

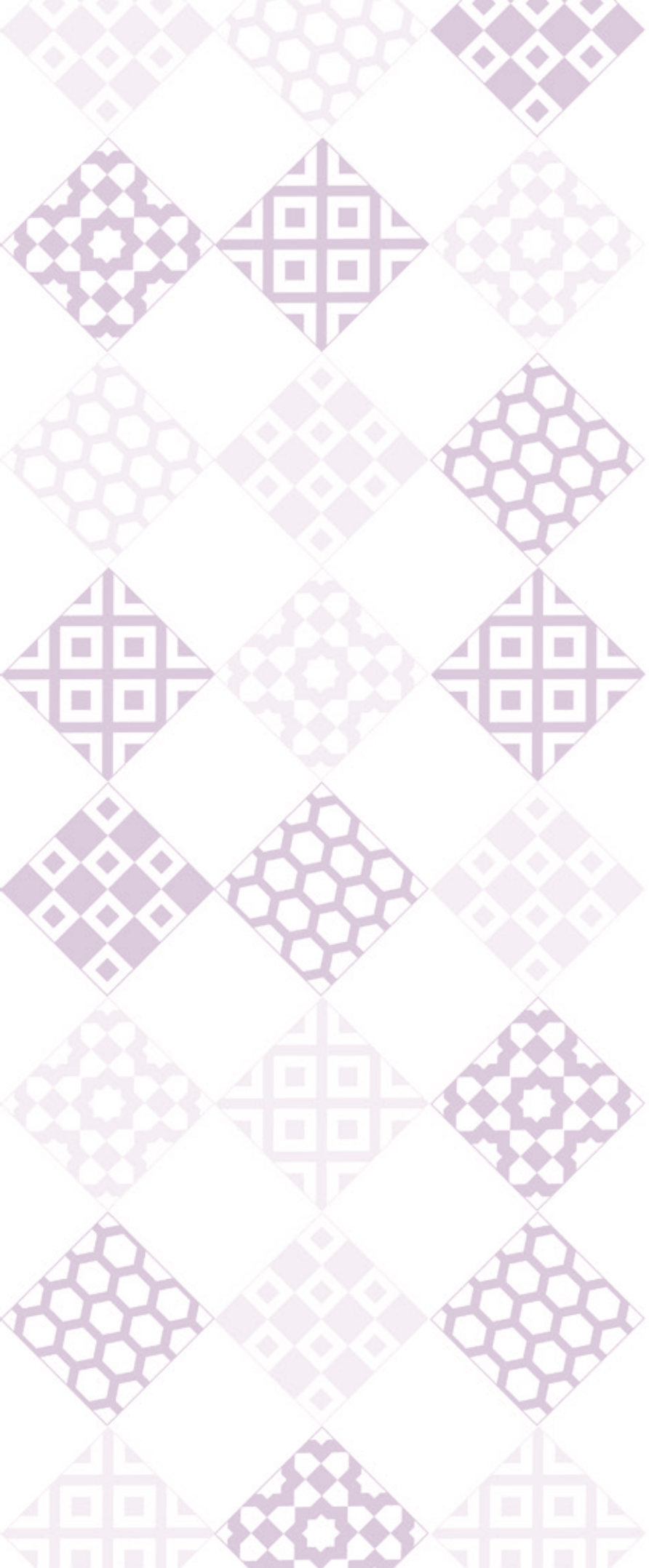


High Fashion International limited

(Incorporated in Bermuda with limited liability)
(Stock Code: 608)

2016 ANNUAL REPORT







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CHAIRMAN'S STATEMENT

2016 was a challenging year surrounded by both weak consumer sentiment & demand across the key global export markets as well as the slowdown in economic growth in Mainland China. Furthermore, Brexit and the new US presidency have created further macro-economic uncertainty in international trade.

On top of the unfavourable global trading environment, the undesirable exchange rate volatility throughout the year has also imposed additional challenges to our Europe business and the overall global margin profitability. Thanks to our diversified business model and geographic customer profile alongside with proactive refinement of our FX management and hedging strategies to mitigate the exposure from the unforeseeable RMB volatility, the Group has weathered through this period securely with a small decline of 6% in sales turnover excluding impact of hedging contracts amidst the market doldrums. Excluding the aforementioned impact of hedging contracts, we have actually achieved an improved gross margin to 21.6% (vs 20.5% last year), continued to deliver a decent set of 2016 full year results despite profit being dragged down by one-off expenses. This again demonstrated our resilience in difficult market conditions supported by strategically upscale customer segmentation through product innovation and operation excellence to best capitalize value gain from multiple channels.

- Net profit at HK\$43.28 million
- Gearing ratio of non-current liabilities to shareholders' fund at 9%. Current ratio at 1.2
- Basic earnings per share landed at HK\$0.14
- Net asset value per share amounted to HK\$7.08
- Proposed final dividend per share is HK\$0.03 and the total dividend for the year will be HK\$0.06

The strategic diversification of the Group's business into a balanced portfolio of manufacturing, online offline e-commerce retailing and property business has successfully formulated a robotic resilience operating model to withstand economic cyclical fluctuations. Our core manufacturing business foundation remains solid with noticeable progress made in business realignment, operation excellence and staying lean and focused. As we navigate this challenging period of complexity and volatility, we continue to accelerate growth through strategic actions on speed, innovation and technological advancements which not only enhance our deliverable service quality, but also expedite our ability to capture business opportunities in this fast changing apparel market.

The restructuring & reshaping of our multi-brand, multi-channel brand business operating in different geographic areas have been delivered positive profitability enhancement to the Group for the year 2016, while full potential of the brand business is still far from being unlocked, to be driven by dedicated strategies & initiatives including a new e-commerce operating model leveraging the Group's smart technologies, superb product quality & innovation as well as strong value chain capabilities.



The quality portfolio of property projects at different stage of investment & development continued to create value to the Group for the year 2016 and will serve as additional growth drivers for the Group, with more progressive value realization to enhance long-term shareholders' value.

As at the FY2016 reporting date, the revitalization of the High Fashion Centre, the global headquarters of the Group has been officially approved by the Government bureau.

Looking ahead, we anticipate the operating environment remains challenging. While some positive sign of better growth prospects in USA, our key export market, we will stay vigilant along our strategic journey where we see the coexistence of challenges and opportunities in our market. Furthermore, we are convinced of the ample opportunities available through our transformation efforts building on the "Internet +" and "Belt and Road Initiatives" implemented by the China government, and these initiatives we believe will gradually deliver the planned benefits to the Group over the long run.

I appreciate very much on the enormous support and advice constantly received from our shareholders, banks, customers, suppliers and our fellow Directors. I would also like to thank the management team and all staff members of our Group for their dedication and contribution.

LAM FOO WAH

Chairman & Managing Director

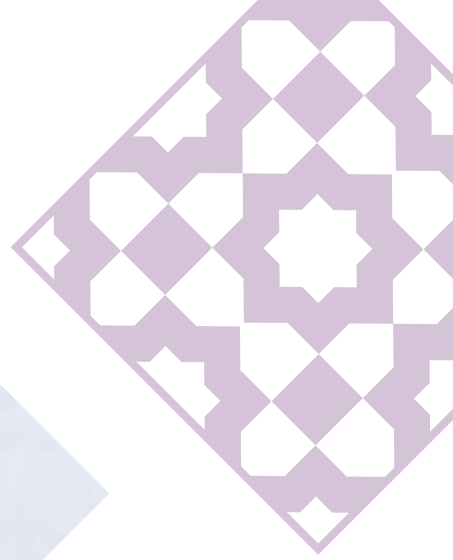
Hong Kong, 30 March 2017







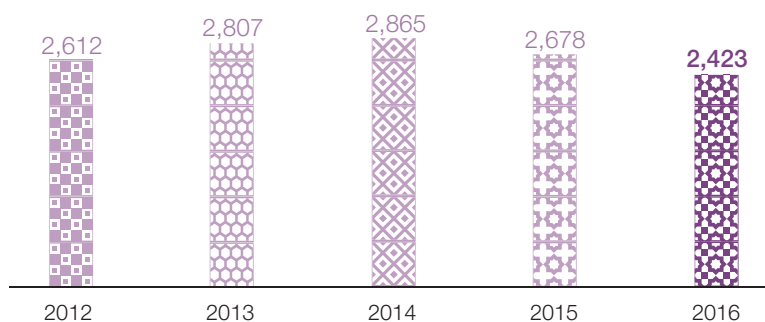
STRIVE TO BE
WORLD'S
NO.1 SILK 
ENTERPRISE



FINANCIAL HIGHLIGHTS

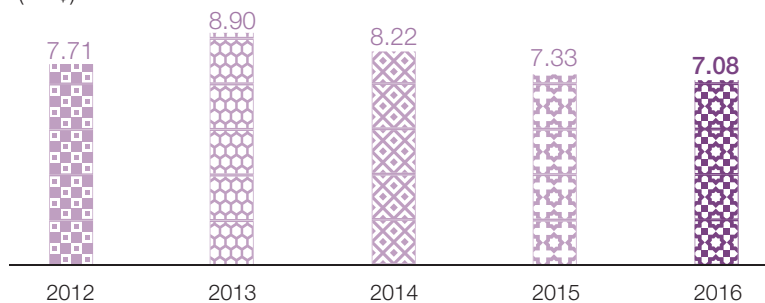
Turnover

(HK\$ Million)



Net Asset Value Per Share

(HK\$)



MANAGEMENT DISCUSSION AND ANALYSIS

RESULTS AND REVIEW OF OPERATIONS

Revenue of the Group declined 9.5% to HK\$2.4 billion for the year versus last year. Excluding the impact of hedging contracts, underlying sales decline is only mild at 6% despite challenging market environment.

On same basis, underlying gross margin % excluding impact of hedging contracts landed at 21.6% in FY2016, a decent uplift compared to 20.5% last year.

In spite of escalating operating cost pressure in China, selling & distribution expenses and administrative expenses managed to maintain at similar level vs last year excluding impact of different classification of High Fashion New Media Corporation Limited in 2016 (as subsidiary) vs 2015 (as Joint Venture most part of the year). Overall operating expenses for the year 2016 included also professional & consultancy fees on a number of different projects as well as one-off expenses totaled HK\$24.4 million (2015: HK\$27.4 million) which is classified under "Other Expenses".

Net profit attributable to shareholders for the year ended 31 December 2016 landed at HK\$43 million compared to the profit of HK\$46 million in 2015. Basic earnings per share were HK\$0.14. Net asset value per share was HK\$7.08.



Management Discussion and Analysis

SEGMENT INFORMATION

	Revenue		Contribution	
	2016	2015	2016	2015
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
By principal activity:				
Manufacturing and trading	2,204,317	2,462,319	152,234	163,053
Brand business	218,228	215,921	(36,262)	(61,916)
	2,422,545	2,678,240	115,972	101,137
By geographical segments:				
USA	949,298	1,092,672	37,389	34,543
Europe	423,672	474,561	12,251	16,278
Greater China	784,844	819,732	57,524	41,586
Others	264,731	291,275	8,808	8,730
	2,422,545	2,678,240	115,972	101,137

Despite all the challenging macroeconomic conditions, the manufacturing and trading business continued to be the profit contributor of the Group while the brand business has been delivering positive profitability enhancement to the Group in 2016 vs last year (with operating loss significantly reduced to HK\$36 million from HK\$62 million last year) through our restructuring efforts while full potential of the brand business is still far from being unlocked.

Profit for the year of 2016 included an exceptional gain on fair value change of derivative financial instruments of HK\$88 million (2015: loss of HK\$23 million) while on the other hand a total amount of HK\$62 million loss from Par Forward contract was recognized under revenue. Furthermore, there has been an increase in fair value of investment properties, net of tax, amounted to HK\$72 million (2015: HK\$49 million) recorded in the current period.

Management Discussion and Analysis

LIQUIDITY AND FINANCIAL RESOURCES

The Group's total outstanding bank borrowings were decreased to HK\$1,216 million at the end of reporting period compared to HK\$1,365 million as at 31 December 2015. The decrease in bank borrowing was mainly due to refinement of our hedging strategies during the year in response to increased volatility of RMB. Our gearing ratio of non-current liabilities to shareholders' funds was only 9% at the end of reporting period. Current ratio has been maintained at a healthy level of 1.2.

The Group's total cash and bank balances were HK\$954 million at the end of reporting period compared to HK\$1,362 million as at 31 December 2015. Based on the ample banking facilities available, the Group had a strong working capital and liquidity to meet the operating needs and future growth.

The Group's trade receivables were mainly denominated in US dollar. Bank borrowings were mainly denominated in Hong Kong dollar. Since the Hong Kong dollar is pegged to the US dollar, the Group considers that its foreign exchange risk in this aspect is minimal. The Group has taken conservative approach to handle foreign currency risk with adequate hedging reserve. The Group had no borrowings at fixed interest rates during the year.

Barring the pledge of trade receivables and bills receivables of certain subsidiaries of HK\$21 million, there were no charges on the Group's assets.

ENVIRONMENTAL, SOCIAL AND CORPORATE RESPONSIBILITY

As a responsible corporation, the Group is committed to maintaining the highest environmental and social standards to ensure sustainable development of its business. The Group has complied with all relevant laws and regulations in relation to its business including health and safety, workplace conditions and employment and the environment. The Group understands a better future depends on everyone's customers, suppliers and other stakeholders to participate in environmental and social activities which benefit the community as a whole.

The Group maintains strong relationship with its employees, has enhanced cooperation with its suppliers and has provided high quality products and services to its customers so as to ensure sustainable development.



Management Discussion and Analysis

TAX AUDIT

The Inland Revenue Department (IRD) initiated a tax audit on certain group companies in February 2006 for the years of assessment from 1999/2000 onwards. The management is of the opinion that, in all the years, adequate Hong Kong tax provisions were made on the Hong Kong sourced income. Since the tax audit is still at a fact-finding stage, the outcome of the tax audit cannot be readily ascertained. After consulting with professional advisers, the management is of the opinion that the existing provisions are adequate.

HUMAN RESOURCES

The total number of employees of the Group including joint ventures as at the end of the reporting period was about 7,000. Other than the competitive remuneration package offered to the employees, share options may also be granted to selected employees based on the Group's performance. No share options were granted to employees during the year.

CAPITAL EXPENDITURE

The Group has purchased plant and equipment and leasehold improvement and construction in progress of around HK\$25 million in order to upgrade its manufacturing capabilities and environmental protection during the year. The Group also has acquired the land use right with 34,013 sqm that is located Tonglu County, Zhejiang Province, PRC at the consideration of RMB46.25 million. Except for the above, there was no material capital expenditure during the year.

CONTINGENT LIABILITIES

Please refer to note 46 for details of contingent liabilities at 31 December 2016.



Biographical Details of Directors and Senior Management

EXECUTIVE DIRECTORS

Mr. LAM Foo Wah, aged 68, is the founder of the Group. Mr. Lam is the Chairman and the Managing Director and the chairman of the Nomination Committee of the Company. Mr. Lam is the visionary leader and is responsible for the overall strategic planning with goals setting for the Group to pursue aggressively. He has over 30 years of experience in manufacturing of apparel industry and marketing of brand and retail management. Mr. Lam is a substantial shareholder of the Company within the meaning of Part XV of the Securities and Futures Ordinance. He is the father of Mr. Lam Gee Yu, Will and Mr. Lam Din Yu, Well.

Ms. SO Siu Hang, Patricia, aged 58, joined the Group in 1990. Ms. So is an Executive Director of the Company and is responsible for the Group's global business development and strategic planning and implementation. She has an in-depth knowledge of the fashion apparel industry and has substantial valuable experience in value chain management and e-commerce sales and marketing. She holds a bachelor degree in commerce and finance from the University of Toronto and a master degree in business administration from York University in Canada. Prior to joining the Group, she worked for Standard Chartered Bank for 4 years.

Mr. LAM Gee Yu, Will, aged 34, joined the Group in 2010. Mr. Will Lam is an Executive Director and a member of the Risk Management Committee of the Company. He serves as a member of The Hong Kong Real Property Federation Limited, a vice president of Shenzhen Garment Industry Association, a member of retail and tourism committee of Hong Kong General Chamber of Commerce, a member of The Chinese Manufacturers' Association of Hong Kong, a member of The Hong Kong Institute of Directors, a member of The Federation of Hong Kong Garment Manufacturers and a member of Hong Kong 3D Printing Association. He holds a Bachelor of Science Degree from The Chinese University of Hong Kong and a Master of Finance Degree from Princeton University. Prior to joining the Group, he worked for an international bank in Asia and an international investment bank in United States. He is a son of Mr. Lam Foo Wah and a brother of Mr. Lam Din Yu, Well.

Mr. LAM Din Yu, Well, aged 32, joined the Group in 2006. Mr. Well Lam is an Executive Director of the Company. He is responsible for the group business in the Mainland China, as well as the new business development area. He is also the principle member of China Silk Association, Zhejiang Silk Association, Zhejiang New High-Tech Enterprises Association, Hangzhou Silk Association, Federation of Industry and Commerce of Xiaoshan Hangzhou, and International Silk Union. He holds a bachelor degree of Business Administration from Boston University. He is a son of Mr. Lam Foo Wah and a brother of Mr. Lam Gee Yu, Will.

NON-EXECUTIVE DIRECTOR

Professor YEUNG Kwok Wing, aged 69, joined the Group in 2000. Professor Yeung is a Non-executive Director, a member of the Audit Committee, Remuneration Committee and Nomination Committee of the Company. He is currently the executive director of Clothing Industry Training Authority ("CITA") in Hong Kong. He holds a PhD from the Queen's University of Belfast, Northern Ireland. Professor Yeung specializes in textile product development, quality assurance and management and serves as various honorary fellows and members of international associations of textile, dyers and colorists as well. He has a long and distinguished academic career and was associated with The Hong Kong Polytechnic University ("PolyU") for more than 30 years before joining CITA in June 2006. His administrative ability is also highly appreciated in PolyU when he was posted as its vice president overseeing academic development from 2002 to 2005.



Biographical Details of Directors and Senior Management

INDEPENDENT NON-EXECUTIVE DIRECTORS

Mr. WOO King Wai, aged 72, joined the Group in 1992. Mr. Woo is an Independent Non-executive Director, a member of the Audit Committee, Remuneration Committee and Nomination Committee of the Company. He holds a bachelor degree in architecture (Honours) from the University of the California, Berkeley. He is a member of the Hong Kong Institute of Architects and the Royal Australian Institute of Architects and a member of the University of California Berkeley Foundation Board of Trustees. He served as an executive member of the Hainan Political Consultative Conference, the People's Republic of China.

Mr. WONG Shiu Hoi, Peter, aged 76, joined the Group in 2004. Mr. Wong is an Independent Non-executive Director, the chairman of the Remuneration Committee and Risk Management Committee, and a member of the Audit Committee and Nomination Committee of the Company. He holds a Master of Business Administration Degree from the University of East Asia, Macau (currently known as the "University of Macau"). Mr. Wong possesses over 40 years of experience in the financial services industry. He is a consultant of Halcyon Holdings Limited and an independent non-executive director of Tianjin Development Holdings Limited, Agile Group Holdings Limited (formerly known as "Agile Property Holdings Limited") and Target Insurance (Holdings) Limited. He was an executive director, deputy chairman and chief executive of Haitong International Securities Group Limited, the chairman of The Hong Kong Institute of Directors, a director of Hong Kong Securities and Investment Institute and an overseas business advisor of Haitong Securities Company Limited.

Mr. LEUNG Hok Lim, *FCPA (Aust.), CPA (Macau), FCPA (Practising)*, aged 81, joined the Group in 2004. Mr. Leung is an Independent Non-executive Director, the chairman of the Audit Committee and a member of the Remuneration Committee, Nomination Committee and Risk Management Committee of the Company. Mr. Leung is the founding and senior partner of PKF, Accountants and Business Advisers. Mr. Leung is the independent non-executive director of a number of listed companies namely Fujian Holdings Limited, Phoenix Satellite Television Holdings Limited, S E A Holdings Limited, YangtzeKiang Garment Limited and YGM Trading Limited.

SENIOR MANAGEMENT

Ms. LEUNG Suk Yin, Hilda, aged 60, has been with the Group since its inception. She is a director of High Fashion Garments Company Limited and the Vice Chairman of High Fashion (China) Co., Ltd. Ms. Leung holds a diploma in business management from the Hong Kong Polytechnic University and the Hong Kong Management Association. She has over 30 years of experience in the marketing, merchandising and production of garments.

Ms. CHOW Siu Ping, Helen, aged 55, joined the Group in 2000. She is the CEO of Knitwear Centre of High Fashion (China) Co., Ltd. and has extensive experience in the merchandising, product development and production of knitting garments. Before joining the Group, she worked as leading roles for many sizable manufacturing groups and apparel brands.



Biographical Details of Directors and Senior Management

SENIOR MANAGEMENT (Cont'd)

Mr. POON Yiu Ming, George, aged 44, joined the Group in January 2015. He is a member of the Risk Management Committee of the Company and the Chief Financial Officer of the Group and is in-charge of the overall finance and accounting strategies and operations as well as investor relations. He has over 20 years of finance, commercial and strategic development experience gained from multinational companies across retail, banking and the technology sectors. He is a member of CPA Australia. He holds a bachelor degree in environmental science from the University of Hong Kong and a master degree in business administration from the Monash University.

Mr. RUAN Gen Yao, aged 56, joined the Group in 2001. He is a director and the General Manager of Zhejiang High Fashion Culture Creativity Co., Ltd. and responsible for the operation of that company. He is a politician engineer in China and Labour Model of Hangzhou and the representation of the People's Congress of Tonglu, China. He has over 20 years' experience in silk finishing and dyeing industry and extensive experience in business management.

Mr. CHAN Chun Man, Benedict, aged 62, joined the Group in 1992. He is the Chief Operating Officer of August Silk Inc. and High Fashion International (USA) Inc. He is responsible for overseeing the Group's affairs in USA. He graduated from the University of Hong Kong with a bachelor degree in economics and pure mathematics. He is a member of The Association of Chartered Certified Accountants, the Hong Kong Institute of Certified Public Accountants and the American Institute of Certified Public Accountants.

Ms. Ellen DAWSON-BRUCKENTHAL, aged 60, is the President and Chief Merchandise Officer of August Silk Inc. She began her career in the Executive Training Program at Bloomingdales, a division of Federated Dept. Stores in 1978 where she consequently held the positions of Store Manager, Senior Buyer and Divisional Merchandise Manager. She is a graduate of Berkeley College and holds a degree in Fashion Marketing & Management. She joined August Silk Inc. in 1994.

Mr. Daniele FURLAN, aged 60, joined the Group in 2004 as a consultant. He is primarily responsible for the sales and marketing of fabrics and garments to European market and provides technical, organizational and industrial knowhow to the Group's factories. He holds a diploma in business administration and a master in psychology from Padova University. Previously, he worked as a manager in the Benetton Group for more than 25 years and was responsible for various production units and sourcing divisions. In particular, he was responsible for the worldwide production licensing, fabric mill, garment, accessories and shoes outsourcing department of the Benetton Group. He was the managing director of Lanificio di Follina and also, for seven years, the managing director of Benetton (Far East) Limited in Hong Kong.



Biographical Details of Directors and Senior Management

SENIOR MANAGEMENT (Cont'd)

Mr. LIN Ping, aged 56, joined the Group in 1993. He is the Chairman and the CEO of High Fashion Silk (Zhejiang) Co., Ltd. and responsible for the operation and administration. He serves as Vice President of Chinese Textile Enterprisers Association, Vice President of China Silk Association, Vice President of China Fashion Color Association, Vice President of Silk Branch of China Textile Chamber of Commerce, Vice President of China Silk Quilt Association, an executive member of China Textile Photography Association, President of Zhejiang Industry Tourism Association, Vice President of Zhejiang Textile Association, Vice President of Zhejiang Province Silk Association, Vice President of Shaoxing Textile Association, Vice President of Shaoxing Tourism Association, Representative of 6th and 7th NPC of Shaoxing, Representative of 13th, 14th and 15th NPC of Xinchang, Creative Consultant of Donghua University, Professor and tutor for master degree of Wuhan Textile University, Part-time Professor of Zhejiang Sci-Tech University and Honorary Professor of Hangzhou Vocational Technical College, President of High Fashion Womenswear College. He attains EMBA education and is the senior economist in China. He has over 30 years' experience in textile industry and extensive experience in product design and development, silk weaving production and management.

Ms. CHAN Wai Wei, Cynthia, aged 44, joined the Group in 2000. Ms. Chan is the Company Secretary of the Company and has over 20 years' experience in accounting and auditing. Prior to joining the Group, she worked for an international accounting firm. She is a member of The Association of Chartered Certified Accountants, the Hong Kong Institute of Certified Public Accountants, The Hong Kong Institute of Chartered Secretaries and The Institute of Chartered Secretaries & Administrators.

Mr. PANG Kin Wah, Julian, aged 44, joined the Group in 2004. He is the Chief Financial Officer of High Fashion (China) Co., Ltd. He is a member of the Hong Kong Institute of Certified Public Accountants and has Certified of Internal Auditors (CIA) professional designation. He holds a bachelor degree of business administration (honours) in accountancy from the Hong Kong Polytechnic University and a master degree in business administration from the Chinese University of Hong Kong. Prior to joining the Group, he worked for a financial institution and an international accounting firm.

Ms. HU Ze Lin, aged 66, joined the Group in 1993. She is a director and the Deputy General Manager of High Fashion Silk (Zhejiang) Co. Ltd. and responsible for the production of that company. She attained matriculated education and is an economist in China. She has over 30 years of experience in textile industry and extensive experience in quality control in silk weaving production management.

Mr. Valentine DUNNE, aged 46, joined the Group in 2002. He is the president of High Fashion Garments Inc. and responsible for promotion and development of product in U.S.A market. He is a graduate of Colaiste Ide Vocational College in accounting program and holds a bachelor degree in aeronautics from Embry-Riddle Aeronautical University. Before joining the Group, he worked for Dillard's Department Stores and Saks Fifth Ave Inc.

Mr. ZHANG Shan Pu, aged 61, joined the Group in 1999. He is the General Manager of Suzhou High Fashion Garments Co., Ltd. and responsible for the operation of that company. He graduated from an institution. Mr. Zhang has over 20 years of experience in silk knitting garments management and extensive experience in business management.



