u>2,251,303</u>	<u>20,076</u>	<u>34</u>	<u>8,235</u>	<u>2,279,648</u>
Representing:					
Cost	-	-	34	8,235	8,269
2002 valuation	-	20,076	-	-	20,076
2016 valuation	<u>2,251,303</u>	-	-	-	<u>2,251,303</u>
	<u>2,251,303</u>	<u>20,076</u>	<u>34</u>	<u>8,235</u>	<u>2,279,648</u>
Accumulated depreciation:					
At 1st July, 2014	-	868	5,644	7,504	14,016
Charge for the year	-	66	-	172	238
At 30th June, 2015	-	<u>934</u>	<u>5,644</u>	<u>7,676</u>	<u>14,254</u>
At 1st July, 2015	-	934	5,644	7,676	14,254
Charge for the year	-	66	-	217	283
Write back on disposal	-	-	(5,620)	(570)	(6,190)
At 30th June, 2016	-	<u>1,000</u>	<u>24</u>	<u>7,323</u>	<u>8,347</u>
Net book value:					
At 30th June, 2016	<u>2,251,303</u>	<u>19,076</u>	<u>10</u>	<u>912</u>	<u>2,271,301</u>
At 30th June, 2015	<u>2,501,060</u>	<u>19,142</u>	<u>67</u>	<u>837</u>	<u>2,521,106</u>
Tenure of title to properties:					
2016					
Held in Hong Kong					
- Long leases	644,700	19,076	-	-	663,776
- Medium term leases	<u>885,124</u>	-	-	-	<u>885,124</u>
	<u>1,529,824</u>	<u>19,076</u>	-	-	<u>1,548,900</u>
Held outside Hong Kong					
- Freehold	<u>721,479</u>	-	-	-	<u>721,479</u>
	<u>2,251,303</u>	<u>19,076</u>	-	-	<u>2,270,379</u>
2015					
Held in Hong Kong					
- Long leases	633,300	19,142	-	-	652,442
- Medium term leases	<u>954,124</u>	-	-	-	<u>954,124</u>
	<u>1,587,424</u>	<u>19,142</u>	-	-	<u>1,606,566</u>
Held outside Hong Kong					
- Freehold	<u>913,636</u>	-	-	-	<u>913,636</u>
	<u>2,501,060</u>	<u>19,142</u>	-	-	<u>2,520,202</u>

Notes to The Financial Statements (Continued)

10. FIXED ASSETS (Continued)

(a) Fair value measurement of properties

(i) Fair value hierarchy

The fair value of the group's investment properties is measured at the end of the reporting period on a recurring basis and is categorised as Level 3 measured using significant unobservable inputs under the fair value hierarchy as defined in HKFRS 13, *Fair value measurement* (see note 21(f)(i)).

The group's policy is to recognise transfers between levels of fair value hierarchy at the end of the reporting period in which they occur. During the year ended 30th June, 2016, there were no transfers between Level 1 and Level 2, or transfer into or out of Level 3.

The group's investment properties which are situated in Hong Kong and held under long and medium term leases, have been revalued at 30th June, 2016 by Professional Property Services Limited, an independent firm of professional surveyors with recent experience in the location and category of property being valued.

The group's investment properties which are situated in the United Kingdom and are freehold properties, have been revalued at 30th June, 2016 by Savills (UK) Limited, an independent firm of professional surveyors with recent experience in the location and category of property being valued.

The group reviews the valuations performed by independent valuers for financial reporting purposes. Such valuations are reviewed and approved by the directors.

(ii) Information about Level 3 fair value measurements

Description	Valuation technique	Unobservable inputs	Range of unobservable inputs
Investment properties: - Hong Kong	Income capitalisation approach and, where appropriate, direct comparison	Prevailing market rents	\$20 - \$105 per square foot per month (2015: \$19 - \$110 per square foot per month) (gross floor area)
		Prevailing capital values	\$10,500 - \$46,000 per square foot (2015: \$10,000 - \$50,000 per square foot) (saleable area)
		Capitalisation rate	2.25% - 3.5% (2015: 2.25% - 3.5%)
- United Kingdom	Income capitalisation approach	Capitalisation rate	3.75% - 5.25% (2015: 3.75% - 5.5%)

The fair value of investment properties located in Hong Kong was arrived at by considering the capitalised income derived from the existing tenancies and the reversionary potential of the properties or, where appropriate, by reference to market evidence of transaction prices for similar properties in the same locations and conditions. The fair value measurement is positively correlated to the market rent and capital values and negatively correlated to the capitalisation rates.

The fair value of investment properties located in the United Kingdom was arrived at by considering the capitalised income derived from the existing tenancies and the reversionary potential of the properties. The fair value measurement is negatively correlated to the capitalisation rates.

Notes to The Financial Statements (Continued)

10. FIXED ASSETS (Continued)

(a) Fair value measurement of properties (continued)

(ii) Information about Level 3 fair value measurements (continued)

The movements during the year in the balance of these Level 3 fair value measurements are as follows:

	<u>2016</u>	<u>2015</u>
	\$000's	\$000's
Investment properties - Hong Kong		
At 1st July, 2015/2014	1,587,424	2,274,424
Fair value adjustment	(57,600)	163,000
Transfer to assets held for sale	-	(850,000)
At 30th June	<u>1,529,824</u>	<u>1,587,424</u>
Investment properties - United Kingdom		
At 1st July, 2015/2014	913,636	844,390
Exchange adjustment	(129,420)	(64,754)
Fair value adjustment	130,703	134,000
Transfer to assets held for sale	(193,440)	-
At 30th June	<u>721,479</u>	<u>913,636</u>

Fair value adjustment of investment properties is recognised in the line item "net valuation gains on investment properties" on the face of the consolidated income statement. All the net gains recognised in profit or loss for the year arise from the properties held at the end of the reporting period.

