

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



HONG KONG FERRY (HOLDINGS) COMPANY LIMITED

(Incorporated in Hong Kong under the Companies Ordinance)

(Stock Code: 00050)

2011 RESULTS ANNOUNCEMENT

BUSINESS RESULTS

The Group's consolidated profit after taxation for the year ended 31 December 2011 amounted to approximately HK\$565 million, an increase of 17% as compared with the profit after taxation of HK\$483 million in 2010. The increase in profit was mainly due to the sales of the properties, the increase in revaluation gain from appreciation of the properties portfolio and profit from the disposal of Silvermine Beach Hotel. The earnings per share this year were HK\$1.59 compared with the earnings per share of HK\$1.36 in the previous year.

Consolidated Profit and Loss Account

For the year ended 31 December 2011

	Note	2011 HK\$'000	2010 HK\$'000
Turnover	3(a)	635,040	911,707
Cost of sales		<u>(329,983)</u>	<u>(525,937)</u>
		305,057	385,770
Other revenue	3(a) & 4	27,203	26,519
Other net income	4	43,633	121,893
Valuation gains on investment properties and investment property held for development	3(d)	127,438	123,061
Impairment loss on available-for-sale securities		(44,834)	—
Selling and marketing expenses		(19,620)	(42,160)
Administrative expenses		(46,250)	(41,343)
Other operating expenses		<u>(44,829)</u>	<u>(46,633)</u>
Profit from operations	3(b)	347,798	527,107
Profit on disposal of hotel properties	5	244,970	—
Share of profits less losses of associates		<u>910</u>	<u>767</u>
Profit before taxation	6	593,678	527,874
Taxation	7	<u>(28,553)</u>	<u>(44,707)</u>
Profit attributable to equity shareholders of the Company		<u>565,125</u>	<u>483,167</u>
Earnings per share			
— Basic and diluted	10	<u>\$1.59</u>	<u>\$1.36</u>

Details of dividends payable to equity shareholders of the Company attributable to the profit for the year are set out in note 8.

Consolidated Statement of Comprehensive Income

For the year ended 31 December 2011

	<i>Note</i>	2011 HK\$'000	2010 <i>HK\$'000</i>
Profit attributable to equity shareholders of the Company		<u>565,125</u>	<u>483,167</u>
Other comprehensive income for the year (after tax and reclassification adjustments):			
Available-for-sale securities:			
net movement in the securities revaluation reserve	9	(133,382)	(30,737)
Realisation of inter-company profits		<u>(264)</u>	<u>(24)</u>
		<u>(133,646)</u>	<u>(30,761)</u>
Total comprehensive income attributable to equity shareholders of the Company		<u><u>431,479</u></u>	<u><u>452,406</u></u>

Consolidated Balance Sheet

As at 31 December 2011

	Note	2011		2010	
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
Non-current assets					
Fixed assets					
— Investment properties			1,010,400		914,650
— Investment property held for development			108,000		99,000
— Other property, plant and equipment			79,684		120,003
— Interest in leasehold land			<u>48,615</u>		<u>50,361</u>
			1,246,699		1,184,014
Interest in associates			25,390		40,092
Available-for-sale securities			487,691		593,762
Employee benefits assets			11,189		11,087
Deferred tax assets			<u>5,961</u>		<u>8,134</u>
			1,776,930		1,837,089
Current assets					
Derivative financial instruments			—		55,732
Inventories		2,202,271		1,784,682	
Trade and other receivables	11	249,011		215,047	
Cash and cash equivalents		684,813		753,670	
Tax recoverable		<u>31,655</u>		<u>7,087</u>	
			<u>3,167,750</u>		<u>2,816,218</u>
Current liabilities					
Bank overdraft			—		326
Trade and other payables	12	174,382		186,807	
Tax payable		<u>32,217</u>		<u>39,343</u>	
			<u>206,599</u>		<u>226,476</u>
Net current assets			<u>2,961,151</u>		<u>2,589,742</u>
Total assets less current liabilities			4,738,081		4,426,831
Non-current liability					
Deferred tax liabilities			<u>9,472</u>		<u>1,443</u>
NET ASSETS			<u>4,728,609</u>		<u>4,425,388</u>
CAPITAL AND RESERVES					
Share capital			356,274		356,274
Reserves			<u>4,372,335</u>		<u>4,069,114</u>
TOTAL EQUITY			<u>4,728,609</u>		<u>4,425,388</u>