Report of the Directors

The directors present their report and the audited consolidated financial statements of the Group for the year ended 31 December 2016.

PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. Details of the principal activities of the principal subsidiaries are set out in note 48 to the consolidated financial statements. There were no significant changes in the nature of the Group's principal activities during the year.

BUSINESS REVIEW

The business review of the Group for the year ended 31 December 2016 is provided in the Chairman's Statement and the Management Discussion and Analysis on pages 2 to 3 and pages 7 to 10 respectively of this Annual Report.

RESULTS AND DIVIDENDS

The Group's results for the year ended 31 December 2016 and the financial position of the Group at that date are set out in the consolidated financial statements on pages 43 to 133.

An interim dividend of 3 HK cents per ordinary share was paid on 13 October 2016. The Board recommended the payment of a final dividend of 3 HK cents per ordinary share in respect of the year to shareholders on the register of members on 14 June 2017. Dividend warrants for the final dividend is expected to be despatched on or around 29 June 2017.

FINANCIAL SUMMARY

A summary of the published results and assets and liabilities of the Group for the last five financial years, as extracted from the audited consolidated financial statements and reclassified as appropriate, is set out on page 134. This summary does not form part of the audited consolidated financial statements.

PROPERTY, PLANT AND EQUIPMENT AND INVESTMENT PROPERTIES

Details of movements in the property, plant and equipment and investment properties of the Group during the year are set out in notes 15 and 17 to the consolidated financial statements, respectively.

SHARE CAPITAL

Details of movements in the Company's share capital during the year, is set out in note 35 to the consolidated financial statements.

SHARE OPTION SCHEME

A summary of the share option scheme during the year is set out in note 36 to the consolidated financial statements.



Report of the Directors

EQUITY-LINKED AGREEMENTS

Other than the share option scheme of the Company as disclosed, no equity-linked agreements that will or may result in the Company issuing shares or that require the Company to enter into any agreements that will or may result in the Company issuing shares were entered into by the Company during the year or subsisted at the end of the year.

PRE-EMPTIVE RIGHTS

There are no provisions for pre-emptive rights under the Company's bye-laws or the laws of Bermuda which would oblige the Company to offer new shares on a pro rata basis to its existing shareholders.

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

During the year, the Company had not redeemed, and neither the Company nor any of its subsidiaries had purchased or sold any of the Company's listed securities.

RESERVES

Details of movements in the reserves of the Group during the year are set out in the consolidated statement of changes in equity.

DISTRIBUTABLE RESERVES

The Company's reserves available for distribution as at 31 December 2016 amounted to HK\$111,195,000 (2015: HK\$111,088,000).

DONATIONS

During the year, the Group made charitable and other donations of approximately HK\$27,000 (2015: HK\$1,027,000).

MAJOR CUSTOMERS AND SUPPLIERS

For the year ended 31 December 2016, less than 30% of the Group's revenue from sales of goods or rendering of services was attributable to the Group's five largest customers, and less than 10% of the Group's total purchases were attributable to the Group's five largest suppliers.



Report of the Directors

DIRECTORS

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

Executive directors:

Mr. Lam Foo Wah
Ms. So Siu Hang, Patricia
Mr. Lam Gee Yu, Will
Mr. Lam Din Yu, Well

Non-executive director:

Professor Yeung Kwok Wing

Independent non-executive directors:

Mr. Woo King Wai
Mr. Wong Shiu Hoi, Peter
Mr. Leung Hok Lim

In accordance with bye-law 87 of the Company's Bye-laws, Messrs. Lam Gee Yu, Will, Lam Din Yu, Well and Woo King Wai will retire by rotation and, being eligible, offer themselves for re-election at the forthcoming annual general meeting.

INDEPENDENCE CONFIRMATION

Pursuant to the Rule 3.13 of the Rules Governing the Listing of Securities (the "Listing Rules") on the The Stock Exchange of Hong Kong Limited (the "Stock Exchange"), each independent non-executive director re-affirmed his independent status with the Company as at 31 December 2016, and the Company considered that they are independent.



Report of the Directors

DIRECTORS' EMOLUMENTS

Particulars as required to be disclosed pursuant to Appendix 16 of the Listing Rules are set out in note 9 to the consolidated financial statements.

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

Biographical details of the directors of the Company and the senior management of the Group are set out on pages 11 to 14 of the annual report.

DIRECTORS' SERVICE CONTRACTS

No director proposed for re-election at the forthcoming annual general meeting has a service contract with the Company or any of its subsidiaries which is not determinable within one year without payment of compensation, other than statutory compensation.

DIRECTORS' INTERESTS IN TRANSACTION, ARRANGEMENT OR CONTRACTS

Other than as disclosed under the section "Related Party Transactions" in note 45 to the consolidated financial statements, no director had a material interest, either directly or indirectly, in any transaction, arrangement or contract of significance in relation to the business of the Group to which the Company or any of its subsidiaries was a party during the year.

PERMITTED INDEMNITY PROVISION

A permitted indemnity provision for the benefit of the directors of the Company is currently in force and was in force throughout this year. The Company has taken out and maintained appropriate insurance cover in respect of potential legal actions against its Directors and officers.



Report of the Directors

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES

As at 31 December 2016, the interests and short positions of the directors, chief executives of the Company and their associates 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")) which have been notified to the Company and the Stock Exchange pursuant to the provision of Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which any such director or chief executive was taken or deemed to have under such provisions of the SFO) and have been recorded in the register maintained by the Company pursuant to section 352 of the SFO, or which have been notified to the Company and the Stock Exchange pursuant to the model code for securities transactions by directors of listed issuers ("Model Code") contained in the Listing Rules, were as follows:

(i) Long Positions in the Company's Shares

Name of Directors	Notes	Capacity	Nature of interests	Number of ordinary shares held	Percentage of the Company's issued share capital (Note 3)
Lam Foo Wah		Beneficial owner	Personal	1,789,901	0.58%
	1, 2	Other interest	Other	161,321,327	52.79%
So Siu Hang, Patricia		Beneficial owner	Personal	2,963,207	0.97%

(ii) Long Position in Shares of Associated Corporation

Name of Director	Note	Name of associated corporation	Relationship with the Company	Capacity	Number of ordinary shares held	Percentage of the associated corporation's issued share capital
Lam Foo Wah	4	High Fashion Knitters Limited	Subsidiary	Interest of controlled corporations	5,339,431	35.60%



Report of the Directors

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES (Cont'd)

Notes:

1. Mr. Lam Foo Wah is deemed to have interests in 119,733,487 ordinary shares which are beneficially owned by Hinton Company Limited, the entire issued share capital of which is held under a related discretionary trust. Mr. Lam is regarded as a founder of the trust.
2. Mr. Lam Foo Wah is deemed to have interests in 41,587,840 ordinary shares which are beneficially owned by High Fashion Charitable Foundation Limited, the entire issued share capital of which is held under a related discretionary trust. Mr. Lam is regarded as a founder of the trust.
3. The issued share capital of the Company is 305,615,420 shares as at 31 December 2016.
4. These shares are held through three companies beneficially owned by Mr. Lam Foo Wah.

Save as disclosed above, as at 31 December 2016, none of the directors, chief executives of the Company nor their associates had or was deemed to have any interest or short positions in the shares, underlying shares or debentures of the Company and its associated corporations (within the meaning of Part XV of the SFO), which has been recorded in the register maintained by the Company pursuant to section 352 of the SFO or which has been notified to the Company and the Stock Exchange pursuant to the Model Code of the Listing Rules.

At no time during the year ended 31 December 2016 was the Company or any of its subsidiaries a party to any arrangements to enable the directors of the Company or any of their spouses or children under the age of 18 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

SUBSTANTIAL SHAREHOLDERS

As at 31 December 2016, the following substantial shareholders, other than directors and chief executives of the Company, had the interests and short positions in the shares and underlying shares of the Company which have been disclosed to the Company pursuant to the provision of Divisions 2 and 3 of Part XV of the SFO, have been recorded in the register kept by the Company pursuant to section 336 of SFO:

Long Positions in the Company's Ordinary Shares:

Name of Shareholders	Note	Capacity	Number of ordinary shares held	Percentage of the Company's issued share capital (Note 3)
Leung Shuk Bing	1	Interest of spouse	163,111,228	53.37%
Hinton Company Limited	2	Beneficial owner	119,733,487	39.18%
High Fashion Charitable Foundation Limited	2	Beneficial owner	41,587,840	13.61%

Notes:

- Ms. Leung Shuk Bing is spouse of Mr. Lam Foo Wah and is deemed to have interests in 163,111,228 ordinary shares.
- Such interests have been disclosed as interests of Mr. Lam Foo Wah in the "Directors' and Chief Executives' Interests and Short Positions in Shares, Underlying Shares and Debentures" above.
- The issued share capital of the Company is 305,615,420 shares as at 31 December 2016.

Save as disclosed above, as at 31 December 2016, no person, other than the directors or chief executives of the Company, whose interests are set out in the section "Directors' and Chief Executives' Interests and Short Positions in Shares, Underlying Shares and Debentures" above, had registered a long or short position in the shares, underlying shares and debentures of the Company that was required to be recorded pursuant to section 336 of the SFO.

RELATED PARTY TRANSACTIONS

Significant related party transactions entered into by the Group during the year ended 31 December 2016 are disclosed in note 45 to the consolidated financial statements.

MANAGEMENT CONTRACTS

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



Report of the Directors

SUFFICIENCY OF PUBLIC FLOAT

Based on the information that is publicly available to the Company and within the knowledge of the directors, as at the date of this report, there is a sufficiency of public float of the Company's securities as required under the Listing Rules.

CORPORATE GOVERNANCE

The Company has applied the principles of, and complied with the applicable code provisions of the Corporate Governance Code and Corporate Governance Report (the "CG Code") as set out in Appendix 14 of the Listing Rules throughout the accounting year ended 31 December 2016, except for the deviation as described below:

Under the code provision A.2.1 of the CG Code, the roles of chairman and chief executive officer should be separate and should not be performed by the same individual. Mr. Lam Foo Wah is the Chairman and Managing Director of the Company. The Board considers that the function of the Chairman and the Managing Director in the Company's strategic planning and development process are overlapping and it may not be for the benefit of the Company to have separate individuals occupying these two offices in the condition of the Group and its stage of development.

Details of the Company's corporate governance report are set out on pages 23 to 36.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

The environmental, social and governance report of the Company prepared in accordance with Appendix 27 to the Listing Rules will be published within three months after the publication of the annual report of the Company.

AUDITOR

The consolidated financial statements for the year ended 31 December 2016 were audited by Deloitte Touche Tohmatsu.

A resolution for the re-appointment of Deloitte Touche Tohmatsu as auditor of the Company will be proposed at the forthcoming annual general meeting.

ON BEHALF OF THE BOARD

LAM FOO WAH

Chairman & Managing Director

Hong Kong, 30 March 2017



Corporate Governance Report

The Board of Directors (“Board”) and the management of the Company are committed to establishment and maintaining of good corporate governance practices and procedures. The Company believes that good corporate governance provides a framework that is essential for effective management and enhancing shareholders’ value. The corporate governance principles of the Company emphasize a quality Board, sound and effective risk management and internal control systems, and accountability and transparency to all shareholders.

The Company has complied with all the code provisions of the Corporate Governance Code and Corporate Governance Report (the “CG Code”) as set out in Appendix 14 of the Listing Rules on the Stock Exchange throughout the accounting year ended 31 December 2016, except for the deviation as described below:–

Under the code provision A.2.1 of the CG Code, the roles of chairman and chief executive officer should be separate and should not be performed by the same individual. Mr. Lam Foo Wah is the Chairman and Managing Director of the Company. The Board considers that the function of the Chairman and the Managing Director in the Company’s strategic planning and development process are overlapping and it may not be for the benefit of the Company to have separate individuals occupying these two offices in the condition of the Group and its stage of development.

THE BOARD

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

At the year end, the Board of the Company consisted of a total of eight directors, comprising four Executive Directors, one Non-executive Director and three Independent Non-executive Directors. The names of directors and their positions are as follows:

Name of Director	Position
Executive directors:	
Mr. Lam Foo Wah	Chairman and Managing Director
Ms. So Siu Hang, Patricia	Executive Director
Mr. Lam Gee Yu, Will	Executive Director
Mr. Lam Din Yu, Well	Executive Director
Non-executive directors:	
Professor Yeung Kwok Wing	Non-executive Director
Mr. Woo King Wai	Independent Non-executive Director
Mr. Wong Shiu Hoi, Peter	Independent Non-executive Director
Mr. Leung Hok Lim	Independent Non-executive Director



Corporate Governance Report

THE BOARD (Cont'd)

The Directors' biographical information is set out on pages 11 to 14.

An updated list of directors of the Company and their respective roles and functions have been maintained on the website of the Company and the designated website of the Stock Exchange.

Pursuant to Rule 3.10A of the Listing Rules, listed issuers should appoint independent non-executive directors (INEDs) representing at least one-third of the board. The number of INEDs represents more than one-third of the Board. One of the three INEDs has appropriate professional qualifications, or accounting or related financial management expertise.

Review of the Board composition is made regularly to ensure that it has a balance of expertise, skills and experience appropriate for the requirements of the business of the Company.

Appropriate insurance cover on directors' and officers' liabilities has been in force to protect the Directors and officers of the Group from their risk exposure arising from the businesses of the Group.

Board Meeting

During the year, five regular Board meeting were held for facilitating the function of the Board. In any event all Directors were available for consultation by management from time to time.

In order to ensure that the Board is able to fulfill its responsibilities, it has established and delegated specific responsibilities to the Audit Committee, Remuneration Committee, Nomination Committee and Risk Management Committee (established in 2016). The details of the committees are stipulated on pages 27 to 29 of this report.

The Company provides at least 14 days' notices of every Board meeting to all Directors. Board papers are circulated not less than three days before the Board meetings to enable the Directors to make informed decisions on matters to be raised at the Board meetings.

During the financial year, the Group Chief Financial Officer and the Company Secretary attended the regular Board meetings to advise on corporate governance, statutory compliance, accounting and financial matters when necessary. Directors had full access to information on the Group and were able to seek independent professional advice whenever deemed necessary by the Directors. The Company Secretary prepared minutes and kept records of matters discussed and decisions resolved at all Board meetings.



Corporate Governance Report

THE BOARD (Cont'd)

Directors' attendance records

During the year ended 31 December 2016, details of Directors' attendance at the Board and respective Board Committees Meetings and the annual general meeting held on 3 June 2016 ("2016 AGM") are as follows:

Name of Directors	Meetings Attended/held				
	Board	Audit Committee (Note)	Remuneration Committee	Nomination Committee	2016 AGM (Note)
Executive directors:					
Mr. Lam Foo Wah	5/5	N/A	N/A	1/1	1/1
Ms. So Siu Hang, Patricia	5/5	N/A	N/A	N/A	1/1
Mr. Lam Gee Yu, Will	5/5	N/A	N/A	N/A	1/1
Mr. Lam Din Yu, Well	3/5	N/A	N/A	N/A	1/1
Non-executive director:					
Professor Yeung Kwok Wing	5/5	2/2	1/1	1/1	1/1
Independent non-executive directors:					
Mr. Woo King Wai	4/5	2/2	1/1	1/1	1/1
Mr. Wong Shiu Hoi, Peter	5/5	2/2	1/1	1/1	1/1
Mr. Leung Hok Lim	5/5	2/2	1/1	1/1	1/1

Note: Representatives of the external auditor participated in every Audit Committee meeting and 2016 AGM.

Nomination, Appointment and Re-election of Directors

The Company has established the Nomination Committee with specific terms of reference in March 2012 and formal nomination procedures were adopted. Any nomination of directors will be reviewed and discussed by the Nomination Committee for his suitability on the basis of qualifications, experience and background. Suitable candidates will be recommended by the Nomination Committee to the Board for consideration of the appointment.

In accordance with the Company's Bye-Laws, newly appointed director(s) is/are required to retire and can offer themselves for re-election at the first general meeting following their appointment.

The Company's Bye-Laws provide that every Director shall be subject to retirement by rotation at least once every three years and that one-third (or the number nearest to one-third) of the Directors shall retire from office every year at annual general meeting of the Company. Retiring Directors are eligible for re-election.

In accordance with bye-law 87 of the Company's Bye-laws, Messrs. Lam Gee Yu, Will, Lam Din Yu, Well and Woo King Wai will retire by rotation and, being eligible, offer themselves for re-election at the forthcoming annual general meeting of the Company to be held on Tuesday, 6 June 2017 ("2017 AGM").

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



Corporate Governance Report

THE BOARD (Cont'd)

Nomination, Appointment and Re-election of Directors (Cont'd)

Pursuant to the code provision A.4.3 of CG Code, any further appointment of INED serving more than nine years should be subject to a separate resolution to be approved by shareholders. Mr. Woo King Wai is INED serving the Company since 1992. Mr. Woo has met the independence guidelines set out in Rule 3.13 of the Listing Rules and have made an annual confirmation of independence to the Company. The Board is satisfied that Mr. Woo who served the Company for more than nine years, remains independent, and considers that he would be able to continue to discharge his duties as an INED to the Company. Mr. Woo should be re-elected and separate resolution will be proposed for his re-election at the 2017 AGM.

During the financial year, each of the INEDs has made an annual confirmation of independence pursuant to Rule 3.13 of the Listing Rules. The Company considers that all INEDs meet the independence guidelines set out in Rule 3.13 of the Listing Rules and are independent.

CHAIRMAN AND CHIEF EXECUTIVE OFFICER

The positions of the Chairman of the Board ("Chairman") and the Managing Director are held and performed by Mr. Lam Foo Wah, the same individual. The Board considers that the function of the Chairman and the Managing Director in the Company's strategic planning and development process are overlapping and it may not be for the benefit of the Company to have separate individuals occupying these two offices given the conditions of the Group and its stage of development.

The Board, led by the Chairman, is responsible for the approval and monitoring of the Group's overall strategies and policies; evaluating the performance of the Group; and oversight of management. One of the important roles of the Chairman is to provide leadership to the Board to ensure that the Board acts in the best interests of the Group. The Chairman ensures that the Board works effectively and performs its responsibilities, and that all key and appropriate issues are discussed by the Board in a timely manner. All Directors have been consulted about any matters proposed for inclusion in the agenda. The Chairman has delegated the responsibility for drawing up the agenda for each Board meeting to the Company Secretary.

Management is responsible for the day-to-day operations of the Group under the leadership of the Chairman who is also the Managing Director. The Managing Director, working with the other executive directors and the executive management team of each business division, is responsible for managing the businesses of the Group, including implementation of strategies adopted by the Board and assuming full accountability to the Board for the operations of the Group. All Directors have made full and active contribution to the affairs of the Board and it always acts in the best interests of the Group.

With the support from Executive Directors and the Company Secretary, the Chairman seeks to ensure that all Directors are properly briefed on issues arising at Board meetings and receives adequate and reliable information in a timely manner. Apart from the regular Board meetings, the Chairman hold meetings with the Non-executive Directors (including Independent Non-executive Directors) without the presence of Executive Directors.

Corporate Governance Report

BOARD COMMITTEES

The Board delegates its powers and authorities from time to time to committees in order to ensure the operational efficiency and specific issues are being handled by relevant expertise. Three board committees have been established and each of them has its specific duties and authorities setting out in its own terms of reference. Written terms of reference, which are in line with the CG Code, of each of the Audit Committee, the Remuneration Committee and the Nomination Committee are available on the website of the Company and the designated website of the Stock Exchange. The Risk Management Committee has also been established in 2016.

Audit Committee

During the year, the Audit Committee comprises Mr. Leung Hok Lim (Chairman), Professor Yeung Kwok Wing, Mr. Woo King Wai and Mr. Wong Shiu Hoi, Peter.

The Company has complied with the requirement of the Listing Rules in establishing an audit committee comprising at least three members who must be Non-executive Directors only, and the majority thereof must be Independent Non-executive Directors, at least one of whom must have appropriate professional qualifications, or accounting or related financial management expertise. The Audit Committee adopted the terms of reference with reference to "A Guide for the Formation of an Audit Committee" issued by the Hong Kong Institute of Certified Public Accountants and in accordance with the requirements of the CG Code.

The main duties of the Audit Committee are set out below:

- (i) to recommend to the Board on the appointment, reappointment and removal of the external auditor, and any questions of resignation or dismissal of the auditor;
- (ii) to review and monitor the external auditors' independence and objectivity and the effectiveness of the audit process in accordance with applicable standard;
- (iii) to develop and implement policy on the engagement of external auditor to supply non-audit services;
- (iv) to monitor integrity of financial statements of the Company and the Company's annual and interim reports and accounts, and to review significant financial reporting judgments contained in such reports;
- (v) to review the Company's financial controls, internal control and risk management systems; and
- (vi) to review the Group's financial and accounting policies and practices.

No member of the Audit Committee is a former partner of the existing auditing firm of the Company during the one year after he/she ceases to be a partner of the auditing firm.



Corporate Governance Report

BOARD COMMITTEES (CONT'D)

Audit Committee (Cont'd)

During the year, the Audit Committee held two regular meetings to review and provide supervision of the Group's financial reporting system and internal control procedures, review of the Group's financial information and review of the relationship with the Auditor of the Company. The members' attendance to the Committee meeting is listed out on page 25.

The Board adopted the Whistle-Blowing Policy in August 2013 setting out the approach for employees and those who deal with the issuer (eg. Customers and suppliers) to raise concerns, in confidence, with audit committee about possible improprieties in any matter related to the issuer. The Company shall present the quarterly whistle-blowing report to the Audit Committee for review.

In March 2017, the Audit Committee has reviewed the audited consolidated financial statements of the Group for the year ended 31 December 2016. Minutes drafted by the secretary of Audit Committee are circulated to members of the Audit Committee within a reasonable time after each meeting.

Remuneration Committee

During the year, the Remuneration Committee comprises Mr. Wong Shiu Hoi, Peter (Chairman), Professor Yeung Kwok Wing, Mr. Woo King Wai and Mr. Leung Hok Lim.

The Remuneration Committee is mainly responsible for making recommendations to the Board on the Company's policy and structure for remuneration of directors and senior management and reviewing the specific remuneration packages of all Executive Directors and senior management by reference to corporate goals and objectives resolved by the Board from time to time. The Remuneration Committee make recommendation to the Board on the remuneration packages of, including benefits in kind, pension rights and compensation payments, of individual executive directors and senior management.

The Remuneration Committee consulted the Chairman about their proposals relating to remuneration package and other human resources issues of the directors and senior management of the Company. The emoluments of directors and senior management are based on the skill, knowledge and involvement in the Company's affairs of each director and senior management and are determined by reference to the Company's performance and profitability, as well as remuneration benchmark in the industry and the prevailing market conditions.

During the year, the Remuneration Committee reviewed the remuneration packages of Executive Directors and made recommendation to the Board for the policy and structure for remuneration of directors and senior management. A regular meeting of Remuneration Committee has been convened in March 2016 and members' attendance to the Remuneration Committee meeting is listed out on page 25.

Particulars of directors' emoluments and employee's emoluments for the year ended 31 December 2016 are set out in note 9 to the consolidated financial statements.

Corporate Governance Report

BOARD COMMITTEES (CONT'D)

Nomination Committee

During the year, the Nomination Committee comprises Mr. Lam Foo Wah (Chairman), Professor Yeung Kwok Wing, Mr. Woo King Wai, Mr. Wong Shiu Hoi, Peter and Mr. Leung Hok Lim.

The Nomination Committee is mainly responsible for reviewing the structure, size and composition (including the skills, knowledge and experience) of the Board and making recommendations to the Board on the appointment or re-appointment of directors. Formal nomination procedures were adopted by the Board for governing the nomination and re-election of directors.

The Board adopted the Board Diversity Policy in March 2013 setting out the approach to diversity on the Board. The Board Diversity Policy shall be reviewed by the Nomination Committee, as appropriate, to ensure its effectiveness.

During the year, the Nomination Committee reviewed the structure of the Board, the independence of independent non-executive directors and made recommendations in relation to the re-appointment of the retiring directors. A regular meeting of Nomination Committee has been convened in March 2016 and members' attendance to the Nomination Committee meeting is listed out on page 25.

Risk Management Committee

The Risk Management Committee was established in August 2016 and comprises Mr. Wong Shiu Hoi, Peter (Chairman), Mr. Leung Hok Lim, Mr. Lam Gee Yu, Will and Mr. Poon Yiu Ming, George.

The principal responsibilities of the Risk Management Committee are to review the risks facing the Company and to oversee management in the design, implementation and monitoring of the risk management system and the corresponding risk mitigation measures.

The risk management mechanism established is elaborated in the risk management section of the Corporate Governance Report on pages 32 to 33.



Corporate Governance Report

CORPORATE GOVERNANCE FUNCTIONS

The Board is responsible for performing the corporate governance duties. Specific terms of reference are set out in the Terms of Reference of the Board of the Company and the relevant duties include the following:

1. to develop and review the Company's policies and practices on corporate governance;
2. to review and monitor the training and continuous professional development of directors and senior management;
3. to review and monitor the Company's policies and practices on compliance with legal and regulatory requirements;
4. to develop, review and monitor the code of conduct and compliance manual (if any) applicable to employees and directors; and
5. to review the Company's compliance with the code and disclosure in the Corporate Governance Report.

MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") set out in Appendix 10 of the Listing Rules as its own code of conduct regarding directors' securities transactions.

Confirmation has been sought from all Directors and they have complied with the required standard set out in the Model Code for the year ended 31 December 2016.

The Company has established the written guidelines on no less exacting terms than the Model Code relating to securities transactions for the relevant employees.



Corporate Governance Report

DIRECTORS' CONTINUOUS PROFESSIONAL DEVELOPMENT

The directors acknowledge the need to continue to develop and refresh their knowledge and skills for making contributions to the Company. The participation by every existing Director in the continuous professional development programme with appropriate emphasis on the roles, functions and duties of a director of a listed company in 2016 is recorded in the table below.

