

GREAT CHINA HOLDINGS LIMITED

大中華集團有限公司

(Incorporated in Hong Kong under the Companies Ordinance)
(Stock Code: 0141)

ANNOUNCEMENT OF FINAL RESULTS FOR THE YEAR ENDED 31ST DECEMBER, 2005

The directors of Great China Holdings Limited ("the Company", and together with its subsidiaries, "the Group") is pleased to announce the consolidated results of the Group for the year ended 31st December, 2005. The annual results have been reviewed by the audit committee of the Company.

CONSOLIDATED INCOME STATEMENT

Year ended 31st December, 2005

		2005	2004 Restated
	Note	<i>HK</i> \$	HK\$
Sales Cost of goods sold	2	1,580,394,018 (1,309,108,355)	1,345,174,865 (1,113,973,066)
Gross profit Other gains, net Selling expenses Administrative expenses		271,285,663 23,303,829 (221,413,681) (24,597,768)	231,201,799 14,209,236 (173,875,175) (25,465,586)
Operating profit Finance costs	3	48,578,043 (7,002,661)	46,070,274 (8,254,804)
Share of (loss)/profit of associates		41,575,382 (4,481,624)	37,815,470 1,456,039
Profit before income tax Income tax expense	4	37,093,758 (7,638,323)	39,271,509 (5,069,797)
Profit for the year		29,455,435	34,201,712
Attributable to: Equity holders of the Company Minority interest		30,182,799 (727,364) 29,455,435	34,243,457 (41,745) 34,201,712
Earnings per share for profit attributable to the equity holders of the Company during the year			
- basic	5	11.53 cents	13.09 cents
- diluted	5	11.53 cents	13.09 cents
Dividends	6	5,233,698	5,233,698

31st December, 2003		2005	2004
	Note	HK\$	Restated <i>HK</i> \$
Non-current assets Property, plant and equipment Investment properties Leasehold land and land use rights Interests in associates Loans to associates Non-trading securities		10,992,553 565,473,500 10,856,207 48,759,030 8,768,664	12,117,572 531,266,400 11,990,074 53,068,492 - 2,870,056
Financial assets at fair value through profit or loss		894,360	, ,
through profit of loss		645,744,314	611,312,594
Current assets Properties held for sale - Leasehold land and land use rights - Buildings Inventories Trade and other receivables Trading securities Financial assets at fair value	7	5,397,280 58,347,385 46,208,339 98,917,652	1,659,871 40,067,877 15,973,184 88,692,930 3,498,998
through profit or loss Amounts due from associates Pledged bank deposits Bank balances and cash		762,840 40,710,751 34,125,759	47,087,338 7,946,935 52,198,860
Total assets		$\frac{284,470,006}{930,214,320}$	257,125,993 868,438,587
EQUITY Capital and reserves attributable to the Company's equity holders Share capital Other reserves Retained earnings - Proposed final dividend - Others Minority interest		52,336,982 23,576,934 2,616,849 420,734,445 499,265,210	52,336,982 356,384,370 2,616,849 64,343,230 475,681,431 727,364
Total equity		499,265,210	476,408,795
LIABILITIES Non-current liabilities Borrowings, secured – non-current portion Deferred income tax liabilities		153,468,878 68,315,307 221,784,185	137,842,663 61,234,853 199,077,516
Current liabilities Trade and bills payables Other payables and accrued expenses Rental deposits received Current income tax liabilities Borrowings, secured – current portion	8	74,824,483 85,453,869 4,588,534 1,204,070 43,093,969 209,164,925	101,747,001 56,587,544 4,597,203 2,828,161 27,192,367 192,952,276
Total liabilities		430,949,110	392,029,792
Total equity and liabilities		930,214,320	868,438,587
Net current assets		75,305,081	64,173,717
Total assets less current liabilities		721,049,395	675,486,311

NOTES:

1. SIGNIFICANT CHANGES IN ACCOUNTING POLICIES

In 2005, the Group adopted the new/revised standards and interpretations of Hong Kong Financial Reporting Standards below, which are relevant to its operations. The 2004 comparatives have been amended as required, in accordance with the relevant requirements.

