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# **TERMBRAY INDUSTRIES INTERNATIONAL (HOLDINGS) LIMITED**

(Incorporated in Bermuda with limited liability)

(Stock Code: 0093)

# ANNOUNCEMENT OF INTERIM RESULTS FOR THE SIX MONTHS ENDED 30TH SEPTEMBER, 2009

The board of directors (the "Board") of Termbray Industries International (Holdings) Limited (the "Company") presents to shareholders the unaudited condensed consolidated statement of comprehensive income of the Company and its subsidiaries (the "Group") for the six months ended 30th September, 2009 and the Group's unaudited condensed consolidated statement of financial position at that date together with the comparative figures for the last year as follows:

## CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

FOR THE SIX MONTHS ENDED 30TH SEPTEMBER, 2009

		Six months ended		
		30/9/2009	30/9/2008	
		HK\$'000	HK\$'000	
			(unaudited	
	Notes	(unaudited)	and restated)	
REVENUE	3	193,301	92,719	
Cost of goods sold and services rendered	_	(88,288)	(47,949)	
Gross profit		105,013	44,770	
Other income	4	3,596	9,261	
Selling and distribution expenses		(21,657)	(8,232)	
Administrative expenses		(19,867)	(36,792)	
Losses arising from changes in fair value				
of investments held for trading		-	(3,143)	
Finance costs	5 _	(4,031)	(3,029)	
PROFIT BEFORE TAXATION		63,054	2,835	
Taxation	6	(19,721)	(3,595)	
<b>PROFIT (LOSS) FOR THE PERIOD</b>	7	43,333	(760)	

		Six months 30/9/2009	<b>ended</b> 30/9/2008
		HK\$'000	<i>HK\$'000</i> (unaudited
	Notes	(unaudited)	and restated)
OTHER COMPREHENSIVE INCOME FOR THE PERIOD			
Exchange differences arising from translation of financial statements of foreign operations		(137)	2,592
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		43,196	1,832
PROFIT (LOSS) FOR THE PERIOD ATTRIBUTABLE TO:			
OWNERS OF THE COMPANY		16,649	(8,816)
MINORITY INTERESTS		26,684	8,056
		43,333	(760)
TOTAL COMPREHENSIVE INCOME			
ATTRIBUTABLE TO: OWNERS OF THE COMPANY		16,512	(6,224)
MINORITY INTERESTS		26,684	8,056
		43,196	1,832
		HK cents	HK cents
		(unaudited)	(unaudited and restated)
BASIC AND DILUTED EARNINGS (LOSS)	0		
PER SHARE	8	0.85	(0.45)

# CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AT 30TH SEPTEMBER, 2009

	Notes	30/9/2009 <i>HK\$</i> '000 (unaudited)	31/3/2009 <i>HK\$'000</i> (audited)
NON-CURRENT ASSETS Property, plant and equipment Prepaid lease payments for leasehold land Investment property Pledged bank deposits Goodwill Intangible assets	9	19,385 65,780 3,314 2,034 246,901 6,720 344,134	17,138 66,077 3,370 2,034 243,318 8,213 340,150
CURRENT ASSETS Properties for sale Inventories Trade and other receivables Deposits and prepayments Prepaid lease payments for leasehold land Available-for-sale investments Taxation recoverable Pledged bank deposits Bank balances and cash	- 10	115,101 35,849 190,009 16,506 598 386 - 3,123 766,166	114,812 38,419 149,524 3,345 598 7,012 2,871 3,121 744,961
<b>CURRENT LIABILITIES</b> Trade and other payables and accrued charges Deposits received Provision Amount due to a related company Amount due to a director Taxation payable Secured bank borrowings		1,127,738 18,407 1,942 3,173 2,945 23,412 25,568 30,766 106,213	1,064,663 28,812 1,487 3,173 2,092 23,967 7,691 21,705 88,927
NET CURRENT ASSETS	-	1,021,525	975,736
TOTAL ASSETS LESS CURRENT LIABILITIE	S	1,365,659	1,315,886

	Notes	30/9/2009 <i>HK\$'000</i> (unaudited)	31/3/2009 <i>HK\$'000</i> (audited)
NON-CURRENT LIABILITIES			
Convertible note		125,510	122,324
Deferred tax liabilities		6,188	4,766
		131,698	127,090
NET ASSETS		1,233,961	1,188,796
CAPITAL AND RESERVES			
Share capital		156,611	156,611
Reserves		985,966	967,485
Equity attributable to owners of the Company		1,142,577	1,124,096
Minority interests		91,384	64,700
TOTAL EQUITY		1,233,961	1,188,796

Notes:

#### 1. BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and with Hong Kong Accounting Standard ("HKAS") 34 "Interim Financial Reporting".