Name of Directors	Type of Continuous Professional Development	
	Reading regulatory updates or information	Attending seminar(s)/ workshop(s)/ programme(s)
Executive directors:		
Mr. Lam Foo Wah	–	✓
Ms. So Siu Hang, Patricia	–	✓
Mr. Lam Gee Yu, Will	–	✓
Mr. Lam Din Yu, Well	–	✓
Non-executive director:		
Professor Yeung Kwok Wing	–	✓
Independent non-executive directors:		
Mr. Woo King Wai	–	✓
Mr. Wong Shiu Hoi, Peter	–	✓
Mr. Leung Hok Lim	✓	✓

The Company Secretary updates directors on the latest developments and changes to the Listing Rules and the applicable legal and regulatory requirements regarding subjects necessary in the discharge of their duties.



Corporate Governance Report

ACCOUNTABILITY AND AUDIT

Financial Reporting

The Directors acknowledge their responsibility for preparing, with support from the Finance Department, the consolidated financial statements of the Group.

The Directors are responsible for keeping proper accounting records and preparing accounts of each financial period, which give a true and fair view of the state of affairs of the Group and of the results and cash flow for that period. In preparing the accounts for the year ended 31 December 2016, the Directors believe that they have selected suitable accounting policies and applied them consistently, made judgments and estimates that are prudent and reasonable, and ensured the financial statements are prepared on a “going concern” basis.

The final and interim results of the Company are announced in a timely manner within the limits of three months and two months respectively after the end of the relevant year or period.

A statement by the Auditor of the Company about their reporting responsibilities on the consolidated financial statements of the Group is set out in the Independent Auditor’s Report on pages 37 to 42.

External Auditor

The Group’s external auditor is Deloitte Touche Tohmatsu who perform audit and non-audit services for the year ended 31 December 2016. The Group paid or payable to Deloitte Touche Tohmatsu in respect of audit services fee of approximately HK\$4,666,000 and non-audit services fee of approximately HK\$1,549,000.

Risk Management

The Board has overall responsibility for the system of risk management of the Company and for reviewing its effectiveness. The Board is committed to the management, identification and monitoring of risks associated with its business activities and has implemented an effective and sound risk management systems to safeguard the interests of the shareholders and the Group’s assets.

Review of the Group’s risk management covering major operational, financial and compliance controls of different systems has been done on a systematic and on-going basis based on the risk assessments of the operations and controls. An organized risk assessment mechanism is established to identify risk, formulate risk mitigation measures and track effectiveness of action plan implementation.

Risk Management Committee has been established to oversee the implementation & effectiveness of the risk management mechanism with regular report to the Audit Committee and the Board, including the following documents:

- 1) Risk Matrix – systematic assessment and prioritization of risk areas in accordance with the dimensions of “likelihood” and “impact”.
- 2) Risk Management Action Plan – summary of risk mitigation measures formulated; the responsible parties & completion timeline as well as the progress of implementation.

No major issue but areas for improvement have been identified. The Board and the Audit Committee considered that the present risk management of the Group are reasonably implemented.



Corporate Governance Report

ACCOUNTABILITY AND AUDIT (Cont'd)

Risk Management (Cont'd)

In addition, up to the date of approval of the Company's 2016 Annual Report based on the respective assessments made by management and also taking into account the results of the audit conducted by the external auditors, the Audit Committee and the Directors considered that:

- (i) the risk management and accounting systems of the Group are designed to provide reasonable but not absolute assurance that material assets are protected, business risks attributable to the Group are identified and monitored, material transactions are executed in accordance with management's authorization and the financial statements are reliable for publication;
- (ii) the risk management systems of the Group have been implemented and the group internal audit department has actively conducted follow-up audit for any improvements which were identified; and
- (iii) there is an on-going process in place for identifying, evaluating and managing significant risks faced by the Group.

Internal Control

The Board has overall responsibilities for maintaining sound and effective internal control system of the Group. The Board conducts reviews of the effectiveness of the internal control system for the year ended 31 December 2016 covering all material controls, including financial, operational and compliance controls and risk management functions by considering reviews performed by the Audit Committee, executive management and both the group internal audit department and external auditor. The Group's system of internal control comprises a defined management structure with limits of authority, is designed to help the achievement of business objectives, safeguard assets against unauthorised use or disposition, ensure the maintenance of proper accounting records for the provision of reliable financial information for internal use or for publication, and ensure compliance with relevant legislation and regulations.

The system is designed to provide reasonable, but not absolute, assurance against material misstatement or loss and to manage rather than eliminate risks of failure in operational systems and achievement of the Group's objectives.

The criteria for the Board to assess the effectiveness of the system of internal control are listed below:

- (i) **Organisational Structure**
An organisational structure with operating policies and procedures, lines of responsibility and delegated authority has been already established.
- (ii) **Authority and Control**
The relevant Executive Directors and senior management are delegated with respective levels of authorities with regard to key corporate strategy and policy and contractual commitments. The Board is responsible for handling and dissemination of price sensitive information through discussion and delegation of authority to the Company Secretary.



Corporate Governance Report

ACCOUNTABILITY AND AUDIT (Cont'd)

Internal Control (Cont'd)

(iii) **Budgetary Control and Financial Reporting**

Budgets are prepared annually by the senior management and are subject to review and approval of the Executive Directors prior to being adopted. There are procedures for the appraisal, review and approval of major capital and recurrent expenditure. Results of operations against budgets are reported regularly to the Executive Directors. Proper controls are in place for the recording of complete, accurate and timely accounting and management information. Regular reviews and audits are carried out to ensure that the preparation of consolidated financial statements is carried out in accordance with generally accepted accounting principles, the Group's accounting policies and applicable laws and regulations.

(iv) **Systems and Procedures**

Systems and procedures are set to identify, measure, manage and control risks including business, compliance, operational, financial and information services risks that may have an impact on the Group and each principal division. Exposure to these risks is monitored by the Executive Directors and the management of the respective principal divisions.

(v) **Internal Audit**

The group internal audit department performs independent reviews of the controls and risks identified to provide reasonable assurance to management of the Company and principal divisions and the Audit Committee that controls have been set in place and adequately addressed.

The group internal audit department monitors compliance with policies and procedures as well as the effectiveness of internal control structures across the Company and the Group. To preserve the independence of the group internal audit department, the group internal audit department reports directly to the Audit Committee. The group internal audit department plans its internal audit schedules annually in consultation with, but independent of, management of the Group and the principal divisions. In addition to its agreed annual schedule of work, the group internal audit department conducts other special reviews as required. As a key criterion of assessing the effectiveness of the internal control system, the Board and the Audit Committee actively monitor the number and seriousness of findings raised by the group internal audit department and also the corrective actions taken by relevant departments.

According to the 2016 internal audit reports, the Group's internal control system is functioning effectively and there was no significant weakness found in the course of the audits carried out during the year. The Board, through the Audit Committee and the internal audit function, has reviewed the effectiveness of the Group's internal control system and is of the view that there are no suspected frauds, irregularities, internal control deficiencies or suspected infringement of laws, rules and regulations that cause the Board to believe that the systems are ineffective or inadequate except to the extent of the dispute as referred to note 18 to the financial statements. The Board is satisfied that the Company and the Group have fully complied with the code provisions on internal control as set forth in the CG Code for the year ended 31 December 2016.



Corporate Governance Report

COMPANY SECRETARY

The Company Secretary is a full-time employee of the Company and has day-to-day knowledge of the Company's affairs. All Directors have access to the advice and services of the Company Secretary with a view to ensuring that Board procedures, and all applicable rules and regulations, are followed. For the year ended 31 December 2016, the Company Secretary has complied with Rule 3.29 of the Listing Rules by taking no less than 15 hours of relevant professional training.

COMMUNICATION WITH SHAREHOLDERS

The Board recognises the importance of communication with our shareholders. In March 2012, the Company adopted a shareholders communication policy to set out the Company's processes to provide shareholders and investment public with equal and timely information on the Company for them to make informed assessments of the Company's strategy, operations and financial performance.

General Meeting

At 2016 AGM held:

- (i) A separate resolution was proposed by the Chairman of that meeting in respect of each separate issue, including the re-election of directors.
- (ii) The Chairman of the Board, and Chairmen of the Audit Committee, Remuneration Committee and Nomination Committee, or in absence of the chairman of such committees, any member from the respective committees, attended the 2016 AGM to address shareholders queries.
- (iii) External auditor attended the 2016 AGM and was available to assist the directors in addressing queries from shareholders relating to the conduct of the audit and the preparation and content of its auditor's report.
- (iv) The Chairman demanded poll on all resolutions. Tricor Secretaries Limited, the Company's Hong Kong branch share registrar and transfer office, was engaged as scrutineer to ensure the votes were properly counted.

The 2017 AGM will be held at 10th Floor, High Fashion Centre, 1-11 Kwai Hei Street, Kwai Chung, New Territories, Hong Kong on Tuesday, 6 June 2017 at 10:30 a.m. Notice of the 2017 AGM will be sent to all shareholders at least 20 clear business days before the said meeting.

Voting by Poll

It was properly explained at the commencement of the 2016 AGM the procedures for conducting a poll.

At the 2017 AGM, the Chairman of the meeting will demand a poll on all the resolutions in accordance with the requirements of the Listing Rules. The poll results will be posted on the websites of the Stock Exchange and the Company on the same day following the meeting.



Corporate Governance Report

COMMUNICATION WITH SHAREHOLDERS (Cont'd)

Shareholders' Rights

Procedures for shareholders convening meetings

The Company holds a general meeting as its annual general meeting every year. Each general meeting, other than annual general meeting, shall be called a special general meeting ("SGM").

Pursuant to the Company's Bye-Laws, the shareholders of the Company holding at the date of the deposit of the requisition not less than one-tenth of the paid-up capital of the Company carrying the right of voting at general meetings of the Company shall at all times have the right, by written requisition to the Board, to require a SGM to be called by the Board for the transaction of any business specified in such requisition. The written requisition must be deposited at 11th Floor, High Fashion Centre, 1-11 Kwai Hei Street, Kwai Chung, New Territories, Hong Kong, the Company's Head Office and Principal Place of Business in Hong Kong, for the attention of the Company Secretary.

Procedures for shareholders putting forward proposals

Pursuant to the Company's Bye-Laws, any shareholder, who wishes to propose a person other than a retiring Director of the Company for election as a Director at a general meeting of the Company. The Company's procedures for shareholders to propose a person for election as a director are available on the Company's website.

Investor Relations

The Company establishes different communication channels with shareholders and investors: (i) shareholders can receive printed copies of corporate information, (ii) the general meeting provides a forum for shareholders to raise comments and exchange views with the Board, (iii) the Company's website offers communication channel between the Company and its shareholders and investors; and (iv) the Company's Hong Kong branch share registrar and transfer office serve the shareholders respecting all share registration matters.

Information in relation to the Group is disseminated to shareholders in a timely manner through a number of formal channels, which include interim and annual reports, announcements, and circulars. Such published documents, together with the latest corporate information are also made available on the Company's website. The corporate information and shareholders & investor relation information is set out on pages 135 to 136 of this annual report.



Independent Auditor's Report

Deloitte.

德勤

TO THE MEMBERS OF HIGH FASHION INTERNATIONAL LIMITED

達利國際集團有限公司

(incorporated in Bermuda with limited liability)

OPINION

We have audited the consolidated financial statements of High Fashion International Limited (the “Company”) and its subsidiaries (collectively referred to as “the Group”) set out on pages 43 to 133, which comprise the consolidated statement of financial position as at 31 December 2016, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2016, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing (“HKSA”) issued by the HKICPA. Our responsibilities under those standards are further described in the “Auditor’s Responsibilities for the Audit of the Consolidated Financial Statements” section of our report. We are independent of the Group in accordance with the HKICPA’s Code of Ethics for Professional Accountants (“the Code”), and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.



Independent Auditor's Report

TO THE MEMBERS OF HIGH FASHION INTERNATIONAL LIMITED (Cont'd)

達利國際集團有限公司

(incorporated in Bermuda with limited liability)

KEY AUDIT MATTERS (Cont'd)

Key audit matter	How our audit addressed the key audit matter
Recognition, measurement and disclosure of derivative financial instruments and hedge accounting	
<p>We identified the recognition, measurement and disclosure of derivative financial instruments and hedge accounting as a key audit matter due to the use of judgment and estimates by management in determining the valuation of the derivative financial instruments and in demonstrating hedge effectiveness of the contracts qualified for cash flow hedge accounting.</p> <p>As detailed in notes 3 and 20 to the consolidated financial statements, the Group entered into derivative financial instrument contracts to manage its exposure to foreign currency risk and interest rate risk. These financial instruments are recognised at fair value at the end of each reporting period which is determined based on discounted cash flow and option pricing models, as appropriate. In particular, the Group designated certain derivatives as hedging instruments for cash flow hedges, which are hedges of highly probable forecast transactions with external customers for foreign currency risk exposure and interest rate risk exposure associated with the Group's floating rate bank borrowings. At 31 December 2016, these contracts gave rise to derivative financial assets of HK\$64,769,000 and derivative financial liabilities of HK\$66,939,000.</p>	<p>Our procedures in relation to addressing the risk of material misstatements in recognition, measurement and disclosure of derivative financial instruments and hedge accounting included:</p> <ul style="list-style-type: none"> • assessing the key controls over the valuation of derivative financial instruments and the application of hedge accounting; • examining the derivative financial instrument contracts and obtaining written confirmations from counterparties of derivative financial instruments that existed as at year end; • agreeing the year end market value of the derivative financial instruments to valuation report from counterparties, and engaging our internal valuation expert to perform valuation of the derivative financial instruments on a sample basis; • obtaining hedging documentation prepared by management, evaluating management's assessment of retrospective and prospective hedge effectiveness, and assessing whether proper accounting treatment in accordance with the Group's accounting policies has been applied; and • assessing the appropriateness of disclosures relating to the valuation, further details are disclosed in note 38 to the consolidated financial statements.



Independent Auditor's Report

TO THE MEMBERS OF HIGH FASHION INTERNATIONAL LIMITED (Cont'd)

達利國際集團有限公司

(incorporated in Bermuda with limited liability)

KEY AUDIT MATTERS (Cont'd)

Key audit matter	How our audit addressed the key audit matter
Allowance for inventories	
<p>We identified valuation of inventories as a key audit matter due to the use of judgment and estimates by management in identifying obsolete and slow-moving inventories and estimating the allowance for inventories.</p> <p>As detailed in note 21 to the consolidated financial statements, the Group had a significant inventories balance of HK\$416,796,000 as at 31 December 2016. Obsolete and slow-moving inventories were identified by management based on aging analysis. Allowance was applied to inventories based on assessment of net realisable value by management by considering the latest selling prices and current market conditions.</p>	<p>Our procedures in relation to addressing the risk of material misstatement in allowance for inventories included:</p> <ul style="list-style-type: none"> • assessing the key controls over the identification of obsolete and slow-moving products and management's process in estimation of allowance for inventories; • understanding and evaluating the basis used by management in identifying obsolete and slow-moving inventories, which is by making reference to the inventory aging analysis; • testing the inventory aging analysis, on a sample basis, to the sale invoices; • assessing the reasonableness of allowance for inventories with reference to latest selling prices and current market conditions of the inventories; • tracing a selection of inventories with subsequent selling prices to the source documents.



Independent Auditor's Report

TO THE MEMBERS OF HIGH FASHION INTERNATIONAL LIMITED (Cont'd)

達利國際集團有限公司

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OTHER INFORMATION

The directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

RESPONSIBILITIES OF DIRECTORS AND THOSE CHARGED WITH GOVERNANCE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The directors of the Company are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRSs issued by the HKICPA and the disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.



Independent Auditor's Report

TO THE MEMBERS OF HIGH FASHION INTERNATIONAL LIMITED (Cont'd)

達利國際集團有限公司

(incorporated in Bermuda with limited liability)

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion solely to you, as a body, in accordance with Section 90 of the Bermuda Companies Act, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSA's will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSA's, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.



Independent Auditor's Report

TO THE MEMBERS OF HIGH FASHION INTERNATIONAL LIMITED (Cont'd)

達利國際集團有限公司

(incorporated in Bermuda with limited liability)

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS (Cont'd)

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in the independent auditor's report is Tsang Yiu Chung.

Deloitte Touche Tohmatsu

Certified Public Accountants

Hong Kong

30 March 2017



Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the year ended 31 December 2016

	NOTES	2016 HK\$'000	2015 HK\$'000
Revenue	5	2,422,545	2,678,240
Cost of sales		(1,947,474)	(2,103,707)
Gross profit		475,071	574,533
Other income		70,465	110,581
Other gains and losses	7	165,803	5,647
Administrative expenses		(384,815)	(376,678)
Selling and distribution expenses		(185,578)	(174,303)
Other expenses		(24,355)	(27,373)
Finance costs	8	(30,740)	(44,126)
Share of losses of joint ventures	18	(619)	(11,270)
Profit before taxation		85,232	57,011
Income tax expenses	10	(43,968)	(13,768)
Profit for the year	11	41,264	43,243
Other comprehensive (expense) income	12		
Items that will not be reclassified to profit or loss:			
Exchange differences arising on translation to presentation currency		(167,543)	(166,032)
Exchange differences arising on translation of joint ventures		(1,159)	(559)
Gain on revaluation of properties		5,797	–
Income tax relating to items that will not be reclassified		(1,449)	–
Items that may be subsequently reclassified to profit or loss:			
Exchange differences arising on translation of foreign operations		3,784	(602)
Fair value gain (loss) on hedging instruments under cash flow hedges		4,990	(87,984)
Reclassified to profit and loss on realisation of cash flow hedges		63,463	(30,436)
Income tax relating to items that may be reclassified subsequently		(8,857)	15,473
Other comprehensive expense for the year, net of tax		(100,974)	(270,140)
Total comprehensive expense for the year		(59,710)	(226,897)
Profit (loss) for the year attributable to:			
Owners of the Company		43,277	46,424
Non-controlling interests		(2,013)	(3,181)
		41,264	43,243
Total comprehensive expense attributable to:			
Owners of the Company		(57,982)	(223,952)
Non-controlling interests		(1,728)	(2,945)
		(59,710)	(226,897)
Earnings per share	14		
Basic		HK\$0.14	HK\$0.15



Consolidated Statement of Financial Position

At 31 December 2016

	NOTES	2016 HK\$'000	2015 HK\$'000
Non-current assets			
Property, plant and equipment	15	638,585	732,329
Prepaid lease payments	16	105,071	115,593
Investment properties	17	1,188,791	1,088,754
Interests in joint ventures	18	16,246	18,024
Available-for-sale investments		675	675
Deposit placed and prepayment of premium for a life insurance	19	26,264	26,439
Deferred tax assets	33	19,989	32,033
		1,995,621	2,013,847
Current assets			
Inventories	21	416,796	398,591
Properties held for sale	22	157,192	81,233
Trade receivables	23	370,466	405,299
Bills receivable	24	4,961	11,466
Prepaid lease payments	16	3,026	3,231
Deposits, prepayments and other receivables	25	150,234	155,649
Amounts due from joint ventures	26	26,136	27,762
Tax recoverable		162,333	151,445
Derivative financial instruments	20	64,769	–
Structured deposits	27	–	550,246
Short-term bank deposits	28	623,092	201,402
Bank balances and cash	29	331,255	610,597
		2,310,260	2,596,921
Current liabilities			
Trade payables	30	329,595	310,691
Bills payable	30	441	–
Other payables and accruals	30a	188,394	201,249
Amount due to a joint venture	26	867	1,773
Amount due to an associate	31	583	585
Tax payable		157,731	157,072
Derivative financial instruments	20	63,847	125,524
Obligations under finance leases		62	52
Bank borrowings	32	1,215,433	1,364,930
Bank overdrafts	32	1,060	3
		1,958,013	2,161,879
Net current assets		352,247	435,042
Total assets less current liabilities		2,347,868	2,448,889



Consolidated Statement of Financial Position

At 31 December 2016

	NOTES	2016 HK\$'000	2015 HK\$'000
Non-current liabilities			
Derivative financial instruments	20	3,092	50,308
Deferred tax liabilities	33	178,051	152,848
Provision for long service payments	34	3,483	3,289
Obligations under finance leases		86	–
Other payable	30a	–	1,242
		184,712	207,687
Net assets			
		2,163,156	2,241,202
Capital and reserves			
Share capital	35	30,562	30,562
Share premium and reserves		2,157,900	2,234,218
Equity attributable to owners of the Company			
		2,188,462	2,264,780
Non-controlling interests		(25,306)	(23,578)
Total equity			
		2,163,156	2,241,202

The consolidated financial statements on pages 43 to 133 were approved and authorised for issue by the Board of Directors on 30 March 2017 and are signed on its behalf by:

LAM FOO WAH
DIRECTOR

SO SIU HANG, PATRICIA
DIRECTOR



Consolidated Statement of Changes in Equity

For the year ended 31 December 2016

	Attributable to owners of the Company							Attributable to non-controlling interests		Total HK\$'000		
	Share capital HK\$'000	Share premium HK\$'000	Share Translation reserve HK\$'000	Reserve funds HK\$'000	Property revaluation reserve HK\$'000	Capital redemption reserve HK\$'000	Hedging reserve HK\$'000	Other reserve HK\$'000	Accumulated profits HK\$'000		Subtotal HK\$'000	
At 1 January 2015	30,562	287,666	403,536	66,070	112,607	8,511	(4,990)	39,853	1,569,376	2,513,181	(1,650)	2,511,531
Profit (loss) for the year	-	-	-	-	-	-	-	-	46,424	46,424	(3,181)	43,243
Exchange differences arising on translation to presentation currency	-	-	(166,014)	-	-	-	-	-	-	(166,014)	(18)	(166,032)
Exchange differences arising on translation of joint ventures	-	-	(559)	-	-	-	-	-	-	(559)	-	(559)
Exchange differences arising on translation of foreign operations	-	-	(856)	-	-	-	-	-	-	(856)	254	(602)
Fair value loss on hedging instruments under cash flow hedges	-	-	-	-	-	-	(87,984)	-	-	(87,984)	-	(87,984)
Reclassified to profit or loss on realisation of cash flow hedges	-	-	-	-	-	-	(30,436)	-	-	(30,436)	-	(30,436)
Income tax relating to items that may be reclassified subsequently	-	-	-	-	-	-	15,473	-	-	15,473	-	15,473
Other comprehensive (expense) income for the year	-	-	(167,429)	-	-	-	(102,947)	-	-	(270,376)	236	(270,140)
Total comprehensive (expense) income for the year	-	-	(167,429)	-	-	-	(102,947)	-	46,424	(223,952)	(2,945)	(226,897)
Transfer to reserve funds	-	-	-	8,126	-	-	-	-	(8,126)	-	-	-
Deemed acquisition of subsidiaries (note 47)	-	-	-	-	-	-	-	-	-	-	(18,983)	(18,983)
Dividends declared and paid in cash (note 13)	-	-	-	-	-	-	-	-	(24,449)	(24,449)	-	(24,449)
At 31 December 2015	30,562	287,666	236,107	74,196	112,607	8,511	(107,937)	39,853	1,583,225	2,264,780	(23,578)	2,241,202



Consolidated Statement of Changes in Equity

For the year ended 31 December 2016

	Attributable to owners of the Company							Attributable to non-controlling interests	Total			
	Share capital	Share premium	Share Transiation reserve	Reserve funds	Property revaluation reserve	Capital redemption reserve	Hedging reserve			Other reserve	Accumulated profits	Subtotal
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
At 1 January 2016	30,562	287,656	236,107	74,196	112,607	8,511	(107,937)	39,853	1,563,225	2,264,780	(23,578)	2,241,202
Profit (loss) for the year	-	-	-	-	-	-	-	-	43,277	43,277	(2,013)	41,264
Exchange differences arising on translation to presentation currency	-	-	(167,522)	-	-	-	-	-	-	(167,522)	(21)	(167,543)
Exchange differences arising on translation of joint ventures	-	-	(1,159)	-	-	-	-	-	-	(1,159)	-	(1,159)
Gain on revaluation of properties	-	-	-	-	5,797	-	-	-	-	5,797	-	5,797
Income tax relating to items that will not be reclassified	-	-	-	-	(1,449)	-	-	-	-	(1,449)	-	(1,449)
Exchange differences arising on translation of foreign operations	-	-	3,478	-	-	-	-	-	-	3,478	306	3,784
Fair value gain on hedging instruments in cash flow hedges	-	-	-	-	-	-	4,990	-	-	4,990	-	4,990
Reclassified to profit or loss on realisation of cash flow hedges	-	-	-	-	-	-	63,463	-	-	63,463	-	63,463
Income tax relating to items that may be reclassified subsequently	-	-	-	-	-	-	(8,857)	-	-	(8,857)	-	(8,857)
Other comprehensive (expense) income for the year	-	-	(165,203)	-	4,348	-	59,596	-	-	(101,259)	285	(100,974)
Total comprehensive (expense) income for the year	-	-	(165,203)	-	4,348	-	59,596	-	43,277	(57,982)	(1,728)	(59,710)
Deregistration of a subsidiary	-	-	2,833	-	-	-	-	-	(2,833)	-	-	-
Transfer to reserve funds	-	-	-	2,752	-	-	-	-	(2,752)	-	-	-
Dividends declared and paid in cash (note 13)	-	-	-	-	-	-	-	-	(18,336)	(18,336)	-	(18,336)
At 31 December 2016	30,562	287,656	73,737	76,948	116,955	8,511	(48,341)	39,853	1,602,581	2,188,462	(25,306)	2,163,156

Notes:

- (i) As stipulated by the relevant People's Republic of China ("PRC") laws and regulations, before distribution of the profit each year, the subsidiaries established in the PRC with limited liability shall set aside 10% of their net profit to the statutory surplus reserve. The statutory surplus reserve can only be used upon approval by the board of directors of the relevant subsidiaries and by the relevant authority, to offset accumulated losses or increase capital.
- (ii) Property revaluation reserve represents the revaluation reserve arising upon the transfer of owner-occupied property to investment property, net of deferred tax. The property revaluation reserve will be transferred to accumulated profits when the relevant properties are disposed of.
- (iii) Hedging reserve represents cumulative fair value changes of foreign exchange forward contracts and interest rate swaps designated as effective hedging instruments under cash flow hedges.
- (iv) Other reserve represents capitalisation of accumulated profits of a subsidiary as capital contribution to another subsidiary.