Notes to the Accounts

1. BASIS OF PREPARATION

The accounts have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards (“HKFRSs”), which collective term includes all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (“HKASs”) and Interpretations issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”), accounting principles generally accepted in Hong Kong and the requirements of the Hong Kong Companies Ordinance. The accounts also comply with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The HKICPA has issued certain new and revised HKFRSs that are first effective or available for early adoption for the current accounting period of the Group and the Company. Note 2 provides information on any changes in accounting policies resulting from initial application of these developments to the extent that they are relevant to the Group for the current and prior accounting periods reflected in the accounts.

2. CHANGES IN ACCOUNTING POLICIES

The HKICPA has issued a number of amendments to HKFRSs and one new Interpretation that are first effective for the current accounting period of the Group and the Company. Of these, the following developments are relevant to the Group’s accounts:

- HKAS 24 (revised 2009), *Related party disclosures*
- Improvements to HKFRSs (2010)

The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

The impacts of the developments are discussed below:

- HKAS 24 (revised 2009) revises the definition of a related party. As a result, the Group has re-assessed the identification of related parties and concluded that the revised definition does not have any material impact on the Group’s related party disclosures in the current and previous periods. HKAS 24 (revised 2009) also introduces modified disclosure requirements for government-related entities. This does not impact the Group because the Group is not a government-related entity.
- Improvements to HKFRSs (2010) omnibus standard introduces a number of amendments to the disclosure requirements in HKFRS 7, *Financial instruments: Disclosures*. The disclosures about the Group’s financial instruments have been conformed to the amended disclosure requirements. These amendments do not have any material impact on the classification, recognition and measurements of the amounts recognised in the accounts in the current and previous periods.

3. SEGMENT INFORMATION

The operating segments are identified on the basis of internal reports about components of the Group that are regularly reviewed by the chief operating decision maker in order to allocate resources to the segment and to assess its performance.

In a manner consistent with the way in which information is reported internally to the Group's most senior executive management for the purposes of resource allocation and performance assessment, the Group has presented the following five reportable segments.

- Property development: development and sale of properties.
- Property investment: leasing of properties.
- Ferry, shipyard and related operations: operation of dangerous goods vehicular ferry service, cruise vessels and ship repairs and maintenance services.
- Travel and hotel operations: hotel operation and management and operation of travel agency services.
- Securities investment: debt and equity securities investments.

Segment information is presented only in respect of the Group's business segments. No geographical analysis is shown as less than 10% of the Group's revenue and profit from operations were derived from activities outside Hong Kong.

Segment results

For the purposes of assessing segment performance and allocating resources between segments, the Group's senior executive management monitors the results attributable to each reportable segment on the following bases:

Revenue and expenses are allocated to the reportable segments with reference to sales generated by those segments and the expenses incurred by those segments or which otherwise arise from the depreciation or amortisation of assets attributable to those segments.

The segment information for the years ended 31 December 2011 and 2010 about these reportable segments is presented below:

(a) *Segment revenue*

	Total revenue		Elimination of inter-segment revenue		Revenue from external customers	
	2011 HK\$'000	2010 HK\$'000	2011 HK\$'000	2010 HK\$'000	2011 HK\$'000	2010 HK\$'000
Property development	286,349	542,286	—	—	286,349	542,286
Property investment	56,779	50,311	65	59	56,714	50,252
Ferry, shipyard and related operations	117,960	142,651	3,496	2,713	114,464	139,938
Travel and hotel operations	164,495	175,700	101	99	164,394	175,601
Securities investment	18,672	12,518	—	—	18,672	12,518
Others	68,944	60,600	47,294	42,969	21,650	17,631
	<u>713,199</u>	<u>984,066</u>	<u>50,956</u>	<u>45,840</u>	<u>662,243</u>	<u>938,226</u>
Analysed by:						
Turnover					635,040	911,707
Other revenue					<u>27,203</u>	<u>26,519</u>
					<u>662,243</u>	<u>938,226</u>

The principal activities of the Group are property development, property investment, ferry, shipyard and related businesses, travel and hotel operations, and securities investment.

