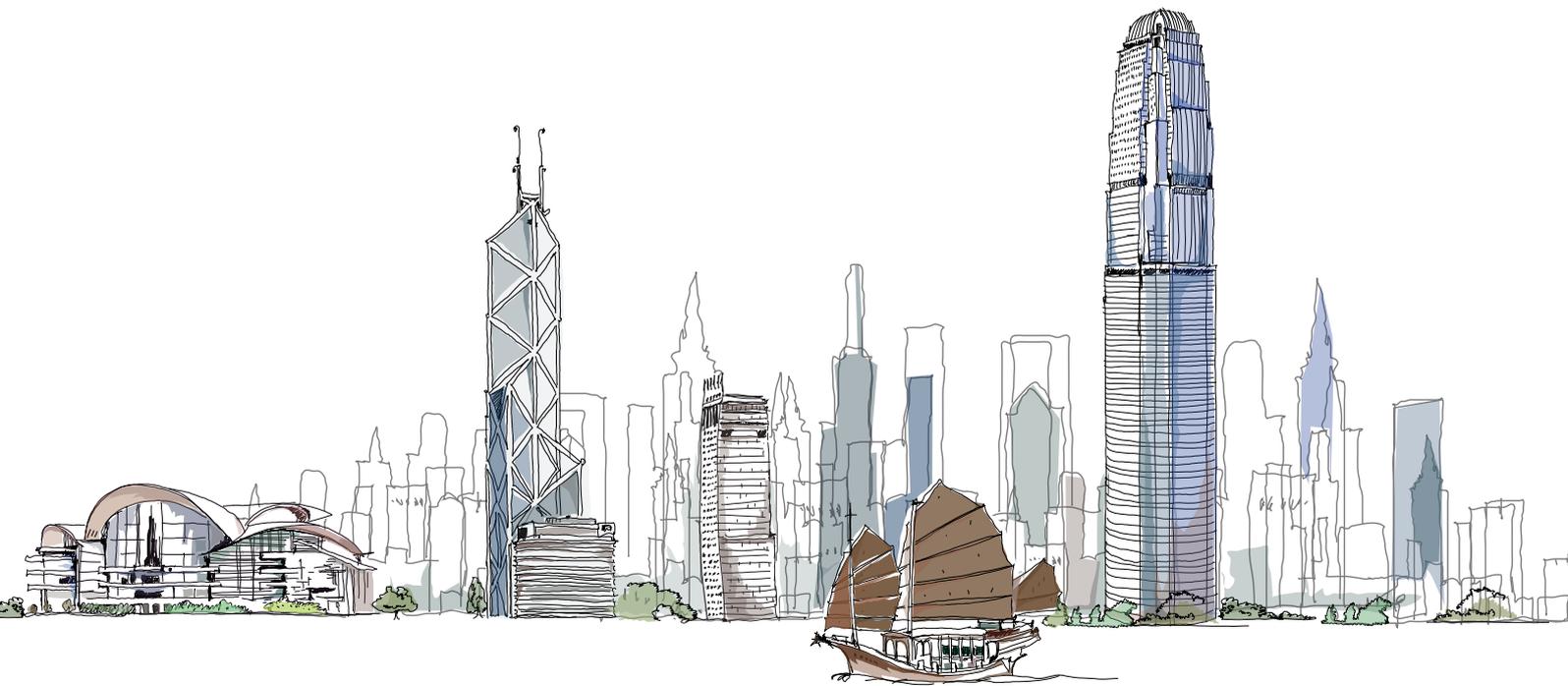




The Cross-Harbour (Holdings) Limited

(Stock Code : 32)



2014 Annual Report



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Corporate Information



Board of Directors

Executive Director

Cheung Chung Kiu (*Chairman*)

Yeung Hin Chung, John, SBS, OBE, JP (*Managing Director*)

Yuen Wing Shing

Wong Chi Keung

Leung Wai Fai

Tung Wai Lan, Iris

Independent Non-executive Director

Ng Kwok Fu

Luk Yu King, James

Leung Yu Ming, Steven

Audit Committee

Luk Yu King, James (*Chairman*)

Ng Kwok Fu

Leung Yu Ming, Steven

Remuneration Committee

Leung Yu Ming, Steven (*Chairman*)

Cheung Chung Kiu

Ng Kwok Fu

Nomination Committee

Cheung Chung Kiu (*Chairman*)

Ng Kwok Fu

Leung Yu Ming, Steven

Authorised Representative

Yeung Hin Chung, John

Leung Wai Fai (*Alternate to Yeung Hin Chung, John*)

Yuen Wing Shing

Wong Chi Keung (*Alternate to Yuen Wing Shing*)

Company Secretary

Leung Shuk Mun, Phyllis Sylvia

Legal Adviser

Woo, Kwan, Lee & Lo

Registered Office

3301-3307, China Resources Building

26 Harbour Road

Wanchai

Hong Kong

Tel: (852) 2161 1888

Fax: (852) 2802 2080

Website: www.crossharbour.com.hk

Email: investors@crossharbour.com.hk

External Auditor

KPMG

Registrar & Transfer Office

Tricor Tengis Limited

Level 22, Hopewell Centre

183 Queen's Road East

Wanchai

Hong Kong

Tel: (852) 2980 1333

Fax: (852) 2810 8185

Principal Banker

The Hongkong and Shanghai Banking
Corporation Limited

Share Listing

The Stock Exchange of Hong Kong Limited

Stock Code: 32

Performance

The Group reported a net profit of HK\$472.2 million for the year ended 31 December 2014, representing an increase of 7.3% as compared with HK\$440.2 million in 2013. The improvement was primarily attributable to an increase in profit contributions from both tunnel operations and motoring school operations as compared to the previous year. Earnings per share were HK\$1.27 against HK\$1.18 for 2013.

Final Dividend

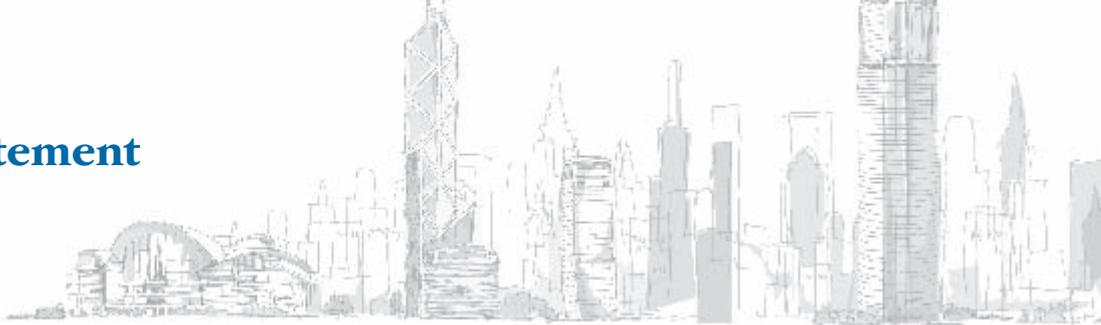
A fourth and final dividend of HK\$0.15 per share has been proposed and, if approved by the Shareholders, will result in total dividends of HK\$0.33 per share for the year, representing an increase of 10.0% when compared with the previous year. Total dividends paid and proposed for the year will be HK\$123.0 million.

Business Review and Outlook

After a moderate growth of 2.9% in 2013, the Hong Kong economy decelerated and concluded its 2014 GDP growth at only 2.3% as a result of sluggish local and tourist consumption — the main engine of economic growth of the territory, notwithstanding a favourable labour market and the low interest rate environment with ample liquidity. Further, the Occupy Central Movement in the fourth quarter severely affected the territory's retail, tourism and transport industries. Nevertheless, Hong Kong's residential property price, being supported by strong pent-up demand from end-users, hit record high again in 2014. Consumer prices increased 4.4% year-on-year. The launch of Shanghai-Hong Kong Stock Connect in late 2014, a significant breakthrough in the opening of China's capital markets for both domestic and international investors as well as a landmark in the internationalisation of Renminbi, has illustrated Hong Kong's strategic position in China's economic and financial reforms. Nevertheless, mainland China's economy grew only 7.4 per cent in 2014, the slowest expansion in 24 years as it missed the annual growth target for the first time since 1998 despite its effort in fast modernization and rapid urbanization which temporarily lifted growth.

Heading into 2015, economic decoupling remains a prominent theme around the globe. Growth divergence between the US and much of the rest of the world is getting wider, with deflationary headwinds coming out of the Eurozone and emerging markets failing to re-accelerate, making the US the primary driver of growth. The US Fed remains on course to begin tightening policy around mid-2015 but is expected to raise interest rates in a very pragmatic and cautious manner. Nevertheless, there is lingering concern that the US economy is not yet resilient enough to sustain acceleration in global trade. Moreover, plunging oil prices further dampened inflation expectations, but lower energy costs helps to boost disposable household income. On the other side, China will continue performing a balancing act between growth and reform. Targeted stimulus policies and measured interest rate cuts will be implemented, aiming at protecting against the risk of a hard landing rather than re-accelerating the economy. In view of the increasing downside risks in the form of geopolitical tensions in recent years and the tepid as well as unbalanced global recovery, Hong Kong's near-term growth prospects continue to be anemic as the demand from major economies remains subdued.

Chairman's Statement



Electronic Toll Operation

Autotoll Limited (“Autotoll”), 50% owned by The Autopass Company Limited (a 70% owned subsidiary), provides electronic toll clearing facilities in Hong Kong covering eleven different toll roads and tunnels. There are fifty-three auto-toll lanes in operation at present. In the wake of uncertain business sentiment ahead, the growth in tag subscribers for 2015 is expected to slow down despite the pleasing increase in the past year. In response to the increasing competition from other electronic payment systems as well as the need to increase market penetration in the near future, Autotoll is preparing to launch a mobile application specially designed for motorists. The app not only provides real time information on road traffic, car parking, fuel station locations and restaurants, but also includes additional functions such as navigation and Near Field Communication Payment System. This service is not positioned to compete with other e-payment methods in general retail business, but is rather aiming at recruiting more motorists by providing convenience in specific markets, such as fuel payments.

On telematics service, Autotoll was recently awarded contracts from the Hospital Authority, Hong Kong Airport Authority, New Lantao Bus Company (1973) Limited and Hong Kong Society of Rehabilitation for offering comprehensive telematics services from fleet management to mobile application. The E-Track System developed for the Hong Kong Society of Rehabilitation is technically a combination of GPS, BeiDou Navigation System and mobile application, offering an effective solution to enhance their operation by significantly reducing passenger waiting time. In view of the business potential in this sector, Autotoll is poised to extend this service to other non-profit making organizations. Furthermore, Autotoll has developed a solution for the construction sector for equipment tracking and usage monitoring by integrating RFID card reader with tracking device as a means to maintaining its leading edge in the market.

On top of the above, the award of a government project in early 2014 to design and install a traffic control and surveillance system for the Hong Kong-Zhuhai-Macao Bridge Hong Kong Link Road, has further consolidated its expertise and competitive advantage in the intelligent transportation system market, and Autotoll is well prepared for further market penetration and meeting the challenges of new business opportunities ahead.

Motoring School Operation

Alpha Hero Group (“AHG”) (70% owned) maintained a stable performance in the year under review amid the slowing down of the driving training market since mid-2014. Both enrolments and driving training lessons conducted for vehicles and motorcycles have increased as compared with that of the previous year.

For years, AHG strived to achieve higher productivity and staff competence as it fully recognized the importance of a strong premium brand with high brand equity to secure its market share and support its pricing strategy. To meet this end, AHG has conducted a series of training workshops for both frontline sales staff and driving instructors. In response to increasing expectations from potential customers, other service and quality enhancement programs including extensive fleet replacement, brand rejuvenation and products development are being implemented.

Though the market outlook for the driving training industry in the coming year does not appear to be pessimistic and the market size is expected to grow at a moderate pace, price competitions from those non-designated driving schools and emerging groups of private driving instructor alliances, however, remain fierce. Moreover, operating margins will be more vulnerable to severe price competitions as consumers will keep a tight rein on spending under the worsening economic sentiment.

Tunnel Operations

(I) Western Harbour Tunnel Company Limited (“WHTCL”) – 50% owned

Due to the blockage of certain trunk routes during the Occupy Central Movement in the fourth quarter, The Western Harbour Tunnel (“WHT”) recorded only a 1.7% increase in throughput in 2014 as compared with the last corresponding year. The average daily throughput of the WHT rose to 63,031 vehicle journeys and a new record high single daily throughput of 83,328 vehicle journeys was registered in December 2014. The market share of the WHT continued to account for over one quarter of the total cross-harbour traffic.

The impact of the MTR West Island Line, which opened in December 2014, is anticipated to be negative on the demand for cross-harbour tunnel traffic as well as the throughput of the WHT in the near term. On the other hand, the railway project under construction — the Guangzhou-Shenzhen-Hong Kong Express Rail Link, however, will be conducive to both cross-harbour traffic and WHT's throughput in the long run as the Hong Kong section of the Express Rail Link will run from the Terminus located to the north of the West Kowloon Cultural District. Despite improved cashflow in the past years, maximizing revenue for the remaining period of the franchise remains of the utmost importance for WHTCL. To this end, WHTCL has implemented its seventh toll increase with effect from 22 February 2015. Barring any unforeseen economic and social issues that may arise in the territory, we expect the revenue growth of WHTCL to remain solid in the coming year under the new tolls.

(II) Tate's Cairn Tunnel Company Limited (“TCTCL”) – 39.5% owned

The Tate's Cairn Tunnel (“TCT”) recorded a slight increase in throughput despite its last toll increase implemented in August 2013 and its average daily throughput rose to 57,044 vehicle journeys, representing an increase of 2% as compared with the last corresponding year. As a result, TCTCL recorded an increase of over 8% in toll revenue for 2014. Moreover, we expect the TCT to benefit in the near future from additional traffic induced by the opening of the Kai Tak Cruise Terminal in late 2013. Looking forward, we anticipate the utilization of the TCT can be further enhanced and TCTCL to continue to generate steady cashflow and deliver sustainable return for the Group during the remaining years of the franchise. In the year ahead, TCTCL will undertake more tunnel improvement and renovation works such as tunnel approach road resurfacing to enhance tunnel users' safety and ease of driving.

Chairman's Statement



Looking Forward

Amid the challenging business environment, the Group will continue its prudent management to cope with its long-term growth strategy and each business segment of the Group will continue to perform steadily in the years to come. Nevertheless, we remain vigilant against risks of market adversity and their impacts on the Group's performance.

Acknowledgement

I would like to take this opportunity to extend my sincere appreciation to my fellow directors for their wise counsel and to all the staff for their concerted efforts and continued dedication. Last but not least, I would like to express my gratitude to our shareholders for their support to the Group in the past years.

Cheung Chung Kiu

Chairman

Hong Kong, 25 March 2015



Electronic Toll Operation

The total number of tags in circulation was around 294,500 as at 31 December 2014, representing an increase of 5% from the year before. Autotoll's penetration rate on licensed vehicles was about 40% on average. The overall usage of auto-toll facilities in all eleven toll roads and tunnels remained about 50% with the highest usage at the Tai Lam Tunnel at around 60%. The number of daily transactions handled by Autotoll was about 384,000 with toll amount of approximately HK\$8.9 million. The number of subscribers for the Global Positioning System at the end of the year under review was about 11,700, representing a 10% increase as compared with the previous year.

Motoring School Operation

An increase of 15% in tuition fees income was recorded in the year under review as compared with the previous year, as an aggregate result of a 6% increase in the demand for vehicle driving lessons, higher lesson income unit rate and a substantial increase in the income from motorcycle training courses. The improvement in throughput was the result of vigorous and pro-active sales and marketing efforts, along with the implementation of a series of service and quality enhancement programs in the past year.

Tunnel Operations

Tate's Cairn Tunnel ("TCT")

The dual two-lane TCT was constructed at a total cost of HK\$2 billion with a designed capacity of 78,500 vehicle journeys. TCT opened for traffic in June 1991 and is the longest road tunnel in Hong Kong. Competition mainly comes from the lower tolls at the Lion Rock Tunnel, Shing Mun Tunnels and the Eagle's Nest Tunnel (part of Route 8) which connects Cheung Sha Wan and Shatin Valley.

Toll

Toll remained unchanged since 1 August 2013.

Tunnel Usage

Throughput for the year was 20,820,945 vehicle journeys. The average daily throughput stood at 57,044 vehicle journeys, representing an increase of 2.1% from 2013. Market share of TCT decreased from 29.6% in 2013 to 29.4% in 2014.

	Traffic Mix	
	2014	2013
Private Cars/Taxis and Motorcycles	74.6%	74.4%
Goods Vehicles	17.1%	17.0%
Buses	8.3%	8.6%
	<u>100.0%</u>	<u>100.0%</u>

Operation Review



In terms of vehicle mix profile and as compared to last year, usage by private cars category (i.e. private cars, taxis and motorcycles) increased from 74.4% to 74.6% and usage by goods vehicles category increased from 17.0% to 17.1% while usage by buses decreased from 8.6% to 8.3%. The average net toll per vehicle increased from HK\$20.29 in 2013 to HK\$21.55 in 2014.

Accidents

The traffic accident occurrence rate increased by 4.4% during 2014.

	Occurrence Rate	
	Per million vehicle trips	
	2014	2013
Fatal Accidents	0.00	0.00
Traffic Accidents (Personal Injury)	0.58	0.54
Traffic Accidents (Damage Only)	4.85	4.66
TOTAL:	<u>5.43</u>	<u>5.20</u>

Breakdowns

The occurrence rate of breakdowns in 2014 decreased by 10.5% and the average time taken to attend the scene was maintained at within two minutes.

	2014	2013
Total Breakdowns (occurrence rate per million vehicle trips)	23.34	26.08
Daily Average Breakdowns	1.33	1.46

Infringements

The number of infringements per million vehicle trips increased by 1.6% in 2014.

	Number of Events	
	Per million vehicle trips	
	2014	2013
Total Infringements Reported	453	446
Prosecutions	59	65

Maintenance

To ensure smooth operation of the tunnel, maintenance work on all major tunnel service systems, E&M installations, computer systems and civil constructions were carried out according to the Master Maintenance Program as well as the maintenance check sheets. No major equipment defects causing adverse effect on the normal tunnel operation were found.

To ensure high maintenance standards, quarterly and yearly maintenance reports were prepared and submitted to the Highways Department and Transport Department for review. Monthly air quality reports were submitted to Environmental Protection Department and Transport Department.

Staff

Staff turnover for the year was 10.3% (2013: 11.2%) with 21 members having departed.

Western Harbour Tunnel (“WHT”)

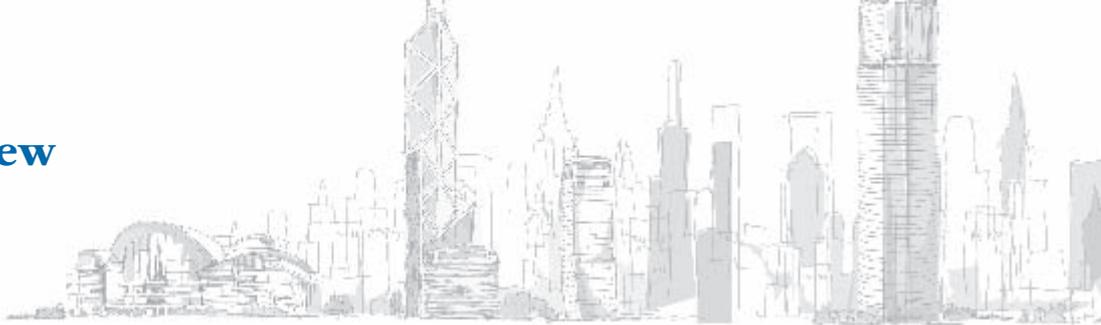
The construction of the WHT was completed in April 1997 at a total cost of HK\$7 billion. The dual three-lane tunnel has been under-utilised due to the lower tolls at the other cross-harbour tunnels and poor connecting roads leading to and from the WHT. The company will continue to work with the Government to improve the overall traffic flow of Hong Kong through better usage of the WHT.

Toll

The thirteenth toll gazettal took effect on 31 July 2014 due to the performance of the tunnel being below the target set in the Western Harbour Crossing Ordinance (“WHC Ordinance”). Although this permits the tunnel tolls to be raised, no immediate toll adjustment was carried out and the actual toll remained unchanged since 1 January 2013.

With effect from 22 February 2015, the company has implemented its seventh toll increase as a measure to increase revenue. Toll charges for private cars, taxis, light buses and goods vehicles have risen by HK\$5 while toll for motorcycles and additional axles remains unchanged. Toll increases for single and double decked buses are HK\$10 and HK\$15 respectively. However, the actual toll charge for all vehicle categories are substantially lower than the gazette toll. Both midnight empty taxi promotion and midnight goods vehicle promotion are extended till the end of July 2015.