Consolidated Statement of Cash Flows

For the year ended 31 December 2016

	2016 HK\$'000	2015 HK\$'000
OPERATING ACTIVITIES		
Profit before taxation	85,232	57,011
Adjustments for:		
Net allowance for inventory obsolescence	8,704	3,059
Net allowance for bad and doubtful debts	7,412	699
Amortisation of prepaid lease payments	3,106	3,356
Finance costs	30,740	44,126
Share of losses of joint ventures	619	11,270
Interest income	(23,715)	(43,154)
Increase in fair value of investment properties	(92,540)	(59,554)
Depreciation of property, plant and equipment	63,681	69,661
Loss (gain) on disposal/written-off of property, plant and equipment and prepaid lease payments	7,623	(4,009)
Realisation of cash flow hedges reclassified from other comprehensive income	61,901	(32,235)
Unrealised gain on fair value changes in derivative financial instruments	(105,918)	(8,189)
Provision for long service payments	453	–
Net loss arising on deemed acquisition of subsidiaries	–	21,878
Operating cash flows before movements in working capital	47,298	63,919
(Increase) decrease in inventories	(28,147)	25,411
Increase in properties held for sale	(80,951)	(23,336)
Decrease in trade receivables	28,247	874
Decrease in bills receivable	6,505	16,080
Decrease in deposits, prepayments and other receivables	11,835	2,706
Increase in amounts due from joint ventures	–	(15,557)
Increase (decrease) in trade payables	19,194	(4,145)
Increase in bills payable	441	–
Decrease in other payables and accruals	(10,315)	(10,949)
(Decrease) increase in amount due to a joint venture	(906)	1,152
Long service payments utilised	(259)	(18)
Net change in derivative financial instruments	(62,754)	29,771
Decrease in discounted bills with recourse	6,102	13,164
Net cash (used in) generated from operations	(63,710)	99,072
Hong Kong Profits Tax paid	(14,740)	(26,792)
Overseas taxes paid	(9,818)	(9,434)
NET CASH (USED IN) FROM OPERATING ACTIVITIES	(88,268)	62,846



Consolidated Statement of Cash Flows

For the year ended 31 December 2016

	NOTE	2016 HK\$'000	2015 HK\$'000
INVESTING ACTIVITIES			
New short-term bank deposits placed		(641,070)	(203,326)
Withdrawal of short-term bank deposits		197,297	529,490
New structured deposits placed		–	(553,086)
Withdrawal of structured deposits		520,930	1,106,790
Interests received		34,552	75,524
Repayment from an independent third party		–	37,736
Purchases of property, plant and equipment		(40,008)	(35,513)
Proceeds on disposal of property, plant and equipment and prepaid lease payments		4,335	6,270
Additions to investment properties		(33,733)	(39,543)
Advance to joint ventures		–	(17,559)
Repayment from joint ventures		299	11,543
Net cash inflow on deemed acquisition of subsidiaries	47	–	5,156
NET CASH FROM INVESTING ACTIVITIES		42,602	923,482
FINANCING ACTIVITIES			
Repayment to joint ventures		–	(4,548)
New bank borrowings raised		1,287,008	1,129,948
Repayment of bank borrowings		(1,441,787)	(1,960,070)
Interests paid		(25,218)	(41,938)
Bank charges paid		(4,126)	(6,613)
Dividends paid by the Company		(18,336)	(24,449)
Repayments of obligations under finance leases		(152)	(125)
Interest paid on obligations under finance leases		(15)	(14)
NET CASH USED IN FINANCING ACTIVITIES		(202,626)	(907,809)
NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS		(248,292)	78,519
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR		610,594	562,690
EFFECT OF FOREIGN EXCHANGE RATE CHANGES, NET		(32,107)	(30,615)
CASH AND CASH EQUIVALENTS AT END OF THE YEAR		330,195	610,594
ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS			
Bank balances and cash		331,255	610,597
Bank overdrafts		(1,060)	(3)
		330,195	610,594



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

1. GENERAL

The Company is incorporated in Bermuda as an exempted company with limited liability and its shares are listed on the Stock Exchange of Hong Kong Limited (the “Stock Exchange”). The address of the registered office and principal place of business of the Company are disclosed on page 135 to the annual report.

As at 31 December 2016, Hinton Company Limited and High Fashion Charitable Foundation Limited, companies ultimately owned by Mr. Lam Foo Wah (“Mr. Lam”), the Chairman and Managing Director of the Company, and Mr. Lam, collectively own 53.37% of ordinary shares of the Company and collectively hold the same percentage of the voting rights of the Company. Accordingly, Mr. Lam is considered as the ultimate controlling party of the Company.

The functional currency of the Company is Renminbi (“RMB”), the currency of the primary economic environment in which the Company and its major subsidiaries operates. For the purpose of the preparation of consolidated financial statements and conveniences of the financial statements users, the results and financial position of the Group are presented in Hong Kong dollars (“HK\$”).

The Company acts as investment holding company. The principal activities of the Group are the manufacture, retailing and trading of garments.

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

Amendments to HKFRSs that are mandatorily effective for the current year

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

Amendments to HKFRSs	Annual improvements to HKFRSs 2012 – 2014 cycle
Amendments to HKAS 1	Disclosure initiative
Amendments to HKAS 16 and HKAS 38	Clarification of acceptable methods of depreciation and amortisation
Amendments to HKAS 16 and HKAS 41	Agriculture: Bearer plants
Amendments to HKFRS 10, HKFRS 12 and HKAS 28	Investment entities: Applying the consolidation exception
Amendments to HKFRS 11	Accounting for acquisitions of interests in joint operations

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



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (Cont’d)

New and amendments to HKFRSs in issue but not yet effective

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

HKFRS 9	Financial instruments ²
HKFRS 15	Revenue from contracts with customers and the related amendments ²
HKFRS 16	Leases ³
Amendments to HKAS 7	Disclosure initiative ¹
Amendments to HKAS 12	Recognition of deferred tax assets for unrealised losses ¹
Amendments to HKFRS 10 and HKAS 28	Sale or contribution of assets between an investor and its associate or joint venture ⁵
Amendments to HKFRS 2	Classification and measurement of share-based payment transactions ²
Amendments to HKFRS 4	Applying HKAS 39 Financial instruments with HKFRS 4 Insurance contracts transactions ²
Amendments to HKFRSs	Annual improvements to HKFRSs 2014 – 2016 cycle ⁴

¹ Effective for annual periods beginning on or after 1 January 2017.

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

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

⁴ Effective for annual periods beginning on or after 1 January 2017 or 1 January 2018, as appropriate.

⁵ Effective for annual periods beginning on or after a date to be determined.

HKFRS 9 “Financial instruments”

HKFRS 9 introduces new requirements for the classification and measurement of financial assets, financial liabilities, general hedge accounting and impairment requirements for financial assets.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (Cont’d)

New and amendments to HKFRSs in issue but not yet effective (Cont’d)

HKFRS 9 “Financial instruments” (Cont’d)

Key requirements of HKFRS 9 are described as follows:

- all recognised financial assets that are within the scope of HKFRS 9 are required to be subsequently measured at amortised cost or fair value. Specifically, debt investments that are held within a business model whose objective is to collect the contractual cash flows, and that have contractual cash flows that are solely payments of principal and interest on the principal outstanding are generally measured at amortised cost at the end of subsequent accounting periods. Debt instruments that are held within a business model whose objective is achieved both by collecting contractual cash flows and selling financial assets, and that have contractual terms that give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding, are generally measured at fair value through other comprehensive income (FVTOCI). All other debt investments and equity investments are measured at their fair value at the end of subsequent accounting periods. In addition, under HKFRS 9, entities may make an irrevocable election to present subsequent changes in the fair value of an equity investment (that is not held for trading) in other comprehensive income, with only dividend income generally recognised in profit or loss.
- with regard to the measurement of financial liabilities designated as at fair value through profit or loss, HKFRS 9 requires that the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is presented in other comprehensive income, unless the recognition of the effects of changes in the liability’s credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss. Changes in fair value attributable to a financial liability’s credit risk are not subsequently reclassified to profit or loss. Under Hong Kong Accounting Standard (“HKAS”) 39 “Financial instruments: Recognition and measurement”, the entire amount of the change in the fair value of the financial liability designated as fair value through profit or loss is presented in profit or loss.
- in relation to the impairment of financial assets, HKFRS 9 requires an expected credit loss model, as opposed to an incurred credit loss model under HKAS 39. The expected credit loss model requires an entity to account for expected credit losses and changes in those expected credit losses at each reporting date to reflect changes in credit risk since initial recognition. In other words, it is no longer necessary for a credit event to have occurred before credit losses are recognised.
- the new general hedge accounting requirements retain the three types of hedge accounting mechanisms currently available in HKAS 39. Under HKFRS 9, greater flexibility has been introduced to the types of transactions eligible for hedge accounting, specifically broadening the types of instruments that qualify for hedging instruments and the types of risk components of non-financial items that are eligible for hedge accounting. In addition, the retrospective quantitative effectiveness test has been removed. Enhanced disclosure requirements about an entity’s risk management activities have also been introduced.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (Cont’d)

New and amendments to HKFRSs in issue but not yet effective (Cont’d)

HKFRS 9 “Financial instruments” (Cont’d)

The directors anticipate that the application of HKFRS 9 in the future may not have material impact on the Group’s current hedge designation and hedge accounting but may have an impact on the amounts reported in respect of the Group’s available-for-sale investments. Specifically, HKFRS 9 requires available-for-sale equity investments to be measured at fair value with changes in fair value being accounted for either in the profit or loss or other comprehensive income. In addition, the application of HKFRS 9 may also result in early recognition of credit losses based on expected loss model in relation to the Group’s financial assets measured at amortised cost. However, it is not practicable to provide a reasonable estimate of that effect until a detailed review has been completed.

HKFRS 15 “Revenue from contracts with customers”

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

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

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

Under HKFRS 15, an entity recognises revenue when (or as) a performance obligation is satisfied, i.e. when “control” of the goods or services underlying the particular performance obligation is transferred to the customer. Far more prescriptive guidance has been added in HKFRS 15 to deal with specific scenarios. Furthermore, extensive disclosures are required by HKFRS 15.

In 2016, the HKICPA issued clarifications to HKFRS 15 in relation to the identification of performance obligations, principal versus agent considerations, as well as licensing application guidance.

The directors of the Company anticipate that the application of HKFRS 15 in the future may result in more disclosures, however, the directors of the Company do not anticipate that the application of HKFRS 15 will have a material impact on the timing and amounts of revenue recognised in the respective reporting periods.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (Cont’d)

New and amendments to HKFRSs in issue but not yet effective (Cont’d)

HKFRS 16 “Leases”

HKFRS 16 introduces a comprehensive model for the identification of lease arrangements and accounting treatments for both lessors and lessees. HKFRS 16 will supersede HKAS 17 “Leases” and the related interpretations when it becomes effective.

HKFRS 16 distinguishes lease and service contracts on the basis of whether an identified asset is controlled by a customer. Distinctions of operating leases and finance leases are removed for lessee accounting, and is replaced by a model where a right-of-use asset and a corresponding liability have to be recognised for all leases by lessees, except for short-term leases and leases of low value assets.

The right-of-use asset is initially measured at cost and subsequently measured at cost (subject to certain exceptions) less accumulated depreciation and impairment losses, adjusted for any remeasurement of the lease liability. The lease liability is initially measured at the present value of the lease payments that are not paid at that date. Subsequently, the lease liability is adjusted for interest and lease payments, as well as the impact of lease modifications, amongst others. For the classification of cash flows, the Group currently presents operating lease payments as operating cash flows. Under the HKFRS 16, lease payments in relation to lease liability will be allocated into a principal and an interest portion which will be presented as financing cash flows.

Under HKAS 17, the Group has already recognised an asset and a related finance lease liability for finance lease arrangement and prepaid lease payments for leasehold lands where the Group is a lessee. The application of HKFRS 16 may result in potential changes in classification of these assets depending on whether the Group presents right-of-use assets separately or within the same line item at which the corresponding underlying assets would be presented if they were owned.

In contrast to lessee accounting, HKFRS 16 substantially carries forward the lessor accounting requirements in HKAS 17, and continues to require a lessor to classify a lease either as an operating lease or a finance lease.

Furthermore, extensive disclosures are required by HKFRS 16.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (Cont’d)

New and amendments to HKFRSs in issue but not yet effective (Cont’d)

HKFRS 16 “Leases” (Cont’d)

As at 31 December 2016, the Company has non-cancellable operating lease commitments of HK\$34,344,000 as disclosed in note 42. A preliminary assessment indicates that these arrangements will meet the definition of a lease under HKFRS 16, and hence the Company will recognise a right-of-use asset and a corresponding liability in respect of all these leases unless they qualify for low value or short-term leases upon the application of HKFRS 16. In addition, the application of new requirements may result in changes in measurement, presentation and disclosure as indicated above. However, it is not practicable to provide a reasonable estimate of the financial effect until the directors of the Company complete a detailed review.

Except as disclosed above, the directors of the Company anticipate that the application of the other new and amendments to HKFRSs in issue but not yet effective will have no material impact on the results and financial position of the Group in the future.

3. SIGNIFICANT ACCOUNTING POLICIES

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

The consolidated financial statements have been prepared on the historical cost basis except for certain properties and financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies set out below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

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



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

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

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

The principal accounting policies are set out below.

Basis of consolidation

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

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

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

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

Profit or loss and each item of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

Basis of consolidation (Cont'd)

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

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

Interests in joint ventures

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

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

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

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



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

Interests in joint ventures (Cont'd)

When the Group ceases to have significant influence over a joint control over a joint venture, it is accounted for as a disposal of the entire interest in the investee with a resulting gain or loss being recognised in profit or loss. The difference between the carrying amount of the associate or joint venture and the fair value of any retained interest and any proceeds from disposing the relevant interest in the joint venture is included in the determination of the gain or loss on disposal of the joint venture. In addition, the Group accounts for all amounts previously recognised in other comprehensive income in relation to that joint venture on the same basis as would be required if that joint venture had directly disposed of the related assets or liabilities. Therefore, if a gain or loss previously recognised in other comprehensive income by that joint venture would be reclassified to profit or loss on the disposal of the related assets or liabilities, the Group reclassifies the gain or loss from equity to profit or loss (as a reclassification adjustment) when the equity method is discontinued.

When a group entity transacts with a joint venture of the Group, profits and losses resulting from the transactions with the joint venture are recognised in the Group's consolidated financial statements only to the extent of interests in the joint venture that are not related to the Group.

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable. Revenue is reduced for estimated customer returns, rebates and other similar allowances.

Revenue is recognised when the amount of revenue can be reliably measured; when it is probable that future economic benefits will flow to the Group and when specific criteria have been met for each of the Group's activities, as described below.

Revenue from the sale of goods is recognised when the goods are delivered and title have passed.

Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts the estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

The Group's accounting policy for recognition of revenue from operating leases is described in the accounting policy for leasing below.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

Leasing

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

The Group as lessor

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

The Group as lessee

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

Lease payments are apportioned between finance expenses and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance expenses are recognised immediately in profit or loss, unless they are directly attributable to qualifying assets, in which case they are capitalised in accordance with the Group's general policy on borrowing costs (see the accounting policy below). Contingent rentals are recognised as expenses in the periods in which they are incurred.

Operating lease payments, including the cost of acquiring land held under operating leases, are recognised as an expense on a straight-line basis over the lease term. Contingent rentals arising under operating leases are recognised as an expense in the period in which they are incurred.

Leasehold land and building

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

To the extent the allocation of the lease payments can be made reliably, interest in leasehold land that is accounted for as an operating lease is presented as "prepaid lease payments" in the consolidated statement of financial position and is amortised over the lease term on a straight-line basis except for those that are classified and accounted for as investment properties under the fair value model.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

Foreign currencies

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

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items, are recognised in profit or loss in the period in which they arise, except for exchange differences on monetary items receivable from or payable to a foreign operation for which settlement is neither planned nor likely to occur (therefore forming part of the net investment in the foreign operation), which are recognised initially in other comprehensive income and reclassified from equity to profit or loss on disposal or partial disposal of the Group's interests.

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group's operations are translated into the presentation currency of the Group (i.e. HK\$) using exchange rate prevailing at the end of each reporting period. Income and expenses items are translated at the average exchange rates for the year. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity under the heading of "translation reserve" (attributed to non-controlling interests as appropriate).

On the disposal of a foreign operation (i.e. a disposal of the Group's entire interest in a foreign operation, or a disposal involving loss of control over a subsidiary that includes a foreign operation, or a partial disposal of an interest in a joint arrangement or an associate that includes a foreign operation of which the retained interest becomes a financial asset), all of the exchange differences accumulated in equity in respect of that operation attributable to the owners of the Company are reclassified to profit or loss. The cumulative amount of the exchange differences relating to translation to presentation currency, recognised in other comprehensive income and accumulated in the separate component of equity, is not subsequently reclassified from equity to profit or loss.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets until such time as the assets are substantially ready for their intended use or sale.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

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

Retirement benefit costs

Payments to the Mandatory Provident Fund Scheme and state-managed retirement benefit schemes are recognised as an expense when employees have rendered service entitling them to the contributions.

Short-term and other long-term employee benefits

Short-term employee benefits are recognised at the undiscounted amount of the benefits expected to be paid as and when employees rendered the services. All short-term employee benefits are recognised as an expense unless another HKFRS requires or permits the inclusion of the benefit in the cost of an asset.

A liability is recognised for benefits accruing to employees (such as wages and salaries, annual leave and sick leave) after deducting any amount already paid.

Liabilities recognised in respect of other long-term employee benefits are measured at the present value of the estimated future cash outflows expected to be made by the Group in respect of services provided by employees up to the reporting date.

Taxation

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

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



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

Taxation (Cont'd)

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

Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries and interests in joint ventures, except where the Group is able to control the reversal of the temporary differences and it is probable that the temporary differences will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

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

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

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

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

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

Government grants

Government grants are not recognised until there is reasonable assurance that the Group will comply with the conditions attaching to them and that the grants will be received.

Government grants are recognised in profit or loss on a systematic basis over the periods in which the Group recognises as expenses the related costs for which the grants are intended to compensate. Specifically, government grants whose primary condition is that the Group should purchase, construct or otherwise acquire non-current assets are recognised as a deduction from the carrying amount of the relevant asset in the consolidated statement of financial position and transferred to profit or loss on a systematic and rational basis over the useful lives of the related assets.

Government grants that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Group with no future related costs are recognised in profit or loss in the period in which they become receivable.

Property, plant and equipment

Property, plant and equipment including buildings, leasehold land (classified as finance leases) and leasehold land held for use in the production or supply of goods, or for administrative purposes, (other than construction in progress), are stated in the consolidated statement of financial position at cost less subsequent accumulated depreciation and accumulated impairment losses, if any.

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

Depreciation is recognised so as to write off the cost of assets, (other than construction in progress), less their residual values over their estimated useful lives, using the straight-line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

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



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

Property, plant and equipment (Cont'd)

Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets. However, when there is no reasonable certainty that ownership will be obtained by the end of the lease term, assets are depreciated over the shorter of the lease term and their useful lives.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation (including properties under construction for such purposes). Investment properties include land held for undetermined future use, which is regarded as held for capital appreciation purpose.

Investment properties are initially measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at their fair values. All of the Group's property interests held under operating leases to earn rentals or for capital appreciation purposes are classified and accounted for as investment properties and are measured using the fair value model. Gains or losses arising from changes in the fair value of investment properties are included in profit or loss for the period in which they arise.

Construction costs incurred for investment properties under construction are capitalised as part of the carrying amount of the investment properties under construction.

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



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

Research and development expenditure

Expenditure on research activities is recognised as an expense in the period in which it is incurred.

An internally-generated intangible asset arising from development activities (or from the development phase of an internal project) is recognised if, and only if, all of the following have been demonstrated:

- the technical feasibility of completing the intangible asset so that it will be available for use or sale;
- the intention to complete the intangible asset and use or sell it;
- the ability to use or sell the intangible asset;
- how the intangible asset will generate probable future economic benefits;
- the availability of adequate technical, financial and other resources to complete the development and to use or sell the intangible asset; and
- the ability to measure reliably the expenditure attributable to the intangible asset during its development.

The amount initially recognised for internally-generated intangible asset is the sum of the expenditure incurred from the date when the intangible asset first meets the recognition criteria listed above. Where no internally-generated intangible asset can be recognised, development expenditure is charged to profit or loss in the period in which it is incurred.

Subsequent to initial recognition, internally-generated intangible asset is measured at cost less accumulated amortisation and accumulated impairment losses (if any), on the same basis the intangible asset that is acquired separately.

Impairment losses on assets

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



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

Impairment losses on assets (Cont'd)

Recoverable amount is the higher of 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 for which the estimates of future cash flows have not been adjusted.

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

Where an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or a cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

Inventories

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

Properties held for sale

Completed properties for sale in the ordinary course of business are stated at the lower of cost and net realisable value. Net realisable value is determined by reference to estimated selling price less selling expenses.

Properties which are intended for sale after completion of development within the Group's normal operating cycle are stated at the lower of cost and net realisable value. Cost includes costs of land, development expenditure and other direct costs attributable to such properties. Net realisable value represents the estimated selling price less all anticipated costs of completion and costs to incur in marketing and selling the properties.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

Financial instruments

Financial assets and financial liabilities are recognised when a group entity becomes a party to the contractual provisions of the instruments.

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

Financial assets

The Group's financial assets include loans and receivables, financial assets at fair value through profit or loss ("FVTPL") and available-for-sale ("AFS") financial assets. The classification depends on the nature and purpose of the financial assets and is determined at the time of initial recognition.

Effective interest method

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

Interest income is recognised on an effective interest basis for debt instruments.

Financial assets at FVTPL

Financial assets are classified as financial assets at FVTPL when it is a derivative that is not designated and effective as a hedging instrument; or it forms part of a contract containing one or more embedded derivatives, and HKAS 39 permits the entire combined contract to be designated as at FVTPL upon initial recognition.

Financial assets at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in the profit or loss excludes any interest earned on the financial assets and is included in "other gains and losses" line item. Fair value is determined in the manner described in note 38.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

Financial instruments (Cont'd)

Financial assets (Cont'd)

Loans and receivables

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

AFS financial assets

AFS financial assets are non-derivatives that are either designated as available-for-sale or not classified as loans and receivables or financial assets at FVTPL. The Group designated certain items of financial assets that are acquired for long term investments as AFS financial assets.

Available-for-sale equity investments that do not have a quoted market price in an active market and whose fair value cannot be reliably measured and derivatives that are linked to and must be settled by delivery of such unquoted equity instruments are measured at cost less any identified impairment losses at the end of each reporting period (see accounting policy on impairment of financial assets below).

Impairment of financial assets

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

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

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

- significant financial difficulty of the issuer or counterparty; or
- breach of contract, such as default or delinquency in interest and principal payments; or
- it becoming probable that the borrower will enter bankruptcy or financial re-organisation.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

Financial instruments (Cont'd)

Financial assets (Cont'd)

Impairment of financial assets (Cont'd)

Objective evidence of impairment for a portfolio of receivables could include the Group's past experience of collecting payments, an increase in the number of delayed payments, observable changes in national or local economic conditions that correlate with default on receivables.

For financial assets carried at amortised cost, the amount of the impairment loss recognised is the difference between the asset's carrying amount and the present value of the estimated future cash flows, discounted at the financial asset's original effective interest rate.

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

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

For financial assets measured at amortised cost, if, in a subsequent period, the amount of impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment losses was recognised, the previously recognised impairment loss is reversed through profit or loss to the extent that the carrying amount of the asset at the date the impairment is reversed does not exceed what the amortised cost would have been had the impairment not been recognised.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

Financial instruments (Cont'd)

Financial liabilities and equity instruments

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

Effective interest method

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

Interest expense is recognised on an effective interest basis.

Financial liabilities at FVTPL

Financial liabilities are classified as financial liabilities at FVTPL when it is a derivative that is not designated and effective as a hedging instrument.

Financial liabilities at FVTPL are measured at fair value, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss excludes any interest paid on the financial liabilities and is included in the "other gains and losses" line item. Fair value is determined in the manner described in note 38.

Financial liabilities at amortised cost

Financial liabilities including trade payables, bills payable, other payables, amount due to a joint venture and an associate, bank overdrafts and bank borrowings are subsequently measured at amortised cost, using the effective interest method.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of a group entity after deducting all of its liabilities.

Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

Financial instruments (Cont'd)

Derivative financial instruments and hedging

Derivatives are initially recognised at fair value at the date when derivative contracts are entered into and are subsequently remeasured to its fair value at the end of the reporting period. The resulting gain or loss is recognised in profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

Hedge accounting

The Group designates certain derivatives as hedging instruments for cash flow hedges, which are hedges of highly probable forecast transactions with external customers for foreign currency risk exposure and interest rate risk exposure associated with the Group's floating rate bank borrowings. For hedges of foreign currency exposure, the hedged item represents highly probable forecast transactions which are denominated in a currency other than the functional currency of respective group entities entering into the transactions and the foreign currency risk under the hedging arrangement will affect the profit or loss. For hedges of interest rate risk, the hedged item is the Group's floating rate bank borrowings and the risk being hedged represents the volatility in interest payments resulted from changes in interest rates.

At the inception of the hedging relationship, the Group documents the relationship between the hedging instrument and hedged item, along with its risk management objectives and its strategy for undertaking various hedge transactions. Furthermore, at the inception of the hedge and on an ongoing basis, the Group documents whether the hedging instrument is highly effective in offsetting changes in cash flows of the hedged item attributable to the hedged risk.

Cash flow hedges

The effective portion of changes in the fair value of derivatives that are designated and qualify as cash flow hedges are recognised in other comprehensive income and accumulated under the heading of "hedging reserve". The gain or loss relating to the ineffective portion is recognised immediately in profit or loss as other gains or losses.

Amounts previously recognised in other comprehensive income and accumulated in equity (hedging reserve) are reclassified to profit or loss in the periods when the hedged item affects in profit or loss, in the same line of the consolidated statement of profit or loss and other comprehensive income as the recognised hedged item.