HKAS 1	Presentation of Financial Statements
HKAS 2	Inventories
HKAS 7	Cash Flow Statements
HKAS 8	Accounting Policies, Changes in Accounting Estimates and Errors
HKAS 10	Events after the Balance Sheet Date
HKAS 16	Property, Plant and Equipment
HKAS 17	Leases
HKAS 21	The Effects of Changes in Foreign Exchange Rates
HKAS 23	Borrowing Costs
HKAS 24	Related Party Disclosures
HKAS 27	Consolidated and Separate Financial Statements
HKAS 28	Investments in Associates
HKAS 32	Financial Instruments: Disclosures and Presentation
HKAS 33	Earnings per Share
HKAS 36	Impairment of Assets
HKAS 38	Intangible Assets
HKAS 39	Financial Instruments: Recognition and Measurement
HKAS 39 Amendment	Transition and Initial Recognition of Financial Assets and Financial Liabilities
HKAS 40	Investment Property
HKAS-Int 15	Operating leases – Incentives
HKAS-Int 21	Income Taxes – Recovery of Revalued Non-Depreciated Assets
HKFRS 3	Business Combinations

2. SALES AND SEGMENT INFORMATION

The Group is principally engaged in general trading, property investment and real estate agency services.

Analysis of sales by category is as follows:

	GROUP	
	2005	2004
	HK\$	HK\$
Sales		
Sales of goods	1,541,815,786	1,254,694,113
Sales of properties	14,042,954	69,347,673
Rental income from investment properties	24,028,944	20,725,916
Agency fee income	506,334	407,163
	1,580,394,018	1,345,174,865

Primary reporting format – business segments

At 31st December, 2005, the Group is organised on a worldwide basis into two main business segments:

- (1) General trading trading of animal feed (mainly fishmeal and tapioca chips)
- (2) Property investment rental income from investment properties, sale proceeds of properties held for sale and provision of real estate agency services

There are no sales or other transactions between the business segments. Unallocated costs represent corporate expenses, including gains and losses of derivative financial instruments held for trading. Segment assets consist primarily of leasehold land and land use rights, property, plant and equipment, investment properties, properties held for sale, inventories, receivables and operating cash. They exclude investments. Segment liabilities comprise operating liabilities. They exclude items such as income tax liabilities, deferred income tax liabilities and corporate borrowings. Capital expenditure comprises additions to leasehold land and land use rights, property, plant and equipment and investment properties.

property, plant and equipment and investment pro	operties.		
	General trading 2005 HK\$	Property investment 2005 HK\$	Group 2005 HK\$
The segment results for the year ended 31st Dece	ember, 2005 are as follow	s:	
Sales	1,541,815,786	38,578,232	1,580,394,018
Segment results	23,159,942	44,886,479	68,046,421
Unallocated corporate expenses			(19,468,378)
Operating profit			48,578,043
Finance costs Share of loss of associates		(4,481,624)	(7,002,661) (4,481,624)
Profit before income tax Income tax expense (Note 4)			37,093,758 (7,638,323)
Profit for the year			29,455,435
Other segment terms included in the income state	ements are as follows:		
Depreciation of property, plant	124 792	1 002 602	1 120 476
and equipment Amortisation of leasehold land and land use rights	126,783	1,003,693 27,243	1,130,476 27,243
Amortisation of properties held for sale	_		
 leasehold land and land use rights Impairment charge of leasehold land 	_	81,414	81,414
and land use rights Impairment charge of properties	_	102,211	102,211
held for sale – buildings Impairment of trade receivables	-	799,500 2,034,348	799,500 2,034,348
The segment assets and liabilities at 31st December follows:	ber, 2005 and capital exp		
Segment assets Interests in associates Unallocated assets	170,245,232	691,287,496 48,759,030	861,532,728 48,759,030 19,922,562
Total assets			930,214,320
Segment liabilities Unallocated liabilities	145,858,684	122,188,657	268,047,341 162,901,769
Total liabilities			430,949,110
Capital expenditure		757,796	757,796