(b) The carrying amount of other properties of the group at 30th June, 2016 would have been \$11,161,000 (2015: \$11,227,000) had they been carried at cost less accumulated depreciation.

(c) Fixed assets leased out under operating leases

The group leases out investment properties in Hong Kong and the United Kingdom under operating leases. The leases for investment properties in Hong Kong typically run for an initial period of one to three years. The leases for investment properties in the United Kingdom run for an initial period of fifteen to twenty-five years. Lease payments are subject to upward only rent review for every five years for investment properties in the United Kingdom.

The total future minimum lease income under non-cancellable operating leases is receivable as follows:

	<u>2016</u>	<u>2015</u>
	\$000's	\$000's
Within one year	68,628	69,998
After one but within five years	145,405	148,078
After five years	162,118	133,006
	<u>376,151</u>	<u>351,082</u>

Notes to The Financial Statements (Continued)

11. INTEREST IN SUBSIDIARIES

	The company	
	2016	2015
	\$000's	\$000's
Unlisted shares, at cost	<u>1,018,356</u>	<u>1,018,356</u>

Details of the subsidiaries are as follows:-

Name of company	Place of incorporation	Place of operation	Issued ordinary shares/ share capital	Percentage directly held	Percentage indirectly held	Principal activity
Island Communication Enterprises Limited	Hong Kong	Hong Kong	185,073,024 shares	100%	-	Investment holding
Heartwell Limited	Hong Kong	Hong Kong	9,000,002 shares	100%	-	Investment holding
Communication Holdings Limited	British Virgin Islands	Hong Kong	35,900,010 shares of \$10 each	100%	-	Investment holding
Forever Vitality Limited	Hong Kong	Hong Kong	100 shares	100%	-	Property development
Affluent Dragon Island Limited	Hong Kong	Hong Kong	2 shares	100%	-	Investment holding
Island Communication Investments Limited	British Virgin Islands	Hong Kong	2 shares of \$1 each	-	100%	Investment property holding
Grand Island Place Investments Limited	British Virgin Islands	Hong Kong	2 shares of \$1 each	-	100%	Investment property holding
Nottingham Developments Limited	British Virgin Islands	Hong Kong	1 share of US\$1 each	-	100%	Investment holding
Oxney Investments Limited	British Virgin Islands	United Kingdom	1 share of US\$1 each	-	100%	Investment property holding
Communication Properties Limited	British Virgin Islands	United Kingdom	1 share of US\$1 each	-	100%	Investment property holding
Eaglefield Properties Limited	British Virgin Islands	United Kingdom	1 share of US\$1 each	-	100%	Investment property holding
Prosperous Orient Limited	Hong Kong	Hong Kong	2 shares	-	100%	Investment property holding

Notes to The Financial Statements (Continued)

12. INTEREST IN JOINT VENTURES

	2016	2015
	\$000's	\$000's
Share of net assets	1,458,714	1,241,217
Loans to joint ventures	1,078,807	1,065,757
	<u>2,537,521</u>	<u>2,306,974</u>

Details of the group's interest in the joint ventures, all of which are unlisted corporate entities whose quoted market price is not available, are as follows:-

Name of joint ventures	Form of business structure	Place of incorporation	Place of operation	Particulars of issued shares/ share capital	Proportion of ownership interest		Financial year end
					Group's effective interest or held by a subsidiary	Principal activity	
Swire and Island Communication Developments Limited	Incorporated	British Virgin Islands	Hong Kong	60 'A' shares of \$10 each 40 'B' shares of \$10 each 1 non-voting dividend share of \$10 each	- 100% 100%	Property development for investment	31st December
Island Land Development Limited	Incorporated	British Virgin Islands	Hong Kong	100 shares of \$10 each	50%	Property development for investment	31st December
Hareton Limited	Incorporated	Hong Kong	Hong Kong	100 shares	50%	Property development for investment	31st December

All of the above joint ventures are accounted for using the equity method in the consolidated financial statements. The loans to the joint ventures are unsecured, interest-free and have no fixed terms of repayment.

Notes to The Financial Statements (Continued)

12. INTEREST IN JOINT VENTURES (Continued)

Summarised financial information of the material joint ventures, adjusted for any differences in accounting policies, and reconciled to the carrying amounts in the consolidated financial statements, are disclosed below:

<i>(a) Swire and Island Communication Developments Limited</i>	2016	2015
	\$000's	\$000's
Gross amounts of the joint venture's		
Non-current assets	878,720	877,720
Current assets	22,392	22,193
Current liabilities	(28,226)	(28,135)
Deferred taxation	(55,224)	(53,005)
Equity	817,662	818,773
Included in the above assets and liabilities:		
Cash and cash equivalents	21,954	31,230
Current financial liabilities (excluding creditors and accruals)	–	–
Non-current financial liabilities (excluding creditors and accruals)	–	–
Revenue	67,494	65,788
Profit from continuing operations	28,888	48,538
Post-tax profit or loss from discontinued operations	–	–
Other comprehensive income	–	–
Total comprehensive income	28,888	48,538
Included in the above profit:		
Depreciation and amortisation	–	–
Interest income	70	37
Interest expense	–	–
Income tax expense	(5,444)	(5,547)
Reconciled to the group's interest in the joint venture		
Gross amounts of net assets of the joint venture	817,662	818,773
Group's effective interest	40%	40%
Group's share of net assets of the joint venture	327,065	327,509
Carrying amount in the consolidated financial statements	<u>327,065</u>	<u>327,509</u>
Group's dividend received from the joint venture	<u>12,000</u>	<u>14,000</u>
 <i>(b) Island Land Development Limited</i>	 2016	 2015
	\$000's	\$000's
Gross amounts of the joint venture's		
Non-current assets	2,238,006	2,121,015
Current assets	72,768	83,317
Current liabilities	(563,915)	(661,309)
Deferred taxation	(56,880)	(54,623)
Equity	1,689,979	1,488,400
Included in the above assets and liabilities:		
Cash and cash equivalents	72,396	82,932
Current financial liabilities (excluding creditors and accruals)	(517,700)	(619,700)
Non-current financial liabilities (excluding creditors and accruals)	–	–
Revenue	123,961	111,624
Profit from continuing operations	201,579	145,528
Post-tax profit or loss from discontinued operations	–	–
Other comprehensive income	–	–
Total comprehensive income	201,579	145,528
Included in the above profit:		
Depreciation and amortisation	(9)	(11)
Interest income	132	91
Interest expense	–	–
Income tax expense	(16,683)	(14,504)
Reconciled to the group's interest in the joint venture		
Gross amounts of net assets of the joint venture	1,689,979	1,488,400
Group's effective interest	50%	50%
Group's share of net assets of the joint venture	844,989	744,200
Loan to the joint venture	258,850	309,850
Carrying amount in the consolidated financial statements	<u>1,103,839</u>	<u>1,054,050</u>
Group's dividend received from the joint venture	<u>–</u>	<u>–</u>