Hedge accounting is discontinued when the Group revokes the hedging relationship, when the hedging instrument expires or is sold, terminated, or exercised, or when it no longer qualifies for hedge accounting. Any gain or loss recognised in other comprehensive income and accumulated in equity at that time remains in equity and is recognised when the forecast transaction is ultimately recognised in profit or loss. When a forecast transaction is no longer expected to occur, the gain or loss accumulated in equity is recognised immediately in profit or loss.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

Financial instruments (Cont'd)

Derecognition

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

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

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

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

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

The estimates and underlying assumptions are reviewed on an 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.

Critical judgements in applying accounting policies

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



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Cont'd)

Critical judgements in applying accounting policies (Cont'd)

Deferred taxation on investment properties

For the purposes of measuring deferred taxes arising from investment properties that are measured using the fair value model, the directors of the Company have reviewed the Group's investment property portfolios and concluded that the Group's investment properties are held under a business model whose objective is to consume substantially all of the economic benefits embodied in the investment properties over time, rather than through sale. Therefore, in determining the Group's deferred taxation on investment properties, the directors have determined that the presumption that the carrying amounts of investment properties measured using the fair value model are recovered entirely through sale is rebutted. As a result, the Group has recognised deferred taxes on changes in fair value of investment properties during the year to reflect the tax consequences through consuming the inherent economic benefits through use.

Classification of investment in Longford Information & Technology Co., Limited as joint venture

Note 18 describes that Longford Information & Technology Co., Limited ("Longford") is classified as a joint venture of the Group despite that Longford is 100% owned by High Fashion New Media Corporation Limited ("New Media"), a non-wholly owned subsidiary of the Group.

In making the judgment, the directors considered the detailed criteria of control and joint control as set out in HKFRS 10 "Consolidated financial statements" and HKFRS 11 "Joint arrangements". The directors have also taken into consideration of the existing disputes with the legal representative of Longford, Ms. Mary Leong Ma Li ("Ms. Leong"), as well as the High Court decision under which the bank mandate of Longford had to be followed to the effect that one representative of New Media and Ms. Leong shall form joint signatories of the bank account and to operate it jointly. As a result of the High Court order, the directors concluded that the Group has joint control over Longford as decisions regarding the relevant activities require unanimous consent of both New Media and the legal representative of Longford, Ms. Leong, who is also the non-controlling shareholder of New Media.

Key sources of estimation uncertainty

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



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Cont'd)

Key sources of estimation uncertainty (Cont'd)

Allowance for inventories

Management of the Group reviews aging analysis at the end of the reporting period, and makes allowance for obsolete and slow-moving inventory items identified that are not suitable for use in current production. Management estimates the net realisable value for such raw materials, work in progress and finished goods based primarily on the latest invoice prices and current market conditions. However, given the competitiveness of the industry, these prices may subsequently be affected. The Group carries out an inventory review on a product-by-product basis at the end of the reporting period and makes allowance for these items. At 31 December 2016, the carrying amount of inventories was HK\$416,796,000 (2015: HK\$398,591,000).

Income taxes

The Hong Kong Inland Revenue Department ("IRD") initiated a tax audit on certain group companies from the year of assessment from 1999/2000 onwards. Since the tax audit is still at a fact-finding stage with different views being exchanged with the IRD, the outcome of the tax audit cannot be readily ascertained with reasonable accuracy. In cases where the tax charged by IRD is different from the estimated amounts, a material tax charge may arise (see note 10 for details). In the opinion of the directors, the provision made is adequate.

Allowance for trade receivables

Management of the Group reviews aging analysis, repayment history of its trade receivables and takes into consideration the estimation of future cash flows to determine allowance for trade receivables. The amount of impairment loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the financial asset's original effective interest rate (i.e. the effective interest rate computed at initial recognition). Where the actual future cash flows are less than expected, impairment loss may arise. At 31 December 2016, the carrying amount of trade receivables was HK\$370,466,000 (net of allowance for doubtful debts of HK\$16,327,000) (2015: carrying amount of trade receivables was HK\$405,299,000 (net of allowance for doubtful debts of HK\$12,707,000)).

Fair value of investment properties

Fair values of investment properties of the Group are estimated by independent qualified professional valuers. Upon application of HKFRS 13 "Fair value measurement", the valuers have applied the highest and best use basis from the perspective of market participants. The valuation involves, inter-alia, certain estimates, including comparable market transactions, appropriate capitalisation rates and reversionary income potential and redevelopment potential. In relying on the valuation, management has exercised judgment and is satisfied that the method of valuation is reflective of the current market conditions. At 31 December 2016, the carrying amount of investment properties was HK\$1,188,791,000 (2015: HK\$1,088,754,000).



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

5. REVENUE

An analysis of the Group's revenue is as follows:

	2016 HK\$'000	2015 HK\$'000
Manufacture and trading of garments	2,204,317	2,462,319
Brand business	218,228	215,921
	2,422,545	2,678,240

6. SEGMENT INFORMATION

Information reported to the chief operating decision maker, the Group's executive directors, for the purposes of resource allocation and performance assessment, is analysed based on the types of goods sold, including (i) manufacture and trading of garments and (ii) brand business, representing sales of branded garments developed by the Group.

The Group's operating and reporting segments are (i) manufacture and trading of garments and (ii) brand business.

Segment revenue and results

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

For the year ended 31 December 2016

	Manufacture and trading of garments HK\$'000	Brand business HK\$'000	Segment total HK\$'000	Eliminations HK\$'000	Consolidated HK\$'000
REVENUE					
External sales	2,204,317	218,228	2,422,545	–	2,422,545
Inter-segment sales (<i>note</i>)	42,256	–	42,256	(42,256)	–
Segment revenue	2,246,573	218,228	2,464,801	(42,256)	2,422,545
RESULTS					
Segment profit (loss)	153,462	(36,262)	117,200	(1,228)	115,972
Finance costs					(30,740)
Profit before taxation					85,232



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

6. SEGMENT INFORMATION (Cont'd)

Segment revenue and results (Cont'd)

For the year ended 31 December 2015

	Manufacture and trading of garments HK\$'000	Brand business HK\$'000	Segment total HK\$'000	Eliminations HK\$'000	Consolidated HK\$'000
REVENUE					
External sales	2,462,319	215,921	2,678,240	–	2,678,240
Inter-segment sales (<i>note</i>)	56,928	–	56,928	(56,928)	–
Segment revenue	2,519,247	215,921	2,735,168	(56,928)	2,678,240
RESULTS					
Segment profit (loss)	164,937	(61,916)	103,021	(1,884)	101,137
Finance costs					(44,126)
Profit before taxation					57,011

Note: Inter-segment sales are charged at agreed terms set out in the subcontracting agreement entered into between group companies.

The accounting policies of the operating segments are the same as the Group's accounting policies described in note 3. Segment profit (loss) represents the profit (loss) earned (incurred) by each segment without allocation of finance costs. This is the measure reported to the Company's executive directors for the purposes of resources allocation and performance assessment. Furthermore, as the assets and liabilities for operating segments are not provided to the Company's executive directors for the purposes of resources allocation and performance assessment, no segment assets and liabilities is presented accordingly.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

6. SEGMENT INFORMATION (Cont'd)

Other segment information

For the year ended 31 December 2016

	Manufacture and trading of garments HK\$'000	Brand business HK\$'000	Consolidated HK\$'000
Amounts included in the measure of segment profit or loss:			
Depreciation of property, plant and equipment	62,833	848	63,681
Amortisation of prepaid lease payments	3,106	–	3,106
Loss on disposal/written-off of property, plant and equipment and prepaid lease payments	7,497	126	7,623
Net allowance for (reversal of allowance for) bad and doubtful debts	11,522	(4,110)	7,412
Net allowance for inventory obsolescence (<i>note</i>)	3,709	4,995	8,704
Fair value gain on derivative financial instruments	87,728	–	87,728
Increase in fair value of investment properties	92,540	–	92,540
Share of losses of joint ventures	619	–	619

For the year ended 31 December 2015

	Manufacture and trading of garments HK\$'000	Brand business HK\$'000	Consolidated HK\$'000
Amounts included in the measure of segment profit or loss:			
Depreciation of property, plant and equipment	68,622	1,039	69,661
Amortisation of prepaid lease payments	3,356	–	3,356
Gain on disposal of property, plant and equipment and prepaid lease payments	3,996	13	4,009
Net allowance for (reversal of allowance for) bad and doubtful debts	724	(25)	699
Net allowance for (reversal of allowance for) inventory obsolescence (<i>note</i>)	8,752	(5,693)	3,059
Fair value loss on derivative financial instruments	23,356	–	23,356
Increase in fair value of investment properties	59,554	–	59,554
Share of losses of joint ventures	8,095	3,175	11,270

Note: Allowance for obsolete inventory was written back when the relevant inventory was sold.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

6. SEGMENT INFORMATION (Cont'd)

Geographical information

The Group's operations are located in the United States of America ("USA"), Europe, the Greater China and other areas.

The Group's revenue from external customers and information about its non-current assets by geographical location of the assets are detailed below:

	Revenue		Non-current assets	
	2016 HK\$'000	2015 HK\$'000	2016 HK\$'000	2015 HK\$'000
USA	949,298	1,092,672	417	737
Europe	423,672	474,561	783	1,131
Greater China	784,844	819,732	1,924,708	1,927,510
Others	264,731	291,275	6,539	7,298
	2,422,545	2,678,240	1,932,447	1,936,676

Note: Non-current assets excluded interests in joint ventures, available-for-sale investments, deferred tax assets and deposit placed and prepayment of premium for a life insurance.

Information about major customer

During the current year, there was a customer from manufacture and trading of garments segment contributed over 10% of the total revenue of the Group whose revenue was approximately HK\$251 million (2015: HK\$326 million).

7. OTHER GAINS AND LOSSES

	2016 HK\$'000	2015 HK\$'000
(Loss) gain on disposal/written-off of property, plant and equipment and prepaid lease payments	(7,623)	4,009
Net allowance for bad and doubtful debts	(7,412)	(699)
Change in fair value of derivative financial instruments	87,728	(23,356)
Net foreign exchange gain (loss)	570	(11,983)
Increase in fair value of investment properties	92,540	59,554
Net loss arising on deemed acquisition of subsidiary (note 47)	–	(21,878)
	165,803	5,647



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

8. FINANCE COSTS

	2016 HK\$'000	2015 HK\$'000
Interests on:		
Bank borrowings and overdrafts (<i>note</i>)	26,599	37,499
Finance leases	15	14
Bank charges	4,126	6,613
	30,740	44,126

Note: Included loss on realisation of cash flow hedges reclassified from other comprehensive income of HK\$1,562,000 (2015: HK\$1,799,000).

9. DIRECTORS' AND MANAGING DIRECTOR'S EMOLUMENTS AND EMPLOYEE'S EMOLUMENTS

Directors' and Managing Director's emoluments

The emoluments paid or payable to each of the eight (2015: nine) directors are as follows:

	Other emoluments				Total emoluments HK\$'000
	Fees HK\$'000	Salaries and other benefits HK\$'000	Retirement benefits scheme contributions HK\$'000	Performance related incentive payments HK\$'000	
2016					
<i>Executive directors</i>					
Lam Foo Wah	200	5,070	–	3,000	8,270
So Siu Hang, Patricia	200	3,300	18	1,400	4,918
Lam Gee Yu, Will	200	3,000	18	1,400	4,618
Lam Din Yu, Well	200	2,700	18	1,400	4,318
<i>Non-executive director</i>					
Yeung Kwok Wing	200	–	–	–	200
<i>Independent non-executive directors</i>					
Wong Shui Hoi, Peter	200	–	–	–	200
Leung Hok Lim	200	–	–	–	200
Woo King Wai	200	–	–	–	200
Total for 2016	1,600	14,070	54	7,200	22,924



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

9. DIRECTORS' AND MANAGING DIRECTOR'S EMOLUMENTS AND EMPLOYEE'S EMOLUMENTS (Cont'd)

Directors' and Managing Director's emoluments (Cont'd)

	Other emoluments				Total emoluments HK\$'000
	Fees HK\$'000	Salaries and other benefits HK\$'000	Retirement benefits scheme contributions HK\$'000	Performance related incentive payments HK\$'000	
2015					
<i>Executive directors</i>					
Lam Foo Wah	200	5,070	–	3,000	8,270
So Siu Hang, Patricia	200	2,612	18	1,400	4,230
Lam Gee Yu, Will	200	1,500	18	1,400	3,118
Lam Din Yu, Well	200	1,350	18	1,400	2,968
<i>Non-executive directors</i>					
Chan Wah Tip, Michael (<i>note</i>)	87	–	–	–	87
Yeung Kwok Wing	200	–	–	–	200
<i>Independent non-executive directors</i>					
Wong Shui Hoi, Peter	200	–	–	–	200
Leung Hok Lim	200	–	–	–	200
Woo King Wai	200	–	–	–	200
Total for 2015	1,687	10,532	54	7,200	19,473

Note: Mr. Chan Wah Tip, Michael retired as a non-executive director of the Company at the annual general meeting held on 8 June 2015.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

9. DIRECTORS' AND MANAGING DIRECTOR'S EMOLUMENTS AND EMPLOYEE'S EMOLUMENTS (Cont'd)

Directors' and Managing Director's emoluments (Cont'd)

The executive directors' emoluments, except for their fees, are mainly for their services in connection with the management of the affairs of the Company and the Group, while the emoluments for non-executive directors and independent non-executive directors and the fees for the executive directors are mainly for their services as directors of the Company.

The performance related incentive payment is determined by reference to the individual performance of the directors and approved by the Remuneration Committee.

Mr. Lam Foo Wah is also the Managing Director of the Company and his emoluments disclosed above include those for services rendered by him as the Managing Director.

During both years, no emolument was paid by the Group to the directors as compensation for loss of office or an inducement to join or upon joining the Group. None of the directors has waived any emoluments for both years.

Employee's emoluments

Out of the five individuals with the highest emoluments in the Group, four (2015: four) of them are directors whose emoluments are disclosed above. The emoluments of the remaining one individual (2015: one) are as follows:

	2016 HK\$'000	2015 HK\$'000
Salaries and other benefits	1,690	1,456
Retirement benefits scheme contributions	18	18
Performance related incentive payments	1,500	1,800
	3,208	3,274

The emoluments are within the band HK\$3,000,001 to HK\$3,500,000.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

10. INCOME TAX EXPENSES

	2016 HK\$'000	2015 HK\$'000
Current tax charge:		
Hong Kong	1,942	1,000
PRC	5,502	6,055
Other jurisdictions	68	69
	7,512	7,124
Underprovision in prior years:		
PRC	6,919	1,052
Deferred taxation (<i>note 33</i>):		
Current year	21,366	10,911
Reclassification from other comprehensive income	8,171	(5,319)
	29,537	5,592
	43,968	13,768

The IRD has initiated a tax audit on certain group companies for the year of assessment from 1999/2000 onwards. As a matter of IRD's practice, the IRD has issued estimated/additional assessments ("Assessments") demanding for tax to the relevant group companies for the years of assessment from 1999/2000 to 2009/2010. During the course of the tax audit, there is a possibility that estimated additional assessments for subsequent years will be issued by the IRD to these group companies.

Up to 31 December 2016, the Group has purchased tax reserve certificates of approximately HK\$159,541,000 (2015: HK\$144,300,000) for conditional standover order of objection against the Assessments for the years of assessment from 1999/2000 to 2009/2010 and the amount is included in tax recoverable.

Since the tax audit is still at a fact-finding stage with different views being exchanged with the IRD, the outcome of the tax audit cannot be readily ascertained with reasonable accuracy. Management has in the current year followed the same basis for making provision as adopted in prior years. In the opinion of the directors, the provision made is adequate for the purpose mentioned above.



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10. INCOME TAX EXPENSES (Cont'd)

Other than the tax audit, one of the companies of the Group has also purchased a tax reserve certificate of approximately HK\$753,000 (2015: HK\$753,000) for conditional standover order of objection against the assessment for the year of assessment 2006/2007 and the amount is included in tax recoverable.

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

Under the Law of the PRC on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25% from 1 January 2008 onwards, except for High Fashion Silk (Zhejiang) Co., Ltd. and High Fashion (China) Co., Ltd, which have been recognised as an advanced technology enterprise by the PRC Tax Bureau in 2015 and 2016, respectively. These entities are subject to an income tax rate of 15% for three years starting from the year being recognised as an advanced technology enterprise.

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

The income tax expenses for the year can be reconciled to the profit before taxation per the consolidated statement of profit or loss and other comprehensive income as follows:

	2016 HK\$'000	2015 HK\$'000
Profit before taxation	85,232	57,011
Tax at the income tax rate of 16.5%	14,063	9,407
Effect of different tax rates of subsidiaries operating in other jurisdictions	6,276	6,168
Tax effect of share of results of joint ventures	102	1,860
Tax effect of income not taxable for tax purpose	(2,002)	(4,543)
Tax effect of expenses not deductible for tax purpose	16,321	16,580
Tax effect of deductible temporary differences not recognised	12,945	5,299
Utilisation of deductible temporary differences previously not recognised	(6,433)	(12,526)
Underprovision in prior years	6,919	1,052
Tax relief in relation to additional tax deductions on research and development costs incurred and amount spent on acquisition of plant and equipment made in the PRC	(6,337)	(6,369)
Others	2,114	(3,160)
Income tax expenses	43,968	13,768



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11. PROFIT FOR THE YEAR

Profit for the year has been arrived at after charging (crediting):

	2016 HK\$'000	2015 HK\$'000
Costs of inventories recognised as expenses (included in cost of sales) (note i)	1,938,770	2,100,648
Amortisation of prepaid lease payments	3,106	3,356
Depreciation of property, plant and equipment	63,681	69,661
Net allowance for inventory obsolescence (included in cost of sales) (note ii)	8,704	3,059
Auditor's remuneration	4,906	4,976
Minimum lease payments in respect of land and buildings	21,287	17,075
Contingent rental expense (note iii)	650	99
Staff costs (including directors' emoluments)		
Wages, salaries and bonuses	546,420	507,553
Retirement benefits scheme contributions	60,935	53,869
	607,355	561,422
Realisation of cash flow hedges reclassified from other comprehensive income (included in revenue)	61,901	(32,235)
Realisation of cash flow hedges reclassified from other comprehensive income (included in finance costs)	1,562	1,799
Research and development costs recognised as expenses (included in cost of sales)	76,813	77,198
Gross rental income from investment properties (included in other income)	(29,439)	(30,167)
Less: Outgoings for investment properties rented out	5,985	4,980
Net rental income	(23,454)	(25,187)
Government grants (included in other income) (note iv)	(10,013)	(13,155)
Interest income earned on loans and receivables (included in other income)		
– bank interest income	(14,173)	(21,528)
– interest income on other receivables	(828)	(990)
	(15,001)	(22,518)
Interest income earned on financial assets at FVTPL (included in other income)		
– interest income from structured deposits	(8,715)	(20,636)
Written back of customs provision made in prior years (included in other income) (note v)	–	(8,525)



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

11. PROFIT FOR THE YEAR (Cont'd)

Notes:

- (i) The amounts have been arrived at before including net allowance for inventory obsolescence of HK\$8,074,000 (2015: HK\$3,059,000).
- (ii) Allowance for inventory obsolescence is written back when the relevant inventory is sold.
- (iii) Contingent rental expenses are determined based on a certain percentage of the gross sales of the relevant shops when the sales meet certain specified level.
- (iv) The amounts represent subsidies received from PRC government for the purpose of encouraging the Group to expand its business in the PRC. There is no conditions attached to the subsidies granted to the Group and the grants are not related to capital expenditures.
- (v) The Group had been in disputes with the relevant authority in the USA on the customs duty and penalty imposed, on which full provision was made in the consolidated financial statements in prior years. During the year ended 31 December 2015, the relevant authority discharged its order and released the Group's obligation for the penalty payment. Accordingly, provision previously made was written back.

12. OTHER COMPREHENSIVE (EXPENSE) INCOME

	2016 HK\$'000	2015 HK\$'000
Cash flow hedges:		
Fair value gain (loss) on hedging instruments	4,990	(87,984)
Reclassification adjustments upon recognition of hedged items in profit or loss	63,463	(30,436)
	68,453	(118,420)
Gain on revaluation of properties	5,797	–
Exchange differences arising on translation of joint ventures	(1,159)	(559)
Exchange differences arising on translation to presentation currency	(167,543)	(166,032)
Exchange differences arising on translation of foreign operations	3,784	(602)
Other comprehensive expense	(90,668)	(285,613)
Income tax relating to components of other comprehensive (expense) income:		
– fair value changes in hedging instruments under cash flow hedges	(686)	10,154
– reclassification adjustments of fair value changes in hedging instruments to profit or loss	(8,171)	5,319
– revaluation of properties	(1,449)	–
	(10,306)	15,473
Other comprehensive expense for the year, net of tax	(100,974)	(270,140)



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13. DIVIDENDS

	2016 HK\$'000	2015 HK\$'000
Dividends recognised as distribution and paid during the year:		
Interim dividend – 3 HK cents per ordinary share for 2016 (2015: 3 HK cents for 2015)	9,168	9,168
Final dividend – 3 HK cents per ordinary share for 2015 (2015: 5 HK cents for 2014)	9,168	15,281
	18,336	24,449

Subsequent to the end of the reporting period, a final dividend in respect of the year ended 31 December 2016 of 3 HK cents (2015: final dividend in respect of the year ended 31 December 2015 of 3 HK cents) per ordinary share, in an aggregate amount of HK\$9,168,000 (2015: HK\$9,168,000) has been proposed by the directors and is subject to the approval by the Company's shareholders at the forthcoming annual general meeting.

14. EARNINGS PER SHARE

The calculation of basic earnings per share attributable to owners of the Company is based on the following data:

Earnings for the purpose of basic earnings per share attributable to owners of the Company	2016 HK\$'000 43,277	2015 HK\$'000 46,424
Number of ordinary shares for the purpose of basic earnings per share	2016 305,615,420	2015 305,615,420

No diluted earnings per share is presented as there is no potential ordinary shares outstanding during both years or at the end of the respective reporting periods.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

15. PROPERTY, PLANT AND EQUIPMENT

	Leasehold land (in Hong Kong) HK\$'000	Buildings (in Hong Kong) HK\$'000	Buildings (outside Hong Kong) HK\$'000	Construction in progress HK\$'000	Leasehold improvements HK\$'000	Plant and equipment HK\$'000	Furniture and fixtures HK\$'000	Motor vehicles HK\$'000	Total HK\$'000
COST									
At 1 January 2015	5,058	13,886	638,919	7,354	138,776	589,944	202,105	31,138	1,627,180
Additions	-	-	-	12,454	5,710	8,662	6,636	4,535	37,997
Transfers	-	-	-	(5,433)	904	3,934	595	-	-
Disposals	-	-	(3,788)	-	-	(3,406)	(6,853)	(2,971)	(17,018)
Acquired on acquisition of subsidiaries	-	-	-	-	-	212	160	96	468
Exchange realignment	-	-	(33,676)	(471)	(6,621)	(28,980)	(9,411)	(1,324)	(80,483)
At 31 December 2015	5,058	13,886	601,455	13,904	138,769	570,366	193,232	31,474	1,568,144
Additions	-	-	197	14,333	1,430	9,694	5,072	5,766	36,492
Transfers	-	-	426	(9,382)	1,249	7,707	-	-	-
Transfers to investment properties	-	-	(14,615)	-	-	-	-	-	(14,615)
Disposals/written-off	-	-	(29,214)	-	(25,225)	(8,110)	(1,316)	(1,696)	(65,561)
Exchange realignment	-	-	(36,409)	(888)	(7,531)	(31,381)	(10,632)	(1,382)	(88,223)
At 31 December 2016	5,058	13,886	521,840	17,967	108,692	548,276	186,356	34,162	1,436,237
ACCUMULATED DEPRECIATION AND IMPAIRMENT									
At 1 January 2015	1,594	5,344	130,845	98	112,264	395,697	154,247	23,408	823,497
Provided for the year	105	278	15,041	-	8,413	33,010	10,019	2,795	69,661
Eliminated on disposals	-	-	(2,988)	-	-	(3,259)	(6,230)	(2,599)	(15,076)
Exchange realignment	-	-	(8,435)	(74)	(5,096)	(20,946)	(6,701)	(1,015)	(42,267)
At 31 December 2015	1,699	5,622	134,463	24	115,581	404,502	151,335	22,589	835,815
Provided for the year	105	278	14,670	-	8,595	28,029	8,512	3,492	63,681
Transfers to investment properties	-	-	(2,702)	-	-	-	-	-	(2,702)
Eliminated on disposals/written-off	-	-	(20,959)	-	(25,225)	(4,802)	(1,187)	(1,489)	(53,662)
Exchange realignment	-	-	(9,945)	(24)	(4,500)	(22,090)	(7,953)	(968)	(45,480)
At 31 December 2016	1,804	5,900	115,527	-	94,451	405,639	150,707	23,624	797,652
CARRYING VALUES									
At 31 December 2016	3,254	7,986	406,313	17,967	14,241	142,637	35,649	10,538	638,585
At 31 December 2015	3,359	8,264	466,992	13,880	23,188	165,864	41,897	8,885	732,329



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For the year ended 31 December 2016

15. PROPERTY, PLANT AND EQUIPMENT (Cont'd)

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

Land and buildings	2% to 5% or over remaining lease term if shorter
Leasehold improvements	The shorter of lease terms and 5 years
Plant and equipment	9% to 20%
Furniture and fixtures	9% to 25%
Motor vehicles	15% to 25%

The carrying value of the motor vehicles includes an amount of HK\$283,000 (2015: HK\$221,000) in respect of assets held under finance leases. During the year ended 31 December 2016, the Group entered into a finance lease arrangement in respect of these motor vehicles with carrying amount of HK\$266,000 (2015: nil) at the inception of lease.