### 2. PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis except for certain financial instruments which are measured at fair values, as appropriate.

The accounting policies used in the condensed consolidated financial statements are consistent with those followed in the preparation of the Group's annual financial statements for the year ended 31st March, 2009.

In the current interim period, the Group has applied, for the first time, the following new and revised standards, amendments and interpretations ("new and revised HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants, which are effective for the Group's financial year beginning on 1st April, 2009.

HKAS 1 (Revised 2007)	Presentation of Financial Statements
HKAS 23 (Revised 2007)	Borrowing Costs
HKAS 32 & 1 (Amendments)	Puttable Financial Instruments and Obligations Arising on Liquidation
HKFRS 1 & HKAS 27	Cost of an Investment in a Subsidiary, Jointly Controlled Entity or
(Amendments)	Associate
HKFRS 2 (Amendment)	Vesting Conditions and Cancellations
HKFRS 7 (Amendment)	Improving Disclosures about Financial Instruments
HKFRS 8	Operating Segments
HK(IFRIC) – Int 9 & HKAS 39	Embedded Derivatives
(Amendments)	
HK(IFRIC) – Int 13	Customer Loyalty Programmes
HK(IFRIC) – Int 15	Agreements for the Construction of Real Estate
HK(IFRIC) – Int 16	Hedges of a Net Investment in a Foreign Operation
HK(IFRIC) – Int 18	Transfers of Assets from Customers
HKFRSs (Amendments)	Improvements to HKFRSs issued in 2008, except for the
	amendment to HKFRS 5 that is effective for annual
	periods beginning or after 1 July 2009
HKFRSs (Amendments)	Improvements to HKFRSs issued in 2009 in relation to the
	amendment to paragraph 80 of HKAS 39

HKAS 1 (Revised 2007) has introduced a number of terminology changes, including revised titles for the condensed consolidated financial statements, and has resulted in a number of changes in presentation and disclosure.

HKFRS 8 is a disclosure standard that requires the identification of operating segments to be performed on the same basis as financial information that is reported internally to the chief operating decision maker for the purpose of allocating resources to segments and assessing their performance. The predecessor standard, HKAS 14 "Segment Reporting", required the identification of two sets of segments (business and geographical) using a risks and returns approach, with the entity's "system of internal financial reporting to key management personnel" serving only as the starting point for the identification of such segments. In prior periods, the Group's primary reporting format was business segments. The application of HKFRS 8 has resulted in a redesignation of the Group's reportable segments as compared with the primary reportable segments determined in accordance with HKAS 14 (see note 3).

The adoption of the new and revised HKFRSs has had no material effect on the reported results and financial position of the Group for the current or prior accounting periods. Accordingly, no prior period adjustment has been recognised.

The Group has not early applied new and revised standards, amendments or interpretations that have been issued but are not yet effective.

The adoption of HKFRS 3 (Revised 2008) "Business Combinations" may affect the Group's accounting for business combinations for which the acquisition dates are on or after 1st April, 2010. HKAS 27 (Revised 2008) "Consolidated and Separate Financial Statements" will affect the accounting treatment for changes in the Group's ownership interest in a subsidiary that do not result in loss of control of the subsidiary. Changes in the Group's ownership interest that do not result in loss of control of the subsidiary will be accounted for as equity transactions.

The directors of the Company anticipate that the application of other new and revised standards, amendments or interpretations will have no material impact on the results and the financial position of the Group.