Turnover represents gross income from the sale of properties, sales value of goods delivered to customers, income from services rendered, rental income, interest income and dividend income.

(b) *Segment result*

	Reportable segment profit	
	2011 HK\$'000	2010 HK\$'000
Property development	156,033	227,925
Property investment (note 3(d))	189,288	179,687
Ferry, shipyard and related operations	5,535	9,936
Travel and hotel operations	1,992	2,359
Securities investment	(25,986)	51,895
Others (note 3(e))	20,936	55,305
	<u>347,798</u>	<u>527,107</u>

(c) *Reconciliation of reportable segment profit*

	2011 HK\$'000	2010 HK\$'000
Reportable segment profit derived from external customers	347,798	527,107
Profit on disposal of hotel properties (note 5)	244,970	—
Share of profits less losses of associates	910	767
	<u>593,678</u>	<u>527,874</u>
Profit before taxation in the consolidated profit and loss account		

(d) The segment result of the property investment included valuation gains on investment properties and investment property held for development of HK\$127,438,000 (2010: HK\$123,061,000).

(e) The segment result of “Others” mainly comprises interest income, corporate expenses and exchange gains/losses.

(f) *Other segment information*

	Depreciation and amortisation		Impairment loss		Capital expenditure incurred	
	2011 HK\$'000	2010 HK\$'000	2011 HK\$'000	2010 HK\$'000	2011 HK\$'000	2010 HK\$'000
Property investment	25	32	113	31	21	—
Ferry, shipyard and related operations	7,625	8,854	2,153	—	644	1,620
Travel and hotel operations	1,826	2,677	—	—	149	1,434
Securities investment	—	—	44,834	—	—	—
Others	740	623	—	—	903	114
	<u>10,216</u>	<u>12,186</u>	<u>47,100</u>	<u>31</u>	<u>1,717</u>	<u>3,168</u>

4. OTHER REVENUE AND NET INCOME

	2011 <i>HK\$'000</i>	2010 <i>HK\$'000</i>
Other revenue		
Management fee income	8,502	8,301
Air-conditioning charges income	6,306	5,729
Other interest income	2,474	5,049
Other income	<u>9,921</u>	<u>7,440</u>
	<u>27,203</u>	<u>26,519</u>
Other net income		
Net profit on sale of available-for-sale securities	—	42,194
Net exchange gains	2,824	38,436
Net profit on disposal of investment properties	37,400	36,191
Net realised and unrealised gains on derivative financial instruments	682	984
Income from sale of spare parts	680	346
Forfeited deposits	891	314
Net profit on disposal of other property, plant and equipment	42	127
Sundry income	<u>1,114</u>	<u>3,301</u>
	<u>43,633</u>	<u>121,893</u>

5. DISPOSAL OF HOTEL PROPERTIES

In September 2011, the Group completed the sale of the hotel properties, the Silvermine Beach Hotel, and hotel-related leasehold land, machinery and furniture for a cash consideration of HK\$280,800,000. The profit of HK\$244,970,000 arising on the sale of the properties was credited to the consolidated profit and loss account.

6. PROFIT BEFORE TAXATION

Profit before taxation is arrived at after charging/(crediting):

(a) **Staff costs:**

	2011 <i>HK\$'000</i>	2010 <i>HK\$'000</i>
Decrease in liability for defined benefit retirement plan	(102)	(246)
Contributions to defined contribution retirement plan	<u>2,518</u>	<u>2,056</u>
Total retirement costs	2,416	1,810
Salaries, wages and other benefits	<u>79,221</u>	<u>75,899</u>
	<u>81,637</u>	<u>77,709</u>

(b) **Other items:**

	2011	2010
	HK\$'000	HK\$'000
Amortisation of leasehold land premium	1,376	1,380
Depreciation	8,840	10,806
Cost of inventories	132,206	311,706
Auditor's remuneration		
— audit services	1,407	1,311
— other services	254	240
Operating lease charges: minimum lease payments		
— property rentals	4,673	4,586
Impairment losses on trade and other receivables	2,266	31
Rentals receivable from investment properties less		
direct outgoings of HK\$23,065,000 (2010: HK\$21,289,000)	(18,658)	(15,451)
Rentals receivable from operating leases, other than those relating		
to investment properties, less direct outgoings of HK\$1,022,000		
(2010: HK\$936,000)	(8,319)	(6,829)
Interest income	(23,815)	(20,078)
Dividend income from listed investments	(17,970)	(12,005)

