LUNG KEE (BERMUDA) HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock code: 255)

Website: http://www.irasia.com/listco/hk/lkm

FINAL RESULTS
FOR THE YEAR ENDED 31ST DECEMBER, 2010

FINANCIAL HIGHLIGHTS

	Growth
➢ Revenue — approximately HK$2,612 million	17%
➢ Profit attributable to owners of the Company — approximately HK$319 million	44%
➢ Basic earnings per share — HK50.77 cents	43%

RESULTS

The directors of Lung Kee (Bermuda) Holdings Limited (the ‘‘Company’’) (the ‘‘Directors’’) have pleasure in submitting the audited consolidated results of the Company and its subsidiaries (collectively the ‘‘Group’’) for the year ended 31st December, 2010, together with comparative figures for the year ended 31st December, 2009 as follows:

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31st December, 2010

	Note	2010 HK$'000	2009 HK$'000
Revenue	2	**2,611,583**	2,234,680
Other income		**14,581**	33,816
Increase in fair value of investment properties		**15,100**	7,800
Changes in inventories of finished goods and work in progress		**(17,566)**	(11,261)
Raw materials and consumables used		**(1,080,763)**	(1,028,495)
Employee benefits expenses		**(495,654)**	(392,791)
Depreciation and amortisation of property, plant and equipment		**(168,126)**	(198,461)
Other expenses		**(420,452)**	(323,760)
Interest on bank borrowings wholly repayable within five years		**(1,110)**	(1,633)

	Notes	**2010** **HK$'000**	2009 *HK$'000*
Profit before taxation		**457,593**	319,895
Income tax expense	*3*	**(135,105)**	(98,935)
Profit for the year		**322,488**	220,960
Other comprehensive income:			
Exchange difference arising on translation of foreign operations		**90,589**	2,275
Total comprehensive income for the year		**413,077**	223,235
Profit for the year attributable to:			
Owners of the Company		**318,825**	220,928
Non-controlling interests		**3,663**	32
		322,488	220,960
Total comprehensive income for the year attributable to:			
Owners of the Company		**409,102**	223,165
Non-controlling interests		**3,975**	70
		413,077	223,235
		HK cents	HK cents
Earnings per share	*5*		
- Basic		**50.77**	35.61
- Diluted		**50.49**	35.52

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 31st December, 2010

	Notes	2010 HK$'000	2009 HK$'000
ASSETS AND LIABILITIES			
Non-current assets			
Investment properties		**56,500**	41,400
Property, plant and equipment		**683,834**	710,750
Prepaid lease payments — non-current portion		**105,959**	42,308
Deposits paid for acquisition of property, plant and equipment		**5,027**	15,916
		851,320	810,374
Current assets			
Inventories	*6*	**620,020**	426,115
Trade and other receivables	*7*	**580,470**	479,470
Bills receivable	*7*	**44,038**	28,340
Prepaid lease payments — current portion		**1,426**	1,049
Taxation recoverable		**—**	66
Bank balances and cash		**869,956**	629,746
		2,115,910	1,564,786
Current liabilities			
Trade and other payables	*8*	**429,706**	324,711
Bills payable	*8*	**44,502**	36,141
Taxation payable		**19,811**	13,946
Dividend payable		**72**	74
Derivative financial instruments		**50**	417
Unsecured bank borrowings — due within one year		**258,101**	46,707
		752,242	421,996
Net current assets		**1,363,668**	1,142,790
Total assets less current liabilities		**2,214,988**	1,953,164

	2010	2009
	HK$'000	*HK$'000*
Non-current liability		
Deferred tax liabilities	**29,620**	19,696
	2,185,368	1,933,468
CAPITAL AND RESERVES		
Share capital	**62,969**	62,274
Reserves	**2,113,434**	1,866,204
Equity attributable to owners of the Company	**2,176,403**	1,928,478
Non-controlling interests	**8,965**	4,990
Total equity	**2,185,368**	1,933,468

Notes:

1. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs")

In the current year, the Group has applied the following new and revised Standards and Interpretations issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA").