Operation Review



Tunnel Usage

Throughput for the year was 23,006,349 vehicle journeys. The average daily throughput stood at 63,031 vehicle journeys which has increased by 1,074 or 1.7% in 2014 and the market share of WHT increased from 24.7% in 2013 to 25.1% in 2014.

	Traffic Mix	
	2014	2013
Private Cars/Taxis and Motorcycles	76.7%	77.3%
Goods Vehicles	13.1%	12.2%
Buses	10.2%	10.5%
	<u>100.0%</u>	<u>100.0%</u>

In terms of vehicle mix profile and as compared to last year, the private cars category (i.e. private cars, taxis and motorcycles) decreased from 77.3% to 76.7% and buses category decreased from 10.5% to 10.2%, while usage by goods vehicles increased from 12.2% to 13.1%. The average net toll per vehicle increased from HK\$59.70 in 2013 to HK\$60.00 in 2014 due to change in traffic mix.

Accidents

The traffic accident occurrence rate in 2014 increased by 6.9% as compared to 2013.

	Occurrence Rate per million vehicle trips	
	2014	2013
Fatal Accidents	0.00	0.00
Traffic Accidents (Personal Injury)	0.39	0.57
Traffic Accidents (Damage Only)	1.78	1.46
TOTAL:	<u>2.17</u>	<u>2.03</u>

Breakdowns

The occurrence rate of breakdowns in 2014 decreased by 4.1% and the average time taken to attend the scene was maintained at within two minutes.

	2014	2013
Total Breakdowns (occurrence rate per million vehicle trips)	8.99	9.37
Daily Average Breakdowns	0.57	0.58



Escorts

	Number of trips	
	2014	2013
Dangerous Goods & Abnormal Goods	1,934	2,585

Infringements

The number of infringements per million vehicle trips decreased by 3.0% in 2014.

	Number of Events Per million vehicle trips	
	2014	2013
Total Infringements Reported	262	270
Prosecutions	23.3	25.8

Maintenance

Throughout the year 2014, all major tunnel systems operated in a safe and reliable condition.

Preventive maintenance work was performed on all engineering systems and no major defects were found in the course of the maintenance.

As an annual exercise, an independent consulting engineer was engaged in November 2014 to conduct a maintenance audit. The audit showed that all tunnel infrastructure and systems had been maintained in compliance with the Maintenance Manual, which is the standard agreed with the Highways Department.

Staff

Staff turnover for the year was 21% (2013: 27%). The turnover comprises mainly resignation of front-line and junior technical staff due to keen labour competition in the market.

Hong Kong, 25 March 2015



Management Discussion and Analysis

Commentary on Annual Results

(I) Review of 2014 Results

The Group reported a profit attributable to shareholders of HK\$472.2 million for the year ended 31 December 2014, an increase of 7.3% compared with HK\$440.2 million in 2013. Earnings per share were HK\$1.27 compared to HK\$1.18 for the previous year. The increase in 2014 was attributable to an increase in contributions from both tunnel operations and motoring school operations, mitigating the negative performance of the treasury segment resulting from impairment losses on fair value changes in securities investment.

The Group's turnover for the year was HK\$337.5 million, increased by HK\$47.0 million or 16.2% as compared to HK\$290.5 million recorded in 2013. The improvement was mainly attributable to an increase in turnover of the motoring school operations.

The motoring school operations recorded an increase in turnover of 14.9% to HK\$282.6 million as an aggregate result of improvement in tuition fees income due to an increase in both demand for driving lessons and lesson income unit rate, and a pleasing increase in income from motorcycle courses. Profit before tax increased by 8.9% as compared to the HK\$113.2 million recorded in the previous year.

The Group's share of profits less losses of associates has increased by 5.4% to HK\$457.4 million as compared to HK\$433.8 million in 2013 due to improved performance of both Western Harbour Tunnel Company Limited ("WHTCL") and Tate's Cairn Tunnel Company Limited ("TCTCL"). WHTCL recorded a 2.2% increase in toll revenue whereas TCTCL registered a 8.4% increase in toll income as a result of new tolls implemented in the second half of 2013. After accounting for the amortization of fair value in excess of net book value of WHTCL and TCTCL as at the completion dates of the acquisitions in 2008, profit contributions from WHTCL and TCTCL for the year were HK\$397.6 million and HK\$59.7 million respectively, as compared to HK\$383.8 million and HK\$50.0 million recorded in the previous year.

The Group's share of profits of a joint venture, Autotoll Limited, for the year under review was HK\$14.7 million, the same as for the previous year.

The Group's treasury investment recorded a net realised and unrealised gain of HK\$5.7 million on trading securities for the year under review as compared to HK\$9.4 million recorded in 2013. Revaluation deficits arising on certain available-for-sale securities, totalling HK\$35.5 million, as compared to HK\$51.1 million recorded in the previous year, were transferred from the investment revaluation reserve to the consolidated statement of profit or loss as a result of impairment losses on those securities at 30 June and 31 December 2014.

Management Discussion and Analysis

Commentary on Annual Results *(continued)*

(II) Investments

As at 31 December 2014, the Group maintained a portfolio of investments, composed of listed securities and unlisted investments with an aggregate fair value of HK\$649.5 million (31 December 2013: HK\$640.0 million). Certain securities were pledged to the financial institution to secure margin and securities facilities granted to the Group in respect of securities and derivatives transactions. As at 31 December 2014, these facilities were not utilized by the Group. Dividend and interest income received therefrom in 2014 amounted to HK\$18.8 million.

(III) Liquidity and Financial Resources

As at 31 December 2014, the Group had bank balances and deposits in the amount of HK\$1,794.3 million. The Group did not have any debts outstanding as at 31 December 2014 and 2013. Except for the Group's investment in available-for-sale and trading securities and bank deposits denominated in foreign currencies other than the United States dollars, the Group's major sources of income and major assets are denominated in Hong Kong dollars. Further information on the Group's foreign currency exposure is provided in note 22(d) to the financial statements on pages 99 to 101.

(IV) Comments on Segmental Information

The principal activity of the Company is investment holding.

The principal activities of the Company's subsidiaries, associates and a joint venture are the operation of motoring schools, tunnels and an electronic toll collection system, and investment. Further information on the segmental details is provided in note 2 to the financial statements on pages 67 to 70.

(V) Employees

The Group has 467 employees. Employees are remunerated according to job nature and market trends, with a built-in merit component incorporated in the annual increment to reward and motivate individual performance. Apart from provident fund schemes and medical insurance, discretionary bonuses and employee share options are awarded to employees of the Group at the discretion of the board of directors, depending upon the financial performance of the Group. Total staff costs for the year amounted to HK\$133.9 million. Detailed information is set out in note 4 to the financial statements on page 71.

The Company also operates a Share Option Scheme, details of which are set out in the Report of the Directors on pages 33 and 34.

Hong Kong, 25 March 2015

Directors and Senior Management



Executive Directors / Senior Management

Cheung Chung Kiu, aged 50, was appointed Chairman of the Company on 21 March 2001 and also holds directorships in certain other members of the Group. Mr. Cheung was born and educated in Chongqing. He set up Chongqing Industrial Limited (“Chongqing Industrial”, a company engaged mainly in the trading business in the PRC) in 1985. He is the founder and chairman of Yugang International Limited (“Yugang International”) and chairman of Y. T. Realty Group Limited (“Y. T. Realty”) and C C Land Holdings Limited (“C C Land”), all being public listed companies in Hong Kong. He is a director of Palin Holdings Limited, Chongqing Industrial, Yugang International (B.V.I.) Limited (“Yugang BVI”), Funrise Limited (“Funrise”), Y. T. Investment Holdings Limited (“Y. T. Investment”) and Honway Holdings Limited (“Honway”) which, together with Yugang International and Y. T. Realty, are companies disclosed in the section headed “Interests and Short Positions of Shareholders” on page 35.

Yeung Hin Chung, John, SBS, OBE, JP, aged 68, was appointed Managing Director of the Company on 1 August 2001 and also holds directorships in certain other members of the Group. Mr. Yeung holds a doctoral degree in management. Prior to joining the Company, he had held various key management positions in the Government of Hong Kong, where he last served as Deputy Director of Immigration; and in the private sector, where he last worked as the chief executive of a large trading consortium. Mr. Yeung is a member of the Board of Governors of the Hong Kong Philharmonic Society. He is also an Honorary Institute Fellow of the CUHK Asia-Pacific Institute of Business and a member of the CUHK Advisory Group on Undergraduate Studies in Business, the CPCE Advisory Committee of PolyU and the HKU SPACE Foundation Steering Committee. He is an independent non-executive director of RoadShow Holdings Limited, a public listed company in Hong Kong.

Yuen Wing Shing, aged 68, was appointed Executive Director of the Company on 21 March 2001 and also holds directorships in certain other members of the Group. Mr. Yuen holds a diploma in management studies from The Hong Kong Polytechnic University. Prior to joining the Company, he had held senior management positions with a major bank in Hong Kong for over 20 years. He is the managing director of Yugang International and an executive director of Y. T. Realty. He is a director of Yugang BVI, Funrise, Y. T. Investment and Honway.

Wong Chi Keung, aged 59, was appointed Executive Director of the Company on 21 March 2001 and also holds directorships in certain other members of the Group. Mr. Wong holds a doctoral degree in business and is a member of the Royal Institution of Chartered Surveyors, Hong Kong Institute of Housing, the Chartered Institute of Housing and the Guangxi Committee of the Chinese People’s Political Consultative Conference, Nanning City. He is a fellow of the Hong Kong Institute of Real Estate Administrators and The Hong Kong Institute of Directors and an honorary fellow of Guangxi Academy of Social Sciences. Mr. Wong has held various senior executive positions with some of Hong Kong’s leading property companies and property consultant firms for the past 30 years. He has also taken an active role in public and voluntary services and is currently Senior Assistant Commissioner of Hong Kong Auxiliary Medical Service. He is the managing director of Y. T. Realty and an independent non-executive director of Water Oasis Group Limited, both being public listed companies in Hong Kong, and a director of Y. T. Investment and Honway.



Directors and Senior Management

Executive Directors / Senior Management *(continued)*

Leung Wai Fai, aged 53, was appointed Executive Director of the Company on 21 March 2001 and also holds directorships in certain other members of the Group. Mr. Leung graduated from University of Wisconsin-Madison with a bachelor's degree in business administration. He is a fellow of the Association of Chartered Certified Accountants and the Hong Kong Institute of Certified Public Accountants. He is an executive director of C C Land and the group financial controller of Yugang International.

Tung Wai Lan, Iris, aged 49, was appointed Executive Director of the Company on 21 March 2001 and also holds directorships in certain other members of the Group. Ms. Tung holds a master of philosophy degree from The Chinese University of Hong Kong. She is an executive director of Y. T. Realty and a director of Y. T. Investment and Honway.

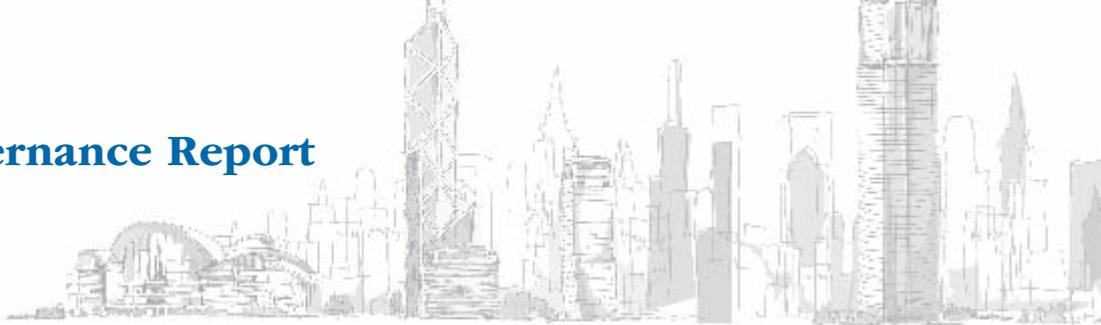
Independent Non-executive Directors

Ng Kwok Fu, aged 43, was appointed Independent Non-executive Director of the Company on 30 September 2004. Mr. Ng holds a certificate in accounting from Grant MacEwan Community College of Canada. He has over 20 years of experience in the marketing, trading, purchasing and developing of construction materials as well as in technical control, support and management in building projects. He is an independent non-executive director of Yugang International and Y. T. Realty.

Luk Yu King, James, aged 60, was appointed Independent Non-executive Director of the Company on 10 September 2007. Mr. Luk graduated from The University of Hong Kong with a bachelor of science degree. He is a fellow of the Association of Chartered Certified Accountants, an associate of the Hong Kong Institute of Certified Public Accountants and an ordinary member of the Hong Kong Securities and Investment Institute. He has over 10 years of experience in corporate finance and in securities & commodities trading business, working with international and local financial institutions. He is an independent non-executive director of Yugang International and Y. T. Realty.

Leung Yu Ming, Steven, aged 55, was appointed Independent Non-executive Director of the Company on 1 October 2007. Mr. Leung received his bachelor of social science degree from The Chinese University of Hong Kong and master's degree in accountancy from Charles Sturt University of Australia. He is an associate of The Institute of Chartered Accountants in England and Wales and a fellow of the Association of Chartered Certified Accountants, the Hong Kong Institute of Certified Public Accountants and The Taxation Institute of Hong Kong. He is also a certified practising accountant in Australia and a practising certified public accountant in Hong Kong. Mr. Leung commenced public practice in auditing and taxation in 1990 and is currently a senior partner in a CPA firm. He has over 28 years of experience in assurance, financial management and corporate finance, having worked previously in the International Finance and Corporate Finance Department of Nomura International (Hong Kong) Limited as assistant vice president. He is an independent non-executive director of Suga International Holdings Limited, Yugang International, Y. T. Realty and C C Land, all being public listed companies in Hong Kong.

Corporate Governance Report



Shareholder Value

The Company has always been committed to upholding the principles of good corporate governance. These principles highlight an effective board, a sound internal control system as well as transparency and accountability. The board considers such commitment essential in balancing the interests of various stakeholders and the Company and its subsidiaries (the “Group”) as a whole. The Company sees to it that the corporate governance agenda is focused on improving performance and not just bogged down in conformity and compliance.

Corporate Governance

This report sets out the Company’s application in the year to 31 December 2014 of the Corporate Governance Code (the “CG Code”) set out within Appendix 14 to the Main Board Listing Rules (the “Listing Rules”). To ensure that governance standards are met, and that processes are in place to ensure continuous improvements, the full board assumes the corporate governance functions rather than delegating the responsibility to a committee.

During the year up to the date of this report, the board conducted regular reviews of the Company’s policies and practices on corporate governance, including the training and continuous professional development of directors. It also reviewed the Company’s policies and practices on compliance with legal and regulatory requirements, the code of conduct applicable to employees and directors, the Company’s compliance with the CG Code and the relevant disclosure in the interim report and in this report. In the opinion of the board, the Company complied with the principles and the code provisions of the CG Code in all respects throughout the year save for the deviation described below.

The Company has no formal letters of appointment for directors except the managing director setting out the key terms and conditions of their appointment, and has therefore deviated from D.1.4 of the CG Code. This notwithstanding, every director, including those appointed for a specific term, shall be subject to retirement by rotation at least once every three years. Shareholders are sent (at the same time as the notice of the relevant general meeting) a circular containing all the information reasonably necessary to enable them to make an informed decision on whether to vote for or against the ordinary resolution to approve the re-election of each retiring director who stands for re-election at the meeting, including the information required to be disclosed pursuant to Rule 13.51(2) of the Listing Rules.



Disclosure of Inside Information / Directors' Dealings

The Company is aware of its obligations under Part XIVA of the Securities and Futures Ordinance (Cap. 571) and the Listing Rules concerning inside information and has established a policy on the disclosure of inside information having regard to the “Guidelines on Disclosure of Inside Information” issued by the Securities and Futures Commission. Apart from the duty to report in the manner prescribed by the policy, directors, officers and employees must also not deal in the shares of the Company at any time when they are in possession of unpublished inside information.

Directors' dealings are governed by a code adopted by the Company (the “Securities Code”) (of which the Model Code for Securities Transactions by Directors of Listed Issuers set out within Appendix 10 to the Listing Rules as amended from time to time (the “Model Code”) forms part). Each director will be given a copy of the Securities Code on appointment and shortly after the code is revised, as appropriate. Directors will be notified in advance of the commencement of each period during which they are not allowed to deal, or are advised not to deal, in the Company's securities with reminders of their obligations under both codes.

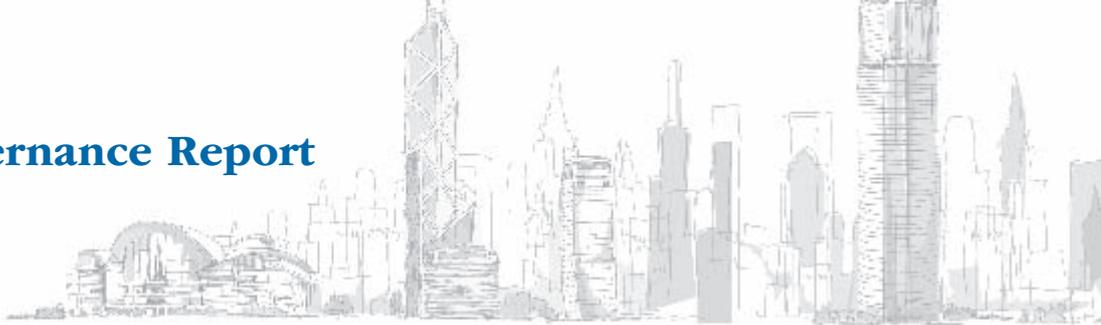
All directors confirmed that they had complied with the required standard set out within the Model Code and the Securities Code throughout the year.

The Company has also adopted a code for relevant employees (within the meaning of the CG Code) regarding securities transactions no less exacting than the Model Code. Relevant employees will be notified in advance of the commencement of each period during which they are not allowed to deal, or are advised not to deal, in the Company's securities with reminders of their obligations under the code.

The Board

Corporate governance functions, as noted above, are performed by the board which assumes responsibility for leadership and control of the Company. Directors being pillars of corporate governance act at all times honestly and exercise care, diligence and skill in the discharge of their duties. The board is collectively responsible for promoting the success of the Company and seeks to balance broader stakeholder interests and those of the Group.

Corporate Governance Report



The Board *(continued)*

Board balance

The board, which is chaired by Mr. Cheung Chung Kiu, comprises nine members. The composition of the board is shown in the corporate information section on page 1. All members served on the board throughout the year up to the date of this report.

Brief biographical details of the directors appear in the directors and senior management section on pages 13 and 14.

The Company embraces the benefits of having a diverse board and directs that the review of this be a collective effort of the board and the nomination committee. The appointment or re-appointment of a director shall first be considered by this committee with reference to policies adopted by the Company governing the nomination and diversity of board members. Recommendations of the committee will then be put forth at the next board meeting for directors' consideration and approval, as appropriate. In designing board composition, the balance of skills, experience and diversity of perspectives appropriate to the requirements of the Company's business will all be taken into account. In the opinion of the nomination committee, an appropriate balance of diversity perspectives of the board has been maintained. Further, independent non-executive directors are considered to be of sufficient calibre and number for their views to carry weight, and none of them has any interests or relationships that could materially interfere with his independent judgment to the best of the knowledge of the board. The board still remains its view that all independent non-executive directors are independent.

Board meetings are held regularly four times a year and additionally as needed to discharge the board duties effectively. Regular scheduled meetings are also held by the board committees to discharge their duties effectively. Independent non-executive directors, as equal board members, give the board and its committees on which they serve the benefit of their skills, expertise and diverse backgrounds and qualifications through regular meeting attendance and active participation. They also attend general meetings and develop a balanced understanding of the views of shareholders.



The Board *(continued)*

Attendance at board and general meetings

Four regularly scheduled meetings of the board and an annual general meeting were held during the year. All of the above meetings were attended by all directors.

	No. of meetings attended/held	
	general meeting	board meeting
<i>Executive Director</i>		
Cheung Chung Kiu (<i>Chairman</i>)	1/1	4/4
Yeung Hin Chung, John (<i>Managing Director</i>)	1/1	4/4
Yuen Wing Shing	1/1	4/4
Wong Chi Keung	1/1	4/4
Leung Wai Fai	1/1	4/4
Tung Wai Lan, Iris	1/1	4/4
<i>Independent Non-executive Director</i>		
Ng Kwok Fu ¹	1/1	4/4
Luk Yu King, James ²	1/1	4/4
Leung Yu Ming, Steven ²	1/1	4/4

Notes:

- ¹ The term of office for Mr. Ng Kwok Fu is approximately three years, commencing 18 May 2012 and ending at the close of the forthcoming annual general meeting.
- ² The term of office for Mr. Luk King, James and Mr. Leung Yu Ming, Steven is approximately three years, commencing 30 May 2014 and ending at the close of the annual general meeting in 2017.
- ³ Notwithstanding any contractual or other terms of appointment or engagement, non-executive directors are subject to retirement by rotation and eligible for re-election in accordance with the Company's articles of association and all applicable laws.