7. INCOME TAX IN THE CONSOLIDATED PROFIT AND LOSS ACCOUNT

Taxation in the consolidated profit and loss account represents:

	2011	2010
	HK\$'000	HK\$'000
Current tax — Hong Kong Profits Tax		
Provision for the year	18,459	25,661
Over-provision in respect of prior year	(108)	(62)
	18,351	25,599
Deferred tax		
Origination and reversal of temporary differences	10,202	19,108
	28,553	44,707

The provision for Hong Kong Profits Tax for 2011 is calculated at 16.5% (2010: 16.5%) of the estimated assessable profits for the year.

8. DIVIDENDS

(a) Dividends payable to equity shareholders of the Company attributable to the year

	2011 <i>HK\$'000</i>	2010 <i>HK\$'000</i>
Interim dividend declared and paid of HK10 cents (2010: HK10 cents) per ordinary share	35,627	35,627
Final dividend proposed after the balance sheet date of HK26 cents (2010: HK26 cents) per ordinary share	<u>92,631</u>	<u>92,631</u>
	<u>128,258</u>	<u>128,258</u>

The final dividend proposed after the balance sheet date has not been recognised as a liability at the balance sheet date.

(b) Dividends payable to equity shareholders of the Company attributable to the previous financial year, approved and paid during the year

	2011 <i>HK\$'000</i>	2010 <i>HK\$'000</i>
Final dividend in respect of the previous financial year, approved and paid during the year, of HK26 cents (2010: HK26 cents) per ordinary share	<u>92,631</u>	<u>92,631</u>

9. OTHER COMPREHENSIVE INCOME

Components of other comprehensive income, including reclassification adjustments

	2011 <i>HK\$'000</i>	2010 <i>HK\$'000</i>
Available-for-sale securities		
Changes in fair value recognised during the year	(178,216)	11,759
Reclassification adjustments for amounts transferred to profit or loss:		
— gains on disposal	—	(42,496)
— impairment losses	<u>44,834</u>	<u>—</u>
Net movement in the securities revaluation reserve during the year recognised in other comprehensive income	<u>(133,382)</u>	<u>(30,737)</u>

10. EARNINGS PER SHARE

The calculation of basic earnings per share is based on the profit attributable to ordinary equity shareholders of the Company of HK\$565,125,000 (2010: HK\$483,167,000) and 356,273,883 (2010: 356,273,883) ordinary shares in issue during the year.

There were no dilutive potential ordinary shares in existence during the years 2011 and 2010, therefore diluted earnings per share are the same as basic earnings per share for both years.

11. TRADE AND OTHER RECEIVABLES

	2011 <i>HK\$'000</i>	2010 <i>HK\$'000</i>
Trade receivables	159,071	164,186
Less: allowance for doubtful debts	<u>(2,266)</u>	<u>(31)</u>
	156,805	164,155
Other receivables and prepayments	<u>92,206</u>	<u>50,892</u>
	<u><u>249,011</u></u>	<u><u>215,047</u></u>

All of the trade and other receivables except for instalment receivables of HK\$82,810,000 (2010: HK\$96,420,000) are expected to be recovered or recognised as expense within one year.

Ageing analysis

Included in trade and other receivables are trade debtors (net of allowance for doubtful debts) with the following ageing analysis at the balance sheet date:

	2011 <i>HK\$'000</i>	2010 <i>HK\$'000</i>
Current	147,958	154,077
1 to 3 months overdue	6,929	6,731
More than 3 months but less than 12 months overdue	759	3,022
More than 12 months overdue	<u>1,159</u>	<u>325</u>
	<u><u>156,805</u></u>	<u><u>164,155</u></u>

Trade debtors are due ranging from 7 to 45 days from the date of billing. Debtors with balances that are more than 60 days overdue are generally required to settle all outstanding balances before any further credit is granted.