HKFRS 2 (Amendments)	Group Cash-settled Share-based Payment Transactions
HKFRS 3 (as revised in 2008)	Business Combinations
HKAS 27 (as revised in 2008)	Consolidated and Separate Financial Statements
HKAS 39 (Amendments)	Eligible Hedged Items
HKFRSs (Amendments)	Improvements to HKFRSs issued in 2009
HKFRSs (Amendments)	Amendments to HKFRS 5 as part of Improvements to HKFRSs issued in 2008
HK(IFRIC) – Int 17	Distributions of Non-cash Assets to Owners
HK – Int 5	Presentation of Financial Statements - Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause

HKFRS 3 (as revised in 2008) Business Combinations and HKAS 27 (as revised in 2008) Consolidated and Separate Financial Statements

HKFRS 3 (as revised in 2008) has been applied in the current year prospectively to business combinations of which the acquisition date is on or after 1st January, 2010 in accordance with the relevant transitional provisions and the requirements in HKAS 27 (as revised in 2008) in relation to accounting for changes in ownership interests in a subsidiary after control is obtained and for loss of control of a subsidiary has also been applied prospectively by the Group on or after 1st January, 2010 in accordance with the relevant transitional provisions.

As there was no transaction during the current year in which HKFRS 3 (as revised in 2008) and HKAS 27 (as revised in 2008) are applicable, the application of HKFRS 3 (as revised in 2008), HKAS 27 (as revised in 2008) and the consequential amendments to other HKFRSs had no effect on the consolidated financial statements of the Group for the current or prior accounting periods.

Results of the Group in future periods may be affected by future transactions for which HKFRS 3 (as revised in 2008), HKAS 27 (as revised in 2008) and the consequential amendments to the other HKFRSs are applicable.

Amendments to HKAS 17 Leases

As part of Improvements to HKFRSs issued in 2009, HKAS 17 *Leases* has been amended in relation to the classification of leasehold land. Before the amendments to HKAS 17, the Group was required to classify leasehold land as operating leases and to present leasehold land as prepaid lease payments in the consolidated statement of financial position. The amendments to HKAS 17 have removed such a requirement. The amendments require that the classification of leasehold land should be based on the general principles set out in HKAS 17, that is, whether or not substantially all the risks and rewards incidental to ownership of a leased asset have been transferred to the lessee.

In accordance with the transitional provisions set out in the amendments to HKAS 17, the Group reassessed the classification of unexpired leasehold land as at 1st January, 2010 based on information that existed at the inception of the leases. The application of the amendment to HKAS 17 has had no effect on the consolidated financial statements of the Group for the current or prior accounting periods.

Hong Kong Interpretation 5 Presentation of Financial Statements - Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause

Hong Kong Interpretation 5 *Presentation of Financial Statements - Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause* ("HK Int 5") clarifies that term loans that include a clause that gives the lender the unconditional right to call the loans at any time ("repayment on demand clause") should be classified by the borrower as current liabilities. The Group has applied HK Int 5 for the first time in the current year. Hong Kong Interpretation 5 requires retrospective application.

In order to comply with the requirements set out in HK Int 5, the Group has changed its accounting policy on classification of term loans with a repayment on demand clause. In the past, the classification of such term loans were determined based on the agreed scheduled repayment dates set out in the loan agreements. Under HK Int 5, term loans with a repayment on demand clause are classified as current liabilities.

As all bank loans outstanding in 2010 and 2009 are due to be settled within one year after the end of the reporting period have been classified as current liabilities. The application of HK Int 5 has had no impact on the reported profit or loss or earnings per share for the current and prior years. However, such term loans are now presented in the earliest time band in the maturity analysis for financial liabilities.

Except as described above, the application of the other new and revised Standards and Interpretations in the current year has had no material effect on the Group's accounting policies and the consolidated financial statements.

The Group has not early applied the following new and revised Standards and Interpretations that have been issued but are not yet effective:

HKFRSs (Amendments)	Improvements to HKFRSs issued in 2010[1]
HKFRS 7 (Amendments)	Disclosures - Transfers of Financial Assets[3]
HKFRS 9	Financial Instruments[4]
HKAS 12 (Amendments)	Deferred Tax: Recovery of Underlying Assets[5]
HKAS 24 (as revised in 2009)	Related Party Disclosures[6]
HKAS 32 (Amendment)	Classification of Rights Issues[7]
HK(IFRIC) – Int 14 (Amendments)	Prepayments of a Minimum Funding Requirement[6]
HK(IFRIC) – Int 19	Extinguishing Financial Liabilities with Equity Instruments[2]

1 Effective for annual periods beginning on or after 1st July, 2010 or 1st January, 2011, as appropriate.
2 Effective for annual periods beginning on or after 1st July, 2010.
3 Effective for annual periods beginning on or after 1st July, 2011.
4 Effective for annual periods beginning on or after 1st January, 2013.
5 Effective for annual periods beginning on or after 1st January, 2012.
6 Effective for annual periods beginning on or after 1st January, 2011.
7 Effective for annual periods beginning on or after 1st February, 2010.