16. PREPAID LEASE PAYMENTS

	2016 HK\$'000	2015 HK\$'000
Analysed for reporting purposes as:		
Non-current assets	105,071	115,593
Current assets	3,026	3,231
	108,097	118,824



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For the year ended 31 December 2016

17. INVESTMENT PROPERTIES

	Completed investment properties HK\$'000	Investment properties held for development/ under construction HK\$'000	Total HK\$'000
FAIR VALUE			
At 1 January 2015	879,283	142,199	1,021,482
Additions	20,496	19,047	39,543
Increase in fair value recognised in profit or loss (included in other gains and losses) – unrealised	57,539	2,015	59,554
Exchange realignment	(23,455)	(8,370)	(31,825)
At 31 December 2015	933,863	154,891	1,088,754
Additions	2,911	30,822	33,733
Transfer from property, plant and equipment and prepaid lease payments	18,033	–	18,033
Transfer	59,227	(59,227)	–
Disposals	–	(8,372)	(8,372)
Increase in fair value recognised in profit or loss (included in other gains and losses) – unrealised	86,122	6,418	92,540
Exchange realignment	(27,566)	(8,331)	(35,897)
At 31 December 2016	1,072,590	116,201	1,188,791

All of the Group's completed investment properties are held under operating leases to earn rentals or for capital appreciation purposes. They are measured using the fair value model and are classified and accounted for as investment properties.

The fair value of the Group's investment properties at 31 December 2016 and 2015 have been arrived at on the basis of a valuation carried out by Centaline Surveyors Limited, 新昌信安達資產評估有限公司 and 深圳市戴德梁行土地房地產評估有限公司, which are independent qualified professional valuers not connected with the Group. Centaline Surveyors Limited are members of the Institute of Valuers and 新昌信安達資產評估有限公司 and 深圳市戴德梁行土地房地產評估有限公司 are certified public valuers in the PRC.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

17. INVESTMENT PROPERTIES (Cont'd)

For the completed investment properties, the valuations were arrived at by making reference to market evidence of transaction prices for similar properties in similar locations and conditions or on the basis of capitalisation of net income with due allowance for the reversionary income and redevelopment potential. The net income is the market rentals of all lettable units of the properties and discounted at the market yield expected by investors for this type of properties. The market rentals are assessed by making reference to the rentals achieved in the lettable units of the properties as well as other lettings of similar properties in the neighbourhood. The discount rate is determined by making reference to the yields derived from analysing the sales transactions of similar properties in the relevant locations and adjusted to take into account the market expectation from property investors to reflect factors specific to the Group's investment properties.

For the investment properties held for development, for which management has yet to complete and obtain approval for building development plan, valuation was arrived at by making reference to comparable market sale and purchase transactions of vacant land.

For the investment properties under construction, residual method of valuation was adopted. The value is based on the development potential of the properties as if they were completed in accordance with the existing construction plan at the date of valuation. The value has also taken into consideration all costs of construction and expected developed profit margin, which has duly reflected the risks associated with the construction.

There has been no change in the valuation techniques used in the prior year.

In estimating the fair value of the completed properties, the highest and best use of the properties is their current use. In estimating the fair value of investment properties held for development/under construction, management has taken into account the highest and best use of the properties from the perspective of market participants, taking into account the future development potential of the properties.

The Group's investment properties are categorised into level 3 of the fair value hierarchy. At the end of each reporting period, the Chief Financial Officer of the Group ("CFO") works closely with the independent qualified professional valuers to establish and determine the appropriate valuation techniques and inputs to be used in determining the fair value of the investment properties. Discussions on valuation processes and results are held between CFO and the directors of the Company at least twice a year.



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17. INVESTMENT PROPERTIES (Cont'd)

The following table shows the valuation techniques used in the determination of the fair values of investment properties and unobservable inputs used in the valuation models:

Description	Fair value as at		Valuation techniques	Unobservable inputs	Significant inputs	Relationship of inputs to fair value
	2016 HK\$'000	2015 HK\$'000				
Office premises – Hong Kong	608,000	530,000	Comparison approach	Market price per square feet	HK\$6,700 (2015: HK\$5,800) per square foot in average and adjusting for age, location, condition and surrounding facilities of the properties	The higher the market price, the higher the fair value
– Shenzhen	151,955	155,000	Income capitalisation approach	(i) Capitalisation rate taking into account the capitalisation of rental income potential and nature of properties	5% (2015: 5%)	The higher the capitalisation rate, the lower the fair value
				(ii) Monthly market rent per square meter	RMB140 (2015: RMB130) per month per square meter in average	The higher the market rent, the higher the fair value
– Hangzhou	18,257	–	Income capitalisation approach	(i) Capitalisation rate taking into account the capitalisation of rental income potential and nature of properties	8%	The higher the capitalisation rate, the lower the fair value
				(ii) Monthly market rent per square meter	RMB14 per month per square meter in average	The higher the market rent, the higher the fair value
Retail premises in Xinchang	232,470	248,863	Income capitalisation approach	(i) Capitalisation rate taking into account the capitalisation of rental income potential and nature of properties	5.5% (2015: 5.1%)	The higher the capitalisation rate, the lower the fair value
				(ii) Monthly market rent per square meter	RMB341 (2015: RMB328) per month per square meter in average	The higher the market rent, the higher the fair value
Residential complex in Xinchang	61,908	46,558	Residual approach	(i) Capitalisation rate	5.5% (2015: 5.1%)	The higher the capitalisation rate, the lower the fair value
				(ii) Monthly market rent per square meter	RMB341 (2015: RMB328) per month per square meter in average	The higher the market rent, the higher the fair value
Investment properties held for development in Tonglu	116,201	108,333	Comparison approach	Market price per square meter	RMB1,571 (2015: RMB1,456) per square meter in average and adjusting for location, condition and surrounding facilities of the properties	The higher the market price, the higher the fair value
	1,188,791	1,088,754				



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18. INTERESTS IN JOINT VENTURES

	2016 HK\$'000	2015 HK\$'000
Cost of unlisted investments in joint ventures	17,920	17,920
Share of post-acquisition losses	(4,780)	(4,161)
Exchange realignment	3,106	4,265
	16,246	18,024

Included in interests in joint ventures is an amount of HK\$7,450,000 (2015: HK\$7,938,000) which represents New Media's 100% investment in Longford. Longford was established in the PRC during the year ended 31 December 2014 by New Media with a registered capital of RMB30,000,000. The legal representative of Longford is Ms. Leong, who kept the company chops, books and records as well as other relevant documents of Longford since establishment.

On 26 September 2014, the High Court of the Hong Kong Special Administrative Region ("HKSAR") made an interim order ("Longford Order") to New Media, under which the bank mandate of Longford had to be followed to the effect that one representative of the Group and Ms. Leong shall form joint signatories of the bank account and to operate it jointly. As a result of the Longford Order, Longford has become effectively jointly controlled by New Media and Ms. Leong as decisions regarding the relevant activities of the Longford effectively required unanimous consent of both the Group and Ms. Leong starting from 26 September 2014. As the Longford Order has not been released as at 31 December 2016, Longford is accounted for as a joint venture of the Group as at 31 December 2016.



Notes to the Consolidated Financial Statements

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18. INTERESTS IN JOINT VENTURES (Cont'd)

As at 31 December 2016 and 2015, the Group has interests in the following joint ventures:

Name	Form of business structure	Place of registration and operations	Percentage of						Principal activities
			Ownership interest		Voting power		Profit sharing		
			2016 %	2015 %	2016 %	2015 %	2016 %	2015 %	
Hangzhou Dalifu Silk Finishing Co., Ltd. (note i)	Incorporated	PRC	51	51	50	50	51	51	Dyeing, printing and sandwashing of fabric
Suzhou High Fashion Garment Co., Ltd. ("Suzhou High Fashion") (notes i & iii)	Incorporated	PRC	51	51	60	60	51	51	Garment manufacturing
The Silk Passion Company Limited ("Silk Passion") (notes ii & iii)	Incorporated	Hong Kong	51	51	60	60	51	51	Trading, marketing and promoting silk products
Flaming China Limited	Incorporated	Hong Kong	50	50	50	50	50	50	Inactive
Longford (note iv)	Established	PRC	65	65	67	67	65	65	E-commerce

Notes:

- (i) These joint ventures provide subcontracting services to the Group during both years.
- (ii) This joint venture aims to enter into the fashion market in France.
- (iii) The Group holds 51% of the registered capital and 60% voting power of Suzhou High Fashion and Silk Passion. However, under the terms of memorandum and articles of association of Suzhou High Fashion and joint venture agreement of Silk Passion, all significant events including operating and financial decisions must require unanimous consent by the Group and the other shareholder. Therefore, Suzhou High Fashion and Silk Passion are classified as joint ventures of the Group.
- (iv) The entity is a joint venture of the Group since 19 November 2015.



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18. INTERESTS IN JOINT VENTURES (Cont'd)

In the opinion of the directors, the joint ventures, are not individually material to the Group for both years and therefore no separate disclosure on summarised financial information of these joint ventures is presented. The aggregate financial information of all individually immaterial joint ventures, which are accounted for using the equity method is set out below:

	2016 HK\$'000	2015 HK\$'000
Current assets	58,502	65,418
Non-current assets	11,908	13,614
Current liabilities	45,713	51,318
Income recognised in profit or loss	43,698	46,535
Expenses recognised in profit or loss	44,911	62,408
Group's share of losses of joint ventures for the year	619	8,095

The Group has discontinued recognition of its share of losses of certain joint ventures. The amount of unrecognised share of results of these joint ventures is as follows:

	2016 HK\$'000	2015 HK\$'000
Unrecognised share of losses of joint ventures for the year	1	14
Accumulated unrecognised share of losses of these joint ventures	8,237	8,236

At the end of both reporting periods, the Group has no commitment to fund the losses in relation to its investments in any of the joint ventures.

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19. DEPOSIT PLACED AND PREPAYMENT OF PREMIUM FOR A LIFE INSURANCE

The Group entered into a life insurance policy with an insurance company to insure an executive director. Under the policy, the beneficiary and policy holder is High Fashion Garments Management Limited ("HFGML"), a wholly owned subsidiary of the Company, and the total insured sum is approximately US\$10,000,000 (equivalent to HK\$77,500,000). HFGML paid a gross premium of US\$3,582,000 (equivalent to HK\$27,763,000), including a premium charge at inception of the policy amounting to US\$214,941 (equivalent to HK\$1,666,000). HFGML may request a partial surrender or full surrender of the policy at any time and receive cash based on the cash value of the policy at the date of withdrawal, which is determined by the gross premium paid plus accumulated guaranteed interest earned and minus insurance premium charged at inception. In addition, if withdrawal is made between the 1st to 15th policy year, there is a specified surrender charge. At the inception date, the gross premium was separated into deposit placed and prepayment of life insurance premium. The prepayment of life insurance premium is amortised to profit or loss over the insured period and the deposit placed is carried at amortised cost using the effective interest method. The insurance company will pay HFGML a guaranteed interest rate of 5.2% per annum for the first year, followed by minimum guaranteed interest rate of 3% per annum for the following years.

The effective interest rate for the deposit placed on initial recognition is 4.61% per annum, which was determined by discounting the estimated future cash receipts through the expected life of the policy of 15 years, excluding the financial effect of surrender charge. At 31 December 2016, the expected life of the policy remains unchanged from the initial recognition and the directors consider that the financial impact of the option to terminate the policy is insignificant.

20. DERIVATIVE FINANCIAL INSTRUMENTS

	2016 HK\$'000	2015 HK\$'000
Financial assets		
Cash flow hedges		
– Interest rate swaps	734	–
Other derivatives (not under hedge accounting)		
– Foreign exchange forward contracts	64,035	–
	64,769	–



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

20. DERIVATIVE FINANCIAL INSTRUMENTS (Cont'd)

	2016 HK\$'000	2015 HK\$'000
Financial liabilities		
Cash flow hedges		
– Foreign exchange forward contracts	56,947	124,045
– Interest rate swaps	354	266
	57,301	124,311
Other derivatives (not under hedge accounting)		
– Dual currency interest rate swap	5,946	8,619
– Foreign exchange forward contract	–	3,730
– Knock out forward contracts	3,692	30,589
– Capped forward contract	–	8,583
	9,638	51,521
	66,939	175,832
Analysed for reporting purposes as:		
Current assets	64,769	–
Non-current liabilities	3,092	50,308
Current liabilities	63,847	125,524
	66,939	175,832

Cash flow hedges

Foreign exchange forward contracts

The Group designates certain foreign exchange forward contracts as highly effective hedging instruments in order to manage the Group's foreign currency exposure in relation to foreign currency highly probable forecast sales to end customers denominated in United States Dollars ("US\$") by entering into foreign exchange forward contracts to sell US\$ for RMB. Management considers the hedges from the Group's perspective are effectively hedging its sales to end customers.

At the end of the reporting period, the Group has outstanding foreign exchange forward contracts with an aggregate notional amount of US\$82 million (2015: US\$325 million) that require the Group to sell US\$ for RMB at exchange rates ranging from RMB6.422 to RMB6.66 (2015: RMB6.192 to RMB6.74) for US\$1 with maturity periods up to 12 months (2015: 24 months) from the end of the respective reporting periods. The terms of the foreign exchange forward contracts have been negotiated based on the estimation of the highly probable forecast sales.



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20. DERIVATIVE FINANCIAL INSTRUMENTS (Cont'd)

Cash flow hedges (Cont'd)

Foreign exchange forward contracts (Cont'd)

During the current year, the Group requested for early termination of certain contracts with an aggregate contract value of US\$67 million by cash settlement based on the fair values of the respective contracts at the date of termination. The cumulative net fair value gain of these early terminated contracts at the date of termination of approximately HK\$1,001,000 recognised in other comprehensive income continues to be separately classified in equity at the date of termination until the respective forecast sales transactions occur, at which the net gain will be reclassified from equity to profit or loss.

As at 31 December 2016, the cumulative net fair value loss of approximately HK\$56,947,000 (2015: HK\$124,045,000) recognised in other comprehensive income and accumulated in hedging reserve is expected to be released to the profit or loss at various dates from January 2017 to December 2017 (2015: January 2016 to December 2017), the period in which the forecast sales are expected to take place. At 31 December 2015, included in the cumulative net fair value loss was HK\$42,146,000 cumulative loss that was expected to be reclassified to profit or loss in more than twelve months after the end of the reporting period.

During the year, the effective portion of cash flow hedges on foreign exchange forward contracts amounting to cumulative loss of HK\$61,901,000 (2015: cumulative gain of HK\$32,235,000) is reclassified from other comprehensive income upon occurrence of the sales to end customers which affect profit or loss.

Interest rate swaps

The Group uses interest rate swaps to manage its exposure to volatility in interest payments relating to certain floating rate bank borrowings which linked to Hong Kong Interbank Offered Rate ("HIBOR"). The floating-to-fixed interest rate swaps lock the interest rates at rates ranging from 2.83% to 3.75% (2015: 1.79% to 2.85%) per annum. The interest rate swaps match the major terms of the hedged underlying bank borrowings such that management considers that the interest rate swaps are highly effective hedging instruments.

As at 31 December 2016, the fair value gain of HK\$380,000 (2015: fair value loss of HK\$266,000) of interest rate swap contracts has been recognised in other comprehensive income and accumulated in hedging reserve, and is expected to be released to profit or loss at various dates during the lives of the swaps when the hedged interest expenses are recognised and impact profit or loss. The aggregate notional amount of interest rate swap contracts is HK\$550,000,000 (2015: HK\$749,150,000) and will mature within one year after the end of the reporting period.

The effective portion of cash flow hedges on interest rate swaps amounting to cumulative loss of HK\$1,562,000 (2015: HK\$1,799,000) is reclassified from other comprehensive income to profit or loss and is included in finance costs during the year.



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For the year ended 31 December 2016

20. DERIVATIVE FINANCIAL INSTRUMENTS (Cont'd)

Other derivatives (not under hedge accounting)

Dual currency interest rate swap

The amount represents the fair value of a dual currency interest rate swap. In accordance with the agreement, the Group shall pay fixed interest of 1% per annum on the notional amount of HK\$70 million on 20 January 2014 and 2.1% per annum annually from 20 January 2014 to 20 January 2019. In return, the Group shall receive floating interest at HIBOR on the notional amount of HK\$70 million quarterly from 20 April 2012 to 20 January 2019. In addition, the Group shall pay or receive interest on the notional amount of US\$9,014,000 annually based on the formula set out in the agreement, while the interest rate that the Group may be required to pay is capped as 2% per annum. The net fair value gain, including interim settlement during the year, of HK\$194,000 (2015: net fair value loss of HK\$1,804,000) is recognised in profit or loss.

Foreign exchange forward contracts

The amount represents the fair value of deliverable foreign exchange forward contracts with notional amount of approximately RMB570 million to sell RMB for US\$ and RMB440 million to sell RMB for HK\$ at contracted rates ranging from RMB6.6847 to RMB6.9687 for US\$1 and RMB0.8575 to RMB0.9122 for HK\$1, respectively, on delivery dates ranging from January 2017 to December 2017. The amount as at 31 December 2015 represented fair value of deliverable foreign exchange forward contracts with notional amount of approximately US\$13 million to sell US\$ for RMB at contracted rate of US\$1 for RMB6.4 on delivery date, 29 March 2016.

The net fair value gain, including interim settlement during the year, of HK\$83,534,000 (2015: net fair value loss of HK\$3,730,000) is recognised in profit or loss.

Knock out forward contracts

The amount represents the fair value of knock out non-deliverable forward contracts with aggregate notional amount of US\$2 million (2015: US\$14 million) to sell US\$1 million or US\$0.5 million, on a monthly interval from January 2017 to February 2017 (2015: January 2016 to February 2017), for RMB at the contracted rates of US\$1 for RMB6.13 to RMB6.21 (2015: US\$1 for RMB6.13 to RMB6.21) where the spot rate on the settlement date is below or at the contracted rate. Where the spot rate is above the contracted rate, the Group has to sell double of the amount of US\$ for RMB at the contracted rate. The contracts will be terminated when the cumulative spot rate at each settlement date exceeds the contracted forward rate by a specific amount set out in the agreements.

The net fair value gain, including the interim settlement made during the year, of HK\$2,552,000 (2015: fair value loss of HK\$13,863,000) is recognised in profit or loss.

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20. DERIVATIVE FINANCIAL INSTRUMENTS (Cont'd)

Other derivatives (not under hedge accounting) (Cont'd)

Capped forward contract

The amount represented the fair value of a capped forward contract with aggregate notional amount of US\$7 million. The Group shall pay if the spot rate of RMB vs US\$ is above the upper contract rate or receive if the spot rate of RMB vs US\$ is below the lower contract rate specified in the relevant agreements on the settlement date. Where the spot rate is above the upper contract rate on the settlement date, the Group shall pay double the amount to respective banks. Where the spot rate falls within the upper and lower contract rates, no settlement will be required. The aforesaid upper and lower contract rates in the relevant agreements were RMB6.28 vs US\$1 and RMB5.98 to vs US\$1 respectively. The contract was settled in various dates from January 2016 to July 2016.

The net fair value gain, including the interim settlement made during the year, of HK\$1,448,000 (2015: fair value loss of HK\$3,959,000) is recognised in profit or loss.

The above derivatives are measured at fair value at the end of the reporting period. Their fair values are determined based on the valuation carried out by financial institutions, which are measured using the present value of future cash flows estimated and discounted based on the applicable yield curves derived from quoted interest rates and quoted forward exchange rates at the end of the reporting period. Details are set out in note 38.

21. INVENTORIES

	2016 HK\$'000	2015 HK\$'000
Raw materials	164,213	154,151
Work in progress	124,634	130,443
Finished goods	127,949	113,997
	416,796	398,591

22. PROPERTIES HELD FOR SALE

	2016 HK\$'000	2015 HK\$'000
Properties under development held for sale	61,291	81,233
Completed properties	95,901	–
	157,192	81,233

The properties under development held for sale as at 31 December 2016 are expected to be completed in more than twelve months after the end of the reporting period.



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23. TRADE RECEIVABLES

	2016 HK\$'000	2015 HK\$'000
Trade receivables	386,793	418,006
Less: Allowance for bad and doubtful debts	(16,327)	(12,707)
	370,466	405,299

The credit terms granted by the Group to its customers normally range from 30 days to 90 days.

The aged analysis of the Group's trade receivables net of allowance for doubtful debt is presented based on the invoice date at the end of the reporting period, which approximates the respective revenue recognition dates.

	2016 HK\$'000	2015 HK\$'000
Within 90 days	335,280	384,569
91 to 180 days	30,687	11,919
181 to 360 days	2,390	4,238
Over 360 days	2,109	4,573
	370,466	405,299

The Group has policy of making allowance for bad and doubtful debts which is based on the evaluation of collectability and age of accounts and on management's judgement including credit worthiness and past collection history of each customer. Before accepting any new customer, the Group assesses the potential customer's credit quality and defines credit limits by customer. Credit limits attributed to customers are reviewed twice a year.

At the end of the reporting period, trade receivables with an aggregate carrying amount of HK\$272,081,000 (2015: HK\$345,385,000) are neither past due nor impaired for which management considers these amounts are of good credit quality.

Included in the Group's trade receivables balance are debtors with an aggregate carrying amount of HK\$98,385,000 (2015: HK\$59,914,000) which are past due at the end of the reporting period for which the Group has not provided for impairment loss. The directors of the Company believe that there is no further provision required in excess of the allowance for bad and doubtful debts at the end of the reporting period as these amounts are of good credit quality and there are continuous subsequent settlement from customers. The average age of these receivables is 100 days (2015: 76 days).

Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

23. TRADE RECEIVABLES (Cont'd)

Aging of trade receivables which are past due but not impaired:

	2016 HK\$'000	2015 HK\$'000
Within 90 days	92,084	49,113
91 – 180 days	4,166	5,700
181 – 360 days	1,189	2,974
Over 360 days	946	2,127
Total	98,385	59,914

Movement in the allowance for doubtful debts

	2016 HK\$'000	2015 HK\$'000
Balance at beginning of the year	12,707	23,814
Exchange adjustment	(900)	(190)
Impairment losses recognised on receivables (<i>note i</i>)	11,595	3,772
Amounts written off as uncollectible (<i>note ii</i>)	(2,892)	(11,616)
Amounts recovered during the year	(4,183)	(3,073)
Balance at end of the year	16,327	12,707

Notes:

- (i) Impairment losses are recognised on in which individual trade receivables that are past due at the end of the reporting period and management believes they are unlikely to be recoverable based on past collection history and credit worthiness of each customer. The Group does not hold any collateral over these balances.
- (ii) Individually impaired trade receivable are written off as uncollectible when the customers are in severe financial difficulties.



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For the year ended 31 December 2016

24. BILLS RECEIVABLE

At the end of the reporting period, bills receivable of HK\$4,961,000 (2015: HK\$11,466,000) are aged within 90 days (2015: 90 days) from the respective invoice dates. Included in the bills receivable are discounted bills with recourse of HK\$4,147,000 (2015: HK\$10,249,000), their corresponding financial liabilities are included in bank borrowings disclosed in note 32. Details relating to transfer of financial assets are set out in note 40.

25. DEPOSITS, PREPAYMENTS AND OTHER RECEIVABLES

	2016 HK\$'000	2015 HK\$'000
Customs deposit	33,520	35,714
Prepayments and advances to suppliers	57,328	59,252
Value-added tax receivables	20,832	24,098
Rent and other receivables	25,824	16,718
Utility and other deposits	7,934	14,372
Others	4,796	5,495
	150,234	155,649

Included in deposits, prepayments and other receivables is a deposit of RMB30,000,000 (equivalent to HK\$33,520,000) (2015: RMB30,000,000 (equivalent to HK\$35,714,000)) paid to the customs authority in Shaoxing City of Zhejiang Province in the PRC in relation to an ongoing enquiry of customs duty for import of certain machinery parts and apparel accessories for manufacturing by the PRC factories into China.

On 30 June 2016, the Group received a judgment made by the Intermediate People's Court of the Shaoxing City of Zhejiang Province (the "Judgment") regarding the aforesaid case. According to the Judgment, the Group was convicted of an offence of illicit transportation of common goods or articles without paying customs duty and was required to pay a penalty of RMB28 million (the "Fine") and customs of RMB27 million (the "Customs") on these imported machinery parts and apparel accessories, out of which the RMB30 million deposit previously paid to the Customs Authority would be confiscated by the Customs Authority and used to offset the amount payable. Management has sought advices from the legal professionals, who advised that the facts set out in the Judgment were unclear and without merit. In addition, the Group has submitted an appeal application against the Judgment in July 2016, and no payment for the Fine and Customs needs to be made up to the date of this report. Accordingly, no provision is considered necessary by the directors to be made in the consolidated financial statements.

Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

26. AMOUNTS DUE FROM AND TO JOINT VENTURES

The amounts due from and to joint ventures are unsecured, interest free and repayable on demand

The amounts due from joint ventures represent receivable of HK\$26,136,000 (2015: HK\$27,762,000) which is non-trade in nature. At the end of the reporting period, the directors made an assessment of the recoverability of the amounts due from joint ventures based on the timing of the estimated future cash flows. During the year ended 31 December 2015, a reversal of impairment losses of HK\$13,375,000 (2016: nil) had been recognised in the consolidated financial statements.

The amount due to a joint venture represents payable of HK\$867,000 (2015: HK\$1,773,000) for purchases of raw materials and finished goods aged within 90 days (2015: 90 days).

27. STRUCTURED DEPOSITS

The structured deposits are placed with banks in the PRC and contain embedded derivatives, the returns of which are determined by reference to the change in certain exchange rates quoted in the market. The structured deposits are designated as financial assets at FVTPL on initial recognition.

Major terms of the structured deposits at 31 December 2015 are as follows:

Principal amount	Maturity (note i)	Annual coupon rate	Notes
RMB326,000,000	February – August 2016	From 2.4% to 4.55%	(ii)
RMB122,000,000	March – July 2016	From 2.0% to 4.2%	(iii)

Notes:

- (i) All the deposits are subject to the option for early termination by issuing banks.
- (ii) The annual coupon rate is dependent on whether the spot rate for conversion of Euro ("EUR") for US\$ as prevailing in the international foreign exchange market falls within ranges as specified in the relevant agreements during the period from inception date to maturity date of the relevant agreements.
- (iii) The annual coupon rate is dependent on whether the spot rate for conversion of Australian dollar ("AUD") for US\$ as prevailing in the international foreign exchange market falls within ranges as specified in the relevant agreements during the period from inception date to maturity date of the relevant agreements.