12. TRADE AND OTHER PAYABLES

All of the trade and other payables are expected to be settled or recognised as income within one year except for an amount of HK\$4,149,000 of the Group (2010: HK\$4,613,000).

Included in trade and other payables are trade payables with the following ageing analysis as at the balance sheet date:

	2011 <i>HK\$'000</i>	2010 <i>HK\$'000</i>
Due within 1 month or on demand	96,525	109,496
Due after 1 month but within 3 months	179	83
Due after 3 months but within 12 months	650	—
	97,354	109,579

DIVIDENDS

The Board of Directors recommends a final dividend of HK26 cents per share. Subject to shareholders' approval at the annual general meeting to be held on Friday, 18 May 2012, the final dividend will be paid on or about Friday, 1 June 2012 to equity shareholders whose names appear on the register of members at the close of business on Wednesday, 23 May 2012. This final dividend, together with the interim dividend of HK10 cents per share already paid, will make a total distribution of HK36 cents for the full year.

CLOSURE OF REGISTER OF MEMBERS

The register of members will be closed from Thursday, 24 May 2012 to Friday, 25 May 2012, both days inclusive, during which period no requests for the transfer of shares will be accepted.

In order to qualify for the final dividend, all transfers of shares accompanied by the relevant share certificates and transfer forms must be lodged with the Company's share registrars, Tricor Standard Limited at 26th Floor, Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong not later than 4:00 p.m. on Wednesday, 23 May 2012.

BUSINESS REVIEW

For the year under review, profit for the Group was mainly derived from the disposal of the Silvermine Beach Hotel, the sale of the residential units of Shining Heights and The Spectacle and the surplus from the revaluation of investment properties.

Property Development and Investment Operations

The Group sold 30 units in The Spectacle and 7 units in Shining Heights which accounted for a total profit of approximately HK\$156 million for the year under review. A profit of HK\$37 million was derived from the disposal certain units of the commercial arcade of MetroRegalia. Rental and other

income from the commercial arcade of the Group amounted to approximately HK\$50 million. The occupancy rate of the commercial arcade at Shining Heights was 93%. The commercial arcade of Metro Harbour View was fully let and rental income was satisfactory.

During the year, the foundation works of the development project at Fanling Sheung Shui Town Lot No. 177 (“Fanling project”) have been completed. Superstructure works are in progress. The property will be developed into three residential towers built on a two storey shopping podium mall with a total gross floor area of approximately 540,000 sq. ft. The Group expects the residential units of the project to be sold in the second half of this year.

As regards the project at 204–214 Tung Chau Street (“Tung Chau Street project”), demolition works have been done and superstructure works will commence at the end of the year. The project will be redeveloped into a commercial cum residential building with a total gross floor area of approximately 54,000 sq. ft.

The Group acquired the site at the junction of Gillies Avenue South and Bulkeley Street Hung Hom Inland Lot No. 555 (“Hung Hom project”) in 2011. Foundation works will commence upon the completion of demolition works. The project will be developed into a residential-cum-commercial building with a total gross floor area of approximately 56,000 sq. ft.

Ferry, Shipyard and Related Operations

During the year, the Harbour Cruise operations achieved profits of HK\$4.7 million, representing a 15% increase over that of last year. Ferry operations recorded a profit of HK\$4.7 million, a decrease of 36% as compared with the profit for last year. Due to the provision for bad debts and the increased operating costs incurred on annual drydock of the ferries, the Ferry, Shipyard and Related Operations recorded a profit of only HK\$5.5 million, a decrease of 44% as compared with the same period of last year.

Travel and Hotel Operations

During the year under review, the Group achieved a profit of HK\$245 million upon the disposal of Silvermine Beach Hotel. The Travel Operations Division had a satisfactory performance registering an increase of 29% in its operating profit as compared with that for last year.

Securities Investment

Due to the drop of the Hang Seng Index, an impairment loss of HK\$45 million was recorded in the Group’s available-for-sale securities investment during the year.

FINANCIAL REVIEW

Review of Results

The Group's turnover for the year amounted to approximately HK\$635 million, representing a decrease of 30% when compared to the previous year. This was mainly attributed to the decrease in the sales of the Shining Heights and The Spectacle.

