CAPITAL ESTATE LIMITED
冠中地產有限公司

(Incorporated in Hong Kong with limited liability)

Stock Code: 193

ANNUAL REPORT 2014

Content

Corporate Information

BOARD OF DIRECTORS

Executive Directors

Sio Tak Hong *(Chairman)*
Chu Nin Yiu, Stephen *(Chief Executive Officer)*
Chu Nin Wai, David *(Deputy Chairman)*
Lau Chi Kan, Michael

Independent Non-Executive Directors

Li Sze Kuen, Billy
Wong Kwong Fat
Leung Kam Fai

COMPANY SECRETARY

Hung Yat Ming

AUTHORISED REPRESENTATIVES

Chu Nin Yiu, Stephen
Hung Yat Ming

AUDIT COMMITTEE

Li Sze Kuen, Billy *(Chairman)*
Wong Kwong Fat
Leung Kam Fai

REMUNERATION COMMITTEE

Leung Kam Fai *(Chairman)*
Li Sze Kuen, Billy
Wong Kwong Fat
Chu Nin Yiu, Stephen

NOMINATION COMMITTEE

Wong Kwong Fat *(Chairman)*
Li Sze Kuen, Billy
Leung Kam Fai
Chu Nin Yiu, Stephen

LEGAL ADVISER

Reed Smith Richards Butler

AUDITOR

Deloitte Touche Tohmatsu
Certified Public Accountants, Hong Kong

PRINCIPAL BANKER

The Hongkong and Shanghai Banking
Corporation Limited

SHARE REGISTRAR AND TRANSFER OFFICE

Computershare Hong Kong Investor
Services Limited
Rooms 1712-1716, 17th Floor
Hopewell Centre
183 Queen's Road East
Wan Chai, Hong Kong

REGISTERED OFFICE

17th Floor
Asia Orient Tower, Town Place
33 Lockhart Road
Wan Chai, Hong Kong

STOCK CODE

193

Chairman's Statement

On behalf of the Board of Directors (the "Board"), I am pleased to present the annual report of Capital Estate Limited (the "Company") and its subsidiaries (together the "Group") for the year ended 31st July, 2014.

REVIEW OF THE RESULTS

The Group reported gross proceeds of approximately HK$237.1 million for the year ended 31st July, 2014 (2013: HK$145.2 million), which comprised gross proceeds from sales of securities of HK$103.8 million (2013: HK$4.5 million) and income from hotel operations and other business segments totaling HK$133.3 million (2013: HK$140.8 million).

Loss for the year attributable to owners of the Company for the year ended 31st July, 2014 was HK$55.5 million, as compared to HK$161.9 million for last year. The loss for the year was mainly attributable to impairment loss recognised on write-down of properties for development amounting to HK$46.7 million (2013: HK$120.5 million).

DIVIDEND

The Directors do not recommend the payment of any dividends for the year ended 31st July, 2014.

LIQUIDITY AND FINANCIAL RESOURCES

The Group continued to maintain a liquid position. At 31st July, 2014, the Group had cash of HK$43.3 million (2013: HK$116.1 million) mainly in Hong Kong dollars and marketable securities totalling HK$62.0 million (2013: HK$50.2 million).

Total bank and other borrowings (other than corporate credit card payable classified as "other payable") were HK$12.0 million at 31st July, 2014 (2013: HK$101.6 million). The bank borrowings were denominated in Hong Kong dollars and United States dollars (2013: Renminbi), repayable within one year and carried interest on a floating rate basis.

Convertible notes of face value HK$20.0 million outstanding at 31st July, 2013 were fully repaid on 8th November, 2013.

The Group's gearing ratio, expressed as a percentage of the Group's total liabilities over the shareholders' fund, was 48.7% at 31st July, 2014 (2013: 49.1%).

EXCHANGE RATE EXPOSURE

The assets and liabilities and transactions of several major subsidiaries of the Group are principally denominated in Renminbi or Hong Kong dollars pegged currencies, which expose the Group to foreign currency risk and such risk has not been hedged. It is the Group's policy to monitor such exposure and to use appropriate hedging measures when required.

BUSINESS REVIEW

For the year ended 31st July, 2014, the principal activities of the Group are property investment and development, hotel operation, financial investment and related activities.

Chairman's Statement

Property investment and development

The Group continues to own the vacant land of approximately 9,553 square meters located in Coloane, Macau for residential development. A revised building plan has been submitted in late 2013 pending approval for commencement of the development. According to the revised plan 6 luxury residential houses with extensive outdoor areas and related facilities will be built with a gross floor area of approximately 5,000 square meters.

The Group holds an effective 5% interest in the land site at Avenida Commercial de Macau through an investee company, Sociedade de Investmento Imboiliaro Pun Keng Van, S.A.. The site is for the development of a luxurious residential building on the waterfront at Nam Van Lake with a maximum permitted gross floor area of approximately 55,800 square meters.

Hotel operation

The Group maintains a 75% effective interest in Hotel Fortuna, Foshan, through an indirectly held subsidiary, Foshan Fortuna Hotel Company Limited. The hotel is located at Le Cong Zhen, Shun De District, Foshan, the PRC, and provides over 400 rooms. During the year ended 31st December, 2013, the hotel had a stable occupancy rate of approximately 61.8% and a turnover of approximately HK$140.2 million in 2013 compared to HK$140.6 million in 2012.

The Group also holds a 32.5% interest in Hotel Fortuna, Macau which is owned and operated by Tin Fok Holding Company Limited, an associated company of the Group. Despite the keen competition in the Macau hotel industry, Hotel Fortuna, Macau continued to maintain a high occupancy rate of approximately 97% and recorded a stable turnover of approximately HK$261.3 million in 2013 compared to HK$257.2 million in 2012.

EMPLOYEES

The Group offers its employees competitive remuneration packages to commensurate with their experience, performance and job nature, which include basic salary, bonuses, share options, retirement and other benefits.

At 31st July, 2014, the Group had approximately 600 employees of which approximately 580 employees were stationed in Mainland China. Total staff remuneration incurred for the year ended 31st July, 2014 amounted to approximately HK$56.1 million (2013: HK$55.5 million).

PROSPECTS

During the year, the Group has obtained relevant approvals for the construction of high-rise residential buildings and ancillary facilities with a total gross floor area of approximately 86,000 square meters alongside Hotel Fortuna, Foshan. The development has commenced, which will fully utilize the undeveloped permissible plot ratio counted gross floor area of Hotel Fortuna, Foshan and maximize shareholders' return.

The Group is optimistic with the business prospects of the property and hospitality sectors in Macau and the PRC. With healthy financial position and business operation, the Group continues to look for sound business opportunities which will provide growth, capital appreciation and profit to the Group.

ACKNOWLEDGEMENTS

I would like to thank my fellow directors and staff for their invaluable contribution and commitment during the year.

By Order of the Board

Sio Tak Hong
Chairman

21st October, 2014

Directors' Profiles

EXECUTIVE DIRECTORS

Sio Tak Hong, aged 51, is an Executive Director, Chairman of the Company. He was appointed to the Board in July 2009. He has extensive business and management experience and has been engaged in many property projects and commercial developments in Macau. Mr. Sio is a director of Sociedade de Empreendimentos Nam Van, S.A. (南灣發展股份有限公司) and the chairman of the board of Hotel Fortuna Limited in Macau. Mr. Sio is also a standing committee member of The Chinese People's Political Consultative Conference of Guangdong province, Macau District, representative of the industrial, commercial and financial functional group of the Election Committee of Chief Executive and a Honorary Consul of Grenada since 2005.

Chu Nin Yiu, Stephen, aged 57, is an Executive Director, Chief Executive Officer of the Company. He was appointed to the Board in May 2005. He has over 25 years business and management experience in the electronics industry in Hong Kong, and was a director and shareholder of a company listed overseas principally engaged in the manufacture and distribution of electronic products. Mr. Stephen Chu was a 1994 Awardee Member of Hong Kong Young Industrialists Council Limited, and a director of Tung Wah Group of Hospitals for the year 2001/02.

Chu Nin Wai, David, aged 59, is an Executive Director, Deputy Chairman of the Company. He was appointed to the Board in May 2005. He has over 20 years' extensive experience in the electronic industry in Hong Kong an overseas, and also has experience in property development and investment. He is the elder brother of the Chief Executive Officer and the substantial shareholder of the Company, Mr. Chu Nin Yiu, Stephen.

Lau Chi Kan, Michael, aged 57, graduated from Simon Fraser University, Vancouver, Canada in 1980 with a Bachelor of Arts degree in Economics. Mr. Lau joined the Board in May 2005 and has over 20 years' business and management experience in the clothing industry. He owns and manages a garment merchandising and trading company in Hong Kong and an apparel importing company in the U.S.. Mr. Lau is also the major shareholder of a number of companies in Hong Kong and overseas, which are engaged in garment manufacturing, importing, warehousing, apparel design or merchandizing.

INDEPENDENT NON-EXECUTIVE DIRECTORS

Li Sze Kuen, Billy, aged 67, was appointed to the Board in May 2005. He has extensive professional experience in audit and accounting, and is currently a director of a CPA firm in Hong Kong. Mr. Li is a member of the Canadian Institute of Chartered Accountants, and the Hong Kong Institute of Certified Public Accountants. He graduated from the University of Manitoba, Canada, with a Bachelor of Arts degree.

Wong Kwong Fat, aged 58, was appointed to the Board in June 2005. He is a seasoned manager of an insurance broking company in Hong Kong. He is responsible for staff management and training, the provision of individual financial advice to clients and the marketing of a wide range of products including life and general insurance, package fund and mandatory provident fund. Mr. Wong has over 20 years' specialised knowledge and experience in the insurance industry, and is a Fellow Chartered Financial Practitioner of the Life Underwriter Association of Hong Kong.

Leung Kam Fai, aged 53, was appointed to the Board in June 2005. He is a solicitor of the High Court of Hong Kong. Mr. Leung currently is a partner solicitor in civil and criminal practice with Messrs. Patrick Wong & Co., Solicitors, and has extensive experience in litigation, conveyancing, commercial and probate matters. Mr. Leung graduated from the University of Hong Kong with a Bachelor of Laws degree, and was awarded the Sir Man Kam Lo/Jardine Scholarship and Downey Book Prize in 1989. He also holds a Bachelor of Arts degree in Economics & Political Science from the University of Washington in the U.S.A. and a postgraduate certificate in laws from the University of Hong Kong.

CORPORATE GOVERNANCE PRACTICES

In order to attain a high standard of corporate governance, the Company is committed to continuously adopting and improving effective measures and practices to achieve a high level of transparency and accountability in the interests of its shareholders.

During the year ended 31st July, 2014, the Company complied with all applicable provisions of the Corporate Governance Code contained in Appendix 14 of the Listing Rules (the "Code") except for the following deviation:

Under Code A.4.1, non-executive directors should be appointed for a specific term, subject to re-election.

The independent non-executive directors of the Company are not appointed for a specific term but they are subject to retirement by rotation at annual general meetings in accordance with Article 103(A) of the Company's Articles of Association. The Company will ensure that all directors retire at regular intervals.

BOARD OF DIRECTORS

The board of directors (the "Board") of the Company consists of four executive directors and three independent non-executive directors. One of the independent non-executive directors has appropriate professional qualifications in accounting or related financial management expertise as required by the Listing Rules.

Providing overall direction and control of the Group, the Board is mainly responsible for the formulation and development of business strategies and policies, and approval of budgets, results, significant investments and material transactions. The daily administration and operations, and the execution of plans and policies, are delegated to the management under the leadership of the Board.

The biographies of the Board members are set out on page 6 of this annual report under the subject "Directors' Profile". The directors have no financial, business, family or other material/relevant relationships with each other except that Mr. Chu Nin Yiu, Stephen (Chief Executive Officer) is the brother of Mr. Chu Nin Wai, David (Deputy Chairman).

The Company has received annual confirmations of independence from all independent non-executive directors, and considers them independent in accordance with the Listing Rules.

All directors have full access to board minutes, papers and relevant information of the Group. They are also entitled to obtain independent professional advice where deemed necessary in order to enable them to make informed decisions and discharge their responsibilities and duties accordingly.

The directors are briefed during regular Board meetings to keep them abreast of any changes to the regulations and disclosure obligations. Relevant material from public resources on legislative and regulatory environment, cooperate governance, internal control and other topics are recommended to directors to go through as to develop and refresh their knowledge and skills. All directors are also encouraged to attend relevant training courses at the Company's expense.

Appropriate directors' and officers' liability insurance has been arranged for the directors and officers of the Company.

Corporate Governance Report

CHAIRMAN AND CHIEF EXECUTIVE OFFICER

Mr. Sio Tak Hong serves as the Chairman of the Board and Mr. Chu Nin Yiu, Stephen serves as the Chief Executive Officer of the Group. The Chairman's responsibility is to oversee the functioning of the Board and the strategies and policies of the Group and the Chief Executive Officer's responsibility is to manage the Group's business.

APPOINTMENT AND RE-ELECTION OF DIRECTORS

According to the Company's Articles of Association, two of the directors shall retire from office at each annual general meeting by rotation and shall be eligible for re-election. Any directors appointed by the Board either to fill a casual vacancy or as an addition shall hold office only until the next following annual general meeting of the Company and shall be eligible for re-election.

INDEPENDENT NON-EXECUTIVE DIRECTORS

The independent non-executive directors of the Company are not appointed for a specific term but they are subject to retirement by rotation at annual general meetings in accordance with the Company's Articles of Association.

AUDIT COMMITTEE

The Audit Committee was established with written terms of reference in compliance with the Code. The Audit Committee comprises Mr. Li Sze Kuen, Billy (Chairman), Mr. Wong Kwong Fat and Mr. Leung Kam Fai, all of whom are independent non-executive directors.

The principal functions of the Audit Committee include the review and supervision of the Group's reporting process and internal controls.

During the year, the Audit Committee held two meetings and performed the following duties:

1. reviewed and commented on the Company's draft annual and interim financial reports;

2. reviewed and commented on the Group's internal controls; and

3. met with the external auditors and participate in the re-appointment and assessment of the performance of the external auditors.

The Audit Committee has reviewed the audited results of the Group for the year ended 31st July, 2014.

REMUNERATION COMMITTEE

The Remuneration Committee was established with written terms of reference in compliance with the Code. The Remuneration Committee comprises the three independent non-executive directors, Mr. Leung Kam Fai (Chairman), Mr. Li Sze Kuen, Billy and Mr. Wong Kwong Fat and the Chief Executive Officer, Mr. Chu Nin Yiu, Stephen.

The primary responsibilities of the Remuneration Committee are to make recommendations to the Board on the Company's policy and structure for all remuneration of directors and senior management, determine the specific remuneration packages of all executive directors and senior management including any compensation payable for loss or termination of their office or appointment, and make recommendations to the Board of the remuneration of non-executive directors.