trading 2004 Restated HK\$	investment 2004 Restated HK\$	Group 2004 Restated HK\$
er, 2004 are as follow.	s:	
1,254,694,113	90,480,752	1,345,174,865
23,464,755	19,874,488	43,339,243
nts are as follows:	1,456,039	11,756,250 1,167,846 (10,193,065) 46,070,274 (8,254,804) 1,456,039 39,271,509 (5,069,797) 34,201,712
·	1 156 005	1 252 202
196,388	1,156,905	1,353,293
_	42,147	42,147
_	39,657	39,657
_	592,216	592,216
_	608,032	608,032
426,972	(20,426)	406,546
	trading 2004 Restated HK\$ er, 2004 are as follows. 1,254,694,113 23,464,755 at are as follows: 196,388	trading 2004 Restated Restated HK\$ Restated HK\$ Restated HK\$ 2004 Restated Restated HK\$ Restated HK\$ 2004 Restated HK

General

Property

General	Property	
trading	investment	Group
2004	2004	2004
Restated	Restated	Restated
HK\$	HK\$	HK\$

The segment assets and liabilities at 31st December, 2004 and capital expenditure for the year then ended are as follows:

Segment assets Interests in associates Unallocated assets	93,789,378	670,911,778 53,068,492	764,701,156 53,068,492 50,668,939
Total assets			868,438,587
Segment liabilities Unallocated liabilities	124,913,298	92,516,946	217,430,244 174,599,548
Total liabilities			392,029,792
Capital expenditure	12,316	15,775,390	15,787,706

Secondary reporting format - geographical segments

The Group operates in three main geographical areas:

Hong Kong - rental income from investment properties

Mainland China - trading of animal feed, rental income from investment properties, sale of

properties held for sale and provision of real estate agency services

Other countries - trading of animal feed and sale of properties held for sale

There are no sales or other transactions between the geographical segments. Sales are allocated based on the countries in which customers are located. Total assets are allocated based on where the assets are located. Capital expenditure is allocated based on where the assets are located.

	Sales 2005 <i>HK</i> \$	Segment results 2005 HK \$	Total assets 2005 HK\$	Capital expenditure 2005
Hong Kong Mainland China Other countries	13,625,693 1,535,498,475 31,269,850	49,981,517 17,636,823 428,081	414,758,292 457,889,916 8,807,082	35,583 722,213
	1,580,394,018	68,046,421	881,455,290	757,796
Unallocated corporate expenses	_	(19,468,378)		
Operating profit	_	48,578,043		
Interests in associates			48,759,030	
Total assets		_	930,214,320	

	Sales 2004	Segment results 2004	Total assets 2004	Capital expenditure 2004
	Restated <i>HK</i> \$	Restated <i>HK</i> \$	Restated <i>HK</i> \$	Restated <i>HK</i> \$
Hong Kong Mainland China Other countries	12,484,491 1,290,562,573 42,127,801	10,019,102 33,989,740 (669,599)	406,169,400 400,736,189 8,464,506	1,194,965 14,592,741
	1,345,174,865	43,339,243	815,370,095	15,787,706
Write-back of provision upon disposal of non-trading securities Gain on disposal of subsidiaries Unallocated corporate		11,756,250 1,167,846		
expenses		(10,193,065)		
Operating profit	_	46,070,274		
Interests in associates		_	53,068,492	
Total assets		_	868,438,587	

3. OPERATING PROFIT

Operating profit is arrived at after (charging)/crediting the following items:

	2005	2004
		Restated
	HK\$	HK\$
Depreciation of property, plant and equipment	(1,130,476)	(1,353,293)
Amortisation of leasehold land and land use rights	(27,243)	(42,147)
Amortisation of properties held for sale – leasehold land and	, , ,	` ' '
land use rights	(81,414)	(39,657)
Fair value gains on investment properties	31,824,000	
Interest income	997,640	935,013
Loss on sale of investment properties		(2,351,848)
(Loss)/gain on foreign exchange forward contracts		(, , , ,
(transactions not qualifying as hedges)	(11,355,856)	243,868
Write-back of provision upon disposal of	` , , ,	,
non-trading securities	_	11,756,250
Impairment charge of non-trading securities	_	(351,000)
Other financial assets at fair value through profit or loss:		())
- fair value losses (unrealised)	(17,160)	_
- fair value gains (realised and unrealised) - current assets	210,176	_
- fair value gains (unrealised) - non-current assets	32,000	_
Gain on disposal of subsidiaries	=	1,167,846
Losses (realised and unrealised) on trading securities	_	(232,630)
(Loss)/gain on sale of property, plant and equipment	(66,522)	39,113

4. INCOME TAX EXPENSE

No provision for Hong Kong profits tax has been made in the consolidated financial statements as companies within the Group have no assessable profit for both years. Taxation on overseas profits has been calculated on the estimated assessable profit for the year at the rates of taxation prevailing in the countries in which the Group operates.

	2005	2004
	HK\$	Restated <i>HK</i> \$
Current overseas taxation	708,839	4,914,778
Deferred income tax	6,929,484	155,019
	7,638,323	5,069,797

The tax on the Group's profit before income tax differs from the theoretical amount that would arise using the tax rate of Hong Kong as follows:

	2005	2004
		Restated
	HK\$	HK\$
Profit before income tax	37,093,758	39,271,509
Calculated at a tax rate of 17.5% (2004: 17.5%)	6,491,408	6,872,514
Tax calculated at domestic tax rates appliable to profits		
in the respective countries	1,325,542	2,326,042
Income not subject to tax	(136,594)	(5,479,623)
Expenses not deductible for tax purposes	2,656,712	4,306,483
Tax losses for which no deferred income tax asset		
was recognised	3,172,265	1,192,236
Utilisation of previously unrecognised tax losses	(5,871,010)	(4,147,855)
Income tax expense	7,638,323	5,069,797

5. EARNINGS PER SHARE

Basic

Basic earnings per share are calculated by dividing the profit attributable to the equity holders of the Company by the weighted average number of ordinary shares in issue during the year.

	2005	2004
		Restated
	HK\$	HK\$
Profit attributable to equity holders of the Company	30,182,799	34,243,457
Weighted average number of ordinary shares in issue	261,684,910	261,684,910
Basic earnings per share	0.1153	0.1309

Diluted

Diluted earnings per share are the same as the basic earnings per share since the Company has no dilutive potential ordinary share.

6. DIVIDENDS

	2005 HK\$	2004 <i>HK</i> \$
Interim dividend paid of HK\$0.01 (2004: HK\$0.01) per ordinary share Proposed final dividend of HK\$0.01 (2004: HK\$0.01) per ordinary share	2,616,849 2,616,849	2,616,849 2,616,849
	5,233,698	5,233,698

The dividend paid during the year ended 2005 and 2004 were HK\$5,233,698 (HK\$0.02 per share) and HK\$2,616,849 (HK\$0.01 per share) respectively. A final dividend in respect of 2005 of HK\$0.01 per ordinary share, amounting to a total dividend of HK\$2,616,849 will be proposed at the Annual General Meeting to be held on 19 May 2006. These financial statements do not reflect this dividend payable.

7. TRADE AND OTHER RECEIVABLES

The majority of the Group's sales are on letter of credit or documents against payment. The credit terms given to the customers vary and are generally based on the financial strength of individual customers. In order to effectively manage the credit risks associated with trade receivables, credit evaluations of customers are performed periodically.