The amendments to HKAS 12 titled *Deferred Tax: Recovery of Underlying Assets* mainly deal with the measurement of deferred tax for investment properties that are measured using the fair value model in accordance with HKAS 40 *Investment Property*. Based on the amendments, for the purposes of measuring deferred tax liabilities and deferred tax assets for investment properties measured using the fair value model, the carrying amounts of the investment properties are presumed to be recovered through sale, unless the presumption is rebutted in certain circumstances. If the presumption is not rebutted, the directors anticipate that the application of the amendments to HKAS 12 may decrease the deferred tax liability recognised for investment properties that are measured using the fair value model.

Except as described above, the directors of the Company anticipate that the application of other new and revised Standards or Interpretations will have no material impact on the consolidated financial statements.

2. REVENUE AND SEGMENT INFORMATION

The Group is principally engaged in the manufacturing and marketing of mould bases and related products. Revenue represents the net invoiced valued of goods sold during the year, after allowances for returns and trade discounts excluding intra-group transactions.

The Group only has one operating segment, based on information reported to the chief operating decision maker (the Group's board of directors) for the purposes of resources allocation and performance assessment, which is the aggregated results of the Group, including all income, expenses and tax charges.

As a result, there is only one reportable segment for the Group. For information regarding this segment, reference can be made to the consolidated financial statements as a whole.

The segment result of the Group represents profit after taxation set out in the consolidated statement of comprehensive income.

Entity-wide disclosures

As at 31st December, 2009 and 2010, substantially all of the Group's non-current assets are located in the places of domicile of the relevant group entities, namely the People's Republic of China (the "PRC").

The following is an analysis of the Group's revenue by location of customers:

	2010	2009
	HK$'000	*HK$'000*
The PRC (excluding Hong Kong)	**2,269,224**	1,916,419
Hong Kong	**8,078**	7,002
Others	**334,281**	311,259
	2,611,583	2,234,680

The Group has a very wide customer base, no single customer contributed more than 10% of the Group's revenue for each of the years ended 31st December, 2009 and 2010.

3. INCOME TAX EXPENSE

	2010	2009
	HK$'000	*HK$'000*
The charge comprises:		
Hong Kong Profits Tax		
- current year	**1,483**	77
- underprovision in prior years	**44**	5
	1,527	82
Taxation in jurisdictions outside Hong Kong		
- current year	**122,704**	68,687
- underprovision in prior years	**124**	11,867
- transfer from deferred taxation	**826**	12,651
	123,654	93,205
Deferred taxation		
- current year	**10,750**	18,299
- transfer to current income tax	**(826)**	(12,651)
	9,924	5,648
	135,105	98,935

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

Taxation in jurisdictions outside Hong Kong is calculated based on the applicable rates in those jurisdictions. The domestic tax rate applicable to the jurisdictions where the operations of the Group is substantially based is 25% for both years.

Under the Law of the People's Republic of China on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25% from 1st January, 2008 onwards.

Pursuant to the relevant laws and regulations in the PRC, one of the Company's PRC subsidiaries is entitled to an exemption from PRC income tax for two years starting from their first profit-making year, followed by a 50% relief in tax rate for the next three years. 2007 is the first year of tax exemption granted to that subsidiary. Under the EIT Law, the relief shall continue and this subsidiary is entitled to a concessionary tax rate of 12.5% for the current year.

Pursuant to the relevant laws and regulations in the PRC, one of the Company's PRC subsidiaries is entitled to a transitional tax rate of 22% for the current year. This subsidiary was granted advanced-technology relief from 50% PRC income tax for three years commenced from the year of grant. Under the EIT Law, the subsidiary enjoyed the tax relief by enjoying a concessionary tax rate of 15% until the end of 2009.