#### 3. REVENUE AND SEGMENT INFORMATION

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

	Six months ended	
	30/9/2009	30/9/2008
	HK\$'000	HK\$'000
Sale of goods	132,935	81,163
Sale of properties	386	367
Rental income	2,731	3,223
Service income	57,249	7,966
	193,301	92,719

As set out in Note 2, the Group has adopted HKFRS 8 with effect from 1st April, 2009. In prior periods, primary segment information was analysed on the basis of the types of goods and services identified on a risks and returns approach, and the business segments reported were property development, property investment, engineering projects and provision of consultancy service on well drilling. However, information reported to the chief operating decision maker, the executive directors of the Company, for the purposes of resource allocation and performance assessment focuses more specifically on the two principal operating segments of the Group, namely property investment and development, and oilfield engineering and consultancy services. These operating segments represent the Group's reportable segments under HKFRS 8.

Information regarding the above segments is reported below. Amounts reported for the prior period have been restated to conform to the requirements of HKFRS 8.

#### Segment information is presented below:

		enue ths ended	Segmen Six montl	·
	30/9/2009 HK\$'000	30/9/2008 HK\$'000	30/9/2009 HK\$'000	30/9/2008 <i>HK\$'000</i> (restated)
Property investment and development Oilfield engineering and consultancy services	3,117 190,184	3,590 89,129	1,711 54,855	1,228 16,778
	193,301	92,719		
			56,566	18,006
Unallocated other income Unallocated corporate expenses Share option expense Losses arising from changes in fair value of			928 (9,006) (1,969)	8,397 (11,831) (9,160)
investments held for trading Effective interest expense on convertible note		-	(3,186)	(3,143) (3,029)
Profit (loss) for the period			43,333	(760)

All of the segment revenue reported above is from external customers.

Segment profit represents the profit earned by each segment without allocation of unallocated other income, unallocated corporate expenses, share option expense, losses arising from changes in fair value of investments held for trading and effective interest expense on convertible note. This is the measure reported to the chief operating decision maker of the Group for the purposes of resource allocation and performance assessment.

#### 4. OTHER INCOME

	Six months ended	
	30/9/2009	30/9/2008
	HK\$'000	HK\$'000
Interest income from		
– available-for-sale investments	3	6,943
- investments held for trading	_	787
– bank balances and deposits with a financial institution	1,128	778
Net exchange gain	1,119	_
Sundry income	1,346	753
	3,596	9,261

#### 5. FINANCE COSTS

	Six months ended	
	30/9/2009	30/9/2008
	HK\$'000	HK\$'000
Effective interest expense on convertible note	3,186	3,029
Interest on secured bank borrowings wholly repayable within five years	845	
_	4,031	3,029

#### 6. TAXATION

	Six months ended	
	30/9/2009 HK\$'000	30/9/2008 <i>HK\$'000</i> (restated)
Current tax:		
Hong Kong Profits Tax	5,505	2,302
People's Republic of China ("PRC") Enterprise Income Tax	7,908	2,160
	13,413	4,462
Underprovision in prior years:		
Hong Kong Profits Tax	4,747	-
PRC Enterprise Income Tax	139	306
	4,886	306
Deferred tax	1,422	(1,173)
	19,721	3,595

Hong Kong Profits Tax and PRC Enterprise Income Tax are recognised based on management's best estimate of the weighted average annual income tax rate expected for the full financial year. The estimated average annual tax rate used for Hong Kong Profits Tax and PRC Enterprise Income Tax for the six months ended 30th September, 2009 are 16.5% (2008: 16.5%) and 25% (2008: 25%), respectively.

#### 7. PROFIT (LOSS) FOR THE PERIOD

	Six months ended		
	30/9/2009 HK\$'000	30/9/2008 <i>HK\$`000</i> (restated)	
Profit (loss) for the period has been arrived at after charging:			
Amortisation of			
- prepaid lease payments for leasehold land	297	297	
- intangible assets, included in administrative expenses	1,493	6,793	
Cost of inventories sold	70,645	38,406	
Depreciation of			
– property, plant and equipment	1,818	1,555	
– investment property	56	56	
Net exchange loss	-	84	
Share option expense	1,969	9,160	

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#### 8. BASIC AND DILUTED EARNINGS (LOSS) PER SHARE