The above structured deposits had been withdrawn upon maturity during the current year. At 31 December 2015, the structured deposits were stated at fair values based on valuation provided by respective counterparties. The fair values were calculated using discounted cash flow analysis based on the applicable yield curves of relevant exchange rates. Details are set out in note 38.



Notes to the Consolidated Financial Statements

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28. SHORT-TERM BANK DEPOSITS

The short-term bank deposits carry interests at fixed rates ranging from 2.1% to 4% (2015: 1.53% to 3.45%) per annum.

Short-term bank deposits are deposits placed with banks with more than three months to maturity when deposited. Short-term bank deposits will mature within 12 months from the end of the reporting period and are therefore classified as current assets.

29. BANK BALANCES AND CASH

Bank balances carry interests at market rates which range from 0.001% to 1.69% (2015: 0.001% to 5.2%) per annum.

Bank balances are readily convertible into known amounts of cash, subject to an insignificant risk of changes in value, and have a short maturity of generally less than three months when acquired.

30. TRADE AND BILLS PAYABLES

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

	2016 HK\$'000	2015 HK\$'000
Within 90 days	114,090	111,852
91 to 180 days	10,864	8,462
181 to 360 days	2,656	2,282
Over 360 days	7,033	6,639
	134,643	129,235
Accrued purchases	194,952	181,456
	329,595	310,691

The average credit period on purchases of goods is 90 days. The Group has financial risk management policies in place to ensure that all payables are within the credit timeframe.

At 31 December 2016, all bills payable are aged within 90 days.

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30a. OTHER PAYABLES AND ACCRUALS

	2016 HK\$'000	2015 HK\$'000
Receipts in advance from customers	31,741	31,573
Value-added tax payable	14,667	19,397
Accruals	25,581	25,368
Payable for acquisition of property, plant and equipment	2,317	6,099
Staff salaries and welfare payable and bonus provision	90,885	92,939
Other payables to suppliers	17,003	16,732
Others	6,200	10,383
	188,394	202,491
Analysed for reporting purposes as:		
Non-current liabilities	–	1,242
Current liabilities	188,394	201,249
	188,394	202,491

31. AMOUNT DUE TO AN ASSOCIATE

The amount due to Sherman-Theme (China) Limited, an indirect associate of the Company, is unsecured, interest-free and repayable on demand.

In the opinion of the directors, the indirect associate is not material to the Group for both years and therefore no further information for the associate is disclosed.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

32. BANK BORROWINGS AND BANK OVERDRAFTS

	2016 HK\$'000	2015 HK\$'000
Bank borrowings (including discounted bills with full recourse)	1,215,433	1,364,930
Analysed as:		
Secured	13,124	14,420
Unsecured	1,202,309	1,350,510
	1,215,433	1,364,930
Carrying amount repayable (<i>note i</i>):		
Within one year	1,060,433	1,145,750
More than one year, but not exceeding two years	135,000	159,180
More than two years, but not exceeding five years	20,000	60,000
	1,215,433	1,364,930
Less: Amount due within one year shown under current liabilities (<i>note ii</i>)	1,215,433	1,364,930
Amount shown under non-current liabilities	–	–

Notes:

- (i) The amounts due are based on scheduled repayment dates set out in the loan agreements.
- (ii) Included in HK\$1,215,433,000 (2015: HK\$1,364,930,000) is HK\$1,051,456,000 (2015: HK\$1,137,369,000) bank borrowings that are repayable within one year and HK\$155,000,000 (2015: HK\$219,180,000) bank borrowings that are not repayable within one year pursuant to the scheduled repayment dates set out in the loan agreements but these loan agreements contain a repayable on demand clause.



Notes to the Consolidated Financial Statements

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32. BANK BORROWINGS AND BANK OVERDRAFTS (Cont'd)

Out of the group's bank borrowings is HK\$600,000,000 (2015: HK\$749,150,000) bank borrowings ("Hedging loans") that are repayable within one year of which the Group undertakes that bank balances of HK\$14,548,000 and short-term bank deposits of HK\$623,092,000 (2015: structured deposits of HK\$550,246,000 and short-term bank deposits of HK\$201,402,000) have to be maintained with the respective banks during the life of these hedging loans.

The ranges of effective interest rates (which are same as the contracted interest rates) on the Group's variable-rate bank borrowings and bank overdrafts are 0.58% – 3.77% (2015: 1.02% – 3.43%).

During the year, the Group discounted bills receivable with recourse in aggregated amount of HK\$96,832,000 (2015: HK\$169,053,000) to banks for short term financing. At 31 December 2016, the associated borrowings amounted to HK\$4,147,000 (2015: HK\$10,249,000). The relevant cash flows of these borrowings are presented as operating cash flows in the consolidated statement of cash flows as management considers the cash flows are, in substance, the receipts from trade customers.

33. DEFERRED TAXATION

For the purpose of presentation in the consolidated statement of financial position, certain deferred tax assets and liabilities have been offset. The followings are the major deferred tax assets and liabilities recognised and movements thereon during the current and prior years:

	Deferred tax assets						
	Unrealised profit arising on intra-group transactions	Bad and doubtful debts	Allowance on obsolete inventories	Impairment loss on property, plant and equipment	Government grant received in respect of properties	Others	Total
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
At 1 January 2015	498	3,335	11,395	11,768	8,025	314	35,335
(Charge) credit to profit or loss	(187)	68	(411)	(1,013)	(146)	167	(1,522)
Exchange realignment	-	(110)	(665)	(557)	(425)	(23)	(1,780)
At 31 December 2015	311	3,293	10,319	10,198	7,454	458	32,033
Charge to profit or loss	(108)	(354)	(1,970)	(7,726)	(138)	(209)	(10,505)
Exchange realignment	-	(29)	(716)	(321)	(453)	(20)	(1,539)
At 31 December 2016	203	2,910	7,633	2,151	6,863	229	19,989



Notes to the Consolidated Financial Statements

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33. DEFERRED TAXATION (Cont'd)

	Deferred tax liabilities (assets)							Total HK\$'000
	Accelerated tax depreciation HK\$'000	Revaluation of investment properties HK\$'000	Revaluation of properties and prepaid lease payments transferred to investment properties HK\$'000	Withholding tax in respect of undistributed earnings of PRC subsidiaries HK\$'000	Interest receivables HK\$'000	Fair value change in derivative financial instruments HK\$'000	Tax losses HK\$'000	
At 1 January 2015	1,212	112,938	33,924	38,889	6,727	(7,876)	(18,006)	167,808
Charge (credit) to profit or loss	-	10,749	-	-	(2,498)	1,819	(6,000)	4,070
Credit to other comprehensive income	-	-	-	-	-	(10,154)	-	(10,154)
Reversal upon reclassification to profit or loss	-	-	-	-	-	(5,319)	-	(5,319)
Exchange realignment	-	(2,619)	(938)	-	-	-	-	(3,557)
At 31 December 2015	1,212	121,068	32,986	38,889	4,229	(21,530)	(24,006)	152,848
Charge (credit) to profit or loss	1,703	20,260	-	-	(4,229)	14,149	(12,851)	19,032
Charge to other comprehensive income	-	-	1,449	-	-	686	-	2,135
Reversal upon reclassification to profit or loss	-	-	-	-	-	8,171	-	8,171
Exchange realignment	-	(3,116)	(1,019)	-	-	-	-	(4,135)
At 31 December 2016	2,915	138,212	33,416	38,889	-	1,476	(36,857)	178,051

Under the PRC law, withholding tax is imposed on dividends declared to non-residents in respect of profits earned by subsidiaries in the PRC from 1 January 2008 onwards. Deferred tax liabilities have not been provided for in the consolidated financial statements in respect of the temporary differences attributable to the profits earned by subsidiaries in the PRC amounting to HK\$82,584,000 (2015: HK\$62,342,000) as the Group is able to control the timing of the reversal of the temporary differences and it is probable that the temporary differences will not be reversed in the foreseeable future.

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33. DEFERRED TAXATION (Cont'd)

The ultimate realisation of the above deferred tax assets depends principally on certain subsidiaries in the PRC achieving profitability and generating sufficient taxable profits to utilise the underlying deferred tax assets. Based on the taxable profit and loss projections of these businesses, it is more probable that the Group can fully utilise the deferred tax assets recognised. It may be necessary for some or all of these deferred tax assets to be reduced and charged to profit or loss if there is a significant adverse change in the projected performance and projected taxable profit of the business.

The Group has estimated unused tax losses of HK\$688,360,000 (2015: estimated unused tax losses of HK\$563,565,000 and unrealised loss on derivative financial instruments of HK\$38,770,000) available for offsetting against future taxable profits of the companies in which the losses arose. A deferred tax asset has been recognised in respect of HK\$223,375,000 (2015: HK\$176,727,000) of temporary differences, while no deferred tax asset has been recognised in respect of the remaining temporary differences of HK\$465,085,000 (2015: HK\$425,618,000) due to unpredictability of future profit streams. Included in unrecognised tax losses are losses of HK\$62,893,000 (2015: HK\$52,793,000) that will expire in 2028 to 2036. Other tax losses may be carried forward indefinitely.

34. PROVISION FOR LONG SERVICE PAYMENTS

	HK\$'000
At 1 January 2015	3,303
Amount utilised during the year	(18)
Acquired on acquisition of subsidiaries	4
At 31 December 2015	3,289
Amount provided during the year	453
Amount utilised during the year	(259)
At 31 December 2016	3,483

The Group provides for the probable future long service payments expected to be made to employees under the Hong Kong Employment Ordinance. The provision represents management's best estimate of the probable future payments which have been earned by the employees from their service to the Group up to the end of the reporting period.



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35. SHARE CAPITAL

	Number of shares '000	Amount HK\$'000
Ordinary shares of HK\$0.10 each		
Authorised:		
At 1 January 2015, 31 December 2015 and 31 December 2016	1,000,000	100,000
Issued and fully paid:		
At 1 January 2015, 31 December 2015 and 31 December 2016	305,616	30,562

All the issued shares rank pari passu in all respects including all rights as to dividends, voting and return of capital.

36. SHARE OPTION SCHEME

The purposes of the share option scheme adopted on 30 May 2012 (the "New Scheme") are to (a) provide alternative recognition to the contributions or services of employees, executives and non-executive directors; (b) strengthen the relationship between the Group and its employees and executives; (c) attract and retain key and important employees and executives; and (d) motivate employees and executives to strive for future development and expansion of the Group. Eligible participants of the New Scheme include the directors and employees of the Group. Unless otherwise terminated or amended, the New Scheme will remain in force for 10 years ending 29 May 2022.

Pursuant to the New Scheme, the total number of shares which may be issued upon exercise of all outstanding options granted and yet to be exercised under the New Scheme and any other schemes shall not exceed 30% of the issued share capital of the Company from time to time. The total number of shares issued and to be issued upon exercise of options granted in accordance with the New Scheme to each eligible participant in any 12-month period must not exceed 1% of the shares of the Company in issue. The offer of a grant of share option may be accepted within 28 days from the date of the offer with no consideration being payable by the grantee. The exercisable period of the share options granted is determinable by the directors, but no later than 10 years from the date of the offer. The subscription price for the shares in respect of which options are granted is determinable by directors, but must be at least the highest of (1) the closing price of the Company's shares as stated in the Stock Exchange's daily quotations sheet on the date of grant of the option; (2) the average closing price of the Company's shares as stated in the Stock Exchange's daily quotations sheets for the five business days immediately preceding the date of grant of the option; and (3) the par value of the Company's shares.

Share options do not confer rights on the holders to dividends or to vote at shareholders' meeting.

No share options were granted, exercised, cancelled or lapsed under the New Scheme during the year nor outstanding as at the end of the reporting period.

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37. CAPITAL RISK MANAGEMENT

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

The capital structure of the Group consists of debt, which includes the bank borrowings disclosed in note 32, net of cash and cash equivalents and equity attributable to owners of the Company, comprising issued share capital, reserves and accumulated profits.

The directors of the Company review the capital structure on a continuous basis. As part of this review, the directors consider the cost of capital. The Group will balance its overall capital structure through payment of dividends, share buy-backs, issuance of new shares as well as raising new debts or repayment of existing debts.

38. FINANCIAL INSTRUMENTS

Categories of financial instruments

	2016 HK\$'000	2015 HK\$'000
Financial assets		
Derivative financial instruments	64,769	–
Financial assets at FVTPL	–	550,246
Loans and receivables (including cash and cash equivalents)	1,444,340	1,341,980
Available-for-sale investments	675	675
Financial liabilities		
Derivative financial instruments	66,939	175,832
Amortised cost	1,665,092	1,786,373

Financial risk management objectives and policies

The Group's financial instruments include trade and bills receivables, deposits and other receivables, derivative financial instruments, amounts due from and to joint ventures, structured deposits, short-term bank deposits, bank balances and cash, trade payables, bills payable, other payables and bank borrowings. Details of the financial instruments are disclosed in the respective notes. The risks associated with these financial instruments include market risk (currency risk and interest rate risk), credit risk and liquidity risk. The policies on how to mitigate these risks are set out below. Management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.



Notes to the Consolidated Financial Statements

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38. FINANCIAL INSTRUMENTS (Cont'd)

Financial risk management objectives and policies (Cont'd)

Market risk

Currency risk

Several subsidiaries of the Company have foreign currency sales and purchases. The carrying amounts of major foreign currency denominated monetary assets and monetary liabilities (including trade and bills receivables, deposits and other receivables, short-term bank deposits, bank balances and cash, trade payables, other payables, bank borrowings and foreign currency denominated intra group balances) which expose the Group to foreign currency risk at the end of the reporting period are as follows:

	Assets		Liabilities	
	2016 HK\$'000	2015 HK\$'000	2016 HK\$'000	2015 HK\$'000
HK\$	37,175	272	–	44
US\$	66,691	130,565	67,249	75,911
RMB	77,700	85,857	33,849	–

The principal and notional amounts of derivative financial instruments which expose the Group to foreign currency risk at the end of the reporting period are disclosed in note 20.

The Group has entered into certain foreign exchange forward contracts as set out in note 20 to hedge against the potential currency exposure arising on the forecast sales to external parties. It is the Group's policy to negotiate the terms of the foreign exchange forward contracts to match the terms of the hedged item to maximise hedge effectiveness. In addition, the Group is also exposed to foreign currency risks arising from knock out forward contracts, capped forward contract and foreign exchange forward contracts, which are not subject to cash flow hedges at the end of the reporting period.

The Group also entered into certain structured deposits as set out in note 27, of which the coupon rate is dependent on exchange rates of US\$, AUD and EUR. The directors of the Company consider that currency risk arising from structured deposits is insignificant.

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For the year ended 31 December 2016

38. FINANCIAL INSTRUMENTS (Cont'd)

Financial risk management objectives and policies (Cont'd)

Market risk (Cont'd)

Currency risk (Cont'd)

Sensitivity analysis

The following table details the Group's sensitivity to a 5% (2015: 5%) strengthening in the group entities' functional currencies against the relevant foreign currencies except for the Group's exposure of US\$ relative to HK\$ since the directors of the Company consider HK\$ is pegged to US\$ and the exposure related to US\$ is insignificant. 5% (2015: 5%) is the sensitivity rate used which represents management's assessment of the reasonably possible change in foreign exchange rates. The sensitivity analysis includes only outstanding foreign currency denominated monetary items, foreign exchange forward contracts, knock out forward contracts and capped forward contract, and adjusts their translation at the end of the reporting period for a 5% (2015: 5%) change in foreign currency rates and forward exchange rates. The sensitivity analysis also includes inter-company balances. A positive/negative number below indicates an increase/decrease in post-tax profit for the year and hedging reserve.

	Impact on HK\$		Impact on US\$		Impact on RMB	
	2016 HK\$'000	2015 HK\$'000	2016 HK\$'000	2015 HK\$'000	2016 HK\$'000	2015 HK\$'000
Profit or loss (note i)	18,399	(9)	2,950	687	157,578	(3,584)
Hedging reserve (note ii)	-	-	27,321	109,149	-	-

Notes:

- (i) This is mainly attributable to the exposure outstanding on foreign currencies denominated monetary items, knock out forward contracts, capped forward contract and foreign exchange forward contracts, which are not subject to cash flow hedges and inter-company balances at the end of the reporting period.
- (ii) This is a result of changes in fair value of foreign exchange forward contracts designated as cash flow hedges in relation to the Group's foreign currency forecast sales.

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



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

38. FINANCIAL INSTRUMENTS (Cont'd)

Financial risk management objectives and policies (Cont'd)

Market risk (Cont'd)

Interest rate risk

The Group is exposed to fair value interest rate risk in relation to fixed-rate bank deposits. The Group is also exposed to cash flow interest rate risk relating to the variable-rate bank borrowings, and derivative financial instruments including receive-floating and pay-fixed interest rate swaps and dual currency interest rate swap, which mainly concentrated on fluctuation of HIBOR. Management monitors interest rate exposure and considers hedging significant interest rate exposure should the need arise. The critical terms of these interest rate swaps are similar to those of hedged borrowings. These interest rate swaps are designated as effective hedging instruments and hedge accounting is used (see note 20 for details).

Sensitivity analysis

The sensitivity analysis below has been determined based on the exposure to interest rates for both derivatives and non-derivative instruments at the end of the reporting period. The analysis includes the variable-rate bank borrowings, assuming that outstanding balances at the end of the reporting period are outstanding for the whole year, and interest rate swaps. A 50 basis point (2015: 50 basis point) increase or decrease is used which represents management's assessment of the reasonably possible change in interest rate. The sensitivity analysis below indicates 50 basis points (2015: 50 basis point) increase in interest rates. A negative number below indicates a decrease in post-tax profit.

	2016 HK\$'000	2015 HK\$'000
Profit or loss (note i)	(4,354)	(4,626)
Hedging reserve (note ii)	1,506	1,692

Notes:

- (i) This is mainly attributable to the Group's exposure to interest rates on its variable-rate bank borrowings and interest swap not under hedge accounting outstanding at the end of the reporting period.
- (ii) This is a result of changes in fair values of interest rate swaps designated as cash flow hedges in relation to the Group's variable-rate bank borrowings.

In management's opinion, the sensitivity analysis is unrepresentative of the interest rate risk as the exposure at the end of the reporting period does not reflect the exposure during the year.

Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

38. FINANCIAL INSTRUMENTS (Cont'd)

Financial risk management objectives and policies (Cont'd)

Credit risk

The Group's maximum exposure to credit risk which will cause a financial loss to the Group due to failure to perform an obligation by the counterparties arising from the carrying amounts of the recognised financial assets as stated in the consolidated statement of financial position.

In order to minimise the credit risk, management of the Group has delegated a team responsible for determination of credit limits, credit approvals and other monitoring procedures to ensure that follow-up action is taken to recover overdue debts. In addition, management reviews the recoverable amount of each individual trade debt at the end of the reporting period to ensure that adequate impairment losses are made for irrecoverable amounts. In this regard, the directors of the Company consider that the Group's credit risk is significantly reduced.

Other than concentration of credit risk on the major customers, joint venturers, structured deposits and liquid funds deposited with several banks and insurance company with high credit ratings as well as counterparties with whom the Group enters into derivative financial instruments, the Group has no significant concentration of credit risk, with exposure spread over a number of counterparties and customers, spread across geographical areas. In order to minimise the credit risk from the major customers, the terms of payment of the major customers are under bank's letter of credit. The credit risk on liquid funds is limited because the counterparties are banks with high credit ratings assigned by international credit-rating agencies.

Liquidity risk

In the management of the liquidity risk, the Group monitors and maintains a level of cash and cash equivalents deemed adequate by management to finance the Group's operations and mitigate the effects of fluctuations in cash flows. Management monitors the utilisation of bank borrowings and ensures compliance with loan covenants.

The Group relies on bank borrowings as a significant source of liquidity. At 31 December 2016, the Group has available unutilised banking facilities of approximately HK\$2,010 million (2015: HK\$1,942 million).

The following table details the Group's remaining contractual maturity for its non-derivative financial liabilities. The table has been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. Specifically, bank borrowings with a repayable on demand clause are included in the earliest time band regardless of the probability of the banks which choose to exercise their rights. The maturity dates for other non-derivative financial liabilities are based on the agreed repayment dates.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

38. FINANCIAL INSTRUMENTS (Cont'd)

Financial risk management objectives and policies (Cont'd)

Liquidity risk (Cont'd)

The table includes both interest and principal cash flows. To the extent that interest flows are floating rates, the undiscounted amount is derived from interest rate curve at the end of the reporting period.

In addition, the following table details the Group's liquidity analysis for its derivative financial instruments. The tables have been drawn up based on the undiscounted contractual net cash outflows on derivative instruments that settle on a net basis, and the undiscounted gross (inflows) and outflows on those derivatives that require gross settlement. When the amount payable is not fixed, the amount disclosed has been determined by reference to the projected interest rates as illustrated by the yield curves existing at the end of the reporting period. The liquidity analysis for the Group's derivative financial instruments is prepared based on the contractual maturities as management considers that the contractual maturities are essential for an understanding of the timing of the cash flows of derivatives.

Liquidity tables

	Weighted average interest rate %	On demand or less than 3 months HK\$'000	3 months to 1 year HK\$'000	Over 1 year HK\$'000	Total undiscounted cash flows HK\$'000	Carrying amount at 31/12/2016 HK\$'000
2016						
Non-derivative financial liabilities						
Trade payables	-	329,595	-	-	329,595	329,595
Bills payable	-	441	-	-	441	441
Other payables	-	116,965	-	-	116,965	116,965
Amount due to a joint venture	-	867	-	-	867	867
Amount due to an associate	-	583	-	-	583	583
Bank overdrafts	2.12	1,060	-	-	1,060	1,060
Bank borrowings	2.12	1,215,433	-	-	1,215,433	1,215,433
Obligations under finance leases	8.8	18	55	91	164	148
		1,664,962	55	91	1,665,108	1,665,092
Derivative – net settlement						
Derivative financial instruments, other than foreign exchange forward contracts		4,566	2,334	3,092	9,992	9,992
Derivative – gross settlement						
Foreign exchange forward contracts						
– inflow		(444,575)	(1,244,505)	-	(1,689,080)	(1,689,080)
– outflow		445,965	1,236,027	-	1,681,992	1,681,992
		1,390	(8,478)	-	(7,088)	(7,088)



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

38. FINANCIAL INSTRUMENTS (Cont'd)

Financial risk management objectives and policies (Cont'd)

Liquidity risk (Cont'd)

Liquidity tables (Cont'd)

	Weighted average interest rate %	On demand or less than 3 months HK\$'000	3 months to 1 year HK\$'000	Over 1 year HK\$'000	Total undiscounted cash flows HK\$'000	Carrying amount at 31/12/2015 HK\$'000
2015						
Non-derivative financial liabilities						
Trade payables	-	310,691	-	-	310,691	310,691
Other payables	-	108,339	-	-	108,339	108,339
Amount due to a joint venture	-	1,773	-	-	1,773	1,773
Amount due to an associate	-	585	-	-	585	585
Bank overdraft	1.95	3	-	-	3	3
Bank borrowings	1.95	1,364,930	-	-	1,364,930	1,364,930
Obligations under finance leases	5.77	15	40	-	55	52
		1,786,336	40	-	1,786,376	1,786,373
Derivative - net settlement						
Derivative financial instruments, other than foreign exchange forward contracts		17,519	22,376	8,162	48,057	48,057
Derivative - gross settlement						
Foreign exchange forward contracts						
- inflow		(395,989)	(1,029,632)	(1,011,854)	(2,437,475)	(2,437,475)
- outflow		418,500	1,092,750	1,054,000	2,565,250	2,565,250
		22,511	63,118	42,146	127,775	127,775



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

38. FINANCIAL INSTRUMENTS (Cont'd)

Financial risk management objectives and policies (Cont'd)

Liquidity risk (Cont'd)

Liquidity tables (Cont'd)

The table below is the maturity analysis of bank borrowings, which includes interest payments computed using contractual rates, based on agreed scheduled repayments set out in the loan agreements irrespective of whether the terms of the bank borrowings contain a repayable on demand clause. As a result, these amounts are greater than the amounts disclosed in the “on demand or less than 3 months” time band in the maturity analysis above. Taking into account the Group’s financial position of the Group, the directors of the Company do not believe that it is probable that the banks will exercise their discretionary rights to demand immediate repayment. The directors believe that such bank borrowings will be repaid in accordance with the scheduled repayment dates set out in the loan agreements.

	Weighted average interest rate %	Less than 3 months HK\$'000	3 months to 1 year HK\$'000	Over 1 year HK\$'000	Total undiscounted cash flows HK\$'000	Carrying amount HK\$'000
31 December 2016	2.12	907,633	160,261	157,903	1,225,797	1,215,433
31 December 2015	1.95	1,045,039	109,257	223,976	1,378,272	1,364,930

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

Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

38. FINANCIAL INSTRUMENTS (Cont'd)

Fair value measurements of financial instruments

Fair value of the Group's financial assets and financial liabilities that are measured at fair value on a recurring basis

The Group's derivative financial instruments and structured deposits are measured at fair value at the end of each reporting period. The following table gives information about how the fair values of these financial assets and financial liabilities are determined (in particular, the valuation technique(s) and inputs used), as well as the level of the fair value hierarchy into which the fair value measurements are categorised (levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

For valuation technique using discounted cash flows, the discount rates used take into consideration the credit risk of the relevant counterparties of the contracts or the Group, as appropriate.

Financial assets/ financial liabilities	Fair value as at		Fair value hierarchy	Valuation technique(s) and key input(s)
	31 December 2016	31 December 2015		
Foreign exchange forward contracts	Assets – HK\$64,035,000 Liabilities – HK\$56,947,000	Liabilities – HK\$127,775,000	Level 2	Valuation technique: Discounted cash flow. Key inputs: Forward exchange rates, contracted exchange rates and discount rates.
Capped forward contract	–	Liability – HK\$8,583,000	Level 2	Valuation techniques: Discounted cash flow and option pricing model. Key inputs: Forward exchange rates, contracted exchange rates and discount rates and volatility of exchange rate of RMB vs US\$.
Knock out forward contracts	Liability – HK\$3,692,000	Liabilities – HK\$30,589,000	Level 2	Valuation techniques: Discounted cash flow and option pricing model. Key inputs: Forward exchange rates, contracted exchange rates and discount rates and volatility of exchange rate of RMB vs US\$.