Apart from regular board meetings, the chairman also held a meeting with the independent non-executive directors without the executive directors present during the year.

The appointment of management

The board, led by the chairman, is accountable to shareholders for the overall management and performance of the Group. This requires continuing attention, the board therefore appoints management, which is made up of executive committee members, with additional members from the second line of management. The managing director in turn delegates aspects of the management and administration functions to senior executives who report directly to him on a regular basis.

Corporate Governance Report



The Board *(continued)*

Delegations to management and reserving matters for the board

The board sets the business strategy of the Group and monitors its development. It delegates other matters to management while reserving certain decisions and actions for itself and performing them effectively. There is a written statement of matters reserved for the board and those delegated to management. These arrangements are reviewed on an annual basis to ensure that they remain appropriate to the needs of the Company.

This statement recognises nine broad categories into which reserving matters for the board may fall, namely (1) board and senior management; (2) relations with the members and stakeholders; (3) financial matters; (4) business strategy; (5) capital expenditures; (6) lease or purchase of buildings; (7) major transactions not included in the budget; (8) actions or transactions involving legality or propriety; and (9) internal control and reporting systems.

The board sees to it that management is managing properly and does not exceed its remit. The statement gives clear directions as to the powers of management. These include executing the business strategies and initiatives adopted by the board, approving investments and divestments as well as managing the Group's assets and liabilities in accordance with the policies and directives of the board. The management carries out such specific duties as to prepare interim and annual accounts/reports, and to implement and monitor the systems of financial controls, internal control and risk management. The management typically meets each month to review, inter alia, the operating and financial performance of the Group against agreed budgets and targets.

Supply of and access to information

The board and individual directors have separate and independent access to senior management at all times. The management ensures that the board and its committees receive adequate information, board papers and related materials in a timely manner to enable them to make informed decisions. All directors have access to the advice and services of the company secretary, who is responsible to the board to ensure that board procedures are being followed and that applicable rules and regulations are being complied with. Every director or board committee member can seek independent professional advice in appropriate circumstances at the Company's expense.

Directors' responsibilities

On appointment to the board, each director receives an induction package covering the latest information about the financial position of the Group as well as guidelines on directors' duties and corporate governance. In addition, all members of the board are provided with monthly updates so that they can have a balanced and understandable assessment of the Group's performance, position and prospects. New directors are welcome to visit the operating divisions to gain a proper understanding of the Group's business operations.



The Board *(continued)*

Directors' responsibilities *(continued)*

The mini-library maintained for the company secretarial department is open to all directors. Stocked with corporate publications and governance procedures, it also collects applicable rules, ordinances, codes and acts. Directors are welcome to visit the library and borrow those materials.

The Company recognises directors' need for continuous professional development and ensures that sufficient training opportunities are being provided to the directors from time to time. During the year, the Company arranged and funded seminars as well as invited professionals to give a talk on topics relevant to the roles, functions and duties of a listed company director.

According to the records provided to the Company, each director received no less than five hours of training through seminars, programmes, and the like, or reading during the year.

Insurance cover

The Company has in place appropriate insurance cover in respect of any legal action against its directors and officers. The extent of insurance cover is reviewed on an annual basis.

Chairman and Managing Director

The positions of chairman and managing director are held by separate individuals with the defined roles of managing the board and managing the affairs of the Company respectively. The board considers that vesting the roles in different individuals is essential in ensuring a balance of power and authority and in upholding independence, accountability and responsibility with respect to the management of the Company. The division of responsibilities between the chairman and managing director has been clearly established and set out in writing.

The chairman provides leadership for the board, ensuring its effectiveness in all aspects of its role. The managing director, supported by the management team, provides planning and implementation.

The chairman ensures that all directors are properly briefed on issues arising at board meetings and that all key and appropriate issues are discussed by the board in a timely manner. Board meetings for each year are scheduled in advance to give all directors an opportunity to attend, and are structured to encourage open discussion. All board members are encouraged to update their knowledge of and familiarity with the Group through active participation at board meetings.

The chairman settles the agenda for each individual board meeting, taking into account any additional items proposed by the managing director and arising from current operating issues, as well as such other matters as may be raised by the other directors with him, who can include them on the agenda. The agenda and accompanying board papers are sent in full to all directors where possible at least three days before the time appointed for the meeting.

Corporate Governance Report



Chairman and Managing Director *(continued)*

It is also the chairman's responsibility to control board meetings, to lead discussions to clear conclusions, and to satisfy himself that the secretary of the meeting has understood each conclusion reached. The company secretary and financial controller attend the meetings to advise on corporate governance and accounting and financial matters, where appropriate.

Minutes of board meetings and meetings of board committees are kept by a duly appointed secretary of the meeting and open for inspection by any director. Draft and final versions of minutes are sent to all directors for their comments and records respectively.

Accountability and Audit

Financial reporting

The directors are responsible for preparing the accounts. The board seeks to give a balanced, clear and understandable assessment in annual and interim reports, other price-sensitive announcements and other financial disclosures required by the Listing Rules. It also does so for reports to regulators and information disclosed under statutory requirements.

The directors are also responsible for the integrity of financial information and for ensuring its timely disclosure. Arrangements are made which will allow them to be satisfied that the accounts are true and fair, which accurately disclose the financial position of the Company, and which comply with statutory requirements and applicable accounting standards.

Internal controls

The board ensures the adequacy of the accounting systems and appropriateness in respect of the human resources for the financial reporting function. It is also the responsibility of the board to see to it that the Company maintains sound and effective internal controls to safeguard shareholders' investment and the Company's assets and hence for taking reasonable steps to prevent and detect fraud and other irregularities.

The board has delegated authority for reviewing the Group's internal controls to its audit committee. The audit committee receives a system review report annually from the management with regard to the operational aspects of internal controls over the areas of key risk identified. The chairman of the audit committee reports on the review of internal controls and any matters arising to the board at the following board meeting. Using the above process, the duty to review the internal control system is properly discharged.

In line with the requirements of the CG Code, the board scheduled an annual meeting in December 2014 to conduct a review of the effectiveness of the Group's internal controls and an additional meeting in March 2015 for an update. Each such review covered all material controls, including financial, operational and compliance controls and risk management functions and gave due consideration to the adequacy of resources, staff qualifications and experience, training programmes and budget of the accounting and financial reporting function. Nothing improper was noted on both occasions.



Accountability and Audit *(continued)*

Internal controls *(continued)*

The Company has clearly established written policies and procedures regarding internal controls applicable to operational units. When devising and reviewing such policies and procedures, it is recognised that the Company's system of internal controls is designed to assist the directors in obtaining reasonable assurance that problems are identified on a timely basis and dealt with appropriately. It is further recognised that the purpose of internal controls is to help manage and control, rather than eliminate, risks and that all internal control systems can only provide reasonable, and not absolute, assurance against misstatement or loss.

The Company has also a process for identifying, evaluating, and managing significant risks to the achievement of its operational objectives. This process is subject to continuous improvement and was in place throughout the year up to the date of this report. In formulating the risk management strategy, the board ensures that the risks facing the Company have been assessed, and that the policies for handling them are up to date and being complied with. No significant control failings or weaknesses were reported during the year up to the date of this report.

Board Committees

The board is supported in its decisions by the four principal committees described below. The terms of reference of all except the executive committee are available on the website of the Company.

The executive committee

In directing and supervising the Company's affairs, the board is supported by an executive committee whose membership is exclusive to executive directors, who also make up senior management. There are six members in office, all of whom served on the committee throughout the year up to the date of this report.

The executive committee is vested with the powers of the directors by the Company's articles of association or otherwise expressly conferred upon them, as defined by its terms of reference.

The remuneration committee

The remuneration committee, which is chaired by Mr. Leung Yu Ming, Steven, comprises three members, as shown in the corporate information section on page 1. All members served on the committee throughout the year up to the date of this report.

This committee supports the board in determining the remuneration packages of individual executive directors. It further assists the board in making recommendations on the Company's remuneration policy and structure, in reviewing and approving the management's remuneration proposals as well as in making recommendations on the remuneration of non-executive directors.

Corporate Governance Report



Board Committees *(continued)*

The remuneration committee *(continued)*

The remuneration committee met once during the year with perfect attendance. No member took part in any discussion, recommendation or decision concerning his remuneration at the meeting.

	No. of meetings attended/held
Leung Yu Ming, Steven <i>(Chairman)</i>	1/1
Cheung Chung Kiu	1/1
Ng Kwok Fu	1/1

The Group's remuneration approach seeks to attract, motivate and retain the executive talent that is essential for the implementation of its business strategy towards sustained and long-term returns for shareholders.

The remuneration package for executives comprises both fixed and variable elements, including salaries, discretionary bonuses (without capping), pension contributions and other incentive arrangements such as share options.

The emoluments received by every executive director and senior executive are determined with reference to individual and company performance, industry specific remuneration benchmarks and prevailing market conditions, subject to annual assessment.

The remuneration committee recommends non-executive director fees annually, based on market practices, time commitment and level of responsibility. These recommendations are then put to a meeting of the board for approval.

During the year, the remuneration committee reviewed and approved the management's remuneration proposals. It also reviewed the directors' fees and remuneration policy and fixed the remuneration packages of individual executive directors, focusing on salary levels in appropriate comparator companies and role, responsibility and performance of the individual executive director so as to align management incentives with shareholders' interests.

The committee is confident that the remuneration policy, which was applied in the year under review and is expected to be applied in future years and beyond, dovetails with overall corporate goals and objectives. In the opinion of the committee, the executive remuneration levels for the year were in line with the market.

Details of the directors' remuneration for the year are set out in note 6 to the financial statements on page 73.



Board Committees (continued)

The nomination committee

The nomination committee, which is chaired by Mr. Cheung Chung Kiu, comprises three members, as shown in the corporate information section on page 1. All members served on the committee throughout the year up to the date of this report.

This committee serves as an advisory committee to recruit, screen and recommend board candidates for the board. Its primary role is to ensure that the right mix of talent, skills and experience as well as diversity on the board is retained. To this end, the committee reviews the relevant policies and the board structure, size and composition; assesses the independence of independent non-executive directors; and advises on directors' appointment or re-appointment and the management of board succession.

The nomination committee met once during the year with perfect attendance.

	No. of meetings attended/held
Cheung Chung Kiu (<i>Chairman</i>)	1/1
Ng Kwok Fu	1/1
Leung Yu Ming, Steven	1/1

A nomination policy has been established by the Company for the selection and appointment of candidates nominated to the board. When assessing the suitability of a candidate, factors such as time commitment, expertise and industry experience as well as integrity and skill will be taken into consideration as a whole and the candidate should be able to demonstrate the competency required for a listed company director. In the case of independent non-executive directors, they must further satisfy the independence criteria set out within Rule 3.13 of the Listing Rules. Selection of candidates will also be based on a range of diversity perspectives, including but not limited to gender, age, cultural and educational background, or professional experience. These objectives are documented in a board diversity policy which has also been established by the Company to ensure that diversity, in its broadest sense, remains a central feature of the board.

During the year, the nomination committee reviewed the board composition and independence of independent non-executive directors, and considered the suitability of those retiring directors standing for re-election at the annual general meeting. The committee also reviewed the nomination policy and the board diversity policy and discussed the objectives set for implementing the latter, and noted that those objectives had been achieved. The committee therefore concluded that the board composition should continue unchanged.

Corporate Governance Report



Board Committees *(continued)*

The audit committee

The audit committee, which is chaired by Mr. Luk Yu King, James, comprises three members, as shown in the corporate information section on page 1. All members served on the committee throughout the year up to the date of this report.

This committee supports the board in considering matters relating to the external auditor's appointment and in the review of the Company's financial information. The committee has also an oversight role over the Company's financial reporting system and internal control procedures and seeks to ensure that arrangements are in place for the staff to whistle-blow on financial reporting or other matters in so far as they may affect the Company.

Meetings of the audit committee are held at least bi-annually with the external auditor and tri-annually with the management.

The audit committee met three times during the year with perfect attendance.

	No. of meetings attended/held
Luk Yu King, James (<i>Chairman</i>)	3/3
Ng Kwok Fu	3/3
Leung Yu Ming, Steven	3/3

During the year, the audit committee reviewed the interim and annual reports and accounts, paying attention to any changes in accounting policies and practices, major judgmental areas and significant adjustments resulting from audit, as well as the financial controls, internal control and risk management systems. The work and findings of the committee were reported to the board.

At the December meeting, the audit committee reviewed the systems of accounting and internal financial control and risk management with reference to the 2014 system review report prepared by the management.

In the opinion of management, an adequate internal control system had been established and maintained to facilitate the effectiveness and efficiency of operations; to safeguard assets against unauthorised use and disposition; to ensure the maintenance of proper accounting records and the truth and fairness of the financial statements; to ensure the adequacy of resources, staff qualifications and experience, training programmes and budget of the accounting and financial reporting function; to allow fair and independent investigation of possible improprieties in financial reporting, internal control or other matters and appropriate follow-up action; and to ensure compliance with relevant legislation and regulations. Further, there revealed no significant areas of improvement which were required to be brought to the committee's attention.

Board Committees *(continued)*

The audit committee *(continued)*

The committee fully concurred with the management's conclusion.

At the meeting last held in March 2015, which was attended by KPMG and senior management, the audit committee considered the scope and effectiveness of KPMG as well as significant matters arising from the 2014 audit. The committee also reviewed internal control procedures and considered matters relating to KPMG's engagement as the Company's external auditor.

The audit committee was satisfied that KPMG had demonstrated the independence and objectivity that were required for an external auditor and that the audit process had been effective. KPMG also provided non-audit services to the Company during the year. These services related mainly to tax compliance and interim review the provision of which did not, in the opinion of the committee, compromise the independence of KPMG's audit team.

KPMG were remunerated a total of HK\$2.52 million for services rendered to the Group during the year, of which HK\$2.13 million were audit fees and HK\$0.39 million were fees for interim review.

No material impact of the new and/or revised accounting standards on the 2014 annual accounts was reported, nor were there any significant financial reporting judgments contained in them.

Management confirmed that there had been neither changes in the nature and extent of significant risks nor in the Company's activities, business or operating units and internal control procedures since last review. All systems of internal controls were operated and maintained effectively and there was no major issue regarding such procedures.

At the conclusion of the meeting, the chairman confirmed the adequacy and effectiveness of the Group's internal control system, including the adequacy of resources, staff qualifications and experience, training programmes and budget of the accounting and financial reporting function. Recommendations were made on the re-appointment of KPMG as the external auditor of the Company for the ensuing year and on the submission of the 2014 annual accounts for shareholder approval at the forthcoming annual general meeting.

Communication with Shareholders

The board has established a shareholders' communication policy, which sets out the Company's approach to maintain an on-going dialogue with its shareholders and potential investors. The policy is reviewed annually to ensure its effectiveness.

Corporate Governance Report



Shareholders' Rights

The Company must hold its annual general meeting in respect of each financial year in every calendar year. General meetings which are not annual general meetings will be called extraordinary general meetings for the purpose of the procedures described below. These procedures are subject to the articles of association of the Company, the Companies Ordinance (Cap. 622) and applicable legislation and regulations.

Procedures to convene extraordinary general meeting

1. Shareholders representing at least five per cent (5%) of the total voting rights of all the shareholders having a right to vote at extraordinary general meetings may request the directors to call an extraordinary general meeting.
2. A request, which must state the general nature of the business to be dealt with and may include the text of a resolution that may properly be moved and is intended to be moved at the meeting, must be signed and be deposited at the registered office of the Company for the attention of the company secretary. The request may consist of several documents in like form, each signed by one or more of the shareholders concerned.
3. If the directors do not within twenty-one (21) days after the date on which the request is received by the Company proceed duly to call an extraordinary general meeting for a date not more than twenty-eight (28) days after the date of the notice convening the meeting, the shareholders concerned, or any of them representing more than one-half of the total voting rights of all of them, may themselves call a meeting for a date not more than three (3) months after the date of receipt of the request by the Company.
4. The meeting so requested by shareholders must be called in the same manner, as nearly as possible, as that in which that meeting is required to be called by the directors, and any reasonable expenses incurred by the shareholders must be reimbursed by the Company.
5. An extraordinary general meeting (other than an adjourned meeting) must be called by notice in writing of, in the case of a meeting called for the passing of a special resolution, at least twenty-one (21) days and not less than ten (10) clear business days; and in any other case, at least fourteen (14) days and not less than ten (10) clear business days. A meeting may be convened by shorter notice if it is so agreed in writing by all shareholders.

Shareholders' Rights *(continued)*

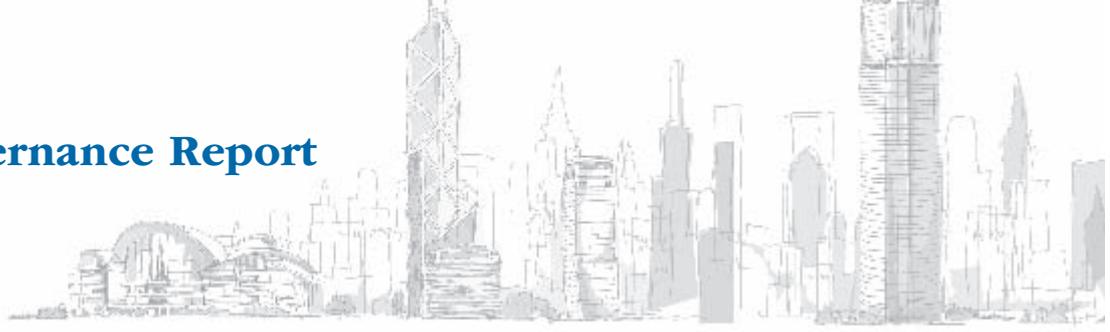
Procedures to put forward proposals at general meeting

1. In addition to the right to request directors to call an extraordinary general meeting, shareholders have also the right to request circulation of resolution for annual general meeting provided that requests are made by shareholders representing at least two point five per cent (2.5%) of the total voting rights of all the shareholders who have a right to vote on the resolution at the annual general meeting to which the requests relate; or by at least fifty (50) shareholders having that same right.
2. A request, identifying the resolution of which notice is to be given, must be signed and be deposited at the registered office of the Company for the attention of the company secretary not later than six (6) weeks before the annual general meeting to which the requests relate; or if later, not later than the time at which notice is given of that meeting. The Company shall circulate the resolution at its own expense to all shareholders.
3. A shareholder who wishes to propose a person (other than a retiring director and any person recommended by the directors for election) for election as a director at a general meeting must give notice in writing and notice in writing by that person and accompanying personal information, being information required to be disclosed pursuant to Rule 13.51(2) of the Listing Rules, must also be given to the Company at its registered office for the attention of the company secretary not earlier than the day after the dispatch of the notice of the general meeting appointed for such election and not later than seven (7) days prior to the date of such meeting. The first notice must be signed by the shareholder concerned, and the second notice must be signed by the proposed new director to indicate his or her willingness to be elected and consent to publication of the relevant information.

Note: In order that shareholders have sufficient time to receive and consider the information of the proposed new director, the shareholder making the proposal is urged to submit and/or procure the submission of the required notices and information as early as practicable, preferably not later than fourteen (14) business days before the date of the relevant general meeting.

Shareholders may at any time send enquiries to the board via 3301-3307, China Resources Building, 26 Harbour Road, Wanchai, Hong Kong or investors@crossharbour.com.hk. Our company secretarial or investor relations personnel will, where appropriate, forward your enquiries to the board or its committee. For enquiries concerning your shareholding and related matters, please call or visit Tricor Tengis Limited via the contact details on page 1.

Corporate Governance Report



Investor Relations

No significant changes to the Company's constitutional documents were made during the year.

Conclusion

In the opinion of the board, good governance was maintained throughout the accounting period covered by the annual report. The Company shall keep its governance practices under review to ensure that they are in step with the latest developments.

On behalf of the board

Yeung Hin Chung, John
Managing Director

Hong Kong, 25 March 2015



The directors submit their report together with the audited financial statements of the Company and its subsidiaries (the “Group”) for the year ended 31 December 2014.

Principal Activities

The principal activity of the Company is investment holding while the principal activities of its subsidiaries are set out in note 12 to the financial statements on pages 78 to 80.

During the year, more than 90% of the Group’s operations in terms of both turnover and operating profit were carried out in Hong Kong. An analysis of the Group’s turnover for the year is set out in note 2(a) to the financial statements on page 67.

Results and Appropriations

The results of the Group and appropriations of profit for the year ended 31 December 2014 are set out in the consolidated statement of profit or loss on page 40 and note 21(b) to the financial statements on page 93 respectively.

The first, second and third quarterly interim dividends each of HK\$0.06 per share (2013: HK\$0.06 per share) were paid on 11 July 2014, 23 September 2014 and 30 December 2014 respectively. The directors recommend the payment of a final dividend of HK\$0.15 per share (2013: HK\$0.12 per share) which, together with the interim dividends, make total dividends for the year ended 31 December 2014 of HK\$0.33 per share (2013: HK\$0.30 per share), representing a total distribution of approximately HK\$123.0 million (2013: HK\$111.8 million) for the year.