At 31st December, 2005 and 2004, the ageing analyses of the trade and bills receivables were as follows:

	2005 HK\$	2004 <i>HK</i> \$
Less than 30 days 30-60 days 61-90 days Over 90 days	79,948,815 9,866 9,134 598,685	62,996,468 15,593 - 1,222,444
Trade and bills receivables Prepayments and deposits Other receivables	80,566,500 17,762,530 588,622	64,234,505 23,761,023 697,402
	98,917,652	88,692,930

8. TRADE AND BILLS PAYABLES

At 31st December, 2005 and 2004, the ageing analyses of the trade and bills payables were as follows:

	2005 HK\$	2004 <i>HK</i> \$
Less than 30 days 30-60 days Over 90 days	74,398,503 28,034 397,946	101,372,653 - 374,348
	74,824,483	101,747,001

DIVIDENDS AND CLOSURE OF REGISTER OF MEMBERS

The directors recommend the payment of a final dividend of HK\$0.01 (2004: HK\$0.01) per ordinary share, totalling HK\$2,616,849 (2004: HK\$2,616,849).

The register of members of the Company will be closed from 17th May, 2006 to 19th May, 2006, both days inclusive, during which period no share transfer will be effected. In order to qualify for the final dividend, all completed transfer forms accompanied by the relevant share certificates must be lodged with the Company's registrar, Abacus Share Registrars Limited, at 26/F., Tesbury Centre, 28 Queen's Road East, Hong Kong, no later than 4:00 p.m. on 16th May, 2006.

BUSINESS REVIEW

The Group's turnover for the year ended 31st December, 2005 was HK\$1,580,394,018, representing a rise of about 17.49% from that of 2004. Net profit was HK\$29,455,435, representing a drop of around 13.88% from 2004.

General Trading

Most aspects of the economy of China proceeded remarkably well in 2005 under the thoughtfully planned and carefully implemented macro economic measures, which seemed to have achieved many of their intended results. The worry about the formation of bubbles has been largely relieved, so has the worry about a severe downward adjustment.

The strong economy in China provided very good support to the demand for imported fishmeal throughout the year. On the other hand, the volume of fishmeal available for import into China was limited by events like Hurricane Katrina, which wiped out virtually all inventory of fishmeal in New Orleans, the single most important city for stocking fishmeal in the United States. It follows logically that the price of imported fishmeal in China continued to rise during most of the time in 2005.

The sea freight began to go down in the beginning of the second half of 2005. By the middle of the fourth quarter, the freight has dropped substantially. Nevertheless, the substantial drop was only capable of alleviating the price rise of imported fishmeal but not reversing the upward trend. Working against the continuous rise in price, our Group managed to expand further its fishmeal business, in terms both of amount and of tonnage.

For our tapioca chip business, though its turnover accounted for less than a quarter of that of the trading segment, it reported a 3-digit rise in 2005. The rise in profit was even better. As planned, the Group began to embark on the local distribution business in China in the second half of 2005. The volume involved was small, and it failed to bring positive contribution. The experience was not pleasant, but was somewhat within anticipation. The Group will try to learn from the failure and aim for improvements in the future.

Property Investment in Hong Kong

The aggressive and continuous rise in interest rates in 2005 seemed feeble in front of the bull in the property market. Although consolidation in prices and shrinkage in transactions are noted towards the end of 2005, the property market in Hong Kong recorded gains for the year as a whole. The Group enjoyed a fair share of the gains. Since most of the Group's Investment Properties are retail shops located at prime shopping districts, the Group's overall rental income achieved a double-digit improvement in 2005.

As part of the effect of changes in accounting standards, the Group recorded a gain of around HK\$31,824,000 relating to the revaluation of the Group's Investment Properties (some of which are located in China). The gain is included in "Other gains, net" in the income statement. This gain should be read in conjunction with the share of revaluation loss in respect of the Investment Properties (which are all located in China) of the associates amounting to approximately HK\$6,708,000.