Liquidity, Financial Resources and Capital Structure

As of 31 December 2011, shareholders' fund of the Group showed an increase of 7% as compared to the previous year and amounted to approximately HK\$4,729 million. The increase was mainly due to net effect of the disposal of the Silvermine Beach Hotel and the payment of dividends.

There was no change as to the capital structure of the Group during the year. Funding for the Group's activities in the year under review was mainly generated from the sale of residential units of Shining Heights and The Spectacle.

During the year, there was no material acquisition and disposal of subsidiary and associate. A net repayment of approximately HK\$15.6 million was received from an associate who provided mortgage loans to buyers of residential units of Metro Harbour View.

Current assets of the Group were recorded at approximately HK\$3,168 million as compared to the current liabilities of approximately HK\$207 million as of 31 December 2011. Current ratio of the Group had been increased to 15.3, mainly attributed to the increase in inventories, and reduction in cash and trade and other payables.

Gearing Ratio and Financial Management

As there was no borrowing as at 31 December 2011, no gearing ratio, which is calculated on the basis of bank borrowing as a ratio of the Group's shareholders' fund, was shown. Assets of the Group had not been charged to any third parties in the year under review.

The Group's financing and treasury activities were managed centrally at the corporate level. Financing facilities extended to the Group were denominated in Hong Kong dollar and United States dollar. Certain deposits are denominated in Australian dollar and Renminbi, and the incidental foreign exchange exposures are kept under periodic review. The management will consider appropriate hedging measures, if necessary.

Employees

As at 31 December 2011, the number of employees of the Group stood at about 310 (2010: 360). The remuneration packages to employees were commensurable to the market trend and levels of pay in similar industries. A discretionary year-end bonus was paid to employees based on individual performance. Other benefits to employees included medical insurance, retirement scheme, training programmes and educational subsidies. Total employees' costs for the year amounted to approximately HK\$81.6 million, which was commensurate with that recorded in the previous year.

PROSPECTS

In order to resolve the Eurozone debt crisis, the European Central Bank has extensively increased credit financing and provided three-year low interest financing to certain banks in Europe. Due to the fragile US economy, the Federal Reserve has pledged to maintain the ultra low interest rate till the end of 2014. Under the credit easing policy, the economies of the United States and Europe have gradually stabilized. China has just announced its target GDP growth rate of 7.5% for 2012. This demonstrates the aggressive yet realistic policies of the Chinese Government. The Hong Kong economy has continued to grow partly because of increased spending by Mainland visitors in Hong Kong and partly because of the prevailing low interest environment.

The Group expects the property market in Hong Kong to resume steady growth in the coming year. The demand for small and medium size residential units is still robust. The sales proceeds from the Fanling project and the remaining units of Shining Heights and The Spectacle are expected to be the main sources of revenue for the Group. The Group has abundant cash reserves which will allow the Group to seize opportunities in the acquisition of suitable land put up by the Government for disposal in future.

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

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

CORPORATE GOVERNANCE

The Company considers that it has complied with the Code on Corporate Governance Practices as set out in Appendix 14 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited during the year.

AUDIT COMMITTEE

The Audit Committee has reviewed the financial results of the Group for the year ended 31 December 2011.

PUBLICATION OF FURTHER INFORMATION

This annual results announcement is published on HKExnews at www.hkexnews.hk and on the website of the Company at www.hkf.com. The 2011 Annual Report of the Company inclusive of the Directors' Report and Accounts for the year ended 31 December 2011 and Corporate Governance Report will be available on both websites and will be dispatched to the shareholders of the Company in due course.

On behalf of the Board

Colin K. Y. Lam

Chairman

On behalf of the Board

Li Ning

Director

Hong Kong, 20 March 2012

As at the date of this announcement, the executive directors of the Company are Mr. Lam Ko Yin, Colin (Chairman) and Mr. Li Ning, the non-executive directors are Mr. Au Siu Kee, Alexander, Mr. Lau Yum Chuen, Eddie, Dr. Lee Shau Kee, Mr. Leung Hay Man and Mr. Wong Man Kong, Peter and the independent non-executive directors are Mr. Ho Hau Chong, Norman, Ms. Wong Yu Pok, Marina and Mr. Wu King Cheong.