Dividend warrants in respect of the proposed final dividend will be despatched on 10 June 2015 to shareholders registered on 3 June 2015 (subject to shareholder approval). The register of members and transfer books of the Company will be closed from 1 June 2015 to 3 June 2015, both days inclusive, in order to determine the proposed dividend entitlements.

Donations

Donations made by the Group during the year amounted to HK\$915,500 (2013: HK\$21,200).

Fixed Assets

Movements in fixed assets during the year are set out in note 11 to the financial statements on pages 76 and 77.

Number of Issued Shares

Movements in the number of issued shares of the Company during the year are set out in note 21(c) to the financial statements on page 94.

Report of the Directors



Reserves

Movements in reserves during the year are set out in the consolidated statement of changes in equity on page 46.

Five-year Summary

A summary of the results and of the assets and liabilities of the Group for the last five financial years is set out on page 109.

Major Suppliers and Customers

During the year, less than 30% of the Group's purchases (not being purchases of items of a capital nature) were attributable to the Group's five largest suppliers, whereas less than 30% of the Group's turnover were attributable to the Group's five largest customers (being the five largest customers of The Hong Kong School of Motoring Limited, a 70%-owned subsidiary). None of the directors, their associates or any shareholder (which to the knowledge of the directors owns more than 5% of the Company's number of shares in issue) had an interest in those major suppliers and customers.

Directors

The directors serving for the year up to the date of this report are listed on page 1.

Mr. Ng Kwok Fu ceases to hold office at the close of the forthcoming annual general meeting according to his term of office. He, together with Mr. Yuen Wing Shing and Ms. Tung Wai Lan, Iris, also retires from office by rotation at the forthcoming annual general meeting in accordance with article 82 of the articles of association of the Company. All of the above retiring directors, being eligible, offer themselves for re-election.

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

Confirmation of Independence

The Company has received from each individual independent non-executive director an annual confirmation of his independence and still considers them to be independent.

Directors' Information / Significant Commitments

Mr. Leung Wai Fai resigned as a non-executive director of Qualipak International Holdings Limited with effect from 26 November 2014. His updated information is set out on page 14.

Apart from the foregoing, the Company has not been advised by its directors of any change in the information required to be disclosed pursuant to rule 13.51(2) of the rules governing the listing of securities (the "Listing Rules") made by The Stock Exchange of Hong Kong Limited (the "Stock Exchange") since its last update to shareholders nor in any of their significant commitments for the purpose of A.6.6 of the Corporate Governance Code set out within Appendix 14 to the Listing Rules.

Directors' Interests in Contracts

No contract of significance to which the Company or any of its subsidiaries was a party in which a director had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

Directors' Interests and Short Positions in Shares, Underlying Shares and Debentures

The register kept under section 352 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the "SFO") shows the following interest of a director in the shares of the Company as at 31 December 2014:

Name	Capacity	No. of shares	% of number of shares in issue
Cheung Chung Kiu	Interest of controlled corporation	155,254,432	41.66%

Note: The above interest of Mr. Cheung Chung Kiu ("Mr. C.K. Cheung") represents a long position. Mr. C.K. Cheung was deemed to be interested in the shares by virtue of his indirect interest in Honway Holdings Limited ("Honway") which owned those shares. Honway was a wholly owned subsidiary of Y. T. Investment Holdings Limited ("Y. T. Investment") which in turn was a wholly owned subsidiary of Y. T. Realty Group Limited ("Y. T. Realty"). Yugang International (B.V.I.) Limited ("Yugang BVI"), through its wholly owned subsidiary, Funrise Limited ("Funrise"), owned 34.14% of the number of shares of Y. T. Realty in issue. Yugang BVI was a wholly owned subsidiary of Yugang International Limited ("Yugang International"). Mr. C.K. Cheung, Timmex Investment Limited (a company wholly owned by Mr. C.K. Cheung) and Chongqing Industrial Limited ("Chongqing Industrial") owned 0.57%, 9.16% and 34.33% of the number of shares of Yugang International in issue respectively. Chongqing Industrial was owned as to 35% by Mr. C.K. Cheung, as to 30% by Prize Winner Limited (a company owned by Mr. C.K. Cheung and his associates), as to 30% by Peking Palace Limited ("Peking Palace") and as to 5% by Miraculous Services Limited ("Miraculous Services"). Peking Palace and Miraculous Services were companies controlled by Palin Discretionary Trust, the trustee of which was Palin Holdings Limited ("Palin Holdings") and the objects of which included Mr. C.K. Cheung and his family.

Save as disclosed herein, as at 31 December 2014, there was no interest recorded in the register kept under section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Code for Securities Transactions by Directors of the Company.

Report of the Directors



Share Option Scheme

The Company's existing share option scheme was adopted on 29 April 2005, the details of which are given in the circular dated 13 April 2005 (the "Scheme Circular").

The following is a summary of the scheme.

- | | | |
|--|---|---|
| (1) Purpose | : | To provide the Company with a flexible means of giving incentive to, rewarding, remunerating, compensating and/or providing benefits to, the participants and for such other purposes as the board may approve from time to time |
| (2) Participants | : | Any director (or any person proposed to be appointed as such, whether executive or non-executive), officer and employee (whether full-time or part-time) of each member of the Eligible Group (as defined in the Scheme Circular); any business consultant, professional and other advisers (in the areas of legal, technical, financial or corporate managerial) (including any executive, officer and employee of such business consultant, professional and other advisers) to each member of the Eligible Group (or persons proposed to be appointed as such) who has rendered service or will render service to the Group, as absolutely determined by the board |
| (3) Total number of shares available for issue
(% of number of shares in issue as at 25 March 2015) | : | 37,268,820 shares (10%) |
| (4) Maximum entitlement of each participant | : | 1% of the total number of shares in issue in any 12-month period |
| (5) Period within which the shares must be taken up under an option | : | To be determined by the board at its absolute discretion, such period to expire not later than ten years from the date of grant of the option |
| (6) Minimum period for which an option must be held before exercise | : | To be determined by the board at its absolute discretion |
| (7) Amount payable on application or acceptance of the option | : | HK\$1.00 |

Share Option Scheme *(continued)*

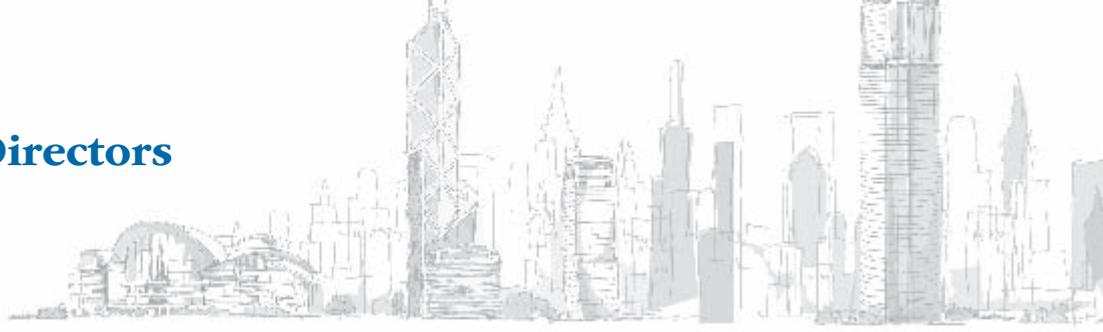
- (8) Basis of determining the exercise price : The exercise price shall be a price solely determined by the board, such price being no less than the highest of:
- (a) the closing price of the shares as stated in the Stock Exchange's daily quotations sheet on the offer date;
 - (b) the average closing price of the shares as stated in the Stock Exchange's daily quotations sheets for the five business days immediately preceding the offer date; and
 - (c) the nominal value of a share
- (9) Remaining life : Until 28 April 2015

No option lapsed and no option was granted, exercised or cancelled during the year. Nor were there any outstanding options at the beginning and at the end of the year.

Directors' Rights to Acquire Securities

Apart from the scheme noted above, at no time during the year was the Company or any of its subsidiaries a party to any arrangements whose objects are, or one of whose objects is, to enable the directors 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



Interests and Short Positions of Shareholders

As at 31 December 2014, so far as is known to the directors of the Company, the following persons, other than the directors, had, or were deemed to have, interests in the shares of the Company as recorded in the register kept under section 336 of the SFO:

Name	Capacity	No. of shares	% of number of shares in issue
Palin Holdings	Interest of controlled corporation	155,254,432	41.66%
Chongqing Industrial	Interest of controlled corporation	155,254,432	41.66%
Yugang International	Interest of controlled corporation	155,254,432	41.66%
Yugang BVI	Interest of controlled corporation	155,254,432	41.66%
Funrise	Interest of controlled corporation	155,254,432	41.66%
Y. T. Realty	Interest of controlled corporation	155,254,432	41.66%
Y. T. Investment	Interest of controlled corporation	155,254,432	41.66%
Honway	Beneficial owner	155,254,432	41.66%

Note: Each parcel of 155,254,432 shares represents a long position and Honway's interest in the Company (which is also duplicated in Mr. C.K. Cheung's interest in the Company's shares). Palin Holdings, Chongqing Industrial, Yugang International, Yugang BVI, Funrise, Y. T. Realty and Y. T. Investment were deemed to be interested in those shares by virtue of their direct or indirect interest in Honway.

Save as disclosed herein, there was no person known to the directors of the Company, who, as at 31 December 2014, had, or was deemed to have, any interest or short position in the shares and underlying shares of the Company as recorded in the register kept under section 336 of the SFO, other than as disclosed on page 32.

Retirement Schemes

The Group operates a defined contribution retirement scheme, and two Mandatory Provident Fund schemes (the “MPF Schemes”). Particulars of those schemes are set out below.

(I) Pension Scheme

(i) Nature of the scheme

The principal scheme operated by the Group is a defined contribution retirement scheme for the employees of The Hong Kong School of Motoring Limited.

(ii) Funding of the scheme

The benefits of the scheme were funded in 2014 by a 5% contribution by employees and a 5% contribution by The Hong Kong School of Motoring Limited based on the annual salaries of employees. The contributions excluded the costs of administration and term life assurance.

(iii) Costs of the scheme

Total costs of the scheme, amounting to HK\$1.8 million, were charged to the Group’s statement of profit or loss for the year under review. The required contribution rate was calculated as 5% of the total salaries payable during the year.

(iv) Forfeited contributions of the scheme

There is no forfeited contribution that may be used to reduce the existing level of contributions under the scheme as at 31 December 2014. No forfeited contribution was utilised during the year.

(II) MPF Schemes

As from 1 December 2000, the Group has operated two MPF Schemes under the Hong Kong Mandatory Provident Fund Schemes Ordinance for employees employed under the jurisdiction of the Hong Kong Employment Ordinance and not previously covered by the defined contribution retirement scheme. The MPF Schemes are defined contribution retirement schemes administered by independent trustees. Under the MPF Schemes, the employer and its employees are each required to make contributions to the schemes at 5% of the employees’ relevant income, subject to a cap of monthly relevant income of HK\$30,000. The total amount of contributions to the MPF Schemes charged to the Group’s statement of profit or loss for the year was HK\$3.3 million.

Report of the Directors



Management Discussion and Analysis

Further information of the Group which is required to be disclosed pursuant to the Listing Rules is set out on pages 11 and 12.

Sufficiency of Public Float

Based on information that is publicly available to the Company and within the knowledge of the directors as at the date of this report, the Company maintained throughout the year the prescribed amount of public float under the Listing Rules.

Purchase, Sale or Redemption of Shares

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any shares in the Company during the year.

External Auditor

The financial statements for the year have been audited by KPMG, Certified Public Accountants, who retire and, being eligible, offer themselves for re-appointment. A resolution for the re-appointment of KPMG as the Company's external auditor will be proposed at the forthcoming annual general meeting.

On behalf of the board

Cheung Chung Kiu
Chairman

Hong Kong, 25 March 2015



Independent Auditor's Report



Independent auditor's report to the shareholders of The Cross-Harbour (Holdings) Limited

(Incorporated in Hong Kong with limited liability)

We have audited the consolidated financial statements of The Cross-Harbour (Holdings) Limited ("the Company") and its subsidiaries (together "the Group") set out on pages 40 to 108, which comprise the consolidated and Company statements of financial position as at 31 December 2014, the consolidated statement of profit or loss, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended and a summary of significant accounting policies and other explanatory information.

Directors' responsibility for the consolidated financial statements

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

Auditor's responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. This report is made solely to you, as a body, in accordance with section 80 of Schedule 11 to the new Hong Kong Companies Ordinance (Cap. 622), and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

We conducted our audit in accordance with Hong Kong Standards on Auditing issued by the Hong Kong Institute of Certified Public Accountants. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the consolidated financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independent Auditor's Report



Opinion

In our opinion, the consolidated financial statements give a true and fair view of the state of affairs of the Company and of the Group as at 31 December 2014 and of the Group's profit and cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards and have been properly prepared in accordance with the Hong Kong Companies Ordinance.

KPMG

Certified Public Accountants

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

25 March 2015



Consolidated Statement of Profit or Loss

For the year ended 31 December 2014

(Expressed in Hong Kong dollars)

	Note	2014 \$'000	2013 \$'000
Turnover	2	337,456	290,480
Other revenue	3	25	384
Other net losses	3	(29,438)	(41,025)
Direct costs and operating expenses		(133,770)	(116,228)
Selling and marketing expenses		(20,103)	(14,153)
Administrative and corporate expenses		(93,484)	(78,253)
Profit from operations		60,686	41,205
Finance costs		(19)	(123)
Share of profits less losses of associates	13	457,408	433,782
Share of profits of a joint venture	14	14,703	14,711
Profit before taxation	4	532,778	489,575
Income tax	5(a)	(22,078)	(13,389)
Profit for the year		510,700	476,186
Attributable to:			
Equity shareholders of the Company		472,214	440,178
Non-controlling interests		38,486	36,008
Profit for the year		510,700	476,186
Earnings per share	10		
Basic and diluted		\$1.27	\$1.18

The notes on pages 49 to 108 form part of these financial statements. Details of dividends payable to equity shareholders of the Company attributable to the profit for the year are set out in note 21(b).

Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the year ended 31 December 2014

(Expressed in Hong Kong dollars)

	Note	2014 \$'000	2013 \$'000
Profit for the year		510,700	476,186
Other comprehensive income for the year (after tax and reclassification adjustments)	9		
Items that may be reclassified subsequently to profit or loss:			
– Available-for-sale securities: net movement in the investment revaluation reserve	9(a)	22,161	(6,851)
– Share of other comprehensive income of a joint venture:			
– Exchange differences on translation of financial statements of overseas subsidiary and joint venture	9(a)	—	26
		22,161	(6,825)
Total comprehensive income for the year		532,861	469,361
Attributable to:			
Equity shareholders of the Company		494,375	433,345
Non-controlling interests		38,486	36,016
Total comprehensive income for the year		532,861	469,361

The notes on pages 49 to 108 form part of these financial statements.

Consolidated Statement of Financial Position

At 31 December 2014

(Expressed in Hong Kong dollars)

		2014		2013	
	Note	\$'000	\$'000	\$'000	\$'000
Non-current assets					
Fixed assets	11(a)				
– Property, plant and equipment			127,148		126,734
– Interest in leasehold land held for own use			<u>23,703</u>		<u>24,432</u>
			150,851		151,166
Interest in associates	13		1,985,945		2,227,405
Interest in a joint venture	14		66,137		56,434
Available-for-sale securities	15		533,203		459,867
Deferred tax assets	20(b)		<u>2,490</u>		<u>2,750</u>
			<u>2,738,626</u>		<u>2,897,622</u>
Current assets					
Trading securities	16	116,295		180,098	
Inventories		1,093		1,026	
Trade and other receivables	17	19,321		21,940	
Taxation recoverable	20(a)	204		2,108	
Dividend receivable		49,000		—	
Bank deposits and cash	18	<u>1,794,322</u>		<u>1,174,732</u>	
		<u>1,980,235</u>		<u>1,379,904</u>	
Current liabilities					
Trade and other payables	19	59,408		53,374	
Course fees received in advance		184,570		156,014	
Taxation payable	20(a)	8,392		13,515	
Interim dividends payable		<u>2,235</u>		<u>2,240</u>	
		<u>254,605</u>		<u>225,143</u>	
Net current assets			<u>1,725,630</u>		<u>1,154,761</u>

Consolidated Statement of Financial Position

At 31 December 2014

(Expressed in Hong Kong dollars)

		2014		2013	
	Note	\$'000	\$'000	\$'000	\$'000
Total assets less current liabilities			<u>4,464,256</u>		<u>4,052,383</u>
Non-current liabilities					
Loan from an associate	13		228,981		205,518
Deferred tax liabilities	20(b)		<u>1,602</u>		<u>332</u>
			<u>230,583</u>		<u>205,850</u>
NET ASSETS			<u>4,233,673</u>		<u>3,846,533</u>
CAPITAL AND RESERVES	21(c)				
Share capital: nominal value			—		372,688
Other statutory capital reserves			<u>—</u>		<u>1,256,773</u>
Share capital and other statutory capital reserves			1,629,461		1,629,461
Other reserves			<u>2,496,323</u>		<u>2,113,754</u>
Total equity attributable to equity shareholders of the Company			4,125,784		3,743,215
Non-controlling interests			<u>107,889</u>		<u>103,318</u>
TOTAL EQUITY			<u>4,233,673</u>		<u>3,846,533</u>

Approved and authorised for issue by the board of directors on 25 March 2015

Yeung Hin Chung, John
Director

Yuen Wing Shing
Director

The notes on pages 49 to 108 form part of these financial statements.

Company Statement of Financial Position

At 31 December 2014

(Expressed in Hong Kong dollars)

		2014		2013	
	Note	\$'000	\$'000	\$'000	\$'000
Non-current assets					
Fixed assets					
– Property, plant and equipment	11(b)		58		70
Interest in subsidiaries	12		2,180,667		2,305,662
Interest in associates	13		150,264		150,246
			<u>2,330,989</u>		<u>2,455,978</u>
Current assets					
Trade and other receivables	17	1,194		684	
Dividend receivable		36,260		—	
Cash and cash equivalents	18	<u>1,164,365</u>		<u>634,944</u>	
		<u>1,201,819</u>		<u>635,628</u>	
Current liabilities					
Trade and other payables	19	30,042		26,963	
Interim dividends payable		<u>2,235</u>		<u>2,240</u>	
		<u>32,277</u>		<u>29,203</u>	
Net current assets			<u>1,169,542</u>		<u>606,425</u>
Total assets less current liabilities			<u>3,500,531</u>		<u>3,062,403</u>
Non-current liability					
Amounts due to subsidiaries	12		<u>616,567</u>		<u>505,580</u>
NET ASSETS			<u>2,883,964</u>		<u>2,556,823</u>

Company Statement of Financial Position

At 31 December 2014

(Expressed in Hong Kong dollars)



	Note	2014		2013	
		\$'000	\$'000	\$'000	\$'000
CAPITAL AND RESERVES	21(a)				
Share capital: nominal value			—		372,688
Other statutory capital reserves			—		1,256,773
Share capital and other statutory capital reserves			1,629,461		1,629,461
Other reserves			1,254,503		927,362
TOTAL EQUITY			<u>2,883,964</u>		<u>2,556,823</u>

Approved and authorised for issue by the board of directors on 25 March 2015

Yeung Hin Chung, John
Director

Yuen Wing Shing
Director

The notes on pages 49 to 108 form part of these financial statements.

Consolidated Statement of Changes in Equity

For the year ended 31 December 2014

(Expressed in Hong Kong dollars)

		Attributable to equity shareholders of the Company								
	Note	Share capital	Share premium	Capital reserve	Investment revaluation reserve	Exchange reserve	Retained profits	Total	Non-controlling interests	Total equity
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Balance at 1 January 2013		372,688	1,256,773	1,984	60,131	236	1,729,864	3,421,676	100,287	3,521,963
Changes in equity for 2013:										
Profit for the year		—	—	—	—	—	440,178	440,178	36,008	476,186
Other comprehensive income	9	—	—	—	(6,851)	18	—	(6,833)	8	(6,825)
Total comprehensive income		—	—	—	(6,851)	18	440,178	433,345	36,016	469,361
Dividends approved in respect of the previous year	21(b)	—	—	—	—	—	(44,722)	(44,722)	—	(44,722)
Non-controlling interest's share of dividends		—	—	—	—	—	—	—	(32,985)	(32,985)
Dividends declared in respect of the current year	21(b)	—	—	—	—	—	(67,084)	(67,084)	—	(67,084)
Balance at 31 December 2013		<u>372,688</u>	<u>1,256,773</u>	<u>1,984</u>	<u>53,280</u>	<u>254</u>	<u>2,058,236</u>	<u>3,743,215</u>	<u>103,318</u>	<u>3,846,533</u>
Balance at 1 January 2014		372,688	1,256,773	1,984	53,280	254	2,058,236	3,743,215	103,318	3,846,533
Changes in equity for 2014:										
Profit for the year		—	—	—	—	—	472,214	472,214	38,486	510,700
Other comprehensive income	9	—	—	—	22,161	—	—	22,161	—	22,161
Total comprehensive income		—	—	—	22,161	—	472,214	494,375	38,486	532,861
Dividends approved in respect of the previous year	21(b)	—	—	—	—	—	(44,722)	(44,722)	—	(44,722)
Non-controlling interest's share of dividends		—	—	—	—	—	—	—	(33,915)	(33,915)
Transition to no-par value regime on 3 March 2014	21(c)	1,256,773	(1,256,773)	—	—	—	—	—	—	—
Dividends declared in respect of the current year	21(b)	—	—	—	—	—	(67,084)	(67,084)	—	(67,084)
Balance at 31 December 2014		<u>1,629,461</u>	<u>—</u>	<u>1,984</u>	<u>75,441</u>	<u>254</u>	<u>2,418,644</u>	<u>4,125,784</u>	<u>107,889</u>	<u>4,233,673</u>

The notes on pages 49 to 108 form part of these financial statements.