Notes to The Financial Statements (Continued)

12. INTEREST IN JOINT VENTURES (Continued)

(c) *Hareton Limited*

	2016	2015
	\$000's	\$000's
Gross amounts of the joint venture's		
Non-current assets	2,186,000	1,850,558
Current assets	45,491	2,466
Current liabilities	(1,658,171)	(1,514,008)
Equity	573,320	339,016
Included in the above assets and liabilities:		
Cash and cash equivalents	45,455	2,423
Current financial liabilities (excluding creditors and accruals)	(1,639,914)	(1,511,814)
Non-current financial liabilities (excluding creditors and accruals)	-	-
Revenue	-	-
Profit from continuing operations	234,305	71
Post-tax profit or loss from discontinued operations	-	-
Other comprehensive income	-	-
Total comprehensive income	234,305	71
Included in the above profit:		
Depreciation and amortisation	-	-
Interest income	-	-
Interest expense	-	-
Income tax credit	-	10
Reconciled to the group's interest in the joint venture		
Gross amounts of net assets of the joint venture	573,320	339,016
Group's effective interest	50%	50%
Group's share of net assets of the joint venture	286,660	169,508
Loan to the joint venture	819,957	755,907
Carrying amount in the consolidated financial statements	<u>1,106,617</u>	<u>925,415</u>
Group's dividend received from the joint venture	<u>-</u>	<u>-</u>

Summarised financial information of the joint venture which is not material:

(d) *Uttoxeter Limited*

	2016	2015
	\$000's	\$000's
Carrying amount in the consolidated financial statements	-	-
Amount of the group's share of the joint venture's		
Profit or loss from continuing operations	-	(12)
Post-tax profit or loss from discontinued operations	-	-
Other comprehensive income	-	-
Total comprehensive income	-	(12)
Group's dividend received from the joint venture	<u>-</u>	<u>267</u>

The joint venture was dissolved on 7th October, 2015.

Notes to The Financial Statements (Continued)

13. INTEREST IN ASSOCIATES

	2016 \$000's	2015 \$000's
Share of net liabilities	(46)	(8)
Loan to an associate	33,770	14,450
	<u>33,724</u>	<u>14,442</u>

Details of the group's interest in the associates, all of which are unlisted corporate entities whose quoted market price is not available, are as follows:-

Name of associates	Form of business structure	Place of incorporation	Place of operation	Particulars of issued shares/share capital	Proportion of ownership interest			Principal activity	Financial year end
					Group's effective interest	Held by a subsidiary	Held by an associate		
Windcharm Investments Limited	Incorporated	British Virgin Islands	Hong Kong	10 shares of US\$1 each	20%	20%	-	Investment holding	31st December
Joyful Sincere Limited	Incorporated	Hong Kong	Hong Kong	1 share	20%	-	100%	Property development for resale and investment	31st December

The above associates are accounted for using the equity method in the consolidated financial statements. The loan to an associate is unsecured, interest-free and has no fixed terms of repayment.

Summarised financial information of the associates which are not material:

	2016 \$000's	2015 \$000's
(a) Windcharm Investments Limited		
Carrying amount in the consolidated financial statements	(17)	(3)
Amount of the group's share of the associate		
Profit or loss from continuing operations	(14)	(3)
Post-tax profit or loss from discontinued operations	-	-
Other comprehensive income	-	-
Total comprehensive income	<u>(14)</u>	<u>(3)</u>
(b) Joyful Sincere Limited		
Share of net liabilities	(29)	(5)
Loan to an associate	33,770	14,450
Carrying amount in the consolidated financial statements	<u>33,741</u>	<u>14,445</u>
Amount of the group's share of the associate		
Profit or loss from continuing operations	(24)	(5)
Post-tax profit or loss from discontinued operations	-	-
Other comprehensive income	-	-
Total comprehensive income	<u>(24)</u>	<u>(5)</u>

14. OTHER INVESTMENTS

	2016 \$000's	2015 \$000's
Equity securities listed in Hong Kong, at fair value	<u>12,373</u>	<u>14,892</u>

Notes to The Financial Statements (Continued)

15. DEFINED BENEFIT RETIREMENT SCHEME

During the year, the company operated a separate non-contributory defined benefit retirement scheme registered under the Occupational Retirement Schemes Ordinance (Chapter 426 of the Laws of Hong Kong) ("ORSO"), namely, "China Motor Bus Senior Executives Retirement Scheme" for its senior executives.

China Motor Bus Senior Executives Retirement Scheme was established under trust and has been registered with the Registrar of Occupational Retirement Schemes. The assets of the scheme are held by an independent trustee, HSBC Institutional Trust Services (Asia) Limited. The trustee is required by the Trust Deed to act in the best interest of the scheme participants and is responsible for setting investment policies of the scheme. The members' benefits are determined based on their final remuneration and length of service. Actuarial valuations are carried out annually by an independent actuarial firm using the projected unit credit method to determine the accounting obligations to be disclosed in the financial statements. The actuary of the scheme is Towers Watson Hong Kong Limited.