NOMINATION COMMITTEE

The Nomination Committee was established with written terms of reference in compliance with the Code. The Nomination Committee comprises the three independent non-executive directors, Mr. Wong Kwong Fat (Chairman), Mr. Li Sze Kuen, Billy and Mr. Leung Kam Fai and the Chief Executive Officer, Mr. Chu Nin Yiu, Stephen.

The principal duties of the Nomination Committee are to review the structure, size and composition (including the skills, knowledge and experience) of the Board, to determine policy for nomination of directors, make recommendations on any proposed changes to the Board to complement the Company's corporate strategy and to assess the independence of independent non-executive directors of the Company.

ATTENDANCE AT MEETINGS

During the year under review, the attendance records of the Directors at Board Meetings, Audit Committee Meetings, Remuneration Committee Meetings, Nomination Committee Meeting and the 2013 Annual General Meeting are as follows:

	Board Meetings	Audit Committee Meetings	Remuneration Committee Meeting	Nomination Committee Meeting	2013 Annual General Meeting
Number of meetings held	4	2	1	1	1
Executive Directors:					
Sio Tak Hong	4/4	N/A	N/A	N/A	1/1
Chu Nin Yiu, Stephen	4/4	N/A	0/1	0/1	1/1
Chu Nin Wai, David	4/4	N/A	N/A	N/A	1/1
Lau Chi Kan, Michael	2/4	N/A	N/A	N/A	1/1
Independent Non-executive Directors:					
Leung Kam Fai	3/4	2/2	1/1	1/1	1/1
Wong Kwong Fat	4/4	2/2	1/1	1/1	1/1
Li Sze Kuen, Billy	4/4	2/2	1/1	1/1	1/1

AUDITOR'S REMUNERATION

For the year ended 31st July, 2014, remuneration of approximately HK$1,835,000 was payable to the Auditor for audit service and approximately HK$368,000 for interim review and other non-audit services during the year.

FINANCIAL REPORTING

The directors acknowledge the responsibilities of preparing the financial statements of the Group which give a true and fair view. The statement of the Auditors about their reporting responsibilities is set out in the Independent Auditor's Report on page 18.

INTERNAL CONTROL

The Board recognises its overall responsibilities for the Group's internal controls, and is committed to the ongoing development of an effective internal control system to safeguard the Group's assets, and to enhance risk management and compliance with applicable legislation and regulations.

The Board has conducted a review of the effectiveness of the system of internal control of the Group. The Company will continue to conduct annual reviews of its internal control system through the Audit Committee, identifying control weaknesses and risk areas, if any, and taking effective measures to improve the system.

MODEL CODES FOR SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") set out in Appendix 10 to the Listing Rules as its own code of conduct regarding securities transactions by directors of the Company. Having made specific enquiry of all directors, all directors confirmed that they have complied with the required standard as set out in the Model Code for the year.

COMMUNICATION WITH SHAREHOLDERS

In order to keep shareholders well informed of the business activities and direction of the Group, information about the Group has been provided to the shareholders through annual and interim reports, circulars, announcements and press interviews. The Company has established its own corporate website www.capitalestate.com.hk to facilitate effective communication with its shareholders and the public.

ANNUAL GENERAL MEETING

During the year, an annual general meeting was held on 12th December, 2013. All members of the Board attended the meeting.

SHAREHOLDERS RIGHTS

(i) The Way In Which Shareholders Can Convene A General Meeting of Shareholders

In accordance with Sections 566 to 568 of the Companies Ordinance (Chapter 622 of the Laws of Hong Kong), shareholder(s) representing at least 5% of the total voting rights of all the shareholders having a right to vote at general meetings of the Company, may request the Directors to convene a general meeting. The written requisition must state the object of the meeting, and must be authenticated by the shareholder(s) concerned and deposited at the registered office of the Company for the attention of the Company Secretary. The requisition may consist of several documents in like form, and each must be authenticated by the person(s) making it.

If the Directors do not within 21 days from the date on which they become subject to the requirement call a general meeting to be held on a date not more than 28 days after the date of the notice convening the meeting, the shareholder(s) concerned or any of them representing more than one half of the total voting rights of all of them, may themselves call a general meeting, provided that such general meeting must be called for a date not more than 3 months after the date on which the Directors become subject to the requirement to call a meeting.

The meeting convened by shareholders shall be called in the same manner, as nearly as possible, as that in which that general meeting is required to be called by the Directors.

(ii) Procedure for Sending Enquiries to the Board

Enquiries by shareholders to be put to the Board can be sent in writing to the Company Secretary at the Company's registered address.

(iii) Procedures for Nominating a Person for Election as Director in General Meeting of Shareholders

Pursuant to Article 107 of the Articles of Association of the Company, no person, other than a retiring Director, shall, unless recommended by the Board for election, be eligible for election to the office of Director at any general meeting, unless notice in writing of the intention to propose that person for election as a Director and notice in writing by that person of his willingness to be elected shall have been given to the Company at least seven days before the date of the general meeting.

If a shareholder (the "Proposer") of the Company wishes to propose a person ("the Nominee"), for election as a Director at a general meeting, the minimum length of the period, during which notice to the Company signed by the Proposer of the intention to propose a person for election as a Director, and during which notice to the Company signed by such Nominee confirming his willingness to be elected may be given, will be at least seven (7) days and the period for lodgment of the notices to the Company of the intention to propose a person for election as a Director will commence no earlier than the day after the dispatch of the notice of the meeting appointed for such election and end no later than seven (7) days prior to the date of such meeting.

Directors' Report

The directors present their annual report and the audited consolidated financial statements of the Company for the year ended 31st July, 2014.

PRINCIPAL ACTIVITIES

The Company acts as a property and investment holding company. The activities of the principal subsidiaries and associate are set out in notes 19 and 20 to the consolidated financial statements, respectively.

MAJOR CUSTOMERS AND SUPPLIERS

The aggregate turnover attributable to the Group's five largest customers during the year were less than 30% of the Group's total turnover.

The aggregate purchases attributable to the Group's five largest suppliers during the year were less than 30% of the Group's total purchases.

RESULTS

The results of the Group for the year ended 31st July, 2014 are set out in the consolidated statement of profit or loss and other comprehensive income on page 20.

PROPERTY, PLANT AND EQUIPMENT

Details of the movements during the year in the property, plant and equipment of the Group are set out in note 16 to the consolidated financial statements.

MAJOR PROPERTIES

Particulars of the major properties of the Group as at 31st July, 2014 are set out on page 88.

SHARE CAPITAL

There were no movements in either the Company's authorised or issued share capital during the year.

SHARE OPTIONS

Pursuant to a resolution passed on 7th December, 2012, the existing share option scheme (the "Scheme") was adopted following the termination of the pervious share option scheme which was adopted on 30th December, 2002.

Particulars of the Company's share option schemes are set out in note 35 to the consolidated financial statements.

No share options was outstanding at the beginning of the year or granted during the year.

DISTRIBUTABLE RESERVES OF THE COMPANY

At 31st July, 2014 and 2013, the Company had no reserve available for distribution to shareholders.

DIRECTORS

The directors of the Company during the year and up to the date of this report were:

Executive Directors:
Sio Tak Hong *(Chairman)*
Chu Nin Yiu, Stephen *(Chief Executive Officer)*
Chu Nin Wai, David *(Deputy Chairman)*
Lau Chi Kan, Michael

Independent Non-Executive Directors:
Leung Kam Fai
Wong Kwong Fat
Li Sze Kuen, Billy

In accordance with Article 103(A) of the Company's Articles of Association, Mr. Lau Chi Kan, Michael and Mr. Leung Kam Fai retire and, being eligible, offer themselves for re-election.

The term of office of each independent non-executive director is the period up to his retirement by rotation in accordance with the Company's Articles of Association.

No directors proposed for re-election at the forthcoming annual general meeting has a service contract which is not determinable by the Group within one year without payment of compensation, other than statutory compensation.

The Company has received, from each of the independent non-executive directors, an annual confirmation of his independence pursuant to Rule 3.13 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("the Listing Rules"). The Company considers all the independent non-executive directors are independent.

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

At 31st July, 2014, the interests of the directors and the chief executive and their associates in the shares and underlying shares of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO"), as recorded in the register maintained by the Company pursuant to Section 352 of the SFO or as otherwise notified to the Company and The Stock Exchange of Hong Kong Limited (the "Stock Exchange") pursuant to the Model Code for Securities Transactions by Directors of Listed Companies, were as follows:

Long positions

(I) *The Company*

Ordinary shares of the Company

	Number of shares held				
Name of Director	Personal interest (held as beneficial owners)	Family interest (interests of spouse or child under 18)	Corporate interest (interest of controlled corporation)	Total	Percentage of the issued share capital of the Company
Sio Tak Hong ("Mr. Sio")	–	24,491,000	861,075,000 (Note 1)	885,566,000	35.9%
Chu Nin Yiu, Stephen ("Mr. Chu")	23,700,000	–	333,447,400 (Note 2)	357,147,400	14.5%
Lau Chi Kan, Michael	7,500	–	–	7,500	0.0%

Notes:

1. Mr. Sio was deemed to be interested in the 861,075,000 shares in the Company held through Fullkeen Holdings Limited ("Fullkeen"), which is in turn 70% owned by Mr. Sio.

2. Mr. Chu was deemed to be interested in the 333,447,400 shares in the Company held through Supervalue Holdings Limited ("Supervalue"), which is in turn wholly owned by Mr. Chu.

(II) Associated corporation

Name of Director	Associated Corporation	Number of shares held: Personal interest (held as beneficial owners)	Family interest (interests of spouse or child under 18)	Corporate interest (interest of controlled corporation)	Total	Percentage of the issued share capital of the associated corporation
Mr. Sio	Tin Fok Holding Company Limited	–	–	1,270 (Note 1)	1,270	63.5%
Mr. Chu	Tin Fok Holding Company Limited	–	–	170 (Note 2)	170	8.5%

Notes:

1. Mr. Sio was deemed to be interested in the 1,270 shares in the associated corporation in which 1,100 shares were held through Global Master Management Limited, which is in turn 70% owned by Mr. Sio, and 170 shares were held through Macro Rich Limited, which is turn 41.2% owned by Global Master Management Limited.

2. Mr. Chu was deemed to be interested in the 170 shares in the associated corporation held through Macro Rich Limited, which is in turn 58.8% owned by Mr. Chu.

Other than as disclosed above, none of the directors, chief executive nor their associates had any interests or short position in any shares or underlying shares of the Company or any of its associated corporations as at 31st July, 2014.

ARRANGEMENTS TO PURCHASE SHARES OR DEBENTURES

Other than as disclosed in the section of "Share options", at no time during the year was the Company or any of its subsidiaries, a party to any arrangements to enable the directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate and neither the directors nor any of their spouses or children under the age of 18, had any right to subscribe for the securities of the Company, or had exercised any such right.

DIRECTORS' INTERESTS IN CONTRACTS OF SIGNIFICANCE

Other than as disclosed under the heading "Related Party Disclosures" as set out in note 42 to the consolidated financial statements, there were no contracts of significance to which the Company, or any of its subsidiaries, was a party and in which a director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

DIRECTORS' INTERESTS IN COMPETING BUSINESS

During the year, Mr. Sio, the Chairman and executive director of the Company, held share interests and/or directorships in Sociedale de Empreendimentos Nam Van, S.A.（南灣發展股份有限公司）and other companies which are principally engaged in property investment and development in Macau and Mainland China. Mr. Sio is therefore considered to have interests in businesses which compete or are likely to compete with the businesses of the Group pursuant to Rule 8.10 of the Listing Rules.

As the businesses of the Company and the above entities are operated under separate management with no reliance (whether financial or business) on each other, the Group is able to operates its businesses independently of, and at arm's length from the competing entities.

SUBSTANTIAL SHAREHOLDERS

As at 31st July, 2014, the register of substantial shareholders maintained by the Company pursuant to section 336 of the SFO showed that the following shareholders had notified the Company of relevant interests in the issued share capital of the Company:

Long positions

Ordinary shares of the Company

	Number of shares held				
Name of shareholder	Personal interest (held as beneficial owners)	Family interest (interests of spouse or child under 18)	Corporate interest (interest of controlled corporation)	Total	Percentage of the issued share capital of the Company
Fullkeen	861,075,000	–	–	861,075,000	34.9%
Mr. Sio	–	24,491,000	861,075,000 (Note 1)	885,566,000	35.9%
Supervalue	333,447,400	–	–	333,447,400	13.5%
Mr. Chu	23,700,000	–	333,447,400 (Note 2)	357,147,400	14.5%

Notes:

1. Mr. Sio was deemed to be interested in the 861,075,000 shares in the Company held through Fullkeen, which is in turn 70% owned by Mr. Sio.

2. Mr. Chu was deemed to be interested in the 333,447,400 shares in the Company held through Supervalue, which is in turn wholly owned by Mr. Chu.

Other than as disclosed above, the Company has not been notified of any other relevant interests or short positions in the issued share capital of the Company as at 31st July, 2014.

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

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

CORPORATE GOVERNANCE

Pursuant to Appendix 23 of the Listing Rules, details of corporate governance report are set out on pages 7 to 11 of the Annual Report.

EMOLUMENT POLICY

The emolument policy of the employees of the Group is set up by the board of directors on the basis of their merit, qualifications and competence.

The emoluments of the directors of the Company are decided by the board of directors after recommendation from the Remuneration Committee, having regard to the time commitment and responsibilities of the directors, the Company's operating results, individual performance and comparable market statistics.

SUFFICIENCY OF PUBLIC FLOAT

The Company has maintained a sufficient public float throughout the year ended 31st July, 2014.

AUDITOR

A resolution will be submitted to the annual general meeting to re-appoint Messrs. Deloitte Touche Tohmatsu as auditor of the Company.

On behalf of the Board

Sio Tak Hong
Chairman

21st October, 2014

Independent Auditor's Report

Deloitte.
德勤

TO THE MEMBERS OF CAPITAL ESTATE LIMITED
冠中地產有限公司
(incorporated in Hong Kong with limited liability)

We have audited the consolidated financial statements of Capital Estate Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 20 to 86, which comprise the consolidated and Company statements of financial position as at 31st July, 2014, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and 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 (Cap. 622) (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 and to report our opinion solely to you, as a body, in accordance with section 80 of Schedule 11 to the Hong Kong Companies Ordinance, 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 judgment, 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 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.

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 31st July, 2014, and of the Group's loss 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.