Consolidated Statement of Cash Flows

For the year ended 31 December 2014

(Expressed in Hong Kong dollars)

		2014		2013	
	Note	\$'000	\$'000	\$'000	\$'000
Operating activities					
Profit before taxation		532,778		489,575	
Adjustments for:					
Dividend income from					
listed investments	4	(3,760)		(2,377)	
Depreciation	4	21,306		20,581	
Finance costs		19		123	
Interest income		(32,684)		(24,003)	
Share of profits less losses of					
associates		(457,408)		(433,782)	
Share of profits of a joint venture		(14,703)		(14,711)	
Net gains on sale of fixed assets	3	(447)		(703)	
Net realised and unrealised					
gains on trading securities	3	(5,694)		(9,391)	
Reclassification from equity					
on disposal of					
available-for-sale securities	3	45		—	
Reclassification from equity					
on impairment of					
available-for-sale securities	3	<u>35,534</u>		<u>51,119</u>	
Operating profit before changes					
 in working capital		74,986		76,431	
(Increase)/decrease in inventories		(67)		153	
Decrease/(increase) in trade and					
other receivables		2,619		(5,562)	
Increase/(decrease) in trade and					
other payables		6,034		(8,812)	
Increase in course fees received					
in advance		<u>28,556</u>		<u>39,027</u>	
Cash generated from operations		112,128		101,237	
Tax paid					
– Hong Kong Profits Tax paid		<u>(23,767)</u>		<u>(19,887)</u>	
Net cash generated from					
 operating activities			88,361		81,350

Consolidated Statement of Cash Flows

For the year ended 31 December 2014

(Expressed in Hong Kong dollars)

	Note	2014 \$'000	2013 \$'000
Investing activities			
Increase in deposits with banks with maturity over three months		(21,682)	(81,089)
Payments for purchase of fixed assets		(21,289)	(3,105)
Proceeds from sale of fixed assets		745	718
Payments for purchase of available-for-sale securities		(144,773)	(9,553)
Proceeds from sale of available-for-sale securities		58,019	—
Payments for purchase of trading securities		(5,661)	—
Proceeds from sale of trading securities		75,158	1,551
Repayment of loan by an associate		—	75,000
Additional loans from an associate		23,463	21,290
Dividends received from listed investments		3,760	2,810
Dividends received from associates		649,893	414,347
Dividends received from a joint venture		5,000	5,000
Interest received		32,659	23,171
Net cash generated from investing activities		655,292	450,140
Financing activities			
Other borrowing costs		(19)	(123)
Dividends paid		(111,811)	(111,806)
Dividends paid to non-controlling interests		(33,915)	(32,985)
Net cash used in financing activities		(145,745)	(144,914)
Net increase in cash and cash equivalents		597,908	386,576
Cash and cash equivalents at 1 January		1,063,037	676,461
Cash and cash equivalents at 31 December	18	1,660,945	1,063,037

The notes on pages 49 to 108 form part of these financial statements.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

1 Significant accounting policies

(a) Statement of compliance

These financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards (HKFRSs), which collective term includes all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (HKASs) and Interpretations issued by the Hong Kong Institute of Certified Public Accountants (HKICPA) and accounting principles generally accepted in Hong Kong. These financial statements also comply with the applicable requirements of the Hong Kong Companies Ordinance, which for this financial year and the comparative period continue to be those of the predecessor Hong Kong Companies Ordinance (Cap. 32), in accordance with transitional and saving arrangements for Part 9 of the new Hong Kong Companies Ordinance (Cap. 622), “Accounts and Audit”, which are set out in sections 76 to 87 of Schedule 11 to that Ordinance. These financial statements also comply with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. A summary of the significant accounting policies adopted by the Company and its subsidiaries (together referred to as the “Group”) is set out below.

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 1(c) 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 these financial statements.

(b) Basis of preparation of the financial statements

The consolidated financial statements for the year ended 31 December 2014 comprise the Group and its interest in associates and a joint venture.

The measurement basis used in the preparation of the financial statements is the historical cost basis except that the following assets and liabilities are stated at their fair value as explained in the accounting policies set out below:

- financial instruments classified as available-for-sale or as trading securities (see note 1(g)).

The preparation of financial statements in conformity with HKFRSs requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

1 Significant accounting policies (continued)

(b) Basis of preparation of the financial statements (continued)

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

(c) Changes in accounting policies

The HKICPA has issued the following amendments to HKFRSs and one new Interpretation that are first effective for the current accounting period of the Group and the Company:

- Amendments to HKFRS 10, HKFRS 12 and HKAS 27, *Investment entities*
- Amendments to HKAS 32, *Offsetting financial assets and financial liabilities*
- Amendments to HKAS 36, *Recoverable amount disclosures for non-financial assets*
- Amendments to HKAS 39, *Novation of derivatives and continuation of hedge accounting*
- HK(IFRIC) 21, *Levies*

However, none of these developments are relevant to the Group's financial statements.

The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period (see note 26).

(d) Subsidiaries and non-controlling interests

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. When assessing whether the Group has power, only substantive rights (held by the Group and other parties) are considered.

An investment in a subsidiary is consolidated into the consolidated financial statements from the date that control commences until the date that control ceases. Intra-group balances, transactions and cash flows and any unrealised profits arising from intra-group transactions are eliminated in full in preparing the consolidated financial statements. Unrealised losses resulting from intra-group transactions are eliminated in the same way as unrealised gains but only to the extent that there is no evidence of impairment.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)



1 Significant accounting policies (continued)

(d) Subsidiaries and non-controlling interests (continued)

Non-controlling interests represent the equity in a subsidiary not attributable directly or indirectly to the Company, and in respect of which the Group has not agreed any additional terms with the holders of those interests which would result in the Group as a whole having a contractual obligation in respect of those interests that meets the definition of a financial liability. For each business combination, the Group can elect to measure any non-controlling interests either at fair value or at the non-controlling interests' proportionate share of the subsidiary's net identifiable assets.

Non-controlling interests are presented in the consolidated statement of financial position within equity, separately from equity attributable to the equity shareholders of the Company. Non-controlling interests in the results of the Group are presented on the face of the consolidated statement of profit or loss and the consolidated statement of profit or loss and other comprehensive income as an allocation of the total profit or loss and total comprehensive income for the year between non-controlling interests and the equity shareholders of the Company. Loans from holders of non-controlling interests and other contractual obligations towards these holders are presented as financial liabilities in the consolidated statement of financial position in accordance with note 1(m).

Changes in the Group's interests in a subsidiary that do not result in a loss of control are accounted for as equity transactions, whereby adjustments are made to the amounts of controlling and non-controlling interests within consolidated equity to reflect the change in relative interests, but no adjustments are made to goodwill and no gain or loss is recognised.

When the Group loses control of a subsidiary, it is accounted for as a disposal of the entire interest in that subsidiary, with a resulting gain or loss being recognised in profit or loss. Any interest retained in that former subsidiary at the date when control is lost is recognised at fair value and this amount is regarded as the fair value on initial recognition of a financial asset (see note 1(g)) or, when appropriate, the cost on initial recognition of an investment in an associate or joint venture (see note 1(e)).

In the Company's statement of financial position, an investment in a subsidiary is stated at cost less impairment losses (see note 1(j)), unless the investment is classified as held for sale (or included in a disposal group that is classified as held for sale).

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

1 Significant accounting policies (continued)

(e) Associates and joint ventures

An associate is an entity in which the Group or Company has significant influence, but not control or joint control, over its management, including participation in the financial and operating policy decisions.

A joint venture is an arrangement whereby the Group or Company and other parties contractually agree to share control of the arrangement, and have rights to the net assets of the arrangement.

An investment in an associate or a joint venture is accounted for in the consolidated financial statements under the equity method, unless it is classified as held for sale (or included in a disposal group that is classified as held for sale). Under the equity method, the investment is initially recorded at cost, adjusted for any excess of the Group's share of the acquisition-date fair values of the investee's identifiable net assets over the cost of the investment (if any). Thereafter, the investment is adjusted for the post acquisition change in the Group's share of the investee's net assets and any impairment loss relating to the investment (see notes 1(f) and (j)). Any acquisition-date excess over cost, the Group's share of the post-acquisition, post-tax results of the investees and any impairment losses for the year are recognised in the consolidated statement of profit or loss, whereas the Group's share of the post-acquisition post-tax items of the investees' other comprehensive income is recognised in the consolidated statement of profit or loss and other comprehensive income.

When the Group's share of losses exceeds its interest in the associate or the joint venture, the Group's interest is reduced to nil and recognition of further losses is discontinued except to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the investee. For this purpose, the Group's interest is the carrying amount of the investment under the equity method together with the Group's long-term interests that in substance form part of the Group's net investment in the associate or the joint venture.

Unrealised profits and losses resulting from transactions between the Group and its associates and joint venture are eliminated to the extent of the Group's interest in the investee, except where unrealised losses provide evidence of an impairment of the asset transferred, in which case they are recognised immediately in profit or loss.

If an investment in an associate becomes an investment in a joint venture or vice versa, retained interest is not remeasured. Instead, the investment continues to be accounted for under the equity method.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

1 Significant accounting policies (continued)

(e) Associates and joint ventures (continued)

In all other cases, when the Group ceases to have significant influence over an associate or joint control over a joint venture, it is accounted for as a disposal of the entire interest in that investee, with a resulting gain or loss being recognised in profit or loss. Any interest retained in that former investee at the date when significant influence or joint control is lost is recognised at fair value and this amount is regarded as the fair value on initial recognition of a financial asset (see note 1(g)).

In the Company's statement of financial position, investments in associates and joint venture are stated at cost less impairment losses (see note 1(j)), unless classified as held for sale (or included in a disposal group that is classified as held for sale).

The significant accounting policies adopted by the associates and the joint venture are consistent with those of the Group.

In accordance with HK(IFRIC)-12, *Service concession arrangements*, the franchises of the associates, Western Harbour Tunnel Company Limited and Tate's Cairn Tunnel Company Limited, with the government constitute service concession arrangements and the infrastructure costs are classified as intangible assets and stated at cost less accumulated amortisation and impairment losses in the financial statements of the associates.

(f) Goodwill

Goodwill in relation to the Group's interest in associates represents the excess of

- (i) the aggregate of the fair value of the consideration transferred and the fair value of the Group's previously held equity interest in the acquiree; over
- (ii) the net fair value of the acquiree's identifiable assets and liabilities measured as at the acquisition date.

When (ii) is greater than (i), then this excess is recognised immediately in profit or loss as a gain on a bargain purchase.

The carrying amount of goodwill is included in the carrying amount of the interest in associates and the investment as a whole is tested for impairment whenever there is objective evidence of impairment (see note 1(j)).

On disposal of an associate, any attributable amount of goodwill is included in the calculation of the profit or loss on disposal.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

1 Significant accounting policies (continued)

(g) Other investments in debt and equity securities

The Group's and the Company's policies for investments in debt and equity securities, other than investments in subsidiaries, associates and joint ventures, are as follows:

Investments in debt and equity securities are initially stated at fair value, which is their transaction price unless it is determined that fair value at initial recognition differs from the transaction price and that fair value is evidenced by a quoted price in an active market for an identical asset or liability or based on a valuation technique that uses only data from observable markets. Cost includes attributable transaction costs, except where indicated otherwise below. These investments are subsequently accounted for as follows, depending on their classification:

Investments in securities held for trading are classified as current assets. Any attributable transaction costs are recognised in profit or loss as incurred. At the end of each reporting period the fair value is remeasured, with any resultant gain or loss being recognised in profit or loss. The net gain or loss recognised in profit or loss does not include any dividends or interest earned on these investments as these are recognised in accordance with the policies set out in notes 1(r)(iii), (iv) and (v).

Dated debt securities that the Group and/or the Company has the positive ability and intention to hold to maturity are classified as held-to-maturity securities. Held-to-maturity securities are stated at amortised cost less impairment losses (see note 1(j)).

Investments in securities which do not fall into any of the above categories are classified as available-for-sale securities. At the end of each reporting period the fair value is remeasured, with any resultant gain or loss being recognised in other comprehensive income and accumulated separately in equity in the investment revaluation reserve. As an exception to this, investments in equity securities that do not have a quoted price in an active market for an identical instrument and whose fair value cannot otherwise be reliably measured are recognised in the statement of financial position at cost less impairment losses (see note 1(j)). Dividend income from equity securities and interest income from debt securities calculated using the effective interest method are recognised in profit or loss in accordance with the policies set out in notes 1(r)(iii) and (iv), and note 1(r)(v) respectively. Foreign exchange gains and losses resulting from changes in the amortised cost of debt securities are also recognised in profit or loss.

When the investments are derecognised or impaired (see note 1(j)), the cumulative gain or loss recognised in equity is reclassified to profit or loss. Investments are recognised/derecognised on the date the Group commits to purchase/sell the investments or they expire.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

1 Significant accounting policies (continued)

(h) Fixed assets

The following items of fixed assets are stated at cost less accumulated depreciation and impairment losses (see note 1(j)):

- Land classified as being held under finance leases and buildings thereon (see note 1(i));
- Buildings held for own use which are situated on leasehold land classified as held under operating leases (see note 1(i)); and
- other items of plant and equipment.

The cost of self-constructed items of fixed assets includes the cost of materials, direct labour, the initial estimate, where relevant, of the costs of dismantling and removing the items and restoring the site on which they are located, and an appropriate proportion of production overheads and borrowing costs (see note 1(t)).

Gains or losses arising from the retirement or disposal of an item of fixed assets are determined as the difference between the net disposal proceeds and the carrying amount of the item and are recognised in profit or loss on the date of retirement or disposal.

Depreciation is calculated to write off the cost of items of fixed assets, less their estimated residual value, if any, using the straight line method over their estimated useful lives as follows:

- Leasehold land classified as held under finance leases is depreciated over the unexpired term of lease.
- Buildings situated on leasehold land are depreciated over the shorter of the unexpired term of lease and their estimated useful lives, being no more than 50 years after the date of completion.
- Furniture, fixtures and equipment 3 - 10 years
- Motor vehicles 3 - 5 years
- Yacht 5 - 8 years
- Leasehold improvements Remaining term of the lease

Where parts of an item of fixed assets have different useful lives, the cost of the item is allocated on a reasonable basis between the parts and each part is depreciated separately. Both the useful life of an asset and its residual value, if any, are reviewed annually.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

1 Significant accounting policies (continued)

(i) Leased assets

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

(i) Classification of assets leased to the Group

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

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

(ii) Assets acquired under finance leases

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

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

1 Significant accounting policies (continued)

(i) Leased assets (continued)

(iii) Operating lease charges

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

The cost of acquiring land held under an operating lease is amortised on a straight-line basis over the period of the lease term.

(j) Impairment of assets

(i) Impairment of investments in debt and equity securities and other receivables

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

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

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

1 Significant accounting policies (continued)

(j) Impairment of assets (continued)

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

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

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

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

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

1 Significant accounting policies (continued)

(j) Impairment of assets (continued)

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

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

- For available-for-sale securities, the cumulative loss that has been recognised in the investment revaluation reserve is reclassified to profit or loss. The amount of the cumulative loss that is recognised in profit or loss is the difference between the acquisition cost (net of any principal repayment and amortisation) and current fair value, less any impairment loss on that asset previously recognised in profit or loss.

Impairment losses recognised in profit or loss in respect of available-for-sale equity securities are not reversed through profit or loss. Any subsequent increase in the fair value of such assets is recognised in other comprehensive income.

Impairment losses in respect of available-for-sale debt securities are reversed if the subsequent increase in fair value can be objectively related to an event occurring after the impairment loss was recognised. Reversals of impairment losses in such circumstances are recognised in profit or loss.

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

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

1 Significant accounting policies (continued)

(j) Impairment of assets (continued)

(ii) Impairment of other assets

Internal and external sources of information are reviewed at the end of each reporting period to identify indications that the following assets may be impaired or an impairment loss previously recognised no longer exists or may have decreased:

- fixed assets; and
- investments in subsidiaries and associates in the Company's statement of financial position.

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

- Calculation of recoverable amount

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

- Recognition of impairment losses

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

- Reversals of impairment losses

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

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

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)



1 Significant accounting policies (continued)

(j) Impairment of assets (continued)

(iii) Interim financial reporting and impairment

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

Impairment losses recognised in an interim period in respect of available-for-sale equity securities and unquoted equity securities carried at cost are not reversed in a subsequent period. This is the case even if no loss, or a smaller loss, would have been recognised had the impairment been assessed only at the end of the financial year to which the interim period relates. Consequently, if the fair value of an available-for-sale equity security increases in the remainder of the annual period, or in any other period subsequently, the increase is recognised in other comprehensive income and not profit or loss.

(k) Inventories

Inventories are carried at the lower of cost and net realisable value.

Cost is calculated using the weighted average cost formula and comprises all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

When inventories are sold, the carrying amount of those inventories is recognised as an expense in the period in which the related revenue is recognised. The amount of any write-down of inventories to net realisable value and all losses of inventories are recognised as an expense in the period the write-down or loss occurs. The amount of any reversal of any write-down of inventories is recognised as a reduction in the amount of inventories recognised as an expense in the period in which the reversal occurs.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

1 Significant accounting policies (continued)

(l) Trade and other receivables

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

(m) Trade and other payables

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

(n) Cash and cash equivalents

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

(o) Employee benefits

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

(ii) The Group operates a Mandatory Provident Fund Scheme (“the MPF scheme”) under the Hong Kong Mandatory Provident Fund Schemes Ordinance for employees employed under the jurisdiction of the Hong Kong Employment Ordinance and not previously covered by the defined contribution retirement scheme. The MPF scheme is a defined contribution retirement plan administered by independent trustees. Under the MPF scheme, the employer and its employees are each required to make contributions to the plan at 5% of the employees’ relevant income, subject to a cap of monthly relevant income of \$30,000. Contributions to the scheme vest immediately.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

1 Significant accounting policies (continued)

(p) Income tax

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

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

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

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

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

The amount of deferred tax recognised is measured based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, using tax rates enacted or substantively enacted at the end of the reporting period. Deferred tax assets and liabilities are not discounted.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

1 Significant accounting policies (continued)

(p) Income tax (continued)

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

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

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

(q) Provisions and contingent liabilities

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

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

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

1 Significant accounting policies (continued)

(r) Revenue recognition

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

- (i) The principal source of income from motoring school operations is driving course fee income which is recognised in profit or loss upon the completion of the relevant training lessons.
- (ii) Rental income receivable under operating leases is recognised in profit or loss in equal instalments over the periods covered by the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the use of the leased asset. Lease incentives granted are recognised in profit or loss as an integral part of the aggregate net lease payments receivable. Contingent rentals are recognised as income in the accounting period in which they are earned.
- (iii) Dividend income from unlisted investments is recognised when the shareholder's right to receive payment is established.
- (iv) Dividend income from listed investments is recognised when the share price of the investment goes ex-dividend.
- (v) Interest income is recognised as it accrues using the effective interest method.

(s) Translation of foreign currencies

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

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

The results of foreign operations are translated into Hong Kong dollars at the exchange rates approximating the foreign exchange rates ruling at the dates of the transactions. Statement of financial position items are translated into Hong Kong dollars at the closing foreign exchange rates at the end of the reporting period. The resulting exchange differences are recognised in other comprehensive income and accumulated separately in equity in the exchange reserve.

On disposal of a foreign operation, the cumulative amount of the exchange differences relating to that foreign operation is reclassified from equity to profit or loss when the profit or loss on disposal is recognised.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

1 Significant accounting policies (continued)

(t) Borrowing costs

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset which necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of that asset. Other borrowing costs are expensed in the period in which they are incurred.

(u) Related parties

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

- (1) has control or joint control over the Group;
- (2) has significant influence over the Group; or
- (3) is a member of the key management personnel of the Group or the Group's parent.