The calculation of basic and diluted earnings (loss) per share attributable to the owners of the Company is based on the following data:

	Six months ended	
	30/9/2009	30/9/2008
	HK\$'000	HK\$'000 (restated)
Earnings (loss) for the period attributable to owners of the Company		
for the purpose of basic and diluted earnings (loss) per share	16,649	(8,816)
	Number o	f shares
	'000	'000
Number of ordinary shares for the purpose of basic and diluted		
earnings (loss) per share	1,957,643	1,957,643

For the six months ended 30th September, 2009 and 2008, the computation of diluted earnings (loss) per share does not assume the conversion of the Company's outstanding convertible note and the exercise of the Company's outstanding share options since the exercise of convertible note would result in an increase in earnings per share/a decrease in loss per share and the exercise prices of the Company's share options were higher than the average market price for shares.

### 9. GOODWILL

	HK\$'000
Carrying values At 1st April, 2009	243,318
Arising from acquisition of a subsidiary	3,583
At 30th September, 2009	246,901

The goodwill as at 1st April, 2009 which amounted to HK\$243,318,000 arose from the acquisition of subsidiaries during the year ended 31st March, 2008 in which the goodwill was determined on a provisional basis for the six months ended 30th September, 2008.

A valuation report, prepared by an independent qualified professional valuer, Vigers Appraisal & Consulting Limited received during the year ended 31st March, 2009 showing that the fair values of customer-related intangible assets and intangible assets in relation to non-competition agreements of the acquired subsidiaries at the date of acquisition, determined based on the income-based method, were approximately HK\$24,867,000 and HK\$11,947,000 respectively. The comparative figures of 2008 have been restated as if the initial accounting had been completed from the acquisition date:

	Six months ended 30/9/2008 <i>HK\$'000</i>
Increase in administrative expenses Decrease in taxation	6,793 (1,173)
Increase in loss for the period	5,620

During the six months ended 30th September, 2009, goodwill amounting to HK\$3,583,000 which arose from an acquisition of a subsidiary was determined on a provisional basis as the nature and fair value of the identifiable assets acquired have been determined on a provisional basis only. The directors of the Company are in the process of assessing the fair value. It may be adjusted upon the completion of the initial accounting.

#### 10. TRADE AND OTHER RECEIVABLES

The Group allows a credit period of 90 days after invoice date to most of its customers in respect of the oilfield engineering and consultancy services. The rental receivables are payable in accordance with the terms of the relevant agreements.

The following is an analysis of trade receivables by age, presented based on the payment due date, net of allowance for doubtful debts:

	30/9/2009 HK\$'000	31/3/2009 <i>HK\$`000</i>
Current	142,915	107,175
1-90 days	5,279	15,175
91-180 days	22,015	3,533
181-365 days	8,901	2,878
1 to 2 years	2,520	1,286
Over 2 years	1,038	
	182,668	130,047
Other receivables	7,341	19,477
	190,009	149,524

### 11. TRADE AND OTHER PAYABLES AND ACCRUED CHARGES

The following is an analysis of trade payables by age, presented based on the invoice date:

	30/9/2009 HK\$'000	31/3/2009 <i>HK\$</i> '000
1-90 days	9,547	9,477
Over 90 days	5,775	16,025
Trade and other payables	15,322	25,502
Accrued charges	3,085	3,310
	18,407	28,812

## **INTERIM DIVIDEND**

The directors have resolved not to pay an interim dividend for the six months ended 30th September, 2009 (six months ended 30/9/2008: Nil).

## **REVIEW OF OPERATIONS**

During the current six months period under review, the Group achieved a turnover of HK\$193,301,000 (six months ended 30/9/2008: HK\$92,719,000) and made a profit attributable to owners of the Company of HK\$16,649,000 (six months ended 30/9/2008: restated loss of HK\$8,816,000).

## **Property Investment and Development**

The operating environment for the Group's property investment and development business remains tough during the period under review. Property market in Guangdong Province of Mainland China ("PRC") is still generally slack. The activities of the Group's property projects, which are mainly located in the Guangdong Province, continue at a low level during the period.