Deloitte Touche Tohmatsu
Certified Public Accountants
Hong Kong

21st October, 2014

Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the year ended 31st July, 2014

	NOTES	2014 HK$'000	2013 HK$'000
Revenue	5	**133,284**	140,762
Direct operating costs		**(86,473)**	(86,393)
Gross profit		**46,811**	54,369
Other gains and losses	7	**921**	3,644
Other income		**5,760**	3,795
Marketing expenses		**(1,982)**	(2,264)
Administrative expenses		**(67,395)**	(61,590)
Other hotel operating expenses		**(27,226)**	(29,709)
Increase in fair value of investment properties		**–**	1,600
Impairment loss recognised on write-down of properties for/under development		**(46,700)**	(120,500)
Loss on disposal of a subsidiary	8	**–**	(1,905)
Share of profit (loss) of an associate		**3,622**	(4,383)
Finance costs	9	**(3,901)**	(9,906)
Loss before taxation		**(90,090)**	(166,849)
Income tax credit	10	**26,813**	1,567
Loss for the year	11	**(63,277)**	(165,282)
Other comprehensive (expense) income:			
Item that may be reclassified subsequently to profit or loss:			
Exchange differences arising on translation of foreign operations		**(4,228)**	16,202
Total comprehensive expense for the year		**(67,505)**	(149,080)
Loss for the year attributable to:			
Owners of the Company		**(55,521)**	(161,927)
Non-controlling interests		**(7,756)**	(3,355)
		(63,277)	(165,282)
Total comprehensive expense attributable to:			
Owners of the Company		**(58,681)**	(147,354)
Non-controlling interests		**(8,824)**	(1,726)
		(67,505)	(149,080)
Loss per share	15		
Basic and diluted – HK cents		**(2.25)**	(6.56)

Consolidated Statement of Financial Position

At 31st July, 2014

	NOTES	2014 HK$'000	2013 HK$'000
Non-current assets			
Property, plant and equipment	16	**372,301**	400,761
Prepaid lease payments	17	**2,735**	2,867
Premium on prepaid lease payments	18	**41,773**	43,732
Interest in an associate	20	**212,313**	208,691
Available-for-sale investments	21	**63,738**	63,738
Convertible bond	22	**–**	7,907
Derivative component in convertible bond	22	**–**	6,959
		692,860	734,655
Current assets			
Properties for/under development	23	**288,358**	284,416
Inventories	24	**3,105**	3,785
Trade and other receivables	25	**8,404**	9,080
Amount due from an associate	26	**5,597**	4,322
Prepaid lease payments	17	**103**	104
Investments held for trading	27	**61,978**	50,207
Pledged bank deposit	28	**642**	641
Bank balances and cash	28	**42,641**	115,493
		410,828	468,048
Current liabilities			
Trade and other payables	29	**26,852**	29,349
Amounts due to related parties	26	**265,796**	158,129
Taxation payable		**–**	25,548
Bank and other borrowings	30	**12,010**	101,596
Convertible notes – liability portion	31	**–**	19,628
		304,658	334,250
Net current assets		**106,170**	133,798
Total assets less current liabilities		**799,030**	868,453
Non-current liabilities			
Deferred tax liabilities	33	**68,444**	70,362
Net assets		**730,586**	798,091

Consolidated Statement of Financial Position

At 31st July, 2014

	NOTE	2014 HK$'000	2013 HK$'000
Capital and reserves			
Share capital	34	**1,322,924**	246,783
Reserves		**(556,845)**	577,977
Equity attributable to owners of the Company		**766,079**	824,760
Non-controlling interests		**(35,493)**	(26,669)
Total equity		**730,586**	798,091

The consolidated financial statements on pages 20 to 86 were approved and authorised for issue by the Board of Directors on 21st October, 2014 and are signed on its behalf by:

Sio Tak Hong
DIRECTOR

Chu Nin Yiu, Stephen
DIRECTOR

Statement of Financial Position

At 31st July, 2014

	NOTES	2014 HK$'000	2013 HK$'000
Non-current assets			
Investments in subsidiaries	19	**10**	10
Amounts due from subsidiaries	19	**949,021**	973,631
		949,031	973,641
Current assets			
Deposit		**2,053**	742
Bank balances	28	**2,823**	58,490
		4,876	59,232
Current liabilities			
Other payables		**1,571**	1,668
Amounts due to subsidiaries	32	**196,727**	171,535
Convertible notes – liability portion	31	**–**	19,628
		198,298	192,831
Net current liabilities		**(193,422)**	(133,599)
Total assets less current liabilities		**755,609**	840,042
Non-current liabilities			
Deferred tax liabilities	33	**–**	92
Net assets		**755,609**	839,950
Capital and reserves			
Share capital	34	**1,322,924**	246,783
Reserves	36	**(567,315)**	593,167
Total equity		**755,609**	839,950

Sio Tak Hong
DIRECTOR

Chu Nin Yiu, Stephen
DIRECTOR

Consolidated Statement of Changes in Equity

For the year ended 31st July, 2014

	Attributable to owners of the Company												
	Share capital HK$'000	Share premium HK$'000	Capital reserve HK$'000	Share option reserve HK$'000	Capital reduction reserve HK$'000	Translation reserve HK$'000	Capital redemption reserve HK$'000	Convertible notes reserve HK$'000	Revaluation reserve HK$'000 (note i)	Accumulated losses HK$'000	Total HK$'000	Non-controlling interests HK$'000	Total HK$'000
At 1st August, 2012	246,783	1,075,873	157	23,542	170,583	35,011	268	3,452	9,200	(638,678)	926,191	1,660	927,851
Loss for the year	–	–	–	–	–	–	–	–	–	(161,927)	(161,927)	(3,355)	(165,282)
Exchange differences arising on translation of foreign operations	–	–	–	–	–	14,573	–	–	–	–	14,573	1,629	16,202
Total comprehensive income (expense) for the year	–	–	–	–	–	14,573	–	–	–	(161,927)	(147,354)	(1,726)	(149,080)
Disposal of partial interest in a subsidiary (note ii)	–	–	–	–	–	(11,161)	–	–	–	58,138	46,977	(26,603)	20,374
Transaction costs attributable to the disposal of partial interest in a subsidiary (note ii)	–	–	–	–	–	–	–	–	–	(1,054)	(1,054)	–	(1,054)
At 31st July, 2013	246,783	1,075,873	157	23,542	170,583	38,423	268	3,452	9,200	(743,521)	824,760	(26,669)	798,091
Loss for the year	–	–	–	–	–	–	–	–	–	(55,521)	(55,521)	(7,756)	(63,277)
Exchange differences arising on translation of foreign operations	–	–	–	–	–	(3,160)	–	–	–	–	(3,160)	(1,068)	(4,228)
Total comprehensive expense for the year	–	–	–	–	–	(3,160)	–	–	–	(55,521)	(58,681)	(8,824)	(67,505)
Transfer to accumulated losses upon maturity of convertible notes	–	–	–	–	–	–	–	(3,452)	–	3,452	–	–	–
Transfer upon abolition of par value under the new Hong Kong Companies Ordinance (note iii)	1,076,141	(1,075,873)	–	–	–	–	(268)	–	–	–	–	–	–
At 31st July, 2014	1,322,924	–	157	23,542	170,583	35,263	–	–	9,200	(795,590)	766,079	(35,493)	730,586

Notes:

(i) The revaluation reserve represents a revaluation gain recognised upon the step acquisition of an associate of the Group.

(ii) On 11th April, 2013, the Group disposed of: (1) an aggregate of 25% equity interest in Hotel Fortuna (Hong Kong) Company Limited ("Hotel Fortuna (HK)") and (2) 25% of the interest-free shareholder's loan amounting to HK$129,626,000 owing by Hotel Fortuna (HK) to the Company for an aggregate cash consideration of HK$150,000,000 with transaction costs of HK$1,054,000. Details of this are set out in note 42(c) to the consolidated financial statements.

(iii) Par value of the Company's shares is retired and the relevant concepts of nominal value, share premium and capital redemption reserve are abolished upon the commencement of the new Hong Kong Companies Ordinance on 3rd March, 2014.

Consolidated Statement of Cash Flows

For the year ended 31st July, 2014

	NOTE	**2014 HK$'000**	2013 HK$'000
OPERATING ACTIVITIES			
Loss before taxation		**(90,090)**	(166,849)
Adjustments for:			
Interest income		**(3,702)**	(2,065)
Interest expense		**3,901**	9,906
Depreciation		**27,494**	29,967
Release of prepaid lease payments and premium on prepaid lease payments		**1,658**	1,627
Share of (profit) loss of an associate		**(3,622)**	4,383
Gain on disposal of property, plant and equipment		**(208)**	(491)
Increase in fair value of investment properties		**–**	(1,600)
Increase in fair value of derivative component in convertible bond		**(304)**	(3,397)
Impairment loss recognised on write-down of properties for/under development		**46,700**	120,500
Loss on disposal of a subsidiary		**–**	1,905
Operating cash flows before movements in working capital		**(18,173)**	(6,114)
Increase in properties for/under development		**(52,292)**	(14,571)
Decrease (increase) in inventories		**645**	(169)
Decrease in trade and other receivables		**615**	1,030
Decrease (increase) in investments held for trading		**4,047**	(50,207)
(Decrease) increase in trade and other payables		**(2,342)**	586
NET CASH USED IN OPERATING ACTIVITIES		**(67,500)**	(69,445)
INVESTING ACTIVITIES			
Interest received		**3,054**	681
Proceeds on disposal of property, plant and equipment		**344**	1,142
Purchase of property, plant and equipment		**(2,775)**	(12,007)
Advance to an associate		**(1,316)**	(906)
Proceeds from disposal of a subsidiary, net of cash and cash equivalents disposed of	8	**–**	34,478
NET CASH (USED IN) FROM INVESTING ACTIVITIES		**(693)**	23,388

Consolidated Statement of Cash Flows

For the year ended 31st July, 2014

	NOTES	2014 HK$'000	2013 HK$'000
FINANCING ACTIVITIES			
Advance from related parties		**107,932**	19,002
New bank borrowings raised		**8,950**	–
Other borrowings raised		**4,260**	–
Repayment of bank borrowings		**(101,853)**	(25,002)
Repayment of convertible notes	31	**(20,000)**	–
Interest paid		**(3,529)**	(8,060)
Proceeds from assignment of shareholder's loan to related parties	42(c)	**–**	129,626
Proceeds from partial disposal of equity interest in a subsidiary, net of transaction costs	42(c)	**–**	19,320
New loan from an associate raised	26(a)	**–**	10,000
Repayment of a loan from an associate	26(a)	**–**	(10,000)
NET CASH (USED IN) FROM FINANCING ACTIVITIES		**(4,240)**	134,886
NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS		**(72,433)**	88,829
CASH AND CASH EQUIVALENTS BROUGHT FORWARD		**115,493**	26,041
EFFECT OF FOREIGN EXCHANGE RATE CHANGES		**(419)**	623
CASH AND CASH EQUIVALENTS CARRIED FORWARD		**42,641**	115,493
ANALYSIS OF THE BALANCES OF CASH AND CASH EQUIVALENTS			
Bank balances and cash		**42,641**	115,493

1. GENERAL

The Company is a public limited company incorporated in Hong Kong and its shares are listed on The Stock Exchange of Hong Kong Limited ("the Stock Exchange"). The address of the registered office and principal place of business of the Company is 17/F., Asia Orient Tower, Town Place, 33 Lockhart Road, Wan Chai, Hong Kong.

The Company acts as an investment holding company. The activities of its principal subsidiaries and an associate are set out in notes 19 and 20, respectively.

The consolidated financial statements are presented in Hong Kong dollars, which is also the functional currency of the Company.

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

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

Amendments to HKFRSs	Annual improvements to HKFRSs 2009 – 2011 cycle
Amendments to HKFRS 7	Disclosures – Offsetting financial assets and financial liabilities
Amendments to HKFRS 10, HKFRS 11 and HKFRS 12	Consolidated financial statements, joint arrangements and disclosure of interests in other entities: Transition guidance
HKFRS 10	Consolidated financial statements
HKFRS 11	Joint arrangements
HKFRS 12	Disclosure of interests in other entities
HKFRS 13	Fair value measurement
HKAS 19 (as revised in 2011)	Employee benefits
HKAS 27 (as revised in 2011)	Separate financial statements
HKAS 28 (as revised in 2011)	Investments in associates and joint ventures
HK(IFRIC) – INT 20	Stripping costs in the production phase of a surface mine

New and revised standards on consolidation, joint arrangements, associates and disclosures

In the current year, the Group has applied for the first time the package of five standards on consolidation, joint arrangements, associates and disclosures comprising HKFRS 10 "Consolidated financial statements", HKFRS 11 "Joint arrangements", HKFRS 12 "Disclosure of interests in other entities", HKAS 27 (as revised in 2011) "Separate financial statements" and HKAS 28 (as revised in 2011) "Investments in associates and joint ventures", together with the amendments to HKFRS 10, HKFRS 11 and HKFRS 12 regarding transitional guidance.

HKAS 27 (as revised in 2011) is not applicable to the Group as it deals only with separate financial statements.

2. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs") *(Continued)*

The impact of the application of these standards is set out below.

Impact of the application of HKFRS 10

HKFRS 10 replaces the parts of HKAS 27 "Consolidated and separate financial statements" that deal with consolidated financial statements and HK(SIC) INT – 12 "Consolidation – Special purpose entities". HKFRS 10 changes the definition of control such that an investor has control over an investee when (a) it has power over the investee, (b) it is exposed, or has rights, to variable returns from its involvement with the investee and (c) has the ability to use its power to affect its returns. All three of these criteria must be met for an investor to have control over an investee. Previously, control was defined as the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. Additional guidance has been included in HKFRS 10 to explain when an investor has control over an investee.

In the opinion of the directors of the Company, the application of HKFRS 10 has no significant impact on the consolidated financial statements of the Group.

Impact of the application of HKFRS 12

HKFRS 12 is a new disclosure standard and is applicable to entities that have interests in subsidiaries, joint arrangements, associates and/or unconsolidated structured entities. In general, the application of HKFRS 12 has resulted in more extensive disclosures in the consolidated financial statements (see notes 19 and 20 for details).

HKFRS 13 "Fair value measurement"

The Group has applied HKFRS 13 for the first time in the current year. HKFRS 13 establishes a single source of guidance for, and disclosures about, fair value measurements. The scope of HKFRS 13 is broad: the fair value measurement requirements of HKFRS 13 apply to both financial instrument items and non-financial instrument items for which other HKFRSs require or permit fair value measurements and disclosures about fair value measurements, except for share-based payment transactions that are within the scope of HKFRS 2 "Share-based payment", leasing transactions that are within the scope of HKAS 17 "Leases", and measurements that have some similarities to fair value but are not fair value (e.g. net realisable value for the purposes of measuring inventories or value in use for impairment assessment purposes).

HKFRS 13 defines the fair value of an asset as the price that would be received to sell an asset (or paid to transfer a liability, in the case of determining the fair value of a liability) in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions. Fair value under HKFRS 13 is an exit price regardless of whether that price is directly observable or estimated using another valuation technique. Also, HKFRS 13 includes extensive disclosure requirements.

HKFRS 13 requires prospective application. In accordance with the transitional provisions of HKFRS 13, the Group has not made any new disclosures required by HKFRS 13 for the 2013 comparative period (see note 44(c) for the disclosures of the current year).

Except as described above, the application of the amendments to HKFRSs in the current year has had no material impact on the Group's financial performance and positions for the current and prior years and/or disclosures set out in these consolidated financial statements.

2. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs") *(Continued)*

New and revised HKFRSs issued but not yet effective

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

Amendments to HKFRSs	Annual improvements to HKFRSs 2010 – 2012 cycle[3]
Amendments to HKFRSs	Annual improvements to HKFRSs 2011 – 2013 cycle[2]
HKFRS 9	Financial instruments[7]
HKFRS 14	Regulatory deferral accounts[4]
HKFRS 15	Revenue from contracts with customers[6]
Amendments to HKFRS 10, HKFRS 12 and HKAS 27	Investment entities[1]
Amendments to HKFRS 10 and HKAS 28	Sale or contribution of assets between an investor and its associate or joint venture[5]
Amendments to HKFRS 11	Accounting for acquisitions of interests in joint operations[5]
Amendments to HKAS 16 and HKAS 38	Clarification of acceptable methods of depreciation and amortisation[5]
Amendments to HKAS 16 and HKAS 41	Agriculture: Bearer plants[5]
Amendments to HKAS 19	Defined benefit plans: Employee contributions[2]
Amendments to HKAS 27	Equity method in separate financial statements[5]
Amendments to HKAS 32	Offsetting financial assets and financial liabilities[1]
Amendments to HKAS 36	Recoverable amount disclosures for non-financial assets[1]
Amendments to HKAS 39	Novation of derivatives and continuation of hedge accounting[1]
HK(IFRIC) – INT 21	Levies[1]

1 Effective for annual periods beginning on or after 1st January, 2014.
2 Effective for annual periods beginning on or after 1st July, 2014.
3 Effective for annual periods beginning on or after 1st July, 2014, with limited exceptions.
4 Effective for first annual HKFRS financial statements beginning on or after 1st January, 2016.
5 Effective for annual periods beginning on or after 1st January, 2016.
6 Effective for annual periods beginning on or after 1st January, 2017.
7 Effective for annual periods beginning on or after 1st January, 2018.

HKFRS 9 "Financial instruments"

HKFRS 9 issued in 2009 introduces new requirements for the classification and measurement of financial assets. HKFRS 9 was subsequently amended in 2010 to include the requirements for the classification and measurement of financial liabilities and for derecognition, and further amended in 2013 to include the new requirements for hedge accounting.

2. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs") *(Continued)*

HKFRS 9 "Financial instruments" *(Continued)*

Key requirements of HKFRS 9 are described as follows:

- All recognised financial assets that are within the scope of HKAS 39 "Financial instruments: Recognition and measurement" are subsequently measured at amortised cost or fair value. Specifically, debt investments that are held within a business model whose objective is to collect the contractual cash flows, and that have contractual cash flows that are solely payments of principal and interest on the principal outstanding are generally measured at amortised cost at the end of subsequent accounting periods. All other debt investments and equity investments are measured at their fair values at the end of subsequent reporting periods. In addition, under HKFRS 9, entities may make an irrevocable election to present subsequent changes in the fair value of an equity investment (that is not held for trading) in other comprehensive income, with only dividend income generally recognised in profit or loss.

- With regard to the measurement of financial liabilities designated as at fair value through profit or loss, HKFRS 9 requires that the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is presented in other comprehensive income, unless the recognition of the effects of changes in the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss. Changes in fair value of financial liabilities attributable to changes in the financial liabilities' credit risk are not subsequently reclassified to profit or loss. Under HKAS 39, the entire amount of the change in the fair value of the financial liability designated as at fair value through profit or loss was presented in profit or loss.

The new general hedge accounting requirements retain the three types of hedge accounting. However, greater flexibility has been introduced to the types of transactions eligible for hedge accounting, specifically broadening the types of instruments that qualify for hedging instruments and the types of risk components of non-financial items that are eligible for hedge accounting. In addition, the effectiveness test has been overhauled and replaced with the principle of an "economic relationship". Retrospective assessment of hedge effectiveness is also no longer required. Enhanced disclosure requirements about an entity's risk management activities have also been introduced.

The directors anticipate that the adoption of HKFRS 9 in the future may have an impact on the classification and measurement of available-for-sale investments; however, it is not practicable to provide a reasonable estimate of that effect until a detailed review has been completed.

Other than as described above, the directors anticipate that the application of these new and revised HKFRSs will have no material impact on the Group's and the Company's financial performance and positions.

3. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements have been prepared in accordance with HKFRSs issued by the HKICPA. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange and by the Hong Kong Companies Ordinance.

The consolidated financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values, as explained in the accounting policies set out below. Historical cost is generally based on the fair value of the consideration given in exchange of goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these consolidated financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of HKFRS 2, leasing transactions that are within the scope of HKAS 17, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in HKAS 2 or value in use in HKAS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The principal accounting policies are set out below.

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company and its subsidiaries. Control is achieved when the Company:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Basis of consolidation *(Continued)*

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

When the Group has less than a majority of the voting rights of an investee, it has power over the investee when the voting rights are sufficient to give it the practical ability to direct the relevant activities of the investee unilaterally. The Group considers all relevant facts and circumstances in assessing whether or not the Group's voting rights in an investee are sufficient to give it power, including:

- the size of the Group's holding of voting rights relative to the size and dispersion of holdings of the other vote holders;
- potential voting rights held by the Group, other vote holders or other parties;
- rights arising from other contractual arrangements; and
- any additional facts and circumstances that indicate that the Group has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made, including voting patterns at previous shareholders' meetings.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit or loss and other comprehensive income from the date the Group gains control until the date when the Group ceases to control the subsidiary.

Profit or loss and each item of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies.

All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

Changes in the Group's ownership interests in existing subsidiaries

Changes in the Group's ownership interests in existing subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in accumulated losses and attributed to owners of the Company.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Basis of consolidation *(Continued)*

Changes in the Group's ownership interests in existing subsidiaries (Continued)

When the Group loses control of a subsidiary, a gain or loss is recognised in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests. All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable HKFRSs). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under HKAS 39 or, when applicable, the cost on initial recognition of an investment in an associate.

Investments in subsidiaries

Investments in subsidiaries are included in the Company's statement of financial position at cost less any identified impairment loss. The results of subsidiaries are accounted for by the Company on the basis of dividends received or receivable.

Investments in associates

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

The results and assets and liabilities of associates are incorporated in the consolidated financial statements using the equity method of accounting. The financial statements of associates used for equity accounting purposes are prepared using uniform accounting policies as those of the Group for like transactions and events in similar circumstances. Under the equity method, an investment in an associate is initially recognised in the consolidated statement of financial position at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the associate. When the Group's share of losses of an associate equals or exceeds the Group's interest in that associate (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate.

An investment in an associate is accounted for using the equity method from the date on which the investee becomes an associate. On acquisition of the investment in an associate, any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of investment, after reassessment, is recognised immediately in profit or loss in the period in which the investment is acquired.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Investments in associates *(Continued)*

The requirements of HKAS 39 are applied to determine whether it is necessary to recognise any impairment loss with respect to the Group's investment in an associate. When necessary, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with HKAS 36 "Impairment of assets" as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount. Any impairment loss recognised forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with HKAS 36 to the extent that the recoverable amount of the investment subsequently increases.

The Group discontinues the use of the equity method from the date when the investment ceases to be an associate, or when the investment (or a portion thereof) is classified as held for sale. When the Group retains an interest in the former associate and the retained interest is a financial asset, the Group measures the retained interest at fair value at that date and the fair value is regarded as its fair value on initial recognition in accordance with HKAS 39. The difference between the carrying amount of the associate at the date the equity method was discontinued, and the fair value of any retained interest and any proceeds from disposing of a part interest in the associate is included in the determination of the gain or loss on disposal of the associate. In addition, the Group accounts for all amounts previously recognised in other comprehensive income in relation to that associate on the same basis as would be required if that associate had directly disposed of the related assets or liabilities. Therefore, if a gain or loss previously recognised in other comprehensive income by that associate would be reclassified to profit or loss on the disposal of the related assets or liabilities, the Group reclassifies the gain or loss from equity to profit or loss (as a reclassification adjustment) when the equity method is discontinued.

Where a group entity transacts with an associate of the Group, profits and losses resulting from the transactions with the associate are recognised in the Group's consolidated financial statements only to the extent of interests in the associate that are not related to the Group.

Property, plant and equipment

Property, plant and equipment including buildings held for use in the production or supply of goods or services, or for administrative purposes are stated in the consolidated statement of financial position at cost less subsequent accumulated depreciation and subsequent accumulated impairment losses, if any.

Depreciation is recognised so as to write off the cost of items of property, plant and equipment less their residual values over their estimated useful lives, using the straight-line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of the reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Properties for/under development

Properties for/under development represent leasehold land and properties for/under development for future sale in the ordinary course of business. Cost comprises the costs of land use rights and other costs directly attributable to bringing the leasehold land to the condition necessary for it to be ready for development. Construction costs are capitalised and included as properties for/under development until such time when they are completed. Properties for/under development are stated at the lower of cost and net realisable value.

Prepaid lease payments

The up-front payments to acquire leasehold interest in land are accounted for as operating leases and are stated at cost and amortised over the lease term on a straight-line basis.

Premium on prepaid lease payments

Premium on prepaid lease payments of leasehold land represents premium on acquisition of prepaid lease payments of land use rights as a result of acquisition of subsidiaries, which is stated at cost and amortised on the same basis as the related land use rights.

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods sold and services provided in the normal course of business, net of discounts and sales related taxes.

Revenue from hotel operations, which comprise room rental, food and beverage sales and other ancillary services in the hotel, are recognised when the relevant services have been rendered.

Sales of trading securities are recognised when the related bought and sold contract notes are executed.

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Group and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts the estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

Dividend income from investments is recognised when the Group's rights to receive payment have been established.

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Inventories

Inventories are stated at the lower of cost and net realisable value. Costs of inventories are calculated using the weighted average method.

Leasing

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

The Group as lessor

Rental income from operating leases is recognised in profit or loss on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised as an expense on a straight-line basis over the lease term.

The Group as lessee

Operating lease payments are recognised as an expense on a straight-line basis over the lease term, except where another systematic basis is more representative of the time pattern in which economic benefits from the leased asset are consumed. Contingent rentals arising under operating leases are recognised as an expense in the period in which they are incurred.

In the event that lease incentives are received to enter into operating leases, such incentives are recognised as a liability. The aggregate benefit of incentives is recognised as a reduction of rental expense on a straight-line basis, except where another systematic basis is more representative of the time pattern in which economic benefits from the leased asset are consumed.

Impairment losses on tangible assets

At the end of the reporting period, the Group reviews the carrying amounts of its tangible assets with finite useful lives to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss, if any.

Recoverable amount is the higher of 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 for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or a cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or a cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or a cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before taxation as reported in the consolidated statement of profit or loss and other comprehensive income because of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on temporary differences between the carrying amount of assets and liabilities in the consolidated financial statements and the corresponding tax base used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries and associates, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at the end of the reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realised, based on tax rate (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the functional currency of that entity (foreign currencies) are recognised at the rates of exchange prevailing on the dates of the transactions. At the end of the reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on the settlement of monetary items, and on the translation of monetary items, are recognised in profit or loss in the period in which they arise.

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group's foreign operations are translated into the presentation currency of the Group (i.e. Hong Kong dollars) using exchange rate prevailing at the end of the reporting period. Income and expenses items are translated at the average exchange rates for the period, unless exchange rates fluctuate significantly during the period, in which case, the exchange rates prevailing at the dates of transactions are used. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity under the heading of translation reserve (attributed to non-controlling interests as appropriate).

On the disposal of a foreign operation (i.e. a disposal of the Group's entire interest in a foreign operation, or a disposal involving loss of control over a subsidiary that includes a foreign operation, or a disposal involving loss of significant influence over an associate that includes a foreign operation), all of the exchange differences accumulated in equity in respect of that operation attributable to the owners of the Company are reclassified to profit or loss.

In addition, in relation to a partial disposal of a subsidiary that does not result in the Group losing control over the subsidiary, the proportionate share of accumulated exchange differences are re-attributed to non-controlling interests and are not recognised in profit or loss. For all other partial disposals (i.e. partial disposals of associates that do not result in the Group losing significant influence), the proportionate share of the accumulated exchange differences is reclassified to profit or loss.

Equity-settled share-based payment transactions

The fair value of services received determined by reference to the fair value of share options granted at the grant date is recognised as an expense in full at the grant date when the share options granted vest immediately, with a corresponding increase in equity (share option reserve).

When share options are exercised, the amount previously recognised in share option reserve will be transferred to share premium (share capital with effect from 3rd March, 2014). When the share options are forfeited after the vesting date or are still not exercised at the expiry date, the amount previously recognised in share option reserve will continue to be held in share option reserve.

Retirement benefit costs

Payments to defined contribution scheme/state-managed retirement benefit schemes/the Mandatory Provident Fund Scheme ("MPF Scheme") are recognised as expenses when employees have rendered services entitling them to the contributions.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Financial instruments

Financial assets and financial liabilities are recognised when a group entity becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets or financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

Financial assets

The Group's financial assets are classified into one of the three categories, including financial assets at fair value through profit or loss ("FVTPL"), loans and receivables and available-for-sale financial assets. The classification depends on the nature and purpose of the financial assets and is determined at the time of initial recognition. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Interest income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL, of which interest income is included in net gains or losses.

Financial assets at FVTPL

A financial asset is classified as held for trading if:

- it has been acquired principally for the purpose of selling in the near term; or
- it is a part of an identified portfolio of financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

Financial assets at FVTPL are measured at fair value, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss excludes any dividend or interest earned on the financial assets.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Financial assets (Continued)

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Subsequent to initial recognition, loans and receivables (including debt component of convertible bond, trade and other receivables, amount due from an associate, amounts due from subsidiaries, pledged bank deposit and bank balances and cash) are measured at amortised cost using the effective interest method, less any identified impairment losses (see accounting policy on impairment loss on financial assets below).

Available-for-sale financial assets

Available-for-sale financial assets are non-derivatives that are either designated or not classified as financial assets at FVTPL, loans and receivables or held-to-maturity investments.

Dividends on available-for-sale equity instruments are recognised in profit or loss when the Group's right to receive the dividends is established.

Available-for-sale equity investments that do not have a quoted market price in an active market and whose fair value cannot be reliably measured and derivatives that are linked to and must be settled by delivery of such unquoted equity instruments are measured at cost less any identified impairment losses at the end of the reporting period (see accounting policy on impairment loss on financial assets below).

Derivative component in convertible bond

Derivative component in convertible bond is initially recognised at fair value and is classified separately into respective items on initial recognition. The derivative component is subsequently remeasured at fair value at the end of the reporting period with resulting gain or loss recognised in profit or loss immediately.

Impairment loss on financial assets

Financial assets, other than those at FVTPL, are assessed for indicators of impairment at the end of the reporting period. Financial assets are considered to be impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows of the financial assets have been affected.