4. DIVIDENDS

	2010	2009
	HK$'000	*HK$'000*
Dividends recognised as distribution during the year:		
2010 Interim - HK13 cents (2009: 2009 interim dividend HK10 cents) per share	**81,684**	62,001
2010 Interim special – HK5 cents per share (2009: Nil)	**31,417**	—
2009 Final - HK11 cents (2009: 2008 final dividend HK11 cents) per share	**69,043**	68,201
	182,144	130,202

The board of directors have determined that a final dividend of HK18 cents (2009: HK11 cents) per share amounting to approximately HK$113,398,000 (2009: HK$69,043,000) and a final special dividend of HK5 cents per share amounting to approximately HK$31,499,000 (2009: Nil) should be paid to the shareholders of the Company whose names appear in the register of members on 9th May, 2011.

5. EARNINGS PER SHARE

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

	2010	2009
	HK$'000	*HK$'000*
Profit for the year attributable to owners of the Company	**318,825**	220,928

Number of shares:

	2010	2009
Weighted average number of ordinary shares for the purpose of basic earnings per share	**627,929,802**	620,339,714
Effect of dilutive potential ordinary shares:		
Share options	**3,501,192**	1,568,888
Weighted average number of ordinary shares for the purpose of diluted earnings per share	**631,430,994**	621,908,602

6. INVENTORIES

	2010	2009
	HK$'000	*HK$'000*
Raw materials	**559,420**	347,949
Work in progress	**47,408**	66,454
Finished goods	**13,192**	11,712
	620,020	426,115

The cost of inventories recognised as an expense during the year by the Group amounted to approximately HK$1,801,012,000 (2009: HK$1,630,358,000).

7. TRADE, BILLS AND OTHER RECEIVABLES

Included in trade and other receivables are trade receivables of approximately HK$476,892,000 (2009: HK$429,828,000).

The Group allows a credit period ranging from 30 days to 90 days to its trade customers. The following is an aged analysis of trade and bills receivables net of allowance for doubtful debts presented based on the invoice date at the end of the reporting period.

	2010	2009
	HK$'000	*HK$'000*
0 to 60 days	**403,311**	353,595
61 to 90 days	**94,727**	86,023
Over 90 days	**22,892**	18,550
	520,930	458,168

8. TRADE, BILLS AND OTHER PAYABLES

Included in trade and other payables are trade payables of approximately HK$131,688,000 (2009: HK$101,543,000) and receipt in advances of approximately HK$18,797,000 (2009: HK$16,390,000).

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

	2010	2009
	HK$'000	*HK$'000*
0 to 60 days	**139,643**	106,471
61 to 90 days	**27,714**	16,203
Over 90 days	**8,833**	15,010
	176,190	137,684

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

During the year ended 31st December, 2010, the Group continued to focus on the manufacturing and marketing of mould bases and related products.

The Group's revenue in the year ended 31st December, 2010 was approximately HK$2,612 million (2009: approximately HK$2,235 million). Profit attributable to owners of the Company in the year ended 31st December, 2010 was approximately HK$319 million (2009: approximately HK$221 million). Basic earnings per share in the year ended 31st December, 2010 was HK50.77 cents (2009: HK35.61 cents).

It has been more than two years since the outbreak of financial tsunami in 2008. The global economy has experienced a difficult adjustment process and gradually recovered. In this connection, the Group's performance during the review year has significantly improved and hit the target. As a result, the Group's turnover in 2010, when compared with that of 2009, registered a substantial growth. The Group's turnover was closed to the level prior to the financial tsunami with a record high profit.

During the year under review, the Group achieved a steady business development and growth. As the Chinese government encouraged domestic consumption, with an aim to boost economic development, local consumer market in China has experienced a rapid growth. Domestic demand for automobiles and household appliances increased substantially. Triggered by such economic stimulus measures, the Group recorded a satisfactory turnover in its domestic sales business in China. Following the gradual economic recovery of overseas markets, including Europe and America, the export business of China has gradually revived. Equipped with the production skills and market competitive edge for high precision moulds, the Group matched perfectly the need of overseas customers having stringent requirements and high quality demand in mould products; this brought a favorable growth in turnover to the Group. At the same time, due to the serious shortage of skilled labor and the upsurge of labor cost in China, some of our customers in China tend to order quality mould products and parts from the Group, incorporating more machining services in their orders. This further expedited the Group's pace in developing the in-depth machining services for the medium-high end mould industry and enlarged the income source of the Group.