(ii) An entity is related to the Group if any of the following conditions applies:

- (1) The entity and the Group are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).
- (2) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).
- (3) Both entities are joint ventures of the same third party.
- (4) One entity is a joint venture of a third entity and the other entity is an associate of the third entity.
- (5) The entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group.
- (6) The entity is controlled or jointly controlled by a person identified in (i).
- (7) A person identified in (i)(1) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).

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

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)



1 Significant accounting policies (continued)

(v) Segment reporting

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

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

2 Turnover and segment reporting

(a) Turnover

The principal activity of the Company is investment holding. The principal activities of its subsidiaries are set out in note 12. Given below is an analysis of the turnover of the Group:

	2014	2013
	\$'000	\$'000
Principal activities		
Motoring school operations	282,616	245,991
Investment and other activities	<u>54,840</u>	<u>44,489</u>
	<u>337,456</u>	<u>290,480</u>

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

2 Turnover and segment reporting (continued)

(b) Segment reporting

The Group manages its businesses by divisions, which are organised by business lines (products and services). 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 reportable segments. No operating segments have been aggregated to form the following reportable segments.

- Motoring school operations: this segment invests in subsidiaries which operate three driver training centres.
- Tunnel operations: this segment invests in associates which operate the Western Harbour Tunnel and Tate's Cairn Tunnel franchises.
- Electronic toll operations: this segment invests in a joint venture which operates an electronic toll collection system and provision of telematics services.
- Treasury: this segment operates investing and financing activities and receives dividend income and interest income.

(i) Segment results, assets and liabilities

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

Segment assets include all tangible, intangible assets and current and non-current assets with the exception of other corporate assets. Segment liabilities include trade creditors attributable to the sales activities and the accruals of the individual segments and dividend payable and taxation payable managed directly by the segments with the exception of other corporate liabilities.

Revenue and expenses are allocated to the reportable segments with reference to revenue 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.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

2 Turnover and segment reporting (continued)

(b) Segment reporting (continued)

(i) Segment results, assets and liabilities (continued)

Information regarding the Group's reportable segments as provided to the Group's most senior executive management for the purposes of resource allocation and assessment of segment performance for the years ended 31 December 2014 and 2013 is set out below.

	Motoring school operations		Tunnel operations		Electronic toll operations		Treasury		Total	
	2014	2013	2014	2013	2014	2013	2014	2013	2014	2013
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue from external customers	282,616	245,991	2,500	2,500	13,800	13,800	3,881	2,570	302,797	264,861
Interest revenue	4,936	3,284	—	—	1	1	27,722	20,334	32,659	23,619
Reportable segment revenue	287,552	249,275	2,500	2,500	13,801	13,801	31,603	22,904	335,456	288,480
Reportable segment profit/(loss) before tax	123,277	113,156	459,908	436,282	28,288	28,287	(3,040)	(17,868)	608,433	559,857
Interest income from bank deposits	4,936	3,284	—	—	1	1	12,708	4,825	17,645	8,110
Finance costs	—	—	—	—	—	—	(19)	(123)	(19)	(123)
Depreciation	(4,358)	(3,671)	—	—	—	—	—	—	(4,358)	(3,671)
Share of profits less losses of associates	—	—	457,408	433,782	—	—	—	—	457,408	433,782
Share of profits of a joint venture	—	—	—	—	14,703	14,711	—	—	14,703	14,711
Income tax	(20,045)	(18,183)	—	—	(2,033)	(2,031)	—	6,824	(22,078)	(13,390)
Reportable segment assets	501,250	468,339	1,985,945	2,227,405	81,484	71,772	2,048,103	1,397,709	4,616,782	4,165,225
Interest in a joint venture	—	—	—	—	66,137	56,434	—	—	66,137	56,434
Interest in associates	—	—	1,985,945	2,227,405	—	—	—	—	1,985,945	2,227,405
Additions to non-current segment assets	14,803	1,695	—	—	—	—	—	—	14,803	1,695
Reportable segment liabilities	221,897	194,517	228,981	205,518	1,199	1,193	2,235	2,240	454,312	403,468

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

2 Turnover and segment reporting (continued)

(b) Segment reporting (continued)

(ii) Reconciliations of reportable segment revenues, profit or loss, assets and liabilities

	2014 \$'000	2013 \$'000
Revenue		
Reportable segment revenue	335,456	288,480
Unallocated head office and corporate revenue	2,000	2,000
Consolidated turnover	<u>337,456</u>	<u>290,480</u>
Profit		
Reportable segment profit derived from		
Group's external customers	608,433	559,857
Other revenue	25	384
Unallocated head office and corporate income and expenses	(75,680)	(70,666)
Consolidated profit before taxation	<u>532,778</u>	<u>489,575</u>
Assets		
Reportable segment assets	4,616,782	4,165,225
Unallocated head office and corporate assets	102,079	112,301
Consolidated total assets	<u>4,718,861</u>	<u>4,277,526</u>
Liabilities		
Reportable segment liabilities	454,312	403,468
Unallocated head office and corporate liabilities	30,876	27,525
Consolidated total liabilities	<u>485,188</u>	<u>430,993</u>

The Group previously reported a separate "Others" segment. In accordance with the way in which the information is now reported internally to the Group's most senior executive management for the purpose of resource allocation and performance assessment, such financial results, assets and liabilities previously reported under that segment are now reported under "Unallocated head office and corporate revenue", "Unallocated head office and corporate income and expenses", and "Unallocated head office and corporate assets and liabilities". Comparative figures have been reclassified in conformity with current year's presentation.

(iii) Geographical information

No additional information has been disclosed in respect of the Group's geographical information as the Group operates substantially in one geographical location which is Hong Kong.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)



3 Other revenue and other net losses

	2014 \$'000	2013 \$'000
Other revenue		
Interest income from loan to an associate	<u>25</u>	<u>384</u>
Other net losses		
Net realised and unrealised gains on trading securities	5,694	9,391
Available-for-sale securities: reclassified from equity (note 9(b))		
– On disposal	(45)	—
– On impairment	(35,534)	(51,119)
Net gains on sale of fixed assets	<u>447</u>	<u>703</u>
	<u>(29,438)</u>	<u>(41,025)</u>

4 Profit before taxation

	2014 \$'000	2013 \$'000
Profit before taxation is arrived at after charging:		
Depreciation	21,306	20,581
Auditor's remuneration		
– statutory audit services	2,130	2,012
– other services	385	358
Operating lease charges - land and buildings	13,892	8,810
Contributions to defined contribution retirement scheme	5,084	4,489
Salaries, wages and other benefits (excluding directors' emoluments)	128,800	105,587
Cost of inventories consumed	<u>7,852</u>	<u>7,538</u>
and after crediting/(charging):		
Dividend income from listed investments	3,760	2,377
Interest income from listed investments	15,014	15,509
Other interest income	17,645	8,110
Net foreign exchange (losses)/gains	<u>(4,264)</u>	<u>1,250</u>

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

5 Income tax in the consolidated statement of profit or loss

(a) Taxation in the consolidated statement of profit or loss represents:

	2014 \$'000	2013 \$'000
Current tax - Hong Kong Profits Tax		
Provision for the year	20,723	20,200
Over-provision in respect of prior years	<u>(175)</u>	<u>(6,944)</u>
	20,548	13,256
Deferred tax		
Origination and reversal of temporary differences	<u>1,530</u>	<u>133</u>
	<u>22,078</u>	<u>13,389</u>

The provision for Hong Kong Profits Tax for 2014 is calculated at 16.5% (2013: 16.5%) of the estimated assessable profits for the year, taking into account a reduction granted by the Hong Kong SAR Government of 75% of the tax payable for the year of assessment 2013-14 subject to a maximum reduction of \$10,000 for each business (2013: the same statutory concession was granted for the year of assessment 2012-13 and was taken into account in calculating the provision for 2013).

(b) Reconciliation between tax expense and accounting profit at applicable tax rate:

	2014 \$'000	2013 \$'000
Profit before taxation	<u>532,778</u>	<u>489,575</u>
Notional tax on profit before tax calculated at 16.5% (2013: 16.5%)	87,908	80,780
Tax effect of non-deductible expenses	17,588	18,951
Tax effect on non-taxable income	(85,541)	(83,065)
Tax effect of unused tax losses not recognised	2,298	3,667
Over-provision in prior years	<u>(175)</u>	<u>(6,944)</u>
Actual tax expense	<u>22,078</u>	<u>13,389</u>

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

6 Directors' remuneration

Directors' remuneration disclosed pursuant to section 78 of Schedule 11 to the new Hong Kong Companies Ordinance (Cap. 622), with reference to section 161 of the predecessor Hong Kong Companies Ordinance (Cap. 32), is as follows:

	Directors' fees	Salaries, allowances and benefits in kind	Discretionary bonuses	Retirement scheme contributions	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
2014					
Executive directors					
Cheung Chung Kiu	—	—	9,000	2	9,002
Yeung Hin Chung, John	—	4,340	4,500	17	8,857
Yuen Wing Shing	—	—	2,200	2	2,202
Wong Chi Keung	—	—	1,500	2	1,502
Leung Wai Fai	—	—	2,200	2	2,202
Tung Wai Lan, Iris	—	—	2,000	2	2,002
Independent non-executive directors					
Luk Yu King, James	400	—	—	—	400
Ng Kwok Fu	300	—	—	—	300
Leung Yu Ming, Steven	300	—	—	—	300
	<u>1,000</u>	<u>4,340</u>	<u>21,400</u>	<u>27</u>	<u>26,767</u>
2013					
Executive directors					
Cheung Chung Kiu	—	—	8,500	1	8,501
Yeung Hin Chung, John	—	4,140	4,000	15	8,155
Yuen Wing Shing	—	—	2,000	1	2,001
Wong Chi Keung	—	—	1,000	1	1,001
Leung Wai Fai	—	—	1,900	1	1,901
Tung Wai Lan, Iris	—	—	1,500	1	1,501
Independent non-executive directors					
Luk Yu King, James	350	—	—	—	350
Ng Kwok Fu	250	—	—	—	250
Leung Yu Ming, Steven	250	—	—	—	250
	<u>850</u>	<u>4,140</u>	<u>18,900</u>	<u>20</u>	<u>23,910</u>

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

7 Individuals with highest emoluments

Of the five individuals with the highest emoluments, four (2013: four) are directors whose emoluments are disclosed in note 6. The emolument in respect of the other one (2013: one) individual is as follows:

	2014	2013
	\$'000	\$'000
Salaries and other emoluments	1,835	1,440
Discretionary bonuses and/or performance-related bonuses	500	450
Retirement scheme contributions	50	101
	<u>2,385</u>	<u>1,991</u>

The emolument of the one (2013: one) individual with the highest emolument is within the following bands:

	2014	2013
	Number of individuals	Number of individuals
Bands (in HK\$)		
\$1,500,001 - \$2,000,000	—	1
\$2,000,001 - \$2,500,000	1	—
	<u>1</u>	<u>1</u>

8 Profit attributable to equity shareholders of the Company

The consolidated profit attributable to equity shareholders of the Company includes a profit of \$428,202,000 (2013: \$429,694,000) which has been dealt with in the financial statements of the Company.

Reconciliation of the above amount to the Company's profit for the year:

	2014	2013
	\$'000	\$'000
Amount of consolidated profit attributable to equity shareholders dealt with in the Company's financial statements	428,202	429,694
Final dividends from subsidiaries attributable to the profits of the previous financial year, approved and paid during the year	10,745	17,745
Company's profit for the year (note 21(a))	<u>438,947</u>	<u>447,439</u>

Details of dividends paid and payable to equity shareholders of the Company are set out in note 21(b).

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

9 Other comprehensive income

(a) Tax effects relating to each component of other comprehensive income

	2014			2013		
	Before-tax amount \$'000	Tax expense \$'000	Net-of-tax amount \$'000	Before-tax amount \$'000	Tax expense \$'000	Net-of-tax amount \$'000
Available-for-sale securities:						
Net movement in the investment revaluation reserve	22,161	—	22,161	(6,851)	—	(6,851)
Share of other comprehensive income of a joint venture:						
Exchange differences on translation of financial statements of overseas subsidiary and joint venture	—	—	—	26	—	26
Other comprehensive income	<u>22,161</u>	<u>—</u>	<u>22,161</u>	<u>(6,825)</u>	<u>—</u>	<u>(6,825)</u>

(b) Components of other comprehensive income, including reclassification adjustments

	2014 \$'000	2013 \$'000
Available-for-sale securities:		
Changes in fair value recognised during the year	(13,418)	(57,970)
Reclassification adjustments for amounts transferred to profit or loss:		
– losses on disposal (note 3)	45	—
– impairment losses (note 3)	<u>35,534</u>	<u>51,119</u>
Net movement in the investment revaluation reserve during the year recognised in other comprehensive income	<u>22,161</u>	<u>(6,851)</u>

10 Earnings per share

The calculation of basic and diluted earnings per share is based on the profit attributable to ordinary equity shareholders of the Company of \$472,214,000 (2013: \$440,178,000) and the weighted average of 372,688,000 ordinary shares (2013: 372,688,000) in issue during the year.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

11 Fixed assets

(a) Group

	Buildings held for own use carried at cost \$'000	Furniture, fixtures and equipment \$'000	Motor vehicles \$'000	Yacht \$'000	Leasehold improvements \$'000	Sub-total \$'000	Interest in leasehold land held for own use \$'000	Total \$'000
Cost:								
At 1 January 2013	123,341	26,472	97,121	121,811	1,186	369,931	38,286	408,217
Additions	339	702	2,035	—	—	3,076	—	3,076
Disposals	—	(624)	(2,041)	—	—	(2,665)	—	(2,665)
At 31 December 2013	123,680	26,550	97,115	121,811	1,186	370,342	38,286	408,628
At 1 January 2014	123,680	26,550	97,115	121,811	1,186	370,342	38,286	408,628
Additions	314	1,477	19,498	—	—	21,289	—	21,289
Disposals	—	(580)	(1,678)	—	—	(2,258)	—	(2,258)
At 31 December 2014	123,994	27,447	114,935	121,811	1,186	389,373	38,286	427,659
Accumulated depreciation:								
At 1 January 2013	99,642	25,137	91,529	8,912	1,186	226,406	13,125	239,531
Charge for the year	1,106	787	2,519	15,440	—	19,852	729	20,581
Written back on disposals	—	(622)	(2,028)	—	—	(2,650)	—	(2,650)
At 31 December 2013	100,748	25,302	92,020	24,352	1,186	243,608	13,854	257,462
At 1 January 2014	100,748	25,302	92,020	24,352	1,186	243,608	13,854	257,462
Charge for the year	1,140	887	3,110	15,440	—	20,577	729	21,306
Written back on disposals	—	(571)	(1,389)	—	—	(1,960)	—	(1,960)
At 31 December 2014	101,888	25,618	93,741	39,792	1,186	262,225	14,583	276,808
Net book value:								
At 31 December 2014	22,106	1,829	21,194	82,019	—	127,148	23,703	150,851
At 31 December 2013	22,932	1,248	5,095	97,459	—	126,734	24,432	151,166

The leasehold land of the Group at 31 December 2014 and 2013 is held in Hong Kong under a medium-term lease.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)



11 Fixed assets (continued)

(b) Company

	Furniture, fixtures and equipment \$'000	Leasehold improvements \$'000	Total \$'000
Cost:			
At 1 January 2013	738	857	1,595
Additions	29	—	29
Disposals	(12)	—	(12)
At 31 December 2013	<u>755</u>	<u>857</u>	<u>1,612</u>
At 1 January 2014	755	857	1,612
Additions	16	—	16
Disposals	(22)	—	(22)
At 31 December 2014	<u>749</u>	<u>857</u>	<u>1,606</u>
Accumulated depreciation:			
At 1 January 2013	676	857	1,533
Charge for the year	20	—	20
Written back on disposals	(11)	—	(11)
At 31 December 2013	<u>685</u>	<u>857</u>	<u>1,542</u>
At 1 January 2014	685	857	1,542
Charge for the year	26	—	26
Written back on disposals	(20)	—	(20)
At 31 December 2014	<u>691</u>	<u>857</u>	<u>1,548</u>
Net book value:			
At 31 December 2014	<u>58</u>	<u>—</u>	<u>58</u>
At 31 December 2013	<u>70</u>	<u>—</u>	<u>70</u>

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

12 Interest in subsidiaries

	Company	
	2014	2013
	\$'000	\$'000
Unlisted shares, at cost	851,050	851,050
Amounts due from subsidiaries, net of provision	1,329,617	1,454,612
	<u>2,180,667</u>	<u>2,305,662</u>
Amounts due to subsidiaries	<u>616,567</u>	<u>505,580</u>

The amounts due from subsidiaries are not expected to be repaid within the next twelve months, and are net of a provision of \$149,318,000 (2013: \$Nil) made after a review of recoverability of amounts advanced to certain wholly owned subsidiaries. The amounts due to subsidiaries are classified as non-current liabilities as they are not repayable within the next twelve months.

The following list contains only the particulars of subsidiaries which principally affected the results, assets or liabilities of the Group. The class of shares held is ordinary unless otherwise stated.

Name of company	Place of incorporation and business	Particulars of issued and fully paid up share capital	Proportion of ownership interest Group's effective interest	Held		Principal activity
				by the Company	by a subsidiary	
Alpha Hero Limited	British Virgin Islands/ International	50,000 shares of US\$1 each	70%	—	70%	Investment holding
Clear Path Limited	British Virgin Islands/ International	500 shares of US\$1 each	100%	—	100%	Securities investment
Gold Harbour Investment Limited	Hong Kong	1 share	100%	—	100%	Investment holding
Gold Faith Investments Limited	British Virgin Islands/ International	1 share of US\$1	100%	—	100%	Securities investment
High Fortune Group Limited	British Virgin Islands/ International	1 share of US\$1	100%	100%	—	Investment holding

Notes to the Consolidated Financial Statements

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12 Interest in subsidiaries (continued)

Name of company	Place of incorporation and business	Particulars of issued and fully paid up share capital	Proportion of ownership interest			Principal activity
			Group's effective interest	Held by the Company	Held by a subsidiary	
HKSM Yuen Long Driving School Limited	Hong Kong	2 shares	70%	—	70%	Designated driving school
Join Harbour Limited	British Virgin Islands/ International	1 share of US\$1	100%	—	100%	Property holding
MEG (HK) Limited	Hong Kong	1 share	70%	—	70%	Property holding
Motoring Excellence Group Limited	Hong Kong	1 share	70%	—	70%	Investment holding
New Horizon School of Motoring Limited	Hong Kong	1 share	70%	—	70%	Designated driving school
Newcheer Limited	British Virgin Islands/ International	1 share of US\$1	100%	—	100%	Securities investment
Power Right Investments Limited	British Virgin Islands/ International	1 share of US\$1	100%	—	100%	Investment holding
Smart Chance Global Limited	British Virgin Islands/ International	1 share of US\$1	100%	—	100%	Holding of a yacht
Super Legend Investments Limited	British Virgin Islands/ International	1 share of US\$1	100%	—	100%	Investment
The Autopass Company Limited	Hong Kong	70,000 "A" shares 30,000 "B" shares	100% —	100% —	— —	Investment holding and provision of consultancy services
The Hong Kong School of Motoring Limited	Hong Kong	2,000,000 shares	70%	—	70%	Designated driving school

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(Expressed in Hong Kong dollars)

12 Interest in subsidiaries (continued)

The following table lists out the information relating to Alpha Hero Limited and its subsidiaries (“AHL group”), the only group of subsidiaries of the Group which have material non-controlling interest (NCI). The summarised financial information presented below represents the amounts before any inter-company elimination.

	AHL group	
	2014	2013
	\$'000	\$'000
Gross amounts of AHL group's		
Current assets	448,084	425,062
Non-current assets	53,166	43,277
Current liabilities	(220,295)	(194,185)
Non-current liabilities	(1,602)	(332)
Net assets	279,353	273,822
NCI percentage	30%	30%
Carrying amount of NCI	83,806	82,147
Revenue	287,552	249,275
Profit for the year	103,232	94,973
Total comprehensive income	103,232	94,973
NCI percentage	30%	30%
Profit allocated to NCI	30,970	28,492
Dividend paid to NCI	29,310	25,380
Cash flows from operating activities	134,782	126,487
Cash flows from investing activities	(30,858)	(99,599)
Cash flows from financing activities	(97,700)	(84,600)

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13 Interest in associates

	Group		Company	
	2014	2013	2014	2013
	\$'000	\$'000	\$'000	\$'000
Unlisted shares, at cost	—	—	148,000	148,000
Share of net assets	1,954,632	2,188,117	—	—
Goodwill	28,400	36,400	—	—
Amount due from an associate	417	417	417	417
Loan to and interest receivable from an associate	2,496	2,471	1,847	1,829
	<u>1,985,945</u>	<u>2,227,405</u>	<u>150,264</u>	<u>150,246</u>
Loan from an associate	<u>228,981</u>	<u>205,518</u>	<u>—</u>	<u>—</u>

- (a) The following list contains only the particulars of material associates, all of which are unlisted corporate entities whose quoted market price is not available:

Name of associate	Form of business structure	Place of incorporation and business	Proportion of ownership interest			Principal activity	Financial year end
			Group's effective interest	Held by the Company	Held by a subsidiary		
Western Harbour Tunnel Company Limited ("WHTCL")	Incorporated	Hong Kong	50%	37%	13%	Operation of the Western Harbour Crossing	31 July
Tate's Cairn Tunnel Company Limited ("TCTCL")	Incorporated	Hong Kong	39.5%	—	39.5%	Operation of the Tate's Cairn Tunnel	30 June

- (b) All of the above associates are accounted for using the equity method in the consolidated financial statements based on the financial statements of WHTCL and TCTCL for the year ended 31 December 2014 respectively.
- (c) WHTCL was granted a thirty-year franchise to construct and operate the Western Harbour Crossing in accordance with the Western Harbour Crossing Ordinance enacted on 22 July 1993.
- (d) TCTCL was granted a thirty-year franchise to construct and operate the Tate's Cairn Tunnel in accordance with the Tate's Cairn Tunnel Ordinance enacted on 1 July 1988.
- (e) The amount due from an associate is unsecured, interest free and repayable on demand. The amount is classified as non-current as the directors do not intend to demand repayment within the next twelve months.