For an available-for-sale equity investment, a significant or prolonged decline in the fair value of that investment below its cost is considered to be objective evidence of impairment.

For all other financial assets, objective evidence of impairment could include:

- significant financial difficulty of the issuer or counterparty; or
- breach of contract, such as default or delinquency in interest and principal payments; or
- it becoming probable that the borrower will enter bankruptcy or financial re-organisation.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Financial assets (Continued)

Impairment loss on financial assets (Continued)

For certain categories of financial assets, such as trade and other receivables, assets that are assessed not to be impaired individually are, in addition, assessed for impairment on a collective basis. Objective evidence of impairment for a portfolio of receivables could include the Group's past experience of collecting payments, an increase in the number of delayed payments in the portfolio past the average credit period of 30 days, observable changes in national or local economic conditions that correlate with default on receivables.

For financial assets carried at amortised cost, the amount of impairment loss recognised is the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the financial asset's original effective interest rate.

For financial assets carried at cost, the amount of the impairment loss is measured as the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the current market rate of return for a similar financial asset. Such impairment loss will not be reversed in subsequent periods.

The carrying amount of the financial asset is reduced by the impairment loss directly for all financial assets with the exception of trade and other receivables, where the carrying amount is reduced through the use of an allowance account. Changes in the carrying amount of the allowance account are recognised in profit or loss. When a trade and other receivable is considered uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited to profit or loss.

When an available-for-sale financial asset is considered to be impaired, cumulative gains or losses previously recognised in other comprehensive income are reclassified to profit or loss in the period in which the impairment takes place.

For financial assets measured at amortised cost, if, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment loss was recognised, the previously recognised impairment loss is reversed through profit or loss to the extent that the carrying amount of the asset at the date the impairment is reversed does not exceed what the amortised cost would have been had the impairment not been recognised.

Impairment losses on available-for-sale equity investments will not be reversed in profit or loss in subsequent periods. Any increase in fair value subsequent to an impairment loss is recognised directly in other comprehensive income and accumulated in revaluation reserve. For available-for-sale debt investments, impairment losses are subsequently reversed through profit or loss if an increase in the fair value of the investment can be objectively related to an event occurring after the recognition of the impairment loss.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Financial liabilities and equity instruments

Debt and equity instruments issued by a group entity are classified as either financial liabilities or as equity instruments in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Interest expense is recognised on an effective interest basis.

Financial liabilities

Financial liabilities including trade and other payables, amounts due to related companies, amounts due to subsidiaries and bank and other borrowings are subsequently measured at amortised cost, using the effective interest method.

Convertible notes issued by the Group

Convertible notes containing liability and equity components

Convertible notes issued by the Company that contain liability (together with the early redemption option which is closely related to the host liability component) and conversion option components are classified separately into respective items on initial recognition in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument. Conversion option that will be settled by the exchange of a fixed amount of cash or another financial asset for a fixed number of the Company's own equity instruments is classified as an equity instrument.

On initial recognition, the fair value of the liability component is determined using the prevailing market interest rate of similar non-convertible debts. The difference between the gross proceeds of the issue of the convertible notes and the fair value assigned to the liability component, representing the conversion option for the holder to convert the loan notes into equity, is included in equity (convertible notes reserve).

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Convertible notes issued by the Group (Continued)

Convertible notes containing liability and equity components (Continued)

In subsequent periods, the liability component of the convertible notes is carried at amortised cost using the effective interest method. The equity component, representing the option to convert the liability component into ordinary shares of the Company, will remain in convertible notes reserve until the embedded option is exercised (in which case the balance stated in convertible notes reserve will be transferred to share premium). Where the option remains unexercised at the expiry date, the balance stated in convertible notes reserve will be released to accumulated profits/losses. No gain or loss is recognised in profit or loss upon conversion or expiration of the option.

Transaction costs that relate to the issue of the convertible notes are allocated to the liability and equity components in proportion to the allocation of the gross proceeds. Transaction costs relating to the equity component are charged directly to equity. Transaction costs relating to the liability component are included in the carrying amount of the liability portion and amortised over the period of the convertible notes using the effective interest method.

Derecognition

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the financial asset to another entity. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group continues to recognise the asset to the extent of its continuing involvement and recognises an associated liability. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss.

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or expire. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

4. KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, which are described in note 3, the directors of the Company are required to make judgments, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

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.

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Estimated impairment on available-for-sale investments

Management reviews the recoverability of the Group's available-for-sale investments with reference to current market environment whenever events or changes in circumstances indicate that the carrying amounts of the assets exceed their corresponding recoverable amounts. Appropriate impairment for estimated irrecoverable amounts are recognised in profit and loss when there is objective evidence that the asset is impaired.

In determining whether impairment on available-for-sale investments is required, the Group takes into consideration the current market environment and the estimates of future cash flows which the Group expects to receive. Impairment is recognised based on the present value of estimated future cash flows. If the market environment/circumstances change significantly, resulting in a decrease in the recoverable amount of these available-for-sale investments, additional impairment loss may be required. As at 31st July, 2014, the carrying amount of available-for-sale investments is HK$63,738,000 (2013: HK$63,738,000).

Income taxes

As at 31st July, 2014, the Group had unused tax losses of HK$390,784,000 (2013: HK$338,589,000) available to offset against future profits. A deferred tax asset has been recognised in respect of HK$980,000 (2013: HK$1,423,000) of tax losses in the Group's consolidated statement of financial position. No deferred tax asset has been recognised on the tax losses of HK$389,804,000 (2013: HK$337,166,000) due to the unpredictability of future profit streams. The realisability of the deferred tax asset mainly depends on whether sufficient future taxable profits or taxable temporary differences will be available in the future. In cases where the actual future taxable profits generated are less or more than expected, a material reversal or recognition of deferred tax assets may arise, which will be recognised in profit or loss in the period in which such a reversal or recognition takes place.

4. KEY SOURCES OF ESTIMATION UNCERTAINTY *(Continued)*

Properties for/under development

An assessment of the net realisable value of the properties for/under development is made in each reporting period. The Group takes into consideration the current market environment and the estimated market value of leasehold land. Such assessment is made based on certain assumptions, which are subject to uncertainty and might materially differ from actual results. In making the assessment, the Group's management has made estimates concerning estimated selling prices to be generated by the completed properties and made deductions for the estimated development costs with reference to the valuation carried out by an independent professional qualified valuer. The assumptions used are intended to reflect conditions existing at the end of the reporting period. Impairment is made if the estimated net realisable value is less than the carrying amount. If the actual net realisable value on properties for/under development is less than expected as a result of change in market condition and/or significant variation in the budgeted development costs, recognition of a material impairment loss may result. As at 31st July, 2014, the carrying amount of properties for/under development is HK$288,358,000 (2013: HK$284,416,000), net of accumulated impairment loss recognised in respect of write-down of the properties of HK$241,233,000 (2013: HK$194,533,000).

5. REVENUE

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

	2014 **HK$'000**	2013 HK$'000
Hotel operations	**133,284**	140,329
Property rental	**–**	433
	133,284	140,762

6. SEGMENT INFORMATION

The following is an analysis of the Group's revenue and results by operating segment, based on information provided to the chief operating decision maker ("CODM"), representing the executive directors of the Company, for the purpose of allocating resources to segments and assessing their performance. This is also the basis upon which the Group is arranged and organised. The Group's reportable and operating segments under HKFRS 8 are as follows:

Hotel operations	–	hotel business and its related services
Financial investment	–	trading of listed securities and other financial instruments
Property	–	leasing of properties and sale of properties held for sale and properties for/under development

6. SEGMENT INFORMATION *(Continued)*

Information regarding these segments is reported below.

Segment revenue and results

The following is an analysis of the Group's revenue and results by reportable and operating segments:

For the year ended 31st July, 2014

	Hotel operations HK$'000	Financial investment HK$'000	Property HK$'000	Consolidated HK$'000
GROSS PROCEEDS	133,284	103,838	–	237,122
SEGMENT REVENUE	133,284	–	–	133,284
SEGMENT (LOSS) PROFIT	(26,538)	3,933	(46,982)	(69,587)
Unallocated income				1
Unallocated expenses				(20,225)
Share of profit of an associate				3,622
Finance costs				(3,901)
Loss before taxation				(90,090)

For the year ended 31st July, 2013

	Hotel operations HK$'000	Financial investment HK$'000	Property HK$'000	Consolidated HK$'000
GROSS PROCEEDS	140,329	4,468	433	145,230
SEGMENT REVENUE	140,329	–	433	140,762
SEGMENT (LOSS) PROFIT	(18,142)	5,516	(119,695)	(132,321)
Unallocated income				728
Unallocated expenses				(19,062)
Loss on disposal of a subsidiary				(1,905)
Share of loss of an associate				(4,383)
Finance costs				(9,906)
Loss before taxation				(166,849)

6. SEGMENT INFORMATION *(Continued)*

Segment revenue and results *(Continued)*

Segment (loss) profit represents the (loss incurred) profit earned by each segment without allocation of central administration costs, directors' salaries, loss on disposal of a subsidiary, share of profit (loss) of an associate, certain investment income, interest income and finance costs. This is the measure reported to the CODM for the purposes of resource allocation and performance assessment.

Segment assets and liabilities

The following is an analysis of the Group's assets and liabilities by operating and reportable segments:

At 31st July, 2014

	Hotel operations HK$'000	Financial investment HK$'000	Property HK$'000	Unallocated HK$'000	Consolidated HK$'000
ASSETS					
Segment assets	456,824	61,978	288,422	–	807,224
Interest in an associate	–	–	–	212,313	212,313
Unallocated assets	–	–	–	84,151	84,151
Consolidated total assets					1,103,688
LIABILITIES					
Segment liabilities	85,061	12,093	31	–	97,185
Unallocated liabilities	–	–	–	275,917	275,917
Consolidated total liabilities					373,102

At 31st July, 2013

	Hotel operations HK$'000	Financial investment HK$'000	Property HK$'000	Unallocated HK$'000	Consolidated HK$'000
ASSETS					
Segment assets	499,705	65,073	284,451	–	849,229
Interest in an associate	–	–	–	208,691	208,691
Unallocated assets	–	–	–	144,783	144,783
Consolidated total assets					1,202,703
LIABILITIES					
Segment liabilities	90,428	85	45	–	90,558
Unallocated liabilities	–	–	–	314,054	314,054
Consolidated total liabilities					404,612

6. SEGMENT INFORMATION *(Continued)*

Segment assets and liabilities *(Continued)*

For the purposes of monitoring segment performances and allocating resources between segments:

- all assets are allocated to operating and reportable segments other than interest in an associate, available-for-sale investments, certain property, plant and equipment, amount due from an associate, certain other receivables, deposits and prepayments of the corporate offices, pledged bank deposit and certain bank balances and cash; and

- all liabilities are allocated to operating and reportable segments other than deposits and accrued charges of the corporate offices, taxation payable, bank and other borrowings, liability portion of convertible notes and certain deferred tax liabilities. Deferred tax liabilities related to the fair value adjustments are allocated to the hotel operations segment.

Other information

Amounts included in the measure of segment results and segment assets:

For the year ended 31st July, 2014

	Hotel operations HK$'000	Financial investment HK$'000	Property HK$'000	Segment total HK$'000	Unallocated HK$'000	Consolidated HK$'000
Additions to non-current assets (note)	1,957	–	–	1,957	818	2,775
Depreciation	25,568	–	–	25,568	1,926	27,494
Release of prepaid lease payments and premium on prepaid lease payments	1,658	–	–	1,658	–	1,658
Increase in fair value of investments held for trading	–	1,251	–	1,251	–	1,251
Increase in fair value of derivative component in convertible bond	–	304	–	304	–	304
Gain on disposal of property, plant and equipment	–	–	–	–	208	208
Impairment loss recognised on write-down of properties for/under development	–	–	46,700	46,700	–	46,700
Interest income	–	3,164	538	3,702	–	3,702

6. SEGMENT INFORMATION *(Continued)*

Other information *(Continued)*

For the year ended 31st July, 2013

	Hotel operations HK$'000	Financial investment HK$'000	Property HK$'000	Segment total HK$'000	Unallocated HK$'000	Consolidated HK$'000
Additions to non-current assets (note)	8,829	–	–	8,829	3,178	12,007
Depreciation	28,082	–	–	28,082	1,885	29,967
Increase in fair value of investment properties	–	–	1,600	1,600	–	1,600
Release of prepaid lease payments and premium on prepaid lease payments	1,627	–	–	1,627	–	1,627
Increase in fair value of investments held for trading	–	1,024	–	1,024	–	1,024
Increase in fair value of derivative component in convertible bond	–	3,397	–	3,397	–	3,397
Gain on disposal of property, plant and equipment	–	–	–	–	491	491
Impairment loss recognised on write-down of properties for/under development	–	–	120,500	120,500	–	120,500
Interest income	–	2,032	32	2,064	1	2,065

Note: Additions to non-current assets represent the additions to property, plant and equipment.

Geographical information

The Group's current operations are mainly located in Mainland China, Hong Kong and Macau. The Group's properties for/under development in the property division are located and carried out in Mainland China and Macau. Financial investment division and property rental business in the property division are all located and carried out in Hong Kong. Hotel operations are all located and carried out in Mainland China.

The Group's revenue from external customers based on the location of the operations at which the services were provided and information about its non-current assets by geographical location of the assets are detailed below:

	Revenue from external customers		Non-current assets	
	2014 HK$'000	2013 HK$'000	**2014 HK$'000**	2013 HK$'000
Hong Kong	**–**	433	**2,339**	3,020
Macau	**–**	–	**212,313**	208,691
Mainland China	**133,284**	140,329	**414,470**	444,340
	133,284	140,762	**629,122**	656,051

Non-current assets excluded financial instruments but included interest in an associate.

6. SEGMENT INFORMATION *(Continued)*

Information about major customers

No revenue from customers contributed over 10% of the total sales of the Group for any of the two years ended 31st July, 2014.