The scheme exposes the group to actuarial risks, such as interest rate risk, investment risk and salary risk.

(a) The amounts recognised in the statements of financial position are as follows:

	2016	2015
	\$000's	\$000's
Present value of the funded obligations	13,681	12,999
Fair value of scheme assets	<u>(12,249)</u>	<u>(11,880)</u>
	<u>1,432</u>	<u>1,119</u>

(b) Plan assets consist of deposits with banks and cash at banks of \$12,249,000 (2015: \$11,880,000).

(c) Movements in the present value of the defined benefit obligation:

	2016	2015
	\$000's	\$000's
Balance brought forward	12,999	12,394
Remeasurements:		
- Actuarial losses arising from liability experience	25	110
- Actuarial losses arising from changes in demographic assumptions	371	338
- Actuarial losses arising from changes in financial assumptions	202	58
	598	506
Interest cost	84	99
Balance carried forward	<u>13,681</u>	<u>12,999</u>

The weighted average duration of the defined benefit obligation is 3 years (2015: 3 years).

(d) Movements in scheme assets:

	2016	2015
	\$000's	\$000's
Balance brought forward	11,880	11,588
Group's contribution paid to the scheme	608	449
Interest income	77	93
Return on scheme assets, excluding interest income	(52)	(57)
Scheme administrative expenses	<u>(264)</u>	<u>(193)</u>
Balance carried forward	<u>12,249</u>	<u>11,880</u>

Notes to The Financial Statements (Continued)

15. DEFINED BENEFIT RETIREMENT SCHEME (Continued)

(e) Amounts recognised in the consolidated statement of comprehensive income are as follows:

	2016	2015
	\$000's	\$000's
Net interest on net defined benefit liability	7	6
Scheme administrative expenses	<u>264</u>	<u>193</u>
Total amounts recognised in profit or loss (note 5(a))	271	199
Actuarial losses	598	506
Return on scheme assets, excluding interest income	<u>52</u>	<u>57</u>
Total amounts recognised in other comprehensive income	<u>650</u>	<u>563</u>
Total defined benefit costs	<u>921</u>	<u>762</u>

The net interest on net defined benefit liability and scheme administrative expenses are recognised in the line of staff costs in the consolidated income statement.

(f) Significant actuarial assumptions and sensitivity analysis are as follows:

	2016	2015
Discount rate	0.53% p.a.	0.65% p.a.
Future salary increases	4.00% p.a.	3.50% p.a.

The below analysis shows how the defined benefit obligation as at 30th June, 2016 would have increased/(decreased) as a result of 0.25% change in the significant actuarial assumptions:

	Increase in 0.25% \$000's	Decrease in 0.25% \$000's
Discount rate	(102)	103
Future salary increases	77	(77)

Notes to The Financial Statements (Continued)

16. ASSETS HELD FOR SALE

	<u>2016</u>	<u>2015</u>
	\$000's	\$000's
Thanet House	193,440	–
No. 391 Chai Wan Road, Chai Wan	<u>850,000</u>	<u>850,000</u>
	<u>1,043,440</u>	<u>850,000</u>

Both assets held for sale are classified under property development and investment segment in segment reporting.

These properties are stated at their fair value with reference to the sales consideration which is categorised as Level 2 under the fair value hierarchy as defined in HKFRS 13, *Fair value measurement* (see note 21(f)(i)).

Thanet House

In June 2016, the group resolved to dispose of Thanet House. Subsequently on 26th July, 2016, Communication Properties Limited ("CPL"), an indirectly wholly owned subsidiary entered into a sale and purchase agreement with an independent third party, pursuant to which CPL has agreed to sell the property at a cash consideration of GBP18,500,000. The disposal of Thanet House was completed on 6th September, 2016.

Cumulative expense of \$17,871,000 relating to exchange losses (2015: cumulative income of \$8,014,000 relating to exchange gains) for this property was recognised in other comprehensive income.

No. 391 Chai Wan Road, Chai Wan

The property No. 391 Chai Wan Road, Chai Wan, wholly owned by China Motor Bus Company, Limited, was held for sale to an associate at 30th June, 2015. The sale was approved by the company's shareholders on 16th July, 2015 and a deposit of 10% (\$85,000,000) has been received during the year. The effective completion is subject to certain conditions and rights as set out in the company's circular relating to the transaction dated 29th May, 2015, and shall not be earlier than 1st July, 2017.

No cumulative income or expense relating to this property was recognised in other comprehensive income (2015: \$Nil).

Notes to The Financial Statements (Continued)

17. DEBTORS DEPOSITS AND PREPAYMENTS

(a) Ageing analysis

Included in debtors, deposits and prepayments are trade debtors with the following ageing analysis, based on the invoice date:

	<u>2016</u>	<u>2015</u>
	\$000's	\$000's
Within 1 month	1,005	690
1 to 3 months	141	-
Over 3 months	<u>41</u>	<u>-</u>
Total trade debtors	1,187	690
Deposits, prepayments and other receivables	<u>4,234</u>	<u>73,351</u>
	<u>5,421</u>	<u>74,041</u>

A defined credit policy is maintained within the group.

The following amounts are expected to be recovered after more than one year:

	<u>2016</u>	<u>2015</u>
	\$000's	\$000's
Debtors, deposits and prepayments	<u>1,303</u>	<u>1,300</u>

(b) Impairment of trade debtors

Impairment losses in respect of trade debtors are recorded using an allowance account unless the group is satisfied that recovery of the amount is remote, in which case the impairment loss is written off against trade debtors directly (see note 1(i)).

At 30th June, 2016, none of the group's trade debtors were individually determined to be impaired (2015: \$Nil).