The Group's completed properties for sale – Ever Success Plaza, comprising of over 440 residential units standing on 3 levels of commercial arcades and car parks, is located at a convenient and prime location with a river view in Zhongshan, Guangdong Province. The competition of the property market in Zhongshan is keen. There are abundant supplies of properties with modern design. Due to the vacancy of the commercial arcades, the occupancy rate of the residential units continues to drop. The management has put much effort in marketing the properties and is still trying hard to improve the operation of the commercial arcades by looking for innovative trendy commodities which are attractive to the consumers in Zhongshan. The rental income earned by the Group during the period decreased by 15%. As at 30th September, 2009, 226 residential units remained to be sold, out of which 141 residential units were let out.

With regard to the investment in Cong Hua White Swan Bow Yuen Real Estate Development Limited ("Cong Hua Bow Yuen"), the chance for the extension of the joint venture period of Cong Hua Bow Yuen remains very remote. Full provision for impairment loss against the property held by Cong Hua Bow Yuen had been made in the financial statements of the Group in the prior years.

## **Oilfield Engineering and Consultancy Services**

During the period under review, the turnover of Petro-king Group is HK\$190.2 million (2008: HK\$89.1 million). The turnover in current period increased by 113%. Petro-king Group has maintained very good relationship with its existing customers. It is engaged in complex oilfields services and the competition for high-end oil exploration technology is not very keen in China, therefore it is able to increase its business.

Our major customers have improved financial performance over last year and have increased their investments in overseas projects. Petro-king Group also expands its business presence worldwide along with its major customers which acquired a number of overseas oilfield projects. Petro-king Group has undertaken the initial design work for several massive projects in Middle East. These projects output are well-accepted by our customers and will secure more jobs for Petro-king Group in the coming years.

## **Treasury Investment Activity**

The Group still holds a substantial amount of funds of approximately HK\$0.8 billion which have been mainly placed as short term bank deposits with large financial institutions in Hong Kong.

There were no acquisitions of major subsidiaries or associates during the period under review.

During the period under review, the Group has charged trade receivables of certain customers of the Group not exceeding HK\$42,619,000 to secure the credit facilities granted by a bank. There have been no other material change in the contingent liabilities and charge on assets of the Group since 31st March, 2009.

# LIQUIDITY AND FINANCIAL RESOURCES

The Group remains cash-rich and has no material capital expenditure commitments. The operations are financed by shareholders' funds, convertible note and bank borrowings.

The convertible note of HK\$133,692,000 issued to King Shine Group Limited in 2007 are noninterest bearing and have a tenor of 3 years to be matured on 31st December, 2010. The noteholder shall have the right to convert the note into ordinary shares of the Company, at the initial conversion price (subject to adjustments) of HK\$1.20 per conversion share, at any time and from time to time during the period commencing from 1st July, 2009 up to 31st December, 2010. On the maturity date, the noteholder shall be entitled to demand from the Company the full repayment of the outstanding principal amount of any outstanding and unconverted convertible note (if any) in cash.

As at 30th September, 2009, the Group has obtained secured bank borrowings facility of HK\$57,351,000. Out of which, \$30,766,000 (30.9.2008: Nil) are outstanding at 30th September, 2009 and are repayable within one year and carry at fixed-rate of 4.86% (30.9.2008: Nil) per annum. The Group's secured bank borrowings are denominated in United States Currency and Renminbi.

Exchange risk of the Group is not significant as the tangible assets of the Group comprise substantially of cash denominated in Hong Kong currency. No financial instrument are needed for hedging purposes in respect of interest rate and currency.

# ORDER BOOK

As at 30th September, 2009, the outstanding orders on hand for oilfield engineering and consultancy services is approximately HK\$97,985,000 (30.9.2008: HK\$310,000,000).

## STAFF AND EMOLUMENT POLICY

As at 30th September, 2009, the Group employed 208 staff at market remunerations with staff benefits such as insurance, provident fund scheme, discretionary bonus and share option scheme.

The emolument policy regarding the employees of the Group is based on their merit, qualifications and competence. The emoluments of the directors are reviewed by the Remuneration Committee, having regard to the Company's operating results, individual performance and comparable market statistics. No director, or any of his associates, and executive is involved in dealing his own remuneration. The Company has a share option scheme as an incentive to directors and eligible employees.