Property Investment in China (Excluding Hong Kong)

The property market in Shanghai managed to stabilize during the second half of 2005, after some preliminary reactions towards the macro economic measures in the first half. Those reactions were within expectation, and they caused some pressure on property prices. The pressure did not have excessive influence on the Group's properties, which were all located inside the inner circle of the city where supply is limited and demand remains constantly firm. That being said, we have decided to postpone to 2006 the marketing of the upper floor apartments of Merry Tower, because we wanted to wait for the market to become clearer and more stable after it accommodates fully to the macro economic measures.

As mentioned in our interim report, the Group sold two apartment units in Shenzhen in the first quarter of 2005, generating a small profit.

Miscellaneous

The Group incurred a realized exchange loss of around HK\$11,000,000 in the trading of non-deliverable forward contracts in the second half of 2005. The forward contracts were carried out after taking into consideration the value of the Group's properties and the sales revenues from the Group's local distribution business in China. The forward contracts were originally intended to be something similar to a loose hedge against the aforesaid assets and revenues.

PROSPECTS

General Trading

The prices of imported fishmeal in China have reached and broken record highs again and again in 2005. As strong as it may sound, but when put into a perspective of other commodities like crude oils and metals, the rise in fishmeal prices was not excessive and was very moderate indeed.

We believe the global demand for fishmeal has increased whilst the supply has remained unchanged or decreased slightly. Possible factors for the increase in demand include the continuous growth of the economy of the world, especially that of China, and the spread from Asia to Europe of the fear for bird flu. The fear changed people's choice of food, resulting in a drop in the consumption of poultry and a rise in aquatic farming products. The demand of fishmeal increased consequently because fishmeal is an important ingredient in the feeds of aquatic farming.

As prices go up, volatility usually enlarges. Higher prices may also eventually shift the balance between supply and demand. All these mean additional risks to participants in the market. We are making every endeavour to ensure that we will swiftly and appropriately adapt to the higher prices, yet we understand we cannot totally immune ourselves from the negative effects of an overly volatile market. If the market really becomes abnormally volatile, there will inevitably be some unwelcome impacts on our results.

Property Investment

In the statement released after its last meeting in 2005, the Federal Reserve no longer characterized its policies as accommodative. Most analysts interpreted this as that the Federal Reserve would no longer incline to continuously raising interest rates as before but instead would look more to the economic statistics for determining the future movements of the rates. Also of importance to our business is the uncertainty about the effect of prolonged high oil prices on the world economy. Some favourable factors, on the other hand, may be capable of counter-balancing the above uncertainties. Such favourable factors include the improvement in local unemployment rates and the influx of money caused by the almost-universal expectation of further appreciations of RMB.

We are not certain about the overall resultant impact of the above-mentioned factors on the Hong Kong property market. Nevertheless, since the property prices have risen a lot in the past two years, we tend to be more cautious as some adjustments or consolidations may appear anytime in the coming year.

For the property market in Shanghai, while there might be worries over some areas of the Chinese economy, but the general view is that the economy will maintain in 2006 a growth rate similar to those of the past few years. Against such a background, we expect that our Group will be able to sell the upper floor apartments of Merry Tower at satisfactory prices in 2006.

CORPORATE GOVERNANCE

The Company has adopted the code provisions as set out in the Code of Corporate Governance Practices ("the CG Code") contained in Appendix 14 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited as its own code of corporate governance practices. In the opinion of the Board, the Company has complied with the requirements of the code provisions of the CG Code.

PURCHASE, SALE OR REDEMPTION OF SECURITIES

The Company has not redeemed any of its shares during the year. Neither the Company nor any of its subsidiaries has purchased or sold any of the Company's shares during the year.

By order of the board John Ming Tak HO Managing Director

Hong Kong, 28th March, 2006

The directors of the Company as at the date of this announcement are: Mr Rustom Ming Yu HO (Chairman), Mr John Ming Tak HO (Managing Director) and Mr Kwok Wai POON as Executive Directors; Mr Chui Yi CHIU as Non-executive Director; and Mr Lawrence Kam Kee YU, Mr David Hon To YU and Mr Hsu Chou WU as Independent Non-executive Directors.

Please also refer to the published version of this announcement in China Daily.