Notes to The Financial Statements (Continued)

18. CREDITORS AND ACCRUALS

Included in creditors and accruals are trade creditors with the following ageing analysis, based on the invoice date:

	<u>2016</u>	<u>2015</u>
	\$000's	\$000's
Within 1 month	41	10
1 to 3 months	-	-
Over 3 months	<u>201</u>	<u>201</u>
Total trade creditors	242	211
Deposit received	85,000	-
Other payables and accruals	<u>36,980</u>	<u>77,235</u>
	<u>122,222</u>	<u>77,446</u>

Deposit received represents 10% of the agreed selling price for the sale of the property No. 391 Chai Wan Road, Chai Wan.

The following amounts are expected to be settled or recognised as income after more than one year:

	<u>2016</u>	<u>2015</u>
	\$000's	\$000's
Creditors and accruals	<u>93,150</u>	<u>8,932</u>

Notes to The Financial Statements (Continued)

19. INCOME TAX IN THE STATEMENT OF FINANCIAL POSITION

(a) Current taxation in the consolidated statement of financial position represents:

	2016	2015
	\$000's	\$000's
Provision for Hong Kong Profits Tax for the year	6,955	4,439
Balance of Profits Tax provision relating to prior years	<u>524</u>	<u>507</u>
	7,479	4,946
Overseas taxation	<u>5,667</u>	<u>5,815</u>
	<u><u>13,146</u></u>	<u><u>10,761</u></u>

(b) Deferred tax (assets)/liabilities recognised:

The components of deferred tax (assets)/liabilities recognised in the consolidated statement of financial position and the movements during the year are as follows:

	Depreciation allowances in excess of the related depreciation	Other provisions	Total
	\$000's	\$000's	\$000's
At 1st July, 2014	37,441	(410)	37,031
Charged to profit or loss	<u>1,591</u>	<u>-</u>	<u>1,591</u>
At 30th June, 2015	<u>39,032</u>	<u>(410)</u>	<u>38,622</u>
At 1st July, 2015	39,032	(410)	38,622
Charged to profit or loss	<u>1,134</u>	<u>-</u>	<u>1,134</u>
At 30th June, 2016	<u><u>40,166</u></u>	<u><u>(410)</u></u>	<u><u>39,756</u></u>

(c) Deferred tax assets not recognised

The group has not recognised deferred tax assets in respect of tax losses of \$88,154,000 (2015: \$84,799,000). The tax losses do not expire under current tax legislation.

Notes to The Financial Statements (Continued)

20. CAPITAL, RESERVES AND DIVIDENDS

(a) Movements in components of equity:

The reconciliation between the opening and closing balances of each component of the group's consolidated equity is set out in the consolidated statement of changes in equity. Details of the changes in the company's individual components of equity between the beginning and the end of the year are set out below:

The company	Other reserves						Total
	Share capital	Other properties revaluation reserve	Deferred profits reserve	General reserve	Retained profits	Subtotal	
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
At 1st July, 2014	92,537	5,616	230,132	370,000	1,063,497	1,669,245	1,761,782
Changes in equity for 2014/2015:							
Dividends declared/approved in respect of the previous year (note 20(b))	-	-	-	-	(99,773)	(99,773)	(99,773)
Realisation of other properties revaluation reserve	-	(27)	-	-	27	-	-
Transfer to general reserve	-	-	-	10,000	(10,000)	-	-
Share repurchased and cancelled	-	-	-	-	(23,353)	(23,353)	(23,353)
Dividends declared in respect of the current year (note 20(b))	-	-	-	-	(27,185)	(27,185)	(27,185)
Total comprehensive income for the year	-	-	-	-	30,024	30,024	30,024
At 30th June, 2015	<u>92,537</u>	<u>5,589</u>	<u>230,132</u>	<u>380,000</u>	<u>933,237</u>	<u>1,548,958</u>	<u>1,641,495</u>
At 1st July, 2015	92,537	5,589	230,132	380,000	933,237	1,548,958	1,641,495
Changes in equity for 2015/2016:							
Dividends declared/approved in respect of the previous year (note 20(b))	-	-	-	-	(77,023)	(77,023)	(77,023)
Realisation of other properties revaluation reserve	-	(27)	-	-	27	-	-
Transfer to general reserve	-	-	-	10,000	(10,000)	-	-
Dividends declared in respect of the current year (note 20(b))	-	-	-	-	(40,777)	(40,777)	(40,777)
Total comprehensive income for the year	-	-	-	-	(12,914)	(12,914)	(12,914)
At 30th June, 2016	<u>92,537</u>	<u>5,562</u>	<u>230,132</u>	<u>390,000</u>	<u>792,550</u>	<u>1,418,244</u>	<u>1,510,781</u>

Notes to The Financial Statements (Continued)

20. CAPITAL, RESERVES AND DIVIDENDS (Continued)

(b) Dividends

(i) Dividends payable to equity shareholders of the company attributable to the year:

	<u>2016</u>	<u>2015</u>
	\$000's	\$000's
First interim dividend declared and paid of \$0.10 (2015: \$0.10) per share	4,531	4,531
Special dividend declared and paid of \$0.50 (2015: \$0.50) per share	22,654	22,654
Second interim dividend declared of \$0.30 (2015: \$Nil) per share	13,592	-
Second interim dividend declared after the end of the reporting period of \$Nil (2015: \$0.30) per share	-	13,592
Final dividend proposed after the end of the reporting period of \$0.10 (2015: \$0.10) per share	4,531	4,531
Special dividend proposed after the end of the reporting period of \$1.40 (2015: \$1.30) per share	<u>63,431</u>	<u>58,900</u>
	<u>108,739</u>	<u>104,208</u>

The interim dividend, final dividend and special dividend declared or proposed after the end of the reporting period have not been recognised as liabilities at the end of the reporting period.