Revenue by services and investments

	2014 HK$'000	2013 HK$'000
Room rentals	**53,671**	55,427
Food and beverage sales	**51,147**	52,745
Rendering of ancillary services	**28,466**	32,157
Property rental	**–**	433
	133,284	140,762

7. OTHER GAINS AND LOSSES

	2014 HK$'000	2013 HK$'000
Dividend income from investments held for trading	**181**	–
Increase in fair value of derivative component in convertible bond	**304**	3,397
Increase in fair value of investments held for trading	**1,251**	1,024
Realised loss on derivative financial instruments	**(815)**	(777)
	921	3,644

8. DISPOSAL OF A SUBSIDIARY

On 24th April, 2013, the Group disposed of its entire 100% equity interest in a subsidiary, Hegel Trading Limited, to an independent third party for a cash consideration of HK$35,000,000. The disposal was completed on 6th May, 2013. The net assets of the subsidiary at the date of disposal were as follows:

	2013 HK$'000
Net assets disposed of:	
Investment properties	45,300
Trade receivables	224
Bank balances and cash	522
Other payables	(9,141)
	36,905
Loss on disposal of a subsidiary	(1,905)
Total consideration	35,000
Satisfied by:	
Cash	35,000
Analysis of the net inflow of cash and cash equivalents in respect of disposal of a subsidiary:	
Cash	35,000
Bank balances and cash disposed of	(522)
	34,478

9. FINANCE COSTS

	2014 **HK$'000**	2013 HK$'000
Interest on:		
Borrowings wholly repayable within five years:		
Bank borrowings	**3,125**	7,051
Convertible notes	**776**	2,646
Loan from an associate (see notes 26(a) and 42(a))	**–**	209
	3,901	9,906

10. INCOME TAX CREDIT

	2014 **HK$'000**	2013 HK$'000
Tax credit comprises:		
Hong Kong Profits Tax		
Overprovision in prior years	**(25,548)**	–
Deferred taxation (note 33)	**(1,265)**	(1,567)
	(26,813)	(1,567)

Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profit 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 subsidiaries in the People's Republic of China ("PRC") is 25% from 1st January, 2008 onwards.

Taxation arising in other jurisdictions is calculated at the rates prevailing in the relevant jurisdictions.

No provision for Hong Kong Profits Tax and PRC Enterprise Income Tax has been made for both years as the Company and its subsidiaries either did not generate any assessable profits for the years or have available tax losses brought forward from prior years to offset against assessable profits generated during the years.

The directors of the Company are of the opinion that tax provision made in prior years amounting to HK$25,548,000 is unlikely to become payable. As such, such amount is written back during the year ended 31st July, 2014.

Tax credit for the year can be reconciled to the loss before taxation per the consolidated statement of profit or loss and other comprehensive income as follows:

	2014 **HK$'000**	2013 HK$'000
Loss before taxation	**(90,090)**	(166,849)
Tax at Hong Kong Profits Tax rate of 16.5% (2013: 16.5%)	**(14,865)**	(27,530)
Tax effect of share of results of associates	**(597)**	723
Tax effect of expenses not deductible for tax purpose	**1,676**	1,076
Tax effect of income not taxable for tax purpose	**(1,223)**	(2,278)
Tax effect of tax losses not recognised	**8,965**	10,438
Tax effect of deductible temporary differences not recognised	**7,706**	19,883
Tax effect of utilisation of tax losses previously not recognised	**(353)**	(1,706)
Overprovision in prior years	**(25,548)**	–
Effect of different tax rates of subsidiaries operating in other jurisdictions	**(2,574)**	(2,173)
Tax credit for the year	**(26,813)**	(1,567)

Details of deferred taxation are set out in note 33.

11. LOSS FOR THE YEAR

	2014 HK$'000	2013 HK$'000
Loss for the year has been arrived at after charging (crediting):		
Directors' remuneration (note 12)	**6,607**	5,749
Other staff costs		
– Salaries and other benefits	**47,235**	47,630
– Retirement benefit scheme contributions	**2,213**	2,106
Total employee benefit expenses	**56,055**	55,485
Auditor's remuneration	**1,835**	1,862
Cost of inventories recognised as an expense	**31,736**	30,842
Depreciation included in:		
– other hotel operating expenses	**25,568**	28,082
– administrative expenses	**1,926**	1,885
Gain on disposal of property, plant and equipment	**(208)**	(491)
Release of prepaid lease payments and premium on prepaid lease payments (included in other hotel operating expenses)	**1,658**	1,627
Gross rental income from investment properties	**–**	(433)
Less:		
– direct operating expenses from investment properties that generated rental income during the year	**–**	245
– direct operating expenses from investment properties that did not generate rental income during the year	**–**	864
	–	676
Bank and other interest income	**(2,541)**	(33)
Interest income on convertible bond	**(1,161)**	(2,032)
Investment income earned from available-for-sale investments (included in other income)	**–**	(726)
Net foreign exchange loss (gain)	**484**	(514)

12. DIRECTORS' AND CHIEF EXECUTIVE'S EMOLUMENTS

The emoluments paid or payable to each of the seven (2013: seven) directors, including the Chief Executive of the Company, are as follows:

2014

	Mr. Sio Tak Hong ("Mr. Sio") HK$'000	Mr. Chu Nin Yiu, Stephen HK$'000	Mr. Chu Nin Wai, David HK$'000	Mr. Lau Chi Kan, Michael HK$'000	Mr. Leung Kam Fai HK$'000	Mr. Wong Kwong Fat HK$'000	Mr. Li Sze Kuen, Billy HK$'000	Total HK$'000
Fees	–	–	–	–	150	150	150	450
Other emoluments								
– Salaries and other benefits	–	6,142	–	–	–	–	–	6,142
– Retirement benefit scheme contributions	–	15	–	–	–	–	–	15
	–	6,157	–	–	150	150	150	6,607

2013

	Mr. Sio Tak Hong ("Mr. Sio") HK$'000	Mr. Chu Nin Yiu, Stephen HK$'000	Mr. Chu Nin Wai, David HK$'000	Mr. Lau Chi Kan, Michael HK$'000	Mr. Leung Kam Fai HK$'000	Mr. Wong Kwong Fat HK$'000	Mr. Li Sze Kuen, Billy HK$'000	Total HK$'000
Fees	–	–	–	–	150	150	150	450
Other emoluments								
– Salaries and other benefits	–	5,284	–	–	–	–	–	5,284
– Retirement benefit scheme contributions	–	15	–	–	–	–	–	15
	–	5,299	–	–	150	150	150	5,749

Mr. Chu Nin Yiu, Stephen is also the Chief Executive of the Company and his emoluments disclosed above include those for services rendered by him as the Chief Executive.

During the years ended 31st July, 2014 and 2013, no directors waived any emoluments.

13. EMPLOYEES' EMOLUMENTS

Of the five highest paid individuals in the Group, one (2013: one) was a director of the Company whose emoluments was included in note 12 above. The emoluments of the remaining four (2013: four) employees were as follows:

	2014 HK$'000	2013 HK$'000
Salaries and other benefits	**2,513**	2,513
Retirement benefit scheme contributions	**31**	30
	2,544	2,543

Their emoluments were within the following bands:

	2014 No. of employees	2013 No. of employees
Nil to HK$1,000,000	**4**	4

During the year ended 31st July, 2014, no emoluments were paid by the Group to the five highest paid individuals, including directors, as an inducement to join or upon joining the Group or as compensation for loss of office (2013: nil).

14. DIVIDENDS

No dividend was paid or proposed during the year ended 31st July, 2014, nor has any dividend been proposed since the end of the reporting period (2013: nil).

15. LOSS PER SHARE

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

	2014 HK$'000	2013 HK$'000
Loss for the year attributable to owners of the Company for the purposes of basic and diluted loss per share	**(55,521)**	(161,927)

	2014	2013
Number of shares:		
Number of ordinary shares for the purposes of basic and diluted loss per share	**2,467,834,129**	2,467,834,129

15. LOSS PER SHARE *(Continued)*

The computation of diluted loss per share does not assume the conversion of the Company's outstanding convertible notes since their exercise would result in a decrease in loss per share for both years.

16. PROPERTY, PLANT AND EQUIPMENT

	Hotel properties HK$'000	Buildings HK$'000	Leasehold improvements HK$'000	Furniture, fixtures and equipment HK$'000	Motor vehicles HK$'000	Total HK$'000
THE GROUP						
COST						
At 1st August, 2012	357,289	3,092	106,362	36,804	8,326	511,873
Additions	–	–	6,169	2,400	3,438	12,007
Disposals	–	–	–	(16)	(3,252)	(3,268)
Currency realignment	14,452	129	4,380	1,508	92	20,561
At 31st July, 2013	371,741	3,221	116,911	40,696	8,604	541,173
Additions	–	–	63	915	1,797	2,775
Disposals	–	–	–	(7)	(682)	(689)
Currency realignment	(3,351)	(30)	(1,072)	(372)	(24)	(4,849)
At 31st July, 2014	368,390	3,191	115,902	41,232	9,695	538,410
DEPRECIATION						
At 1st August, 2012	28,782	366	53,082	21,218	5,378	108,826
Provided for the year	11,110	107	13,055	4,115	1,580	29,967
Eliminated on disposals	–	–	–	(10)	(2,607)	(2,617)
Currency realignment	1,151	15	2,157	864	49	4,236
At 31st July, 2013	41,043	488	68,294	26,187	4,400	140,412
Provided for the year	11,332	106	11,384	2,973	1,699	27,494
Eliminated on disposals	–	–	–	(5)	(548)	(553)
Currency realignment	(367)	(5)	(621)	(238)	(13)	(1,244)
At 31st July, 2014	52,008	589	79,057	28,917	5,538	166,109
CARRYING VALUES						
At 31st July, 2014	316,382	2,602	36,845	12,315	4,157	372,301
At 31st July, 2013	330,698	2,733	48,617	14,509	4,204	400,761

16. PROPERTY, PLANT AND EQUIPMENT *(Continued)*

The costs of the above items of property, plant and equipment are depreciated on a straight-line basis at the following rates per annum:

Hotel properties	Over 20 years to 33½ years, representing the remaining lease term from acquisition date
Buildings	Over 9¼ years to 30 years, representing the remaining lease terms from acquisition date
Leasehold improvements	Over the remaining term of the relevant lease or 10% – 33⅓% whichever is shorter
Furniture, fixtures and equipment	20%
Motor vehicles	33⅓%

The Group's hotel properties and buildings are located on land in Mainland China held under medium-term leases.

At 31st July, 2013, the Group's hotel properties were pledged to secure bank borrowings granted to the Group. During the year ended 31st July, 2014, the security was released upon full repayment of the bank borrowings.

17. PREPAID LEASE PAYMENTS

The Group's prepaid lease payments comprise:

	THE GROUP	
	2014	2013
	HK$'000	HK$'000
Leasehold land in Mainland China on medium-term lease	**2,838**	2,971
Analysed for reporting purposes as:		
Non-current assets	**2,735**	2,867
Current assets	**103**	104
	2,838	2,971

18. PREMIUM ON PREPAID LEASE PAYMENTS

Premium on prepaid lease payments of the Group represents the fair value adjustment on the prepaid lease payments of the subsidiaries acquired during the year ended 31st July, 2009 and are amortised over the period of the remaining lease term of 30 to 33$^1/_2$ years on a straight-line basis.

Movement of the Group's premium on prepaid lease payments is set out below:

	THE GROUP HK$'000
COST	
At 1st August, 2012	48,686
Currency realignment	2,031
At 31st July, 2013	50,717
Currency realignment	(471)
At 31st July, 2014	50,246
AMORTISATION	
At 1st August, 2012	5,242
Charge for the year	1,524
Currency realignment	219
At 31st July, 2013	6,985
Charge for the year	1,554
Currency realignment	(66)
At 31st July, 2014	8,473
CARRYING VALUES	
At 31st July, 2014	41,773
At 31st July, 2013	43,732

19. INVESTMENTS IN SUBSIDIARIES/AMOUNTS DUE FROM SUBSIDIARIES

	THE COMPANY	
	2014	2013
	HK$'000	HK$'000
Investments in subsidiaries:		
Unlisted shares, at cost less impairment losses recognised	**10**	10
Amounts due from subsidiaries	**949,021**	973,631

The amounts due from subsidiaries are unsecured and have no fixed terms of repayment. Except for an aggregate sum of HK$327,512,000 (2013: HK$314,423,000) which carries interest ranging from Hong Kong Prime Rate plus 2.5% to Hong Kong Prime Rate plus 6.5% (2013: Hong Kong Prime Rate to Hong Kong Prime Rate plus 6.5%) per annum, the remaining balance is interest-free. The carrying amounts of the interest-free advances are determined based on an effective interest rate of 5.0% (2013: 5.0%) per annum.

Details of the Company's principal subsidiaries at 31st July, 2014 and 2013 are as followings:

Name of subsidiary	Place of incorporation/ establishment/ operation	Issued and paid up share capital/ registered capital	Proportion of nominal value of issued share capital/registered capital held by the Company				Principal activities
			Directly		Indirectly		
			2014 %	2013 %	2014 %	2013 %	
Ahead Company Limited	Hong Kong	HK$2	100	100	–	–	Trading of securities
Evergood Management Limited	Hong Kong	HK$2	100	100	–	–	Investment holding
Fame Asset Limited	Hong Kong	HK$1	100	100	–	–	Provision of corporate management services
Hotel Fortuna (HK) (note 42(c))	Hong Kong	HK$10,000	75	75	–	–	Investment holding
Shiny Rising Limited	Hong Kong	HK$1	100	100	–	–	Provision of corporate treasury services
Sun Fat Investment and Industry Company Limited	Macau	MOP50,000,000	–	–	99	99	Property investment
Top Mount Limited	Hong Kong	HK$2	–	–	100	100	Investment holding
Top Universal Management Limited	Hong Kong	HK$2	100	100	–	–	Investment holding
佛山市財神酒店有限公司 ("Hotel Fortuna Foshan") (note 42(c))	PRC	US$50,521,892 (2013: US$45,363,390)	–	–	75	75	Hotel operations and property development

19. INVESTMENTS IN SUBSIDIARIES/AMOUNTS DUE FROM SUBSIDIARIES *(Continued)*

None of the subsidiaries had issued any debt securities at the end of the reporting period or at any time during both years.

The above table lists the subsidiaries of the Company which, in the opinion of the directors of the Company, principally affected the results or assets of the Group. To give details of other subsidiaries would, in the opinion of the directors of the Company, result in particulars of excessive length.

At the end of the reporting period, the Company has other subsidiaries that are not material to the Group. A majority of these subsidiaries operate in the British Virgin Islands ("BVI"). The principal activities of these subsidiaries are summarised as follows:

Principal activities	Principal place of business	Number of subsidiaries 2014	2013
Investment holding	BVI	**6**	6
	HK	**1**	1
Inactive	BVI	**1**	1
	HK	**2**	2
	PRC	**1**	1
		11	11

Details of non-wholly owned subsidiaries that have material non-controlling interests:

The table below shows details of non-wholly owned subsidiaries of the Company that have material non-controlling interests:

Name of subsidiary	Place of incorporation	Proportion of ownership interests and voting rights held by non-controlling interests 2014	2013	Losses allocated to non-controlling interests 2014 HK$'000	2013 HK$'000	Accumulated non-controlling interests 2014 HK$'000	2013 HK$'000
Hotel Fortuna (HK) (note)	Hong Kong	**25%**	25%	**(7,099)**	(1,972)	**(35,114)**	(26,947)
Individually immaterial subsidiaries with non-controlling interests						**(379)**	278
						(35,493)	(26,669)

Note: Hotel Fortuna (HK) is an investment holding company and its wholly-owned subsidiary, Hotel Fortuna Foshan, is engaged in hotel operations and property development in Foshan, the PRC. Hotel Fortuna (HK) and Hotel Fortuna Foshan are collectively referred to as the "Hotel Fortuna Group".