Moreover, the Group's effort to enhance cost control and uplift operation efficiency has gained reasonable return. The Group adopts an effective resources management policy in regulating its production material in order to lower its production cost. In views of the fluctuation of mould steel price, the Group only made procurement at suitable time and at reasonable level, succeeding in maintaining a relatively stable mould steel price throughout the reviewed year. On the other hand, some of the manufacturers in China face a severe labor shortage problem. However, through continuously upgrading its machinery equipment and realignment of its production process, the Group achieves a greater degree of automation and batch production. In this relation, despite labor cost still surges upward, the Group has enjoyed a positive growth both in its efficiency and output value per head. At the same time, the Group has executed persistently its cost monitoring measures, which further lower its operational cost and uplift its operation effectiveness as a whole.

Facing the ever-increasing operating costs such as oil price, transportation and labor cost, the Group appropriately adjusted its prices in order to maintain its high quality products and services provided to customers and to alleviate the pressure of uplifted operating costs.

Liquidity and Capital Resources

As at 31st December, 2010, the Group had bank balances of approximately HK$870 million. The bank balances were placed in short term deposits with major banks in Hong Kong and the PRC.

The Group adopted conservative measures to hedge any exchange fluctuation if the exposure is considered significant by the management.

The Group continues to incur capital expenditure for the plant expansion and factory construction, which is financed by internal resources.

Gearing Ratio

Total debts of the Group were approximately HK$258 million, equal to approximately 12% of equity attributable to owners of the Company of approximately HK$2,176 million.

Employees and Remuneration Policies

As at 31st December, 2010, the Group employed a total of approximately 6,300 employees, including approximately 5,900 employees in its PRC production sites and approximately 400 employees in Hong Kong and other countries. The Group adopts a competitive remuneration package for its employees. Promotion and salary increments are assessed based on a performance related basis. Share options may also be granted to employees with reference to the individual's performance.

PROSPECTS

Resorting to its solid foundation and ample management experience, the Group succeeded in achieving satisfactory results during the year under review. With its strong competitive edge, the Group continues to march towards a long-term and stable development growth.

Following the economic recovery of European countries and the United States, the global consumer market shows signals of turnaround and rebound. Due to the expressed concern on environmental protection by European countries and the United States, market demand for low-carbon and energy-saving products increases. To cope with the environment protection trend, manufacturers are keen to develop new low-carbon and energy saving products such as battery car and fuel-efficient models promoted by the automobile industry in response to the need of modern society. In this connection, new products integrated with environmental protection concept will rejuvenate the global consumer market, which in turn bring new business opportunities to the Group.

The Group expects China will sustain continuous economic development and stable growth in GDP. The rise of average wage in China will drive up domestic demand in consumer market. It is expected that the Group's domestic business will continue booming and contribute stable income to the Group.

In light of the development of the entire China market, the Group has invested in setting up a new plant in Hangzhou city, Zhejiang Province, China covering an area of 180,000 square meters. It is anticipated that the new plant will be developed in phases and completed in three years. The Group has just taken over the land and will expedite the construction process. It is estimated the construction of infrastructure and plant will be completed at the end of this year; machineries and other equipments can be installed at the beginning of 2012 and production can be partly operated in the midst of 2012. With the convenient location of the new plant, the Group can easily access to customers dispersed in the Zhejiang and Jiangsu Provinces in a shorter distant. It facilitates the Group to serve its customers more closely by entertaining their needs more effectively with an aim to enlarge its market shares in Eastern region of China. Once the new plant operates smoothly, the Group will reengineer all its plants in Eastern regions of China in order to uplift its production effectiveness and competitiveness. Turning to the plants in Southern regions of China, the Group keeps on reinforcing its production capability and product precision, seeking improvement on its productivity and product quality. It is hoped that the business development of the Group in the Southern, Eastern and Northern regions of China can achieve a stable and long-term growth, which will eventually fortify its leading position and competitive edge.

The Group has devised plans in counteracting the ever-increasing operating cost and fierce market competition. In views of the severe skilled labor shortage prevailing in China, the Group has already put forward a comprehensive human resources policy in advance, apart from offering reasonable salary packages; a relatively competitive fringe benefits package is also presented. Together with an effective training program and the promotion of cultural activities, the Group succeeds in maintaining skilled labor and attracting fresh members to join in. However, though the Group does not suffer serious labor shortage, its labor cost unavoidably increases.