(ii) Dividends payable to equity shareholders of the company attributable to the previous financial year, approved and paid during the year:

	<u>2016</u>	<u>2015</u>
	\$000's	\$000's
Second interim dividend declared in respect of previous financial year of \$0.30 (2015: \$0.30) per share	13,592	13,678
Final dividend approved in respect of previous financial year of \$0.10 (2015: \$0.10) per share	4,531	4,531
Special dividend approved in respect of previous financial year of \$1.30 (2015: \$1.80) per share	<u>58,900</u>	<u>81,564</u>
	<u>77,023</u>	<u>99,773</u>

Notes to The Financial Statements (Continued)

20. CAPITAL, RESERVES AND DIVIDENDS (Continued)

(c) Share capital

(i) Issued share capital

	2016		2015	
	No. of Shares	Amount \$000's	No. of shares	Amount \$000's
Ordinary shares, issued and fully paid:				
At 1st July	45,308,056	92,537	45,594,656	92,537
Shares repurchased and cancelled	—	—	(286,600)	—
At 30th June	<u>45,308,056</u>	<u>92,537</u>	<u>45,308,056</u>	<u>92,537</u>

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

(ii) Purchase of own shares

There were no repurchase of the company's own shares during the year ended 30th June, 2016.

During the year ended 30th June, 2015, the company repurchased its own ordinary shares on The Stock Exchange of Hong Kong Limited as follows:

Month/year	Number of shares repurchased	Highest price paid per share	Lowest price paid per share	Aggregate price paid
		\$	\$	\$000's
September 2014	41,000	67.65	65.60	2,724
October 2014	163,200	78.50	69.00	12,065
November 2014	77,600	105.00	99.30	8,027
December 2014	<u>4,800</u>	94.70	94.30	<u>454</u>
	<u>286,600</u>			<u>23,270</u>
Total expenses on shares repurchased during the year				<u>83</u>
Total				<u>23,353</u>

The repurchase was governed by section 257 of the Hong Kong Companies Ordinance. The total amount paid on the repurchased shares of \$23,353,000 (including expenses) was paid wholly out of retained profits.

Notes to The Financial Statements (Continued)

20. CAPITAL, RESERVES AND DIVIDENDS (Continued)

(d) Nature and purpose of reserves

(i) Other properties revaluation reserve

The other properties revaluation reserve has been set up and is dealt with in accordance with the accounting policies adopted for other properties in note 1(f).

The other properties revaluation reserve is not available for distribution to shareholders because it does not constitute realised profits within the meaning of Part 6 of the Hong Kong Companies Ordinance.

(ii) Deferred profits reserve

Deferred profits represent profits from the sale of land and buildings to joint ventures.

(e) Distributability of reserves

At 30th June, 2016, the aggregate amount of reserves available for distribution to equity shareholders of the company, as calculated under the provisions of Part 6 of the Hong Kong Companies Ordinance, was \$305,833,000 (2015: \$436,520,000).

(f) Capital management

The group's primary objectives when managing capital are to safeguard the group's ability to continue as a going concern, to meet its financial obligations and continue to provide returns for shareholders. The capital structure of the group consists of equity attributable to shareholders of the company, comprising issued share capital, reserves and retained profits.

The group currently does not have external loans and borrowings.

The management reviews the capital structure by considering the cost of capital and the risks associated with each class of capital. There were no changes in the group's approach to capital management during the year.

Neither the company nor any of its subsidiaries are subject to externally imposed capital requirements.

Notes to The Financial Statements (Continued)

21. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS

Exposure to credit, liquidity, interest rate and currency risks arises in the normal course of the group's business. The group is also exposed to equity price risk arising from its equity investments in other entities.

The group's exposure to these risks and the financial risk management policies and practices used by the group to manage these risks are described below.

(a) Credit risk

The group's credit risk is primarily attributable to deposits with banks. The exposures to these credit risks are closely monitored on an ongoing basis by established credit policies.

The group maintains bank deposits with authorised financial institutions.

(b) Liquidity risk

The treasury function of the group is centralised. The group's policy is to regularly monitor its current and expected liquidity requirements to ensure that it maintains sufficient reserves of cash to meet its liquidity requirements in the short and longer term.

The following table details the remaining contractual maturities at the end of the reporting period of the group's financial liabilities, which are based on contractual undiscounted cash flows and the earliest date the group can be required to pay.

	Carrying amount/ contractual undiscounted cash flow \$000's	Within 1 year or on demand \$000's	More than 1 year but less than 2 years \$000's	More than 2 years but less than 5 years \$000's
At 30th June, 2016				
Trade creditors	242	242	-	-
Other payables	36,980	28,830	6,447	1,703
	<u>37,222</u>	<u>29,072</u>	<u>6,447</u>	<u>1,703</u>
At 30th June, 2015				
Trade creditors	211	211	-	-
Other payables	77,235	68,303	5,785	3,147
	<u>77,446</u>	<u>68,514</u>	<u>5,785</u>	<u>3,147</u>

(c) Interest rate risk

(i) The group has no interest-bearing borrowings. The group is exposed to interest rate risk through the impact of rates changes on income-earning financial assets. The following table details their interest rate profile at the end of the reporting period.

	2016	2015
Effective interest rate (%)	Effective interest rate (%)	Effective interest rate (%)
	\$000's	\$000's
Deposits with banks	0.25-0.82 <u>1,801,564</u>	0.05-0.68 <u>1,651,771</u>

Notes to The Financial Statements (Continued)

21. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (Continued)

(c) Interest rate risk (Continued)

(ii) Sensitivity analysis

At 30th June, 2016, it is estimated that an increase/decrease of 1% in interest rates, with all other variables held constant, would increase/decrease the group's profit after taxation and retained profits by approximately \$18.0 million (2015: \$16.5 million).