19. INVESTMENTS IN SUBSIDIARIES/AMOUNTS DUE FROM SUBSIDIARIES *(Continued)*

Summarised financial information in respect of the Group's subsidiary that has material non-controlling interests is set out below. The summarised financial information below represents amounts before intragroup elimination.

Hotel Fortuna Group

	2014 HK$'000	2013 HK$'000
Current assets	**276,843**	238,465
Non-current assets	**413,937**	443,279
Current liabilities	**(762,792)**	(719,261)
Non-current liabilities	**(68,444)**	(70,270)
Equity attributable to owners of the Company	**(105,342)**	(80,840)
Non-controlling interests	**(35,114)**	(26,947)

19. INVESTMENTS IN SUBSIDIARIES/AMOUNTS DUE FROM SUBSIDIARIES *(Continued)*

	For the year ended 31st July,	
	2014	2013
	HK$'000	HK$'000
Revenue	**133,284**	140,329
Loss attributable to owners of the Company	**(21,296)**	(21,958)
Loss attributable to non-controlling interests	**(7,099)**	(1,972)
Loss for the year	**(28,395)**	(23,930)
Other comprehensive (expense) income attributable to owners of the Company	**(3,204)**	4,887
Other comprehensive (expense) income attributable to non-controlling interests	**(1,068)**	1,629
Other comprehensive (expense) income for the year	**(4,272)**	6,516
Total comprehensive expense attributable to owners of the Company	**(24,500)**	(17,071)
Total comprehensive expense attributable to non-controlling interests	**(8,167)**	(343)
Total comprehensive expense for the year	**(32,667)**	(17,414)
Net cash outflow used in operating activities	**(51,977)**	(4,961)
Net cash outflow used in investing activities	**(2,731)**	(9,185)
Net cash inflow from financing activities	**44,378**	43,239
Net cash (outflow) inflow	**(10,330)**	29,093

20. INTEREST IN AN ASSOCIATE

	THE GROUP	
	2014	2013
	HK$'000	HK$'000
Cost of unlisted investments in an associate	**229,455**	229,455
Share of post-acquisition results, net of dividend received	**(17,142)**	(20,764)
	212,313	208,691

20. INTEREST IN AN ASSOCIATE *(Continued)*

At 31st July, 2014 and 2013, the Group had interest in the following associate:

Name of entity	Place of incorporation/ principal place of operation	Proportion of quoted capital held by the Group		Principal activities
		2014	2013	
Tin Fok Holding Company Limited ("Tin Fok") (note)	Macau	32.5%	32.5%	Hotel operations

Note: Tin Fok is controlled by Mr. Sio, a director and a substantial shareholder of the Company with significant influence over the Company.

Included in the cost of investment in an associate is goodwill of HK$2,362,000 (2013: HK$2,362,000) arising on acquisition of Tin Fok.

The summarised financial information in respect of the Group's associate is set out below. The summarised financial information below represents amounts shown in the associate's financial statements prepared in accordance with HKFRSs. The associate is accounted for using the equity method in the consolidated financial statements.

	2014 HK$'000	2013 HK$'000
Current assets	**615,027**	632,269
Non-current assets	**1,067,837**	1,127,825
Current liabilities	**(311,554)**	(320,556)
Non-current liabilities	**(725,307)**	(804,679)
Net assets	**646,003**	634,859
Revenue	**279,568**	281,878
Profit (loss) and total comprehensive income (expense) for the year	**11,144**	(13,486)
Group's share of profit (loss) of an associate	**3,622**	(4,383)

20. INTEREST IN AN ASSOCIATE *(Continued)*

Reconciliation of the above summarised financial information to the carrying amount of the interest in associate recognised in the consolidated financial statements:

	2014 HK$'000	2013 HK$'000
Net assets of Tin Fok	**646,003**	634,859
Proportion of the Group's ownership interest in Tin Fok	**32.5%**	32.5%
	209,951	206,329
Goodwill	**2,362**	2,362
Carrying amount of the Group's interest in Tin Fok	**212,313**	208,691

21. AVAILABLE-FOR-SALE INVESTMENTS

	THE GROUP	
	2014 HK$'000	2013 HK$'000
Unlisted equity securities, at cost	**73,778**	73,778
Impairment loss recognised	**(10,040)**	(10,040)
	63,738	63,738

The available-for-sale investments represent investments in unlisted equity securities issued by private entities incorporated and operate in the United States of America and Macau involved in property investment. They are measured at cost less impairment at the end of the reporting period because the range of reasonable fair value estimates is so significant that the directors of the Company are of the opinion that their fair values cannot be measured reliably.

Mr. Sio is a director of, and has significant influence in, one of the above private entity investees incorporated in Macau with a carrying amount of HK$50,098,000 (2013: HK$50,098,000).

21. AVAILABLE-FOR-SALE INVESTMENTS *(Continued)*

The Group's available-for-sale investments that are denominated in currencies other than functional currencies of the relevant group entities are set out below:

	THE GROUP	
	2014	2013
	HK$'000	HK$'000
United States dollars ("USD")	**13,640**	13,640

22. CONVERTIBLE BOND/DERIVATIVE COMPONENT IN CONVERTIBLE BOND

THE GROUP

During the year ended 31st July, 2012, the Group subscribed for a convertible bond issued by a company listed on the Stock Exchange, with principal amount of HK$10,000,000, which carries interest at 6.5% per annum payable semi-annually in arrears with maturity on 14th October, 2014 at redemption amount of 100% of the principal amount. The convertible bond can be converted at any time from the date of issue to the maturity date. The fair value at initial recognition of the receivable component and derivative component, which amounted to HK$5,484,000 and HK$4,849,000, respectively, are determined based on the valuation provided by Greater China Appraisal Limited, independent professionally qualified valuers not connected with the Group. Subsequent to initial recognition, the receivable component is carried at amortised cost using the effective interest method and the derivative component is carried at fair value.

During the year ended 31st July, 2014, the Group exercised the conversion right. As such, the convertible bond is fully converted into 9,090,909 ordinary shares issued by the convertible bond issuer. These ordinary shares have since been classified as investments held for trading.

The Group's convertible bond is recognised as follows:

	THE GROUP	
	Debt component	**Derivative component**
	HK$'000	HK$'000
At 1st August, 2012	6,523	3,562
Accretion of interest	2,032	–
Interest received	(648)	–
Fair value gain recognised in profit or loss	–	3,397
At 31st July, 2013	7,907	6,959
Accretion of interest	1,161	–
Interest received	(513)	–
Fair value gain recognised in profit or loss	–	304
Conversion	(8,555)	(7,263)
At 31st July, 2014	–	–

22. CONVERTIBLE BOND/DERIVATIVE COMPONENT IN CONVERTIBLE BOND *(Continued)*

THE GROUP *(Continued)*

The methods and assumptions applied for the valuation of the convertible bond are as follows:

(i) *Valuation of receivable component*

At initial recognition, the fair value of the receivable component was calculated based on the present value of contractually determined stream of future cash flows discounted at the required yield, which was determined with reference to the credit risk of the convertible bond issuer and maturity term. The effective interest rate of the receivable component is 32.85%.

(ii) *Valuation of derivative component*

The derivative component is measured at fair value using the Trinomial Lattice Option Pricing Model, at initial recognition and at the end of each subsequent reporting period. The inputs into the model as at date of subscription and 31st July, 2013 are as follows:

	31st July, 2013	Date of subscription (14th October, 2011)
Stock price	HK$1.68	HK$1.11
Conversion price	HK$1.10	HK$1.10
Volatility	24.45%	29.19%
Dividend yield	2.86%	2.03%
Option life	1.2 years	3 years
Risk free rate	0.473%	0.828%

23. PROPERTIES FOR/UNDER DEVELOPMENT

Properties for/under development of the Group include both properties for/under development and leasehold land for development and future sale. It is expected that the properties will be realised in the Group's ordinary course of business.

Movement of the Group's properties for/under development is set out below:

	THE GROUP HK$'000
At 1st August, 2012	383,810
Additions	14,571
Impairment loss recognised in profit or loss	(120,500)
Currency realignment	6,535
At 31st July, 2013	284,416
Additions	52,292
Impairment loss recognised in profit or loss	(46,700)
Currency realignment	(1,650)
At 31st July, 2014	288,358

23. PROPERTIES FOR/UNDER DEVELOPMENT *(Continued)*

The Group's properties for/under development are located on land in:

	THE GROUP	
	2014	2013
	HK$'000	HK$'000
Macau	**60,000**	106,700
Mainland China	**228,358**	177,716
	288,358	284,416

Cost comprises the costs of land use rights under medium-term lease, other costs directly attributable to bringing the leasehold land to the condition necessary for it to be ready for development and the property development costs. No finance cost on development has been capitalised. Properties for/under development are stated at the lower of cost and net realisable value. Impairment loss of HK$46,700,000 (2013: HK$120,500,000) has been recognised in profit or loss on write-down of the properties for/under development during the year.

For the properties for development in Macau (the "Macau Properties"), the Group is awaiting government approval for the proposed development to commence construction activities. During the year ended 31st July, 2012, the Group made a modification to the original development plan according to the requirements of the relevant authorities in Macau (Direccao dos Servicos de Solos, Obras Publicas e Transportes ("DSSOPT")). During the year ended 31st July, 2013, the Group further revised the plan from developing semi-detached houses and related facilities with a total gross floor area of approximately 16,700 square metres to a low-density development of luxury villas and related facilities with a total gross floor area of approximately 4,400 square metres in order to procure the approval for early commencement of the residential development. At 31st July, 2013, cumulative impairment loss of HK$194,533,000 was recognised on write-down of the Macau Properties. In December 2013, the Macao Special Administrative Region of the People's Republic of China issued a revised policy on the basis of determination for land premium cost. Based on the management's evaluation, the estimated land premium cost for the Macau Properties increases, which then decreases the net realisable value of Macau Properties. As such, further impairment loss of HK$46,700,000 was recognised on write-down of the Macau Properties during the year ended 31st July, 2014.

The net realisable value of the Macau Properties at 31st July, 2014 was arrived at using valuation of the leasehold land less the estimated land premium costs in relation to the current development plan. The valuation of the leasehold land was carried out on that date by American Appraisal China Limited, independent professionally qualified valuer not connected with the Group. The valuation was arrived at by reference to market evidence of transaction prices for similar parcels of leasehold land with adjustments for factors such as differences in scale of development, development density, location, type of development and time periods.

The Group has not commenced construction activities of the Macau Properties. Although the timing of the approval by DSSOPT is not certain and the construction is not scheduled to be completed in a year, the Group will commence the development once approvals from the relevant authorities are obtained.

In October 2013, the Group obtained approvals from the relevant authorities in Mainland China for the construction of new residential buildings for sale and the construction activities started. During the year ended 31st July, 2014, additions of properties under development in Mainland China amounted to HK$52,292,000 (2013: HK$14,571,000).

24. INVENTORIES

THE GROUP

The Group's inventories at 31st July, 2014 and 31st July, 2013 represent food and beverage for hotel business.

25. TRADE AND OTHER RECEIVABLES

The Group allows an average credit period of 30 days to its trade customers of hotel business and property rental. An aged analysis of trade receivables based on invoice date is as follows:

	THE GROUP	
	2014 HK$'000	2013 HK$'000
Trade receivables:		
0 to 30 days	**2,873**	3,448
31 to 60 days	**73**	104
61 to 90 days	**26**	42
91 days or above	**107**	112
	3,079	3,706
Prepayments and deposits	**3,889**	2,535
Other receivables	**1,436**	2,839
	8,404	9,080

Before accepting any new customer of hotel business, the Group assesses the potential customer's credit quality by investigating the customer's historical credit record and then defines the credit limit of that customer. Trade receivables are neither past due nor impaired at the end of the reporting period for which the Group believes that the amounts are recoverable. The Group does not hold any collateral over these balances.

26. AMOUNT DUE FROM AN ASSOCIATE/AMOUNTS DUE TO RELATED PARTIES

THE GROUP

(a) *Amount due from an associate*

The balance at the end of the reporting period is unsecured, non-interest bearing, non-trade in nature and repayable on demand.

During the year ended 31st July, 2013, the Group obtained a loan from Tin Fok, the Group's associate, amounting to HK$10,000,000, which carried interest at Macau Prime Rate minus 2.75% per annum, repayable on or before 31st December, 2016. The loan (together with the interest thereon) was repaid in full during the year ended 31st July, 2013.

26. AMOUNT DUE FROM AN ASSOCIATE/AMOUNTS DUE TO RELATED PARTIES *(Continued)*

THE GROUP *(Continued)*

(b) *Amounts due to related parties*

The amounts are unsecured, non-interest bearing, non-trade in nature and repayable on demand. They comprise amounts due to the following parties:

		THE GROUP	
	Notes	**2014 HK$'000**	2013 HK$'000
Gao Wang Investments Limited ("Gao Wang")	(i)	**64,813**	64,813
Gold Champion Investments Limited ("Gold Champion")	(ii)	**64,813**	64,813
Mr. Si Tit Sang	(iii)	**136,170**	28,503
		265,796	158,129

Notes:

(i) Mr. Lai Kin Hak is the sole shareholder of Gao Wang, which acquired 12.5% equity interest in Hotel Fortuna (HK) and took up 12.5% of the shareholder's loan during the year ended 31st July, 2013 as described in note 42(c). Mr. Lai Kin Hak is a director of certain subsidiaries of the Company, including Hotel Fortuna (HK) and Hotel Fortuna Foshan.

(ii) Mr. Tang Fung is the sole shareholder of Gold Champion, which acquired 12.5% equity interest in Hotel Fortuna (HK) and took up 12.5% of the shareholder's loan during the year ended 31st July, 2013 as described in note 42(c). Mr. Tang Fung is a director of certain subsidiaries of the Company, including Hotel Fortuna (HK).

(iii) Mr. Si Tit Sang is a director of certain subsidiaries of the Company, including Hotel Fortuna (HK) and Hotel Fortuna Foshan.

27. INVESTMENTS HELD FOR TRADING

	THE GROUP	
	2014	2013
	HK$'000	HK$'000
Listed equity securities		
– Hong Kong	**24,623**	37,610
– Overseas	**9,376**	–
Listed Hong Kong bonds with fixed interest of 8.0% per annum and maturity date not more than five years from the end of the reporting period	**3,986**	–
Listed overseas bonds		
– With fixed interest ranging from 7.0% to 9.375% (2013: 7.125% to 13.5%) per annum and maturity date not more than five years from the end of the reporting period	**16,049**	12,597
– With fixed interest of 8.5% (2013: nil) per annum and maturity date after five years from the end of the reporting period	**7,944**	–
	61,978	50,207

The fair values of the above investments were determined based on the quoted market bid prices at the close of business at the end of reporting period.