The Group expects that the import and China mould steel will fluctuate according to the market situation. In views of this, the Group will intensely monitor the market situation and steel price changes, and prudently regulate its inventory level, with an aim to minimize production cost. Despite the fluctuation of foreign currency, as Renminbi is the dominating trading currency in its business transactions, the Group still maintains a relative stable currency policy. Moreover, the Group keeps adequate funds in meeting various investment and operation needs, which will not be affected by the rise of loan rate.

Japan has recently suffered a massive earthquake and tsunami, resulting tragic loss of lives and damage to property. The Group expresses its deepest condolences to this tragic event and hope that Japan can overcome the difficulties soon. The Group expects its business in Japan will be hampered in this relation, however, its negative impact is relatively mild as compared with the scale of business of the Group as a whole. The Group will closely monitor the development of the mishap in Japan and the situation of its Japanese business partners and will react appropriately.

Looking ahead, the Group will stick to its prudent and pragmatic principles in meeting challenges and capturing the new business opportunity. The Group also strives to seek for excellence in its management and production skills in order to secure its leading position in the industry and deliver a stable and substantial return to shareholders.

AUDIT COMMITTEE

The Audit Committee has reviewed with management the accounting principles and practices adopted by the Group and discussed internal controls and financial reporting matters including the review of the consolidated financial statements.

SCOPE OF WORK OF MESSRS. DELOITTE TOUCHE TOHMATSU

The figures in respect of the Group's consolidated statement of comprehensive income, consolidated statement of financial position and the related notes thereto for the year ended 31st December, 2010 as set out in this preliminary announcement have been agreed by the Group's auditor, Messrs. Deloitte Touche Tohmatsu, to the amounts set out in the Group's audited consolidated financial statements for the year. The work performed by Messrs. Deloitte Touche Tohmatsu in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by Messrs. Deloitte Touche Tohmatsu on the preliminary announcement.

FINAL AND SPECIAL DIVIDENDS

The Directors have resolved to recommend to shareholders at the forthcoming Annual General Meeting the payment of a final dividend of HK18 cents per share (2009: HK11 cents per share) and a special dividend of HK5 cents per share (2009: Nil) for the year ended 31st December, 2010 to shareholders whose names appear on the Register of Members on 9th May, 2011. Subject to the approval by the shareholders at the forthcoming Annual General Meeting, the proposed final and special dividends will be despatched to shareholders on or about 19th May, 2011.

CLOSURE OF REGISTER OF MEMBERS

The Register of Members of the Company will be closed from 4th May, 2011 to 9th May, 2011, both days inclusive, during which period no share transfers will be effected.

In order to qualify for the proposed final and special dividends, all share certificates accompanied by the completed transfer forms either overleaf or separate or standard transfer forms, must be lodged with the Hong Kong branch share registrar and transfer office of the Company, Computershare Hong Kong Investor Services Limited of Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Hong Kong for registration not later than 4:30 p.m. on 3rd May, 2011.

Shareholders whose securities accounts with The Central Depository (Pte) Limited in Singapore are credited with shares in the Company as at 5:00 p.m. on 3rd May, 2011 will be entitled to the proposed final and special dividends.

PURCHASE, SALE OR REDEMPTION OF SECURITIES

There was no purchase, sale or redemption of shares or other securities of the Company by the Company or any of its subsidiaries during the year ended 31st December, 2010.

CORPORATE GOVERNANCE

During the year ended 31st December, 2010, the Company complied with all requirements set out in the Code on Corporate Governance Practices contained in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

By order of the Board
Siu Tit Lung
Chairman

Hong Kong, 25th March, 2011

As at the date of this announcement, the executive directors of the Company are Mr. Siu Tit Lung (Chairman), Mr. Siu Yuk Lung, Mr. Mak Koon Chi, Mr. Wai Lung Shing, Mr. Fung Wai Hing and Mr. Ting Chung Ho, the non-executive director of the Company is Mr. Chan Chun Sing, Colin and the independent non-executive directors of the Company are Mr. Liu Wing Ting, Stephen, Dr. Lee Tat Yee and Mr. Lee Joo Hai.