The sensitivity analysis above indicates the instantaneous change in the group's profit after taxation and retained profits that would arise assuming that the change in interest rates had occurred at the end of the reporting period and had been applied to the exposure to interest rate risk for financial instruments in existence at that date. The impact on the group's profit after taxation and retained profits is estimated as an annualised impact on interest income of such a change in interest rates. The analysis is performed on the same basis for 2015.

(d) Currency risk

The group owns assets and conducts its business primarily in Hong Kong and the United Kingdom with its cash flows substantially denominated in Hong Kong dollars ("HKD") and GBP.

The group's primary foreign currency assets and liabilities are USD and GBP denominated bank deposits and direct property investment, rental income and other expenses in GBP in the United Kingdom which are regularly monitored by management.

The group is exposed to currency risk primarily arising from bank deposits denominated in USD and GBP.

(i) The following table details the group's exposure at the end of the reporting period to currency risk arising from recognised assets or liabilities denominated in a currency other than the functional currency of the group's entities to which they relate. For presentation purpose, the amounts of the exposure are shown in HKD, translated using the spot rate at the year end date.

	Exposure to foreign currencies (expressed in HKD)			
	2016		2015	
	USD	GBP	USD	GBP
	\$000's	\$000's	\$000's	\$000's
Deposits with banks	982,517	183,151	1,101,888	206,265
Cash at banks and in hand	–	1,299	–	1,517
Debtors, deposits and prepayments	1,801	325	265	342
Net exposure arising from recognised assets and liabilities	<u>984,318</u>	<u>184,775</u>	<u>1,102,153</u>	<u>208,124</u>

Notes to The Financial Statements (Continued)

21. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (Continued)

(d) Currency risk (Continued)

(ii) Sensitivity analysis

At 30th June, 2016, it is estimated that an increase/decrease of 10% (2015: 5%) in foreign exchange rate of GBP against HKD, with all other variables held constant, would increase/decrease the group's profit after taxation and retained profits by approximately \$18.4 million (2015: \$10.4 million).

The sensitivity analysis above indicates the instantaneous change in the group's profit after taxation and retained profits that would arise if foreign exchange rates to which the group has significant exposure at the end of the reporting period had changed at that date, assuming all other risk variables remained constant. In this respect, it is assumed that the pegged rate between the HKD and the USD would be materially unaffected by any changes in movement in value of the USD against other currencies.

Results of the analysis as above represent an aggregation of the instantaneous effects on each of the group entities' profit after taxation and retained profits measured in the respective functional currencies, translated into HKD at the exchange rate ruling at the end of the reporting period for presentation purposes.

The sensitivity analysis assumes that the change in foreign exchange rates had been applied to the group's exposure to currency risk for financial instruments in existence at the end of the reporting period. The analysis excludes differences that would result from the translation of the financial statements of foreign operations into the group's presentation currency. The analysis is performed on the same basis for 2015.

(e) Equity price risk

The group is exposed to equity price changes arising from other investments (see note 14). They have been chosen taking reference to their longer term growth potential and are monitored regularly for performance.

Given that the volatility of the stock markets may not have a direct correlation with the group's investment portfolio, it is impractical to determine the impact that the changes in stock market indices would have on the group's portfolio of other investments.

At 30th June, 2016, it is estimated that an increase/decrease of 5% in the market value of the group's other investments, with all other variables held constant, would increase/decrease the group's profit after taxation and retained profits by approximately \$0.6 million (2015: \$0.7 million) respectively. The analysis is performed on the same basis for 2015.

Notes to The Financial Statements (Continued)

21. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (Continued)

(f) Fair value measurement

(i) Financial instruments measured at fair value

Fair value hierarchy

HKFRS 13, *Fair value measurement* categorises fair value measurements into a three-level hierarchy. The level into which fair value is classified is determined with reference to the observability and significance of the inputs used in the valuation technique as follows:

- Level 1 valuations: Fair value measured using only Level 1 inputs i.e. unadjusted quoted prices in active markets for identical assets or liabilities at the measurement date
- Level 2 valuations: Fair value measured using Level 2 inputs i.e. observable inputs which fail to meet Level 1, and not using significant unobservable inputs. Unobservable inputs are inputs for which market data are not available
- Level 3 valuations: Fair value measured using significant unobservable inputs

At 30th June, 2016, the only financial instruments of the group carried at fair value were other investments of \$12,373,000 (2015: \$14,892,000) listed on the Stock Exchange of Hong Kong (see note 14). These instruments are measured at fair value on a recurring basis and their fair value measurements fall into Level 1 of the fair value hierarchy described above.

During the years ended 30th June, 2016 and 30th June, 2015, there were no transfers between Level 1 and Level 2, or transfers into or out of Level 3. The group's policy is to recognise transfers between levels of fair value hierarchy at the end of the reporting period in which they occur.

(ii) Fair values of financial instruments carried at other than fair value

The carrying amounts of the group's and the company's financial instruments carried at cost or amortised cost are not materially different from their fair values as at 30th June, 2016 and 30th June, 2015.

22. MATERIAL RELATED PARTY TRANSACTIONS

Loans to the joint ventures and an associate at 30th June, 2016 are disclosed in notes 12 and 13. The loans are unsecured, interest-free and have no fixed terms of repayment.