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38. FINANCIAL INSTRUMENTS (Cont'd)

Fair value measurements of financial instruments (Cont'd)

Fair value of the Group's financial assets and financial liabilities that are measured at fair value on a recurring basis (Cont'd)

Financial assets/ financial liabilities	Fair value as at		Fair value hierarchy	Valuation technique(s) and key input(s)
	31 December 2016	31 December 2015		
Interest rate swaps (designated for hedging)	Assets – HK\$734,000 Liabilities – HK\$354,000	Liabilities – HK\$266,000	Level 2	Valuation technique: Discounted cash flow. Key inputs: Forward interest rates, contracted interest rates and discount rates.
Dual currency interest rate swap	Liability – HK\$5,946,000	Liability – HK\$8,619,000	Level 2	Valuation technique: Discounted cash flow and option pricing model. Key inputs: Forward interest rates, forward exchange rates, contracted interest rates, discount rate and HSBC Dynamic Term Premium Index 10 as published on Bloomberg Screen and its volatility.
Structured deposits	–	Assets – HK\$550,246,000	Level 2	Valuation techniques: Discounted cash flow and option pricing model. Key inputs: Forward interest rates, forward exchange rates, contracted interest rates, contracted exchange rates and volatility of exchange rates.

There are no transfers between level 1 and 2 for both years.

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

Notes to the Consolidated Financial Statements

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39. FINANCIAL ASSETS AND FINANCIAL LIABILITIES SUBJECT TO OFFSETTING ENFORCEABLE MASTER NETTING ARRANGEMENTS

The Group has entered into certain derivative transactions that are covered by the International Swaps and Derivatives Association Master Netting Agreements (“ISDA Agreements”) signed with various banks. These derivative instruments are not offset in the consolidated statement of financial position as the ISDA Agreements are in place with a right of set off only in the event of default, insolvency or bankruptcy so that the Group currently has no legally enforceable right to set off the recognised amounts.

Derivative financial assets of the Group subject to ISDA Agreements by counterparty:

	Carrying amounts of financial assets in the consolidated statement of financial position		Related amounts not set off in the consolidated statement of financial position – derivative financial liabilities	Net amount
	Bank balances HK\$'000	Derivative financial assets HK\$'000		
At 31 December 2016				
Bank A	26	13,793	(13,819)	–
Bank B	100	–	(100)	–
Bank C	2,314	29,821	(12,473)	19,662
Bank F	991	14,120	(15,111)	–
Bank G	78	2,903	(2,981)	–
Bank I	79	4,132	(160)	4,051
Total	3,588	64,769	(44,644)	23,713
At 31 December 2015				
Bank A	1,413	–	(1,413)	–
Bank B	384	–	(384)	–
Bank C	226	–	(226)	–
Bank D	152	–	(152)	–
Bank E	203	–	(203)	–
Bank F	302	–	(302)	–
Bank G	509	–	(509)	–
Bank H	938	–	(938)	–
Total	4,127	–	(4,127)	–



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

39. FINANCIAL ASSETS AND FINANCIAL LIABILITIES SUBJECT TO OFFSETTING ENFORCEABLE MASTER NETTING ARRANGEMENTS (Cont'd)

Derivative financial liabilities of the Group subject to ISDA Agreements by counterparty:

	Carrying amounts of financial liabilities presented under "Derivative financial instruments" in the consolidated statement of financial position HK\$'000	Related amounts not set off in the consolidated statement of financial position – financial assets HK\$'000	Net amount HK\$'000
At 31 December 2016			
Bank A	(16,991)	13,819	(3,172)
Bank B	(5,946)	100	(5,846)
Bank C	(12,473)	12,473	–
Bank F	(26,609)	15,111	(11,498)
Bank G	(4,760)	2,981	(1,779)
Bank I	(160)	160	–
Total	(66,939)	44,644	(22,295)
At 31 December 2015			
Bank A	(33,130)	1,413	(31,717)
Bank B	(21,791)	384	(21,407)
Bank C	(17,698)	226	(17,472)
Bank D	(1,100)	152	(948)
Bank E	(20,411)	203	(20,208)
Bank F	(48,873)	302	(48,571)
Bank G	(31,595)	509	(31,086)
Bank H	(1,234)	938	(296)
Total	(175,832)	4,127	(171,705)

The gross amounts of the recognised financial assets and financial liabilities disclosed in the above tables, which are subject to enforceable master netting arrangements, are measured as follows:

- Bank balances – amortised cost
- Derivatives financial instruments – fair value

Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

40. TRANSFERS OF FINANCIAL ASSETS

The following is the Group's bills receivable as at 31 December 2016 and 2015 that are transferred to banks by discounting bills receivable on a full recourse basis. If the bills receivable are not paid on maturity, the banks have the rights to request the Group to pay the unsettled balances. As the Group has not transferred the significant risks and rewards relating to the bills receivable, it continues to recognise the full carrying amount of the bills receivable and has recognised the cash received on the transfer as a secured borrowing (see note 32). The bills receivable are carried at amortised cost in the Group's consolidated statement of financial position.

	2016 HK\$'000	2015 HK\$'000
Carrying amount of transferred assets	4,147	10,249
Carrying amount of associated liabilities	(4,147)	(10,249)

41. PLEDGE OF ASSETS

At the end of the reporting period, in addition to the bills receivable discounted to banks as disclosed in note 40, the Group has pledged the following assets to secure credit facilities granted to the Group:

	2016 HK\$'000	2015 HK\$'000
Trade receivables	16,921	8,867

42. OPERATING LEASES

(a) The Group as lessor

The Group leases its investment properties under operating lease arrangements with average lease term of one to two years.

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

	2016 HK\$'000	2015 HK\$'000
Within one year	19,714	26,186
In the second to fifth years, inclusive	42,983	62,764
Over five years	4,467	20
	67,164	88,970



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

42. OPERATING LEASES (Cont'd)

(b) The Group as lessee

The Group has commitments for future minimum lease payments under non-cancellable operating leases which fall due as follows:

	2016 HK\$'000	2015 HK\$'000
Within one year	16,333	18,758
In the second to fifth years, inclusive	17,825	29,408
Over five years	186	1,022
	34,344	49,188

Operating lease payments represent rental payable by the Group for certain of its office premises, retail shops and factories. Leases are negotiated for terms ranging from one to ten years and rental are fixed over the lease terms. In addition to the fixed rentals which are disclosed above, pursuant to the terms of certain lease agreements, the Group has to pay a rental based on certain percentage of the gross sales of the relevant shop.

43. CAPITAL COMMITMENTS

	2016 HK\$'000	2015 HK\$'000
Capital expenditure in respect of the acquisition of property, plant and equipment contracted for but not provided for in the consolidated financial statements	59,295	5,047

44. RETIREMENT BENEFITS SCHEMES

The Group operates a mandatory provident fund scheme (the "MPF Scheme") for all qualifying employees of the Group in Hong Kong. The Group follows the minimum contribution requirement of 5% of eligible employees' relevant aggregated income with a cap of HK\$1,500 per month. The assets of the MPF Scheme are held separately from those of the Group, in funds under the control of the trustees. The employees of the subsidiaries in the PRC are members of retirement benefits schemes operated by the PRC government. The contributions are charged to the profit or loss as incurred. The relevant PRC subsidiaries are required to make contributions to the state retirement schemes in the PRC based on a certain percentage of the monthly salaries of their current employees to fund the benefits. The employees are entitled to retirement pension calculated with reference to their basic salaries on retirement and their length of service in accordance with the relevant government regulations. The PRC government is responsible for the pension liability to these retired staff.

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45. RELATED PARTY TRANSACTIONS

Apart from amounts due from and to joint ventures and amount due to an associate as set out in notes 26 and 31, respectively, the Group had the following transactions with related parties during the year:

	2016 HK\$'000	2015 HK\$'000
Purchases of raw materials and finished goods from joint ventures	7,786	11,931
Sales of raw materials and finished goods to joint ventures	999	16,032

Compensation of key management personnel

The remuneration of directors, which are the key management personnel during the year are set out in note 9, is determined by the remuneration committee having regard to the performance of individuals and market trends.

46. CONTINGENT LIABILITIES

In addition to the tax audit on certain group companies, and the Judgment received by the Group, as disclosed in notes 10 and 25, respectively, the Group has the following contingent liabilities:

There were disputes amongst the Group, Hansen International Limited ("Hansen"), Ms. Leong Ma Li Mary, the beneficial owner of Hansen, and certain directors of the Company and several legal proceedings are taking place. The aforesaid parties in the action have agreed to generally extend the deadlines of filing various documents with court. Given that the evidence is still at an early stage, in the opinion of directors of the Company, the ultimate outcome is unable to be determined and no provision has been made accordingly.

47. DEEMED ACQUISITION OF SUBSIDIARIES

As disclosed in the consolidated financial statements for the year ended 31 December 2015, there were disputes amongst the Group, Hansen, the non-controlling shareholder of High Fashion New Media Corporation Limited and its subsidiaries (the "New Media Group") and an independent third party to the Company, Ms. Leong, the beneficial owner of Hansen and the chief executive officer of New Media, and Mr. Lam Foo Wah and Mr. Lam Gee Yu, Will, directors of New Media and directors of the Company, resulting in the Group's inability to access the entire set of books and records of the New Media Group. Under the interim order ("New Media Order") made by the High Court of the HKSAR on 11 September 2014, the Group handed over the finance chops and various items of Shenzhen Huijian Fashion Co. Ltd ("Huijian"), a major subsidiary of New Media, to Ms. Leong's solicitor as stakeholder; and revised the bank mandate of Huijian to the effect that one representative from each of Hansen and the Group shall form joint signatories of the bank accounts to operate these bank accounts jointly. As a result of the New Media Order, the New Media Group had, at that time, become effectively jointly controlled by the Group and Hansen as decisions regarding the relevant activities of the New Media Group effectively required unanimous consent of both the Group and Hansen. Accordingly, the Group accounted for its interest in New Media as a joint venture since 11 September 2014. On 19 November 2015, the New Media Order was discharged and the finance chops and various items of Huijian which were previously held by Ms. Leong's solicitor as stakeholder were released to the Group in November 2015. Accordingly, the Group accounted for the New Media Group as subsidiaries and consolidated them into the Group's consolidated financial statements since 19 November 2015.



Notes to the Consolidated Financial Statements

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47. DEEMED ACQUISITION OF SUBSIDIARIES (Cont'd)

Assets and liabilities of New Media Group at the date when the Group obtained control are as follows:

	HK\$'000
Property, plant and equipment	468
Interest in a joint venture	7,938
Inventories	4,110
Trade receivables	34,809
Deposits, prepayments and other receivables	646
Amount due from joint venture	18,170
Amounts due from the Group	33,887
Bank balances and cash	5,156
Amounts due to the Group	(145,570)
Trade payables	(3,178)
Other payables and accruals	(10,668)
Provision for long service payments	(4)
Net liabilities	(54,236)
Net cash inflow on deemed acquisition of the New Media Group:	
Cash and cash equivalents acquired	5,156

The fair value of trade receivables, deposits, prepayments and other receivables, and amounts due from a joint venture and the Group amounted to HK\$34,809,000, HK\$646,000, HK\$18,170,000 and HK\$33,887,000, respectively at the date when the Group obtained control over New Media Group. Based on best estimation by the directors, there was no contractual cash flows not expected to be collected at acquisition date.

	HK\$'000
Goodwill arising on deemed acquisition of New Media Group:	
Consideration transferred	–
Less: Net liabilities acquired	54,236
Plus: Non-controlling interests	(18,983)
	35,253

The non-controlling interests (35%) in New Media Group recognised at the acquisition date was measured by reference to their respective proportionate share of the fair value of assets and liabilities of New Media Group.

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47. DEEMED ACQUISITION OF SUBSIDIARIES (Cont'd)

The recoverable amount of the retailing of garments business as a cash-generating units of New Media Group is determined based on the expected future cash flow from its business. New Media Group had been making continuous losses and the directors estimated that, based on the cash flow projection of the business, New Media Group would not reverse the loss situation in the foreseeable future, which resulted in the carrying amount of goodwill exceeding the recoverable amount of the cash-generating unit. Impairment loss on the goodwill was therefore fully recognised.

	HK\$'000
Net loss arising on deemed acquisition of New Media Group:	
Impairment loss recognised on goodwill	35,253
Less: Reversal of impairment loss recognised on amounts due from New Media Group	(13,375)
	21,878

48. PARTICULARS OF PRINCIPAL SUBSIDIARIES

Details of the Company's principal subsidiaries are as follows:

Name of subsidiary	Place of incorporation or registration/ operations	Issued and fully paid share capital/ registered capital	Proportion of nominal value of issued capital/ registered capital held by the Group		Principal activities
			2016 %	2015 %	
Angel Star Investment Limited	Hong Kong	HK\$2 Ordinary	65	65	Holding of trademarks
		HK\$2 Non-voting deferred	65	65	
August Silk Inc.	USA	US\$10	100	100	Marketing and garment trading
Bramead International Inc.	British Virgin Islands ("BVI")/ USA	US\$1	100	100	Holding of trademarks



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48. PARTICULARS OF PRINCIPAL SUBSIDIARIES (Cont'd)

Name of subsidiary	Place of incorporation or registration/ operations	Issued and fully paid share capital/ registered capital	Proportion of nominal value of issued capital/ registered capital held by the Group		Principal activities
			2016 %	2015 %	
Cantabian Limited	Hong Kong	HK\$2 Ordinary HK\$2 Non-voting deferred	100 100	100 100	Investment holding
Da Fu Li Co., Limited	Taiwan	New Taiwan dollars 300,000	65	65	Garment trading
Dongguan Dalisheng Fashion Co., Ltd. (note i)	PRC	HK\$28,000,000	100	100	Garment manufacturing
Dongguan Yihao Fashions Limited (note i)	PRC	HK\$20,500,000	100	100	Garment manufacturing
Eminent Garment (Cambodia) Limited	Cambodia	US\$250,000	100	100	Garment manufacturing
Eminent Garment Limited	Hong Kong	HK\$2	100	100	Garment trading
Hangzhou Fortune Property Co., Ltd. (notes i & ii)	PRC	US\$7,500,000	100	N/A	Property holding
High Fashion Accessories and Gifts Limited	Hong Kong	HK\$2	100	100	Accessories trading
High Fashion Apparel Limited	BVI/Hong Kong	US\$1,000	100	100	Investment holding



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48. PARTICULARS OF PRINCIPAL SUBSIDIARIES (Cont'd)

Name of subsidiary	Place of incorporation or registration/ operations	Issued and fully paid share capital/ registered capital	Proportion of nominal value of issued capital/ registered capital held by the Group		Principal activities
			2016 %	2015 %	
High Fashion (China) Co., Ltd. (note i)	PRC	US\$116,865,779	100	100	Dyeing, printing and sandwashing of fabrics and garment manufacturing
High Fashion (Shenzhen) Supply Chain Management Co., Ltd. (note i)	PRC	RMB3,000,000	100	100	Provision of management services
High Fashion Commerce Limited	Hong Kong	HK\$1	100	100	Provision of procurement and undertaking services
High Fashion Garments Company Limited	Hong Kong	HK\$2 Ordinary HK\$10,000,000 Non-voting deferred	100 100	100 100	Garment trading
High Fashion Garments, Inc.	USA	US\$5,000	100	100	Marketing and garment trading
High Fashion Garments Macao Commercial Offshore Limited	Macau	Macau Pataca 100,000	100	100	Garment trading and agency
HFGL	Hong Kong	HK\$20 Ordinary HK\$20 Non-voting deferred	100 100	100 100	Provision of management services



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

48. PARTICULARS OF PRINCIPAL SUBSIDIARIES (Cont'd)

Name of subsidiary	Place of incorporation or registration/ operations	Issued and fully paid share capital/ registered capital	Proportion of nominal value of issued capital/ registered capital held by the Group		Principal activities
			2016 %	2015 %	
High Fashion International (USA) Inc.	USA	US\$1,800	100	100	Investment holding
High Fashion Knit Company Limited	Hong Kong	HK\$2	100	100	Garment trading
High Fashion Knitwear Company Limited	Hong Kong	HK\$2 Ordinary HK\$1,000,000 Non-voting deferred	100 100	100 100	Garment trading
High Fashion Knitwear Overseas Limited	Hong Kong	HK\$2 Ordinary HK\$10,000 Non-voting deferred	100 100	100 100	Garment trading
High Fashion Silk (Zhejiang) Co., Ltd. (note i)	PRC	US\$50,000,000	100	100	Silk weaving
High Fashion (UK) Limited	United Kingdom	British pounds 20,000	70.5	70.5	Garment trading
Huijian (note i)	PRC	RMB10,000,000	65	65	Garment retailing
Navigation Limited	BVI/Hong Kong	US\$1	100	100	Investment holding
Rosso Amaranto S.r.l	Italy	EUR100,000	80	80	Trading of fabrics
Stage II Limited	Hong Kong	HK\$800,000	65	65	Garment trading



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

48. PARTICULARS OF PRINCIPAL SUBSIDIARIES (Cont'd)

Name of subsidiary	Place of incorporation or registration/ operations	Issued and fully paid share capital/ registered capital	Proportion of nominal value of issued capital/ registered capital held by the Group		Principal activities
			2016 %	2015 %	
Shenzhen Daliyu Fashion Co. Ltd. <i>(note i)</i>	PRC	RMB1,000,000	100	100	Garment retailing
The King Garment Limited	Hong Kong	HK\$2	100	100	Garment trading
Theme Garments (Shenzhen) Company Limited <i>(note i)</i>	PRC	RMB60,000,000	100	100	Garment retailing
Theme Fashion (Singapore) Pte. Ltd.	Singapore	Singapore dollars 100,000	65	65	Garment retailing
Theme International Holdings (B.V.I.) Limited	BVI	US\$10,001	100	100	Investment holding
Zhejiang High Fashion Culture Creativity Co., Ltd. <i>(note i)</i>	PRC	US\$20,000,000	100	100	Culture development

Notes:

- (i) These companies are registered as a wholly-owned foreign enterprise.
- (ii) The Company was set up during the year ended 31 December 2016.



Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

48. PARTICULARS OF PRINCIPAL SUBSIDIARIES (Cont'd)

High Fashion Apparel Limited is a directly held wholly owned subsidiary of the Company. Except for High Fashion Apparel Limited, all subsidiaries listed above are indirectly held by the Company.

The above table lists the subsidiaries of the Company which, in the opinion of the directors, principally affected the results or assets of the Group. To give details of other subsidiaries would, in the opinion of the directors, result in particulars of excessive length.

At the end of the reporting period, the Company has other subsidiaries that are not material to the Group. A majority of these subsidiaries operate in Hong Kong, PRC and BVI. The principal activities of these subsidiaries are summarised as follows:

Principal activities	Place of incorporation or registration/operations	Number of subsidiaries	
		2016	2015
Investment holding	Hong Kong	11	11
	BVI	3	2
		14	13
Inactive	Hong Kong	16	19
	PRC	2	3
	BVI	8	8
		26	30
		40	43

In the opinion of the directors, there is no subsidiary that has non-controlling interest that is individually material to the Group for both years and therefore no further information is disclosed for these non-wholly owned subsidiaries.

None of the subsidiaries had issued any debt securities at the end of the year.

Notes to the Consolidated Financial Statements

For the year ended 31 December 2016

49. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY

	2016 HK\$'000	2015 HK\$'000
Non-current asset		
Investment in a subsidiary	426,671	426,671
Current assets		
Prepayment	150	150
Amount due from a subsidiary	27,594	28,887
Bank balances and cash	139	147
	27,883	29,184
Current liabilities		
Other payables and accruals	111	818
Net current assets	27,772	28,366
	454,443	455,037
Capital and reserves		
Share capital	30,562	30,562
Reserves	423,881	424,475
Total equity	454,443	455,037

Movement in the Company's reserves

	Share premium HK\$'000	Capital reserve HK\$'000	Capital redemption reserve HK\$'000	Construction surplus HK\$'000	Accumulated profits HK\$'000	Total HK\$'000
At 1 January 2015	287,656	16,520	8,511	101,171	38,220	452,078
Loss for the year	-	-	-	-	(3,154)	(3,154)
Dividends declared and paid in cash	-	-	-	-	(24,449)	(24,449)
At 31 December 2015	287,656	16,520	8,511	101,171	10,617	424,475
Profit for the year	-	-	-	-	17,743	17,743
Dividends declared and paid in cash	-	-	-	-	(18,337)	(18,337)
At 31 December 2016	287,656	16,520	8,511	101,171	10,023	423,881



Financial Summary

A summary of the published results and of the assets and liabilities of the Group for the last five financial periods, as extracted from the audited financial statements, is set out below:

RESULTS

	Year ended 31 December				
	2016 HK\$'000	2015 HK\$'000	2014 HK\$'000	2013 HK\$'000	2012 HK\$'000
Revenue	2,422,545	2,678,240	2,864,787	2,806,661	2,611,872
Profit before taxation	85,232	57,011	123,241	237,761	205,559
Taxation	(43,968)	(13,768)	(30,900)	(44,937)	(35,728)
Profit for the year	41,264	43,243	92,341	192,824	169,831
Profit (loss) for the year attributable to					
Owners of the Company	43,277	46,424	101,468	194,483	170,116
Non-controlling interests	(2,013)	(3,181)	(9,127)	(1,659)	(285)
	41,264	43,243	92,341	192,824	169,831

ASSETS AND LIABILITIES

	At 31 December				
	2016 HK\$'000	2015 HK\$'000	2014 HK\$'000	2013 HK\$'000	2012 HK\$'000
Total assets	4,305,881	4,610,768	5,706,923	6,121,493	4,996,341
Total liabilities	(2,142,725)	(2,369,566)	(3,195,392)	(3,476,324)	(2,703,692)
	2,163,156	2,241,202	2,511,531	2,645,169	2,292,649



Corporate Information

BOARD OF DIRECTORS

Executive Directors

Mr. Lam Foo Wah

(Chairman and Managing Director)

Ms. So Siu Hang, Patricia

Mr. Lam Gee Yu, Will

Mr. Lam Din Yu, Well

Non-executive Director

Professor Yeung Kwok Wing

Independent Non-executive Directors

Mr. Woo King Wai

Mr. Wong Shiu Hoi, Peter

Mr. Leung Hok Lim

AUDIT COMMITTEE

Mr. Leung Hok Lim *(Chairman)*

Professor Yeung Kwok Wing

Mr. Woo King Wai

Mr. Wong Shiu Hoi, Peter

REMUNERATION COMMITTEE

Mr. Wong Shiu Hoi, Peter *(Chairman)*

Professor Yeung Kwok Wing

Mr. Woo King Wai

Mr. Leung Hok Lim

NOMINATION COMMITTEE

Mr. Lam Foo Wah *(Chairman)*

Professor Yeung Kwok Wing

Mr. Woo King Wai

Mr. Wong Shiu Hoi, Peter

Mr. Leung Hok Lim

RISK MANAGEMENT COMMITTEE

Mr. Wong Shiu Hoi, Peter *(Chairman)*

Mr. Leung Hok Lim

Mr. Lam Gee Yu, Will

Mr. Poon Yiu Ming, George

COMPANY SECRETARY

Ms. Chan Wai Wei, Cynthia

(Change of Company Secretary to

Ms. Yau Oi Kwan Angela with effect from 13 April 2017)

AUDITOR

Deloitte Touche Tohmatsu

LEGAL ADVISER IN HONG KONG

Wilkinson & Grist

LEGAL ADVISER ON BERMUDA LAW

Conyers Dill & Pearman

REGISTERED OFFICE

Clarendon House

2 Church Street

Hamilton HM11

Bermuda

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS

11th Floor, High Fashion Centre

1-11 Kwai Hei Street, Kwai Chung

New Territories, Hong Kong

PRINCIPAL SHARE REGISTRARS AND TRANSFER OFFICE

Codan Services Limited

(Change of Name to Conyers Corporate Services

(Bermuda) Limited with effect from 31 March 2017)

Clarendon House, Church Street

Hamilton HM11, Bermuda

HONG KONG BRANCH SHARE REGISTRARS AND TRANSFER OFFICE

Tricor Secretaries Limited

Level 22, Hopewell Centre

183 Queen's Road East, Hong Kong

PRINCIPAL BANKERS

Australia and New Zealand Banking Group Limited,

Hong Kong Branch

Bank of China (Hong Kong) Limited

Bank Sinopac, Hong Kong Branch

Citibank N.A., Hong Kong Branch

China CITIC Bank International Limited

CTBC Bank Co., Limited, Hong Kong Branch

DBS Bank (Hong Kong) Limited

Hang Seng Bank Limited

Industrial and Commercial Bank of China (Asia) Limited

Standard Chartered Bank (Hong Kong) Limited

The Bank of East Asia, Limited

The Hongkong and Shanghai Banking Corporation Limited

United Overseas Bank Limited, Hong Kong Branch



Shareholders & Investor Relation Information

RESULTS ANNOUNCEMENT:-

2016 Final	30 March 2017
2016 Interim	30 August 2016
2015 Final	30 March 2016
2015 Interim	28 August 2015

2017 ANNUAL GENERAL MEETING

6 June 2017

CLOSURE OF REGISTER OF MEMBERS

Events

Book close period

(both days inclusive)

For attendance to 2017 Annual General Meeting	5 June 2017 to 6 June 2017
For entitlement to the proposed final dividend	13 June 2017 to 14 June 2017

DIVIDENDS:-

2016 Final	3 HK cents per share payable on or about 29 June 2017
2016 Interim	3 HK cents per share paid on 13 October 2016
2015 Final	3 HK cents per share paid on 29 June 2016
2015 Interim	3 HK cents per share paid on 12 October 2015

AUTHORISED SHARES

1,000,000,000 shares

ISSUED SHARES

305,615,420 shares (as at 31 December 2016)

BOARD LOT

2,000 shares

FINANCIAL YEAR END

December 31

STOCK CODE

608

COMPANY WEBSITE

www.highfashion.com.hk

LISTING DATE

4 August 1992