## OUTLOOK

Since the outbreak of the global financial crisis in the last quarter of 2008, the global economy is definitely adversely affected. We will monitor closely how and when it can be recovered. We believe China continues to play a key role in the future global economic recovery. The Group is confident to capitalize on these opportunities and will grasp every business opportunities available to build up its own distinctive strength and to explore new business in China.

The crude oil price has reverted upward in recent months and has surpassed USD70 per barrel and the trend is expected to continue. The economic revival plan starts to take effect in the leading economies in different regions, e.g. China and United States. We anticipate our PRC customers will maintain capital investment domestically and increase overseas investment to meet the huge net import consumption of China.

In addition, Petro-king Group has kicked-off several massive projects in overseas markets. These new projects will last for several years. These projects have completed initial design and will soon undergo production in the coming years. The multinational oil companies are still investing reasonably on exploitation and production of petroleum in which Petro-king Group has the expertise in the niche market. With their continual expansion of the business worldwide, these overseas customers will offer more business to Petro-king Group. We are cautiously optimistic about the future performance of Petro-king Group.

It is the Group's ongoing strategy to gain a foothold and develop in the natural resources sector by way of cautiously exploring different kinds of investment opportunities which will result in a steady growth in the Group's long term performance. On the other hand, there exists some underlying risk factors such as oil and commodity price volatility, interest rate movements, the impact of global financial crisis, the recovery progress of the global economy, the global human swine flu and natural disasters which cannot be ignored. The Group remains cautiously optimistic about the year ahead in respect of the business in natural resources sector and has the confidence to strengthen its competitiveness and to build value for our shareholders.

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

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities during the period.

## **CORPORATE GOVERNANCE**

The Company has met the code provisions of the Code on Corporate Governance Practices (the "Code") as set out in Appendix 14 of the Listing Rules during the six months ended 30th September, 2009 save as disclosed below.

Pursuant to code provision A.4.2, every director, including those appointed for a specific term, should be subject to retirement by rotation at least once every three years. The Company is subject to private act called "The Termbray Industries International (Holdings) Limited Act 1991" Section 4(g) of the said Act provides that: "Notwithstanding anything contained in the Companies Act or rule of law to the contrary, the directors of the Company shall not be required to be elected at each annual general meeting, but shall (save for any chairman or managing director) be subject to retirement by rotation. The Company had amended its existing bye-laws to provide that every director of the Company, other than directors holding the office of chairman or managing director, shall be subject to retirement by rotation at least once every three years while directors holding the office of chairman or managing director shall be subject to re-election once every 3 years.

## **DIRECTORS' SECURITIES TRANSACTIONS**

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 of the Listing Rules (the "Model Code"), as the code of conduct regarding directors' securities transactions. The Company have made specific enquiry of all directors that they have complied with the Model Code throughout the six months ended 30th September, 2009.

## AUDIT COMMITTEE

The Company has established an audit committee comprising three independent non-executive directors and one non-executive director of the Company. The audit committee of the Company has reviewed the accounting principles and practices adopted by the Group and discussed auditing, internal control and financial reporting matters including review of the interim results for the six months ended 30th September, 2009.

## **OTHER INFORMATION**

The interim results of the Group for the six months ended 30th September, 2009 have been reviewed by Messrs. Deloitte Touche Tohmatsu, Certified Public Accountants.

The Directors of the Company as at the date of this announcement are as follows:

Executive Directors:

Mr. Lee Lap (Chairman) Mdm. Leung Lai Ping Mr. Tommy Lee (Vice Chairman) Mr. Wang Jinlong (Chief Executive Officer) Mr. Wong Shiu Kee

Independent Non-Executive Directors:

Mr. Chan Siu Kang Mr. Lo Yiu Hee Mr. Tong Hin Wor

Non-Executive Directors:

Mr. Lee Ka Sze, Carmelo Mr. Lee Wing Sing Vincent

> By order of the Board Lee Lap Chairman

Hong Kong, 11th December, 2009