Notes to The Financial Statements (Continued)

23. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

	NOTE	2016 \$000's	2015 \$000's
NON-CURRENT ASSETS			
FIXED ASSETS		24,770	24,861
INTEREST IN SUBSIDIARIES	11	<u>1,018,356</u>	<u>1,018,356</u>
		1,043,126	<u>1,043,217</u>
CURRENT ASSETS			
ASSET HELD FOR SALE		850,000	850,000
DEBTORS, DEPOSITS AND PREPAYMENTS		380	468
AMOUNTS DUE FROM SUBSIDIARIES		492,831	437,898
DEPOSITS WITH BANKS		51,601	81,319
CASH AT BANKS AND IN HAND		<u>21,103</u>	<u>14,077</u>
		1,415,915	<u>1,383,762</u>
CURRENT LIABILITIES			
CREDITORS AND ACCRUALS		94,899	14,020
AMOUNTS DUE TO SUBSIDIARIES		835,235	767,279
DEFINED BENEFIT OBLIGATION		1,432	1,119
DIVIDENDS PAYABLE		<u>13,592</u>	<u>-</u>
		945,158	<u>782,418</u>
NET CURRENT ASSETS		<u>470,757</u>	<u>601,344</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		1,513,883	<u>1,644,561</u>
NON-CURRENT LIABILITY			
DEFERRED TAXATION		<u>3,102</u>	<u>3,066</u>
NET ASSETS		<u>1,510,781</u>	<u>1,641,495</u>
CAPITAL AND RESERVES			
SHARE CAPITAL	20(a)	92,537	92,537
OTHER RESERVES		<u>1,418,244</u>	<u>1,548,958</u>
TOTAL EQUITY		<u>1,510,781</u>	<u>1,641,495</u>

Approved and authorised for issue by the board of directors on 21st September, 2016.

NGAN Kit-ling)
Director)

Dr. NGAN Kit-keung)
Director)

Notes to The Financial Statements (Continued)

24. POSSIBLE IMPACT OF AMENDMENTS, NEW STANDARDS AND INTERPRETATIONS ISSUED BUT NOT YET EFFECTIVE FOR THE YEAR ENDED 30TH JUNE, 2016

Up to the date of issue of these financial statements, the HKICPA has issued a number of amendments and new standards which are not yet effective for the year ended 30th June, 2016 and which have not been adopted in these financial statements.

	<i>Effective for accounting periods beginning on or after</i>
Annual Improvements to HKFRSs 2012-2014 Cycle	1st January, 2016
Amendments to HKAS 1, <i>Presentation of financial statements "Disclosure Initiative"</i>	1st January, 2016
Amendments to HKFRS 11, <i>Accounting for acquisitions of interests in joint operations</i>	1st January, 2016
HKFRS 9, <i>Financial instruments</i>	1st January, 2018
HKFRS 15, <i>Revenue from contracts with customers</i>	1st January, 2018
HKFRS 16, <i>Leases</i>	1st January, 2019

The group is in the process of making an assessment of what the impact of these amendments is expected to be in the period of initial application. So far it has concluded that the adoption of them is unlikely to have a significant impact on the consolidated financial statements.

Financial Summary

(Expressed in Hong Kong dollars)

	2016	2015	2014	2013	2012
	\$000's	\$000's	\$000's	\$000's (restated)	\$000's (restated)
CONSOLIDATED INCOME STATEMENT					
Turnover	91,644	96,683	93,508	90,068	83,757
Operating profit	61,986	54,583	98,930	77,114	67,561
Share of results of joint ventures	229,497	127,638	206,848	184,048	67,325
Share of results of associates	(38)	(8)	-	-	-
Net valuation gains on investment properties	73,103	297,000	375,737	195,675	247,318
Profit before taxation	364,548	479,213	681,515	456,837	382,204
Income tax	(15,165)	(14,119)	(15,074)	(13,372)	(23,359)
Profit after taxation attributable to shareholders	349,383	465,094	666,441	443,465	358,845
CONSOLIDATED STATEMENT OF FINANCIAL POSITION					
Fixed assets	2,271,301	2,521,106	3,138,827	2,675,279	2,497,688
Interest in joint ventures	2,537,521	2,306,974	2,206,103	1,500,255	1,356,207
Interest in associates	33,724	14,442	-	-	-
Other investments	12,373	14,892	14,565	15,085	11,911
Defined benefit asset	-	-	-	-	203
Net current assets	2,794,061	2,740,937	2,014,428	2,484,841	2,508,502
Deferred taxation	(39,756)	(38,622)	(37,031)	(34,028)	(32,108)
NET ASSETS	7,609,224	7,559,729	7,336,892	6,641,432	6,342,403
CAPITAL AND RESERVES					
Share capital: nominal value	-	-	-	91,189	91,189
Other statutory capital reserves	-	-	-	1,348	1,348
Share capital and other statutory capital reserves	92,537	92,537	92,537	92,537	92,537
Other reserves	7,516,687	7,467,192	7,244,355	6,548,895	6,249,866
TOTAL EQUITY	7,609,224	7,559,729	7,336,892	6,641,432	6,342,403
Earnings per share	\$7.71	\$10.25	\$14.62	\$9.73	\$7.87
Dividends per share	\$2.30	\$2.80	\$2.30	\$2.30	\$2.30

Note: The figures in 2013 and 2012 have been restated pursuant to the adoption of revised Hong Kong Accounting Standard 19, *Employee benefits*.

Group Properties

Properties held for investment

Location	Lot number	Existing use	Term of lease
Unit 8-14, 3/F, Chai Wan Industrial City Phase I, 60 Wing Tai Road, Chai Wan	CWIL 132	Industrial	Medium
21/F, 26/F, 27/F & 28/F Island Place Tower Island Place 510 King's Road, North Point	IL 8849	Office	Medium
Unit B 37/F One Island Place; Units E & F 35/F, Units E-H 36/F & Units C-H 37/F Two Island Place 51-61 Tanner Road, North Point	IL 8849	Residential	Medium
No. 3 Jordan Road, Kowloon	Remaining portion of KIL 1300	Residential and commercial	Long
Units A-E 47/F; Shop Nos. 1-7 G/F and 8 car parking spaces Island Lodge 180 Java Road, North Point	IL 7105	Residential, commercial and car parking spaces	Long
Albany House, Petty France, SW1 London		Office	Freehold
Scorpio House, SW3 London		Office	Freehold
Properties held for sale			
391 Chai Wan Road, Chai Wan	CWIL 88	Industrial	Long
Thanet House, 231/232 Strand, WC2 London		Commercial and office	Freehold