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(Expressed in Hong Kong dollars)

13 Interest in associates (continued)

- (f) The loan to an associate is unsecured and bears interest at a rate of 1% per annum as determined by the shareholders of that associate. Interest earned by the Group from the associate for the year ended 31 December 2014 amounted to \$0.02 million (2013: \$0.4 million). The loan is repayable on demand as may from time to time be agreed among the associate's shareholders. The loan is classified as non-current as the directors do not intend to demand repayment within the next twelve months.
- (g) The loan from an associate is unsecured and interest free. The loan is classified as non-current as it is not repayable within the next twelve months.
- (h) Summarised financial information of the material associate, WHTCL, adjusted for any differences in accounting policies, and reconciled to the carrying amounts in the consolidated financial statements, are disclosed below:

	Note	2014 \$'000	2013 \$'000
Gross amounts of the associate's			
Revenue			
Toll revenue		1,380,279	1,350,092
Other revenue	(i)	<u>53,361</u>	<u>37,763</u>
		1,433,640	1,387,855
Other income		2,245	583
Expenditure			
Operating and administrative expenses		(96,659)	(94,793)
Rates and government rent		(54,769)	(51,129)
Amortisation and depreciation	(ii)	<u>(307,667)</u>	<u>(296,997)</u>
Operating profit before finance charges		976,790	945,519
Interest on shareholders' loans		(49)	(769)
Other finance costs		—	(698)
Profit before taxation		976,741	944,052
Income tax	(iii)	<u>(162,865)</u>	<u>(157,669)</u>
Profit for the year		813,876	786,383
Other comprehensive income		—	—
Total comprehensive income		<u>813,876</u>	<u>786,383</u>
Group's effective interest		50%	50%
Group's share of total comprehensive income		406,938	393,192
Fair value adjustments			
Profit for the year		(9,359)	(9,359)
Other comprehensive income		—	—
		<u>397,579</u>	<u>383,833</u>
Dividend received from the associate		<u>602,000</u>	<u>327,500</u>

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)



13 Interest in associates (continued)

- (h) Summarised financial information of the material associate, WHTCL, adjusted for any differences in accounting policies, and reconciled to the carrying amounts in the consolidated financial statements, are disclosed below: (continued)

	2014	2013
Note	\$'000	\$'000
Gross amounts of the associate's		
Current assets	290,599	315,244
Non-current assets	3,424,895	3,727,249
Current liabilities	(iv) (246,628)	(160,795)
Non-current liabilities		
Deferred tax liabilities	(486,020)	(508,777)
Shareholders' loans	(4,992)	(4,943)
Equity	<u>2,977,854</u>	<u>3,367,978</u>
Reconciled to the Group's interest in associates		
Gross amounts of net assets of the associate	2,977,854	3,367,978
Group's effective interest	50%	50%
Group's share of net assets of the associate	1,488,927	1,683,989
Fair value adjustments	80,166	89,525
Amount due from the associate	417	417
Loan to and interest receivable from the associate	<u>2,496</u>	<u>2,471</u>
Carrying amount in the consolidated financial statements	<u>1,572,006</u>	<u>1,776,402</u>

Notes:

- (i) Other revenue includes income from telecommunications network providers and outdoor advertising site rental. For the year ended 31 December 2014, non-recurring income amounted to \$10.5 million.
- (ii) Amortisation of the cost of tunnel is calculated to write off the cost over the franchise period on a units-of-usage basis whereby amortisation is provided based on the share of traffic volume for a particular period over the projected total traffic volume for the remainder of the franchise period of the tunnel.
- (iii) Taxation includes the current and deferred income tax for the year. The provision for Hong Kong Profits Tax is calculated at 16.5% (2013: 16.5%) of the estimated assessable profits for 2014.
- (iv) Current liabilities include current tax liabilities of \$97.2 million (2013: \$98.6 million).

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(Expressed in Hong Kong dollars)

13 Interest in associates (continued)

- (i) Summarised financial information of the material associate, TCTCL, adjusted for any differences in accounting policies, and reconciled to the carrying amounts in the consolidated financial statements, are disclosed below:

	2014	2013
	\$'000	\$'000
Gross amounts of the associate's		
Revenue	467,145	433,244
Profit and total comprehensive income	246,965	222,413
Group's effective interest	39.5%	39.5%
Group's share of total comprehensive income	97,551	87,853
Fair value adjustments	(29,889)	(29,889)
	<u>67,662</u>	<u>57,964</u>
Dividend received from the associate	<u>96,893</u>	<u>85,597</u>
Gross amounts of the associate's		
Current assets	33,751	30,963
Non-current assets	798,847	801,314
Current liabilities	(86,150)	(77,356)
Non-current liabilities	(35,689)	(45,827)
Equity	<u>710,759</u>	<u>709,094</u>
Reconciled to the Group's interest in associates		
Gross amount of net assets of the associate	710,759	709,094
Group's effective interest	39.5%	39.5%
Group's share of net assets of the associate	280,750	280,092
Fair value adjustments	104,531	134,420
Goodwill	<u>28,400</u>	<u>36,400</u>
Carrying amount in the consolidated financial statements	<u>413,681</u>	<u>450,912</u>

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)



13 Interest in associates (continued)

(j) Aggregate information of associates that are not individually material:

	2014 \$'000	2013 \$'000
Aggregate carrying amount of individually immaterial associates in the consolidated financial statements	258	91
Aggregate amounts of the Group's share of those associates'		
– Profit/(loss) from continuing operations	167	(15)
– Post-tax profit or loss from discontinued operations	—	—
– Other comprehensive income	—	—
– Total comprehensive income	<u>167</u>	<u>(15)</u>

14 Interest in a joint venture

	Group		Company	
	2014 \$'000	2013 \$'000	2014 \$'000	2013 \$'000
Share of net assets	56,007	46,304	—	—
Loan to a joint venture	<u>10,130</u>	<u>10,130</u>	<u>—</u>	<u>—</u>
	<u>66,137</u>	<u>56,434</u>	<u>—</u>	<u>—</u>

(a) Details of the Group's interest in the joint venture, which is accounted for using the equity method in the consolidated financial statements, are as follows:

Name of joint venture	Form of business structure	Place of incorporation and business	Particulars of issued and paid up capital	Proportion of ownership interest			Principal activity	Financial year end
				Group's effective interest	Held by the Company	Held by a subsidiary		
Autotoll Limited	Incorporated	Hong Kong	16,000,000 ordinary shares	50%	—	50%	Operation of an electronic toll collection system	30 September

Autotoll Limited, the only joint venture in which the Group participates, is an unlisted corporate entity whose quoted market price is not available.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

14 Interest in a joint venture (continued)

- (b) The Autopass Company Limited and Electronic Toll Systems Limited formed the above equal equity joint venture to operate an electronic toll collection system in Hong Kong on 1 October 1998.
- (c) The loan to a joint venture is unsecured, interest free and has no fixed repayment terms. The loan is non-current as it is not expected to be recoverable within the next twelve months.
- (d) Summarised financial information of Autotoll Limited:

	2014	2013
	\$'000	\$'000
Carrying amount in the consolidated financial statements	66,137	56,434
Amounts of the Group's share of the joint venture's		
– Profit from continuing operations	14,703	14,711
– Post-tax profit or loss from discontinued operations	—	—
– Other comprehensive income	—	26
– Total comprehensive income	<u>14,703</u>	<u>14,737</u>

15 Available-for-sale securities

	Group	
	2014	2013
	\$'000	\$'000
Listed securities		
– in Hong Kong	284,825	303,338
– outside Hong Kong	<u>111,895</u>	<u>96,240</u>
	396,720	399,578
Unlisted securities	<u>136,483</u>	<u>60,289</u>
	<u>533,203</u>	<u>459,867</u>
Market value of listed securities	<u>396,720</u>	<u>399,578</u>
Fair value of individually impaired available-for-sale securities	<u>173,176</u>	<u>75,718</u>

Certain of the Group's available-for-sale securities were individually determined to be impaired on the basis of a material decline in their fair value below cost which indicated that the cost of the Group's investment in them may not be recovered. Impairment losses on these investments were recognised in profit or loss in accordance with the policy set out in note 1(j)(i) (see note 3).

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)



16 Trading securities

	Group	
	2014	2013
	\$'000	\$'000
Listed securities (at market value)		
– in Hong Kong	21,896	20,173
– outside Hong Kong	—	68,657
	<u>21,896</u>	<u>88,830</u>
Unlisted securities	<u>94,399</u>	<u>91,268</u>
	<u><u>116,295</u></u>	<u><u>180,098</u></u>

At 31 December 2014, trading securities of \$3,471,000 (2013: \$2,325,000) were pledged to a financial institution as security against treasury facilities granted to the Group.

17 Trade and other receivables

	Group		Company	
	2014	2013	2014	2013
	\$'000	\$'000	\$'000	\$'000
Trade receivables	5,069	5,246	—	—
Other receivables	<u>3,064</u>	<u>2,874</u>	<u>879</u>	<u>437</u>
	8,133	8,120	879	437
Deposits and prepayments	<u>11,188</u>	<u>13,820</u>	<u>315</u>	<u>247</u>
	<u><u>19,321</u></u>	<u><u>21,940</u></u>	<u><u>1,194</u></u>	<u><u>684</u></u>

The amount of the Group's and the Company's deposits and prepayments expected to be recovered or recognised as expense after more than one year is \$2,215,000 (2013: \$2,026,000) and \$4,000 (2013: \$1,000) respectively. Apart from these, all of the trade and other receivables are expected to be recovered or recognised as expense within one year.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

17 Trade and other receivables (continued)

(a) Ageing analysis

As of the end of the reporting period, the ageing analysis of trade receivables (which are included in trade and other receivables), based on the invoice date, is as follows:

	Group	
	2014	2013
	\$'000	\$'000
Within 1 month	3,929	3,958
1 to 2 months	736	726
2 to 3 months	40	146
Over 3 months	364	416
	<u>5,069</u>	<u>5,246</u>

(b) Trade receivables that are not impaired

The ageing analysis of trade receivables that are neither individually nor collectively considered to be impaired are as follows:

	Group	
	2014	2013
	\$'000	\$'000
Neither past due nor impaired	2,991	4,113
Less than 1 month past due	938	625
1 to 3 months past due	904	453
More than 3 months but less than 12 months past due	236	55
Amounts past due	2,078	1,133
	<u>5,069</u>	<u>5,246</u>

The Group's credit policy is set out in note 22(a).

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)



17 Trade and other receivables (continued)

(c) Trade receivables that are not impaired

None of the above trade receivables are either individually or collectively considered to be impaired.

Receivables that were neither past due nor impaired relate to a wide range of customers for whom there was no recent history of default.

Receivables that were past due but not impaired relate to a number of independent customers that have a good track record with the Group. Based on past experience, management believes that no impairment allowance is necessary in respect of these balances as there has not been a significant change in credit quality and the balances are still considered fully recoverable.

18 Bank deposits and cash

	Group		Company	
	2014	2013	2014	2013
	\$'000	\$'000	\$'000	\$'000
Deposits with banks and other financial institutions	1,706,237	846,085	1,116,201	372,560
Cash at bank and in hand	<u>88,085</u>	<u>328,647</u>	<u>48,164</u>	<u>262,384</u>
Bank deposits and cash in the statement of financial position	1,794,322	1,174,732	<u>1,164,365</u>	<u>634,944</u>
Less: Deposits with maturity over three months	<u>(133,377)</u>	<u>(111,695)</u>		
Cash and cash equivalents in the consolidated statement of cash flows	<u>1,660,945</u>	<u>1,063,037</u>		

At 31 December 2014, bank deposits and cash of \$18,927,000 (2013: \$19,565,000) were pledged to a financial institution as security against treasury facilities granted to the Group.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

19 Trade and other payables

	Group		Company	
	2014 \$'000	2013 \$'000	2014 \$'000	2013 \$'000
Trade payables	2,829	2,049	—	—
Other payables and accruals	<u>56,579</u>	<u>51,325</u>	<u>30,042</u>	<u>26,963</u>
	<u>59,408</u>	<u>53,374</u>	<u>30,042</u>	<u>26,963</u>

All of the trade and other payables are expected to be settled or recognised as income within one year or are repayable on demand.

Included in trade and other payables are trade payables with the following ageing analysis, based on the invoice date, as of the end of the reporting period:

	Group	
	2014 \$'000	2013 \$'000
Within 1 month	555	406
1 to 3 months	446	373
Over 3 months but within 6 months	<u>1,828</u>	<u>1,270</u>
	<u>2,829</u>	<u>2,049</u>

20 Income tax in the statement of financial position

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

	Group		Company	
	2014 \$'000	2013 \$'000	2014 \$'000	2013 \$'000
Provision for Hong Kong Profits				
Tax for the year	20,723	20,200	—	—
Provisional Profits Tax paid	<u>(19,296)</u>	<u>(15,535)</u>	—	—
	1,427	4,665	—	—
Balance of Profits Tax provision relating to prior years	<u>6,761</u>	<u>6,742</u>	—	—
	<u>8,188</u>	<u>11,407</u>	—	—
Taxation recoverable recognised in the statement of financial position	(204)	(2,108)	—	—
Taxation payable recognised in the statement of financial position	<u>8,392</u>	<u>13,515</u>	—	—
	<u>8,188</u>	<u>11,407</u>	—	—

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)



20 Income tax in the statement of financial position (continued)

(b) Deferred tax assets and liabilities recognised:

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

	Group \$'000	
Deferred tax arising from depreciation in excess of related depreciation allowances		
At 1 January 2013		(2,551)
Charged to profit or loss		<u>133</u>
At 31 December 2013		<u>(2,418)</u>
At 1 January 2014		(2,418)
Charged to profit or loss		<u>1,530</u>
At 31 December 2014		<u>(888)</u>
	2014	2013
	\$'000	\$'000
Net deferred tax assets recognised in the consolidated statement of financial position	(2,490)	(2,750)
Net deferred tax liabilities recognised in the consolidated statement of financial position	<u>1,602</u>	<u>332</u>
	<u>(888)</u>	<u>(2,418)</u>

(c) Deferred tax assets not recognised:

In accordance with the accounting policy set out in note 1(p), the Group and the Company have not recognised deferred tax assets in respect of cumulative tax losses of \$313,723,000 (2013: \$299,680,000) and \$137,788,000 (2013: \$137,788,000) respectively as it is not probable that future taxable profits against which the unused tax losses can be utilised will be available. The tax losses do not expire under current tax legislation.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

21 Capital, reserves and dividends

(a) Movements in components of equity

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

Company

	Share capital \$'000	Share premium \$'000	Retained profits \$'000	Total \$'000
Balance at 1 January 2013	372,688	1,256,773	591,729	2,221,190
Changes in equity for 2013:				
Dividends approved in respect of the previous year (note 21(b))	—	—	(44,722)	(44,722)
Profit and total comprehensive income for the year (note 8)	—	—	447,439	447,439
Dividends declared in respect of the current year (note 21(b))	—	—	(67,084)	(67,084)
Balance at 31 December 2013	<u>372,688</u>	<u>1,256,773</u>	<u>927,362</u>	<u>2,556,823</u>
Balance at 1 January 2014	372,688	1,256,773	927,362	2,556,823
Changes in equity for 2014:				
Dividends approved in respect of the previous year (note 21(b))	—	—	(44,722)	(44,722)
Profit and total comprehensive income for the year (note 8)	—	—	438,947	438,947
Transfer to no-par value regime on 3 March 2014 (note 21(c))	1,256,773	(1,256,773)	—	—
Dividends declared in respect of the current year (note 21(b))	—	—	(67,084)	(67,084)
Balance at 31 December 2014	<u>1,629,461</u>	<u>—</u>	<u>1,254,503</u>	<u>2,883,964</u>

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)



21 Capital, reserves and dividends (continued)

(b) Dividends

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

	2014 \$'000	2013 \$'000
Interim dividends declared of \$0.18 per share (2013: \$0.18 per share)	67,084	67,084
Final dividend proposed after the end of the reporting period \$0.15 per share (2013: \$0.12 per share)	<u>55,903</u>	<u>44,722</u>
	<u>122,987</u>	<u>111,806</u>

The final dividend proposed after the end of the reporting period has not been recognised as a liability at the end of the reporting period.

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

	2014 \$'000	2013 \$'000
Final dividend in respect of the previous financial year, approved and paid during the year, of \$0.12 per share (2013: \$0.12 per share)	<u>44,722</u>	<u>44,722</u>

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

21 Capital, reserves and dividends (continued)

(c) Share capital

Authorised and issued share capital

	2014		2013	
	No. of shares '000	\$'000	No. of shares '000	\$'000
Authorised: (note 1)				
Ordinary shares of \$1 each (note 2)	—	—	1,000,000	1,000,000
Ordinary shares, issued and fully paid:				
At 1 January	372,688	372,688	372,688	372,688
Transition to no-par value regime on 3 March 2014 (note 3)	—	1,256,773	—	—
At 31 December	<u>372,688</u>	<u>1,629,461</u>	<u>372,688</u>	<u>372,688</u>

Note 1: Under the new Hong Kong Companies Ordinance (Cap. 622), which commenced operation on 3 March 2014, the concept of authorised share capital no longer exists.

Note 2: In accordance with section 135 of the new Hong Kong Companies Ordinance (Cap. 622), the Company's shares no longer have a par or nominal value with effect from 3 March 2014. There is no impact on the number of shares in issue or the relative entitlement of any of the members as a result of this transition.

Note 3: In accordance with the transitional provisions set out in section 37 of Schedule 11 to the new Hong Kong Companies Ordinance (Cap. 622) on 3 March 2014 any amount standing to the credit of the share premium account and the capital redemption reserve has become part of the Company's share capital.

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

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21 Capital, reserves and dividends (continued)

(d) Nature and purpose of reserves

(i) Share premium

Prior to 3 March 2014, the application of the share premium account and the capital redemption reserve was governed by sections 48B and 49H respectively of the predecessor Hong Kong Companies Ordinance (Cap. 32). In accordance with the transitional provisions set out in section 37 of Schedule 11 to the new Hong Kong Companies Ordinance (Cap. 622), on 3 March 2014 any amount standing to the credit of the share premium account and the capital redemption reserve has become part of the Company's share capital (see note 33(c)). The use of share capital as from 3 March 2014 is governed by the new Hong Kong Companies Ordinance (Cap. 622).

(ii) Capital reserve and investment revaluation reserve

The capital reserve and investment revaluation reserve have been set up and are dealt with in accordance with the accounting policies adopted for subsidiaries in note 1(d) and the cumulative net change in the fair value of available-for-sale securities in note 1(g).

The exchange reserve comprises all foreign exchange differences arising from the translation of the financial statements of foreign operations. The reserve is dealt with in accordance with the accounting policies set out in note 1(s).

(e) Distributability of reserves

At 31 December 2014, the aggregate amount of reserves available for distribution to equity shareholders of the Company, as calculated under the provisions of part 6 of the Hong Kong Companies Ordinance (Cap. 622) was \$1,254,503,000 (2013: \$927,362,000). After the end of the reporting period the directors proposed a final dividend of \$0.15 per share (2013: \$0.12 per share), amounting to \$55,903,000 (2013: \$44,722,000) (note 21(b)). This dividend has not been recognised as a liability at the end of the reporting period.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

21 Capital, reserves and dividends (continued)

(f) Capital management

The Group's primary objectives when managing capital are to safeguard the Group's ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits for other stakeholders, by pricing products and services commensurately with the level of risk and by securing access to finance at a reasonable cost.

The Group actively and regularly reviews and manages its capital structure to maintain a balance between the higher shareholder returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position, and makes adjustments to the capital structure in light of changes in economic conditions.

At 31 December 2014, the Group did not have external borrowings. Adjusted capital comprises all components of equity less unaccrued proposed dividends.

In order to monitor its capital structure, the Group may adjust the amount of dividends paid to shareholders, issue new shares, return capital to shareholders or raise new debt financing.

The adjusted capital at 31 December 2014 and 2013 was as follows:

	Group		Company	
	2014	2013	2014	2013
	\$'000	\$'000	\$'000	\$'000
Total equity	4,233,673	3,846,533	2,883,964	2,556,823
Less: Proposed dividend (note 21(b))	<u>(55,903)</u>	<u>(44,722)</u>	<u>(55,903)</u>	<u>(44,722)</u>
	<u>4,177,770</u>	<u>3,801,811</u>	<u>2,828,061</u>	<u>2,512,101</u>

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

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22 Financial risk management and fair values of financial instruments

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

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

(a) Credit risk

The Group's credit risk is primarily attributable to bank deposits, investments in debt securities, loans to associates and a joint venture and trade and other receivables. Management has a credit policy in place and the exposures to these credit risks are monitored on an ongoing basis.

Cash is deposited with financial institutions with sound credit ratings and the Group has exposure limits for any single financial institution. The majority of securities investments are in liquid securities quoted on recognised stock exchanges and with counterparties that have good credit standing. Given their high credit standing, management does not expect any of these financial institutions and investment counterparties will fail to meet its obligations.

With respect to loans to associates and a joint venture, management reviews the credit standing of the borrowers and also monitors on an ongoing basis to control and mitigate the credit risk. In respect of trade and other receivables, credit evaluations are performed on all customers requiring credit over a certain amount. These evaluations focus on the customer's past history of making payments when due and current ability to pay, and take into account information specific to the customer as well as pertaining to the economic environment in which the customer operates. Trade receivables are due within one month from the date of billing while further credit may be granted to individual customers when appropriate. Normally, the Group does not obtain collateral from customers.

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer rather than the industry or country in which the customers operate and therefore significant concentrations of credit risk primarily arise when the Group has significant exposure to individual customers. The default risk of the industry and country in which customers operate also has an influence on credit risk but to a lesser extent. The Group has no concentrations of credit risk in view of its variety of investments with different counterparties or large number of customers.

Further quantitative disclosures in respect of the Group's exposure to credit risk arising from trade and other receivables are set out in note 17.



Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

22 Financial risk management and fair values of financial instruments (continued)

(b) Liquidity risk

Individual operating entities within the Group are responsible for their own cash management, including the short term investment of cash surpluses and the raising of loans to cover expected cash demands, subject to approval by the Company's board when the borrowings exceed certain predetermined levels of authority. The Group's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

The remaining contractual maturities at the end of the reporting period of the Group's and the Company's non-derivative financial liabilities, which are based on contractual undiscounted cash flows (including interest payments computed using contractual rates or, if floating, based on rates current at the end of the reporting period) and the earliest date the Group and the Company can be required to pay, are within one year or on demand, except for the loan from an associate which is not repayable within the next twelve months.

(c) Interest rate risk

The Group is exposed to interest rate risk through the impact of rates changes on income-earning financial assets. The following table details their interest rate profile at the end of the reporting period.

		2014		2013	
		Effective		Effective	
	Fixed/floating	interest rate	\$'000	interest rate	\$'000
Group					
Cash and cash equivalents	Floating	0.001% - 2.48%	77,732	0.001% - 2.00%	314,796
Cash and cash equivalents	Fixed	0.01% - 4.04%	1,572,860	0.01% - 2.70%	734,390
Bank deposits	Fixed	0.44% - 1.22%	<u>133,377</u>	0.50% - 1.36%	<u>111,695</u>
Company					
Cash and cash equivalents	Floating	0.001% - 0.58%	45,686	0.001% - 0.50%	259,982
Cash and cash equivalents	Fixed	0.55% - 3.89%	<u>1,116,201</u>	1.06% - 1.70%	<u>372,560</u>

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)



22 Financial risk management and fair values of financial instruments (continued)

(c) Interest rate risk (continued)

Sensitivity analysis

At 31 December 2014, it is estimated that a general increase/decrease of 25 basis points in interest rates, with all other variables held constant, would have increased/decreased the Group's profit after tax and retained profits by approximately \$194,000 (2013: \$787,000).

The sensitivity analysis above indicates the instantaneous change in the Group's profit after tax (and retained profits) that would arise assuming that the change in interest rates had occurred at the end of the reporting period and had been applied to the exposure to interest rate risk for financial instruments in existence at that date. The impact on the Group's profit after tax and retained profits is estimated as an annualised impact on interest income of such a change in interest rates. The analysis is performed on the same basis for 2013.

(d) Currency risk

The Group has foreign currency monetary assets and liabilities that are denominated in currencies other than the functional currency of the entity to which they relate. Exchange differences arising on settling or translating these foreign currency monetary items at rates different from those at the dates of the transactions giving rise to these monetary items are recognised in profit or loss.

The Group is exposed to currency risk primarily through its investments in securities and cash balances denominated in currencies other than its functional currency. The currencies giving rise to this risk are primarily Australian dollars and Renminbi.

In respect of the Group's assets denominated in United States dollars, it is assumed that the pegged rate between the Hong Kong dollar and the United States dollar would be materially unaffected by any changes in movement in value of the United States dollar against other currencies.

Management of the Group continuously monitors the Group's exposure to such foreign currency risks to ensure they are at manageable levels.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

22 Financial risk management and fair values of financial instruments (continued)

(d) Currency risk (continued)

The following table details the Group's exposure at the end of the reporting period to currency risk arising from recognised assets or liabilities denominated in currencies other than the functional currency of the entity to which they relate and the United States dollars. For presentation purposes, the amounts of the exposure are shown in Hong Kong dollars, translated using the spot rate at the year end date.

Group

	Exposure to foreign currencies (expressed in Hong Kong dollars)					
	2014			2013		
	Australian dollars \$'000	Renminbi \$'000	Singapore dollars \$'000	Australian dollars \$'000	Renminbi \$'000	Singapore dollars \$'000
Bank deposits and cash	7,598	133,559	—	8,107	96,283	—
Trading securities	—	—	—	—	—	68,656
Available-for-sale securities	—	—	—	—	36,260	—
	<u>7,598</u>	<u>133,559</u>	<u>—</u>	<u>8,107</u>	<u>132,543</u>	<u>68,656</u>

Sensitivity analysis

The following table indicates the instantaneous change in the Group's profit after tax (and retained profits) and other components of consolidated equity that would arise if foreign exchange rates to which the Group has significant exposure at the end of the reporting period had changed at that date, assuming all other risk variables remained constant.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

22 Financial risk management and fair values of financial instruments (continued)

(d) Currency risk (continued)

Sensitivity analysis (continued)

Group

	2014			2013		
	Increase/ (decrease) in foreign exchange rates	Effect on profit after tax and retained profits \$'000	Effect on other components of equity \$'000	Increase/ (decrease) in foreign exchange rates	Effect on profit after tax and retained profits \$'000	Effect on other components of equity \$'000
Australian dollars	5%	380	—	5%	405	—
	(5)%	(380)	—	(5)%	(405)	—
Renminbi	5%	6,678	—	5%	4,814	1,813
	(5)%	(6,678)	—	(5)%	(4,814)	(1,813)
Singapore Dollars	5%	—	—	5%	3,433	—
	(5)%	—	—	(5)%	(3,433)	—

Results of the analysis as presented in the above table represent an aggregation of the instantaneous effects on each of the Group entities' profit after tax and equity measured in the respective functional currencies, translated into Hong Kong dollars at the exchange rate ruling at the end of the reporting period for presentation purposes.

The sensitivity analysis assumes that the change in foreign exchange rates had been applied to re-measure those financial instruments held by the Group which expose the Group to foreign currency risk at the end of the reporting period, including inter-company payables and receivables within the Group which are denominated in a currency other than the functional currencies of the lender or the borrower. The analysis is performed on the same basis for 2013.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

22 Financial risk management and fair values of financial instruments (continued)

(e) Debt and equity price risk

The Group is exposed to debt and equity price changes arising from debt and equity investments classified as trading securities (see note 16) and available-for-sale securities (see note 15). Other than unquoted securities held for strategic purposes, all of these investments are listed.

The Group's listed investments are listed in Hong Kong and Singapore. Decisions to buy or sell trading securities are based on daily monitoring of the performance of individual securities compared to that of the Index and other industry indicators, as well as the Group's liquidity needs. Listed investments held in the available-for-sale portfolio have been chosen based on their longer term growth potential and are monitored regularly for performance against expectation.

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

At 31 December 2014, it is estimated that an increase/decrease of 5% (2013: 5%) in the fair value of the Group's listed and unlisted available-for-sale securities and trading securities, with all other variables held constant, would have increased/decreased the Group's profit after tax (and retained profits) and other components of consolidated equity as follows:

Group

	2014		2013			
	Effect on profit after tax and retained profits \$'000	Effect on other components of equity \$'000	Effect on profit after tax and retained profits \$'000	Effect on other components of equity \$'000		
<i>Change in the relevant debt and equity price risk variable:</i>						
Increase	5%	5,815	26,660	5%	4,442	13,354
Decrease	(5)%	<u>(5,815)</u>	<u>(26,660)</u>	(5)%	<u>(4,442)</u>	<u>(13,354)</u>

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)



22 Financial risk management and fair values of financial instruments (continued)

(e) Debt and equity price risk (continued)

The sensitivity analysis indicates the instantaneous change in the Group's profit after tax (and retained profits) and other components of consolidated equity that would arise assuming that the changes in fair value had occurred at the end of the reporting period and had been applied to re-measure those financial instruments held by the Group which expose the Group to debt and equity price risk at the end of the reporting period. It is also assumed that the fair values of the Group's debt and equity investments would change in accordance with the market value, that none of the Group's available-for-sale investments would be considered impaired as a result of the decrease in market value, and that all other variables remain constant. The analysis is performed on the same basis for 2013.

(f) Fair value measurement

(i) Financial assets and liabilities measured at fair value

Fair value hierarchy

The following table presents the fair value of the Group's financial instruments measured at the end of the reporting period on a recurring basis, categorised into the three-level fair value hierarchy as defined in HKFRS 13, *Fair value measurement*. The level into which a fair value measurement is classified is determined with reference to the observability and significance of the inputs used in the valuation technique as follows:

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

For financial instruments traded in inactive markets, their fair value measurements are based on net asset values provided by the relevant investment fund manager.



Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

22 Financial risk management and fair values of financial instruments (continued)

(f) Fair value measurement (continued)

(i) Financial assets and liabilities measured at fair value (continued)

Fair value hierarchy (continued)

Group

	Fair value at	Fair value measurements as at			Fair value at	Fair value measurements as at		
	31 December	31 December 2014 categorised into			31 December	31 December 2013 categorised into		
	2014	Level 1	Level 2	Level 3	2013	Level 1	Level 2	Level 3
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Recurring fair value measurements								
Assets								
Available-for-sale securities:								
- Listed	396,720	396,720	—	—	399,578	399,578	—	—
- Unlisted	136,483	36,102	78,479	21,902	60,289	37,023	23,266	—
Trading securities:								
- Listed	21,896	21,896	—	—	88,830	88,830	—	—
- Unlisted	94,399	—	59,307	35,092	91,268	—	56,289	34,979
	<u>649,498</u>	<u>454,718</u>	<u>137,786</u>	<u>56,994</u>	<u>639,965</u>	<u>525,431</u>	<u>79,555</u>	<u>34,979</u>

During the years ended 31 December 2013 and 2014, there were no transfers between Level 1 and Level 2. The Group's policy is to recognise transfers between levels of fair value hierarchy as at the end of the reporting period in which they occur.

Valuation techniques and inputs used in Level 2 fair value measurements

The fair value of the financial assets is determined based on executable quotes provided by investment fund managers.

Information about Level 3 fair value measurements

	Valuation techniques	Significant unobservable inputs
Unlisted available-for-sale securities	Net asset value	N/A
Unlisted trading securities	Net asset value	N/A

The Group's unlisted available-for-sale securities and trading securities categorised in Level 3 comprise unlisted investment funds, the fair value of which is based on its net asset value. The fair values of the fund's underlying investments are determined by the investment fund manager based on a forward price/earnings multiple arrived at by comparison with publicly-traded comparable companies and after applying a liquidity discount.

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)



22 Financial risk management and fair values of financial instruments (continued)

(f) Fair value measurement (continued)

(i) Financial assets and liabilities measured at fair value (continued)

Information about Level 3 fair value measurements (continued)

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

	Group	
	2014 \$'000	2013 \$'000
<i>Unlisted available-for-sale securities:</i>		
At 1 January	—	—
Payment for purchase	22,482	—
Net unrealised gains or losses recognised in other comprehensive income during the period	(580)	—
At 31 December	<u>21,902</u>	<u>—</u>
Total gains or losses for the period reclassified from other comprehensive income on disposal	<u>—</u>	<u>—</u>
Total gains or losses for the period included in profit or loss for assets held at the end of the reporting period	<u>—</u>	<u>—</u>
<i>Unlisted trading securities:</i>		
At 1 January	34,979	—
Transfers in	—	34,979
Changes in fair value recognised in profit or loss during the period	113	—
At 31 December	<u>35,092</u>	<u>34,979</u>
Total gains or losses for the period included in profit or loss for assets held at the end of the reporting period	<u>113</u>	<u>—</u>

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

22 Financial risk management and fair values of financial instruments (continued)

(f) Fair value measurement (continued)

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

The carrying amounts of the Group's and the Company's financial instruments carried at cost or amortised cost are not materially different from their fair values as at 31 December 2014 and 2013. For the following intercompany amounts which are unsecured and have no fixed repayment terms, it is not meaningful to disclose their fair values. The Group has no intention of disposing of these loans and intercompany balances.

	2014 Carrying amount \$'000	2013 Carrying amount \$'000
Group:		
Loan to an associate	2,496	2,471
Loan from an associate	(228,981)	(205,518)
Loan to a joint venture	10,130	10,130
Company:		
Loan to an associate	1,847	1,829
Amounts due from subsidiaries	1,329,617	1,454,612
Amounts due to subsidiaries	(616,567)	(505,580)

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

23 Operating lease commitments

At 31 December 2014, the total future minimum lease payments under non-cancellable operating leases in respect of properties are payable as follows:

	Group		Company	
	2014	2013	2014	2013
	\$'000	\$'000	\$'000	\$'000
Within 1 year	6,850	6,530	—	—
After 1 year but within 5 years	2,982	6,446	—	—
	<u>9,832</u>	<u>12,976</u>	<u>—</u>	<u>—</u>

Significant leasing arrangements in respect of land held under finance leases are described in note 11.

In addition, the Group is the lessee in respect of a number of properties held under operating leases. The leases typically run for an initial period of three months to two years, with an option to renew the leases upon expiry when all terms are renegotiated.

24 Material related party transactions

During the year, the Group was involved in the following material related party transactions, none of which is regarded as a “connected transaction” as defined under the Listing Rules.

- (a) The Group extended a loan to and received interest from an associate, Western Harbour Tunnel Company Limited. The balance of the loan and interest receivable at 31 December 2014 was \$2.5 million (2013: \$2.5 million).

The Group received interest income and management fee income from Western Harbour Tunnel Company Limited of \$0.02 million (2013: \$0.4 million) and \$2.5 million (2013: \$2.5 million) respectively.

- (b) The Group received a loan from an associate, Tate’s Cairn Tunnel Company Limited. The balance of the loan at 31 December 2014 was \$229.0 million (2013: \$205.5 million).

- (c) The Group received consultancy fees and management fee income from a joint venture of \$12.6 million (2013: \$12.6 million) and \$1.2 million (2013: \$1.2 million) respectively.

In addition to the transactions and balances disclosed above, the Group entered into the following material related party transactions.

Key management personnel remuneration

Remuneration for key management personnel, including amounts paid to the Company’s directors as disclosed in note 6 and certain of the highest paid employees as disclosed in note 7, is as follows:

	2014	2013
	\$'000	\$'000
Short-term employee benefits	29,075	25,780
Post-employment benefits	<u>77</u>	<u>121</u>

Total remuneration is included in “Salaries, wages and other benefits” (see note 4).

Notes to the Consolidated Financial Statements

(Expressed in Hong Kong dollars)

25 Non-adjusting event after the reporting period

After the end of the reporting period the directors proposed a final dividend. Further details are disclosed in note 21(b).

26 Possible impact of amendments, new standards and interpretations issued but not yet effective for the year ended 31 December 2014

Up to the date of issue of these financial statements, the HKICPA has issued a few amendments and new standards which are not yet effective for the year ended 31 December 2014 and which have not been adopted in these financial statements. These include the following which may be relevant to the Group.

	Effective for accounting periods beginning on or after
Amendments to HKAS 19, <i>Defined benefit plans: Employee contributions</i>	1 July 2014
<i>Annual improvements to HKFRSs 2010-2012 cycle</i>	1 July 2014
<i>Annual improvements to HKFRSs 2011-2013 cycle</i>	1 July 2014
<i>Annual improvements to HKFRSs 2012-2014 cycle</i>	1 January 2016
Amendments to HKFRS 11, <i>Accounting for acquisitions of interests in joint operations</i>	1 January 2016
Amendments to HKAS 16 and HKAS 38, <i>Clarification of acceptable methods of depreciation and amortisation</i>	1 January 2016
HKFRS 15, <i>Revenue from contracts with customers</i>	1 January 2017
HKFRS 9, <i>Financial instruments</i>	1 January 2018

The Group is in the process of making an assessment of what the impact of these amendments and new standards is expected to be in the period of initial application. So far it has concluded that the above developments and new standards may be relevant to the consolidated financial statements but the impact upon adoption of them is yet to be determined.

In addition, the requirements of Part 9, "Accounts and Audit", of the new Hong Kong Companies Ordinance (Cap. 622) come into operation from the Company's first financial year commencing after 3 March 2014 (i.e. the Company's financial year which began on 1 January 2015) in accordance with section 358 of that Ordinance. The Group is in the process of making an assessment of the expected impact of the changes in the Companies Ordinance on the consolidated financial statements in the period of initial application of Part 9. So far it has concluded that the impact is unlikely to be significant and will primarily only affect the presentation and disclosure of information in the consolidated financial statements.

Five year summary

(Expressed in Hong Kong dollars)



	2010	2011	2012	2013	2014
	\$'000	\$'000	\$'000	\$'000	\$'000
Consolidated statement of profit or loss					
Turnover	<u>227,099</u>	<u>247,406</u>	<u>283,941</u>	<u>290,480</u>	<u>337,456</u>
Profit attributable to equity shareholders of the Company for the year	<u>358,753</u>	<u>238,515</u>	<u>403,825</u>	<u>440,178</u>	<u>472,214</u>
Dividends payable to equity shareholders of the Company attributable to the year	<u>106,047</u>	<u>111,806</u>	<u>111,806</u>	<u>111,806</u>	<u>122,987</u>
Consolidated statement of financial position					
Fixed assets	152,566	156,904	168,686	151,166	150,851
Interest in associates	1,969,844	1,974,833	2,282,586	2,227,405	1,985,945
Interest in a joint venture	42,579	49,326	46,697	56,434	66,137
Available-for-sale securities	430,525	326,562	508,284	459,867	533,203
Deferred tax assets	3,060	3,060	2,830	2,750	2,490
Current assets	<u>1,063,109</u>	<u>1,059,195</u>	<u>896,867</u>	<u>1,379,904</u>	<u>1,980,235</u>
	3,661,683	3,569,880	3,905,950	4,277,526	4,718,861
Current liabilities	351,156	316,575	199,480	225,143	254,605
Deferred tax liabilities	200	531	279	332	1,602
Loan from an associate	134,694	162,070	184,228	205,518	228,981
Bank loans (long term portion)	<u>156,250</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
NET ASSETS	<u>3,019,383</u>	<u>3,090,704</u>	<u>3,521,963</u>	<u>3,846,533</u>	<u>4,233,673</u>
Capital and reserves					
Share capital: nominal value	353,488	372,688	372,688	372,688	—
Other statutory capital reserves	<u>1,228,127</u>	<u>1,256,773</u>	<u>1,256,773</u>	<u>1,256,773</u>	<u>—</u>
Share capital and other statutory capital reserves	1,581,615	1,629,461	1,629,461	1,629,461	1,629,461
Other reserves	<u>1,369,764</u>	<u>1,382,397</u>	<u>1,792,215</u>	<u>2,113,754</u>	<u>2,496,323</u>
Total equity attributable to equity shareholders of the Company	2,951,379	3,011,858	3,421,676	3,743,215	4,125,784
Non-controlling interests	<u>68,004</u>	<u>78,846</u>	<u>100,287</u>	<u>103,318</u>	<u>107,889</u>
TOTAL EQUITY	<u>3,019,383</u>	<u>3,090,704</u>	<u>3,521,963</u>	<u>3,846,533</u>	<u>4,233,673</u>