The Group's investments held for trading that are denominated in currencies other than the functional currencies of the relevant group entities are set out below:

	THE GROUP	
	2014	2013
	HK$'000	HK$'000
USD	**37,355**	12,597

28. PLEDGED BANK DEPOSIT/BANK BALANCES AND CASH

Pledged bank deposit of the Group represents deposit pledged to a bank to secure short-term banking facilities granted to the Group. The deposit carries fixed interest rate of 0.01% (2013: 0.01%) per annum. The pledged bank deposit will be released upon the release of the relevant banking facilities.

Bank balances and cash of the Group and the Company comprise bank balances and cash held and short-term bank deposits that are interest-bearing at market interest rate and are with original maturity of three months or less. The Group's and the Company's bank deposits carry interest at rates ranging from nil to 0.01% (2013: nil to 0.01%) per annum.

28. PLEDGED BANK DEPOSIT/BANK BALANCES AND CASH *(Continued)*

The Group's and the Company's bank balances and cash that are denominated in currencies other than the functional currencies of the relevant group entities are set out below:

	THE GROUP	
	2014	2013
	HK$'000	HK$'000
USD	**1**	2,888

	THE COMPANY	
	2014	2013
	HK$'000	HK$'000
USD	**–**	336

29. TRADE AND OTHER PAYABLES

The average credit period on purchases of goods is 30 to 120 days. An aged analysis of trade payables based on invoice date is as follows:

	THE GROUP	
	2014	2013
	HK$'000	HK$'000
Trade payables:		
0 to 30 days	**3,162**	3,475
31 to 60 days	**1,667**	3,520
61 to 90 days	**923**	1,548
91 days or above	**898**	1,967
	6,650	10,510
Accruals	**6,391**	6,430
Other payables	**13,811**	12,409
	26,852	29,349

30. BANK AND OTHER BORROWINGS

	THE GROUP	
	2014	2013
	HK$'000	HK$'000
Bank loans	**7,750**	101,956
Other loans	**4,260**	–
Carrying amount repayable within one year and shown under current liabilities	**12,010**	101,596
Analysed as:		
Secured	**–**	101,956
Unsecured	**12,010**	–
	12,010	101,956

The borrowings carry interest at prevailing market rates ranging from 0.95% to 1.27% (2013: 5.76%) per annum and are repayable within twelve months from the end of the reporting period.

31. CONVERTIBLE NOTES

On 8th November, 2010, the Company issued an aggregate principal amount of HK$135,000,000 unsecured convertible notes which bear interest at 4% per annum, payable semi-annually in arrears. All outstanding convertible notes matured on 8th November, 2013.

The convertible notes contain two components, liability (together with embedded derivative for early redemption right by the Company which is closely related to the host debt) and equity elements. The equity element is presented in equity under the heading of "convertible notes reserve". The effective interest rate of the liability component of the convertible notes is 11.58% at the date of initial recognition.

During the years ended 31st July, 2014 and 2013, there is no conversion of convertible notes into shares in the Company until the maturity date.

31. CONVERTIBLE NOTES *(Continued)*

The movement of the liability component of the convertible notes is as follows:

	THE GROUP AND THE COMPANY HK$'000
At 1st August, 2012	17,782
Interest charge	2,646
Interest paid	(800)
At 31st July, 2013	19,628
Interest charge	776
Interest paid	(404)
Settlement upon maturity	(20,000)
At 31st July, 2014	–

Upon maturity of the convertible notes on 8th November, 2013, the balance stated in the convertible notes reserve is released to accumulated losses. No gain or loss is recognised in profit or loss.

32. AMOUNTS DUE TO SUBSIDIARIES

THE COMPANY

The amounts due to subsidiaries are unsecured and repayable on demand. Except for an aggregate sum of HK$196,463,000 (2013: HK$171,265,000) which carries interest at Hong Kong Prime Rate plus 6.5% (2013: Hong Kong Prime Rate plus 6.5%) per annum, the remaining balance is interest-free.

33. DEFERRED TAX LIABILITIES

The following are the major deferred tax liabilities (assets) recognised and movements thereon during the current and prior years.

	Accelerated tax depreciation HK$'000	Tax losses HK$'000	Fair value adjustments HK$'000 (note)	Convertible notes HK$'000	Total HK$'000
THE GROUP					
At 1st August, 2012	2,089	(2,089)	68,668	396	69,064
Disposal of a subsidiary	(2,181)	2,181	–	–	–
Currency realignment	–	–	2,865	–	2,865
Charge (credit) to profit or loss	327	(327)	(1,263)	(304)	(1,567)
At 31st July, 2013	235	(235)	70,270	92	70,362
Currency realignment	–	–	(653)	–	(653)
(Credit) charge to profit or loss	(73)	73	(1,173)	(92)	(1,265)
At 31st July, 2014	162	(162)	68,444	–	68,444

	Convertible notes HK$'000
THE COMPANY	
At 1st August, 2012	396
Credit to profit or loss	(304)
At 31st July, 2013	92
Credit to profit or loss	(92)
At 31st July, 2014	–

Note: The fair value adjustments represented the fair value changes on property, plant and equipment and prepaid lease payments arising from the acquisition of subsidiaries.

33. DEFERRED TAX LIABILITIES *(Continued)*

At 31st July, 2014, the Group and the Company had unused tax losses of HK$390,784,000 (2013: HK$338,589,000) and HK$57,513,000 (2013: HK$52,819,000), respectively, available to offset against future profits. A deferred tax asset of the Group has been recognised in respect of HK$980,000 (2013: HK$1,423,000) of such tax losses. No deferred tax assets of the Group and the Company have been recognised in respect of the remaining unused tax losses of HK$389,804,000 (2013: HK$337,166,000) and HK$57,513,000 (2013: HK$52,819,000), respectively, due to unpredictability of future profit streams. The tax losses may be carried forward indefinitely. In addition, the Group has deductible temporary differences of HK$241,233,000 (2013: HK$194,533,000) in relation to impairment loss recognised on write-down of the properties for/under development. No deferred tax asset has been recognised in relation to such deductible temporary difference as it is not probable that taxable profit will be available against which the deductible temporary differences can be utilised.

34. SHARE CAPITAL

	Number of ordinary shares	Amount HK$'000
Authorised:		
At 1st August, 2012 and 31st July, 2013		
– Ordinary shares at HK$0.1 each	20,000,000,000	2,000,000
At 31st July, 2014 (Note)	N/A	N/A
Issued and fully paid:		
At 1st August, 2012 and 31st July, 2013		
– Ordinary shares at HK$0.1 each	2,467,834,129	246,783
Transfer from share premium and capital redemption reserve upon abolition of par value	–	1,076,141
At 31st July, 2014		
– Ordinary shares with no par value	2,467,834,129	1,322,924

Note: Par value of the Company's shares is retired and the relevant concepts of nominal value, share premium and capital redemption reserve are abolished upon the commencement of the new Hong Kong Companies Ordinance on 3rd March, 2014.

35. SHARE-BASED PAYMENT TRANSACTIONS

Pursuant to a resolution passed on 30th December, 2002, a share option scheme was adopted (the "2002 Scheme") for the primary purpose of providing incentives to directors, employees and eligible participants. The 2002 Scheme should have expired on 30th December, 2012 but was terminated at the annual general meeting held on 7th December, 2012 when an ordinary resolution was passed to approve adoption of a new option scheme (the "2012 Scheme"). The 2012 Scheme will expire on 6th December, 2022.

Under both schemes, the Board of Directors of the Company (the "Board") may grant options to directors, employees, consultants, advisers, agents, vendors, suppliers of goods or services and customers of the Company and its subsidiaries and entities in which the Group holds equity interest at the discretion of the Board pursuant to the terms of both schemes, to subscribe for shares of the Company at a price which shall not be less than the highest of (i) the closing price of a share of the Company listed on the Stock Exchange at the date of grant of the option; (ii) the average of the closing price of a share of the Company on the Stock Exchange for the five trading days immediately preceding the date of grant of the option; and (iii) the nominal value of a share of the Company.

The maximum number of shares in respect of which options shall be granted under both schemes and any other share option schemes of the Company is 10% of the total number of shares in issue at the date of approval of adoption of both schemes. No director, employee or eligible participant may be granted options under both schemes which will enable him or her if exercise in full to subscribe for exceeding 1% of the issued share capital of the Company in any 12-month period. The option period for which the options granted can be exercisable, shall be such period as notified by the Board, save that it shall not be more than 10 years from the date of grant subject to the terms of both schemes. Nominal consideration of HK$1 is payable on acceptance of each grant and the share options granted shall be accepted within 28 days from the date of grant.

No share option was granted or remained outstanding under the 2002 Scheme during the year ended 31st July, 2013 until its termination.

No share option was granted or remained outstanding under the 2012 Scheme during both years since its adoption on 7th December, 2012.

36. RESERVES

	THE COMPANY							
	Share premium HK$'000	Capital reserve HK$'000	Share option reserve HK$'000	Capital reduction reserve HK$'000	Capital redemption reserve HK$'000	Convertible notes reserve HK$'000	Accumulated losses HK$'000	Total HK$'000
At 1st August, 2012	1,075,873	2,127	23,542	170,583	268	3,452	(575,765)	700,080
Loss for the year	–	–	–	–	–	–	(106,913)	(106,913)
At 31st July, 2013	1,075,873	2,127	23,542	170,583	268	3,452	(682,678)	593,167
Loss for the year	–	–	–	–	–	–	(84,341)	(84,341)
Transfer to accumulated losses upon maturity of convertible notes	–	–	–	–	–	(3,452)	3,452	–
Transfer upon abolition of par value under the new Hong Kong Companies Ordinance (see note 34)	(1,075,873)	–	–	–	(268)	–	–	(1,076,141)
At 31st July, 2014	–	2,127	23,542	170,583	–	–	(763,567)	(567,315)

Under the capital reduction exercise carried out in October 2002, the Company undertook to maintain a capital reduction reserve account. This account would not be treated as realised profits and should be treated as reserve of the Company, which should not be distributable until or unless the creditors of the Company as at the date of the sanction of the reduction of capital (the "Creditors") were fully settled, provided for by the Company or the remaining Creditors and each of them did consent by which time the account would be cancelled and provided that prior to the cancellation of the account, the Company might apply it in paying up unissued shares of the Company to be issued to members as fully paid bonus shares.

37. PLEDGE OF ASSETS

At 31st July, 2013, hotel properties of HK$330,698,000 of the Group were pledged to secure bank borrowings of RMB80,200,000, equivalent to HK$101,596,000, granted to the Group. During the year ended 31st July, 2014, the security was released upon full repayment of the bank borrowings. Bank deposit of HK$642,000 (2013: HK$641,000) of the Group was pledged to banks to secure credit facilities to the extent of HK$600,000 (2013: HK$600,000) granted to the Group, HK$5,000 (2013: HK$6,000) of which was utilised by the Group.

38. RETIREMENT BENEFIT SCHEMES

Prior to 1st December, 2000, the Group operated defined contribution retirement benefit schemes ("Defined Contribution Schemes") for its qualifying employees in Hong Kong. The assets of the Defined Contribution Schemes were held separately from those of the Group in funds under the control of independent trustees. Where there are employees who leave the Defined Contribution Schemes prior to vesting fully in the contributions, the amount of the forfeited contributions would be used to reduce future contributions payable by the Group. Since the Defined Contribution Schemes were terminated on 1st December, 2000, forfeited contributions in respect of unvested benefits of employees leaving the Group under the Defined Contribution Schemes cannot be used to reduce ongoing contributions. The Group did not have forfeited contributions for both years.

38. RETIREMENT BENEFIT SCHEMES *(Continued)*

Effective on 1st December, 2000, the Group has joined the MPF Scheme for all of its employees in Hong Kong. The MPF Scheme is registered with the Mandatory Provident Fund Scheme Authority under the Mandatory Provident Fund Schemes Ordinance in Hong Kong. The assets of the MPF Scheme are held separately from those of the Group in funds under the control of an independent trustee. Under the rule of the MPF Scheme, the employer and its employees are each required to make contributions to the scheme at rate specified in the rules. The only obligation of the Group with respect to the MPF Scheme is to make the required contributions under the scheme.

The employees employed by PRC subsidiaries are members of the state-managed retirement benefit schemes operated by the PRC government. The PRC subsidiaries are required to contribute a certain percentage of their payroll to the retirement benefit schemes to fund the benefits. The only obligation of the Group with respect of the retirement benefits schemes is to make the required contributions under the schemes.

The retirement benefit scheme contributions arising from the MPF Scheme and the PRC state-managed retirement benefit schemes recognised in profit or loss represent contributions payable to the schemes by the Group at rates specified in the rules of the schemes. For the year ended 31st July, 2014, contributions of the Group under the MPF Scheme and the PRC state-managed retirement benefit schemes amounted to HK$2,763,000 (2013: HK$2,121,000).

39. MAJOR NON-CASH TRANSACTION

During the year ended 31st July 2014, the Group exercised the conversion rights to fully convert the convertible bond into 9,090,909 ordinary shares issued by the convertible bond issuer. The fair value of the convertible bond, which amounted to HK$15,818,000, was reclassified to investments held for trading as the initial recognition amount of the converted shares.

40. OPERATING LEASES

The Group as lessee

Minimum lease payments paid under operating leases for premises during the year was HK$3,352,000 (2013: HK$3,330,000).

At the end of the reporting period, the Group had commitments for future minimum lease payments under non-cancellable operating leases which fall due as follows:

	THE GROUP	
	2014 **HK$'000**	2013 HK$'000
Within one year	**7,118**	2,696
In the second to fifth year inclusive	**8,415**	3,398
Over five years	**–**	100
	15,533	6,194

Operating lease payments represent rentals payable by the Group for certain of its office premises and staff quarters. Leases are negotiated and rentals are fixed for an average term of two to five years (2013: two to five years).

41. COMMITMENTS

	THE GROUP	
	2014	2013
	HK$'000	HK$'000
Contracted for but not provided in the consolidated financial statements in respect of		
– Acquisition of property, plant and equipment	**–**	215
– Properties for/under development	**103,650**	67,762
	103,650	67,977

42. RELATED PARTY DISCLOSURES

(a) Related party balances and transactions

Details of the Group's and Company's outstanding balances and transactions with related parties are set out in the consolidated and Company statements of financial position and in notes 9, 19 and 26.

(b) Compensation of key management personnel

The remuneration of directors, who are the key management personnel of the Group, during the year was as follows:

	2014	2013
	HK$'000	HK$'000
Short-term benefits	**6,592**	5,734
Post-employment benefits	**15**	15
	6,607	5,749

The remuneration of directors and key executives is determined by the Board after recommendation from the Remuneration Committee, having regard to the performance of individuals and market trends.

(c) Partial disposal of a subsidiary

On 11th April, 2013, the Group disposed of: (1) an aggregate of 25% equity interest in Hotel Fortuna (HK) and (2) 25% of the interest-free shareholder's loan amounting to HK$129,626,000 owing by Hotel Fortuna (HK) to the Company for an aggregate cash consideration of HK$150,000,000 with transaction costs of HK$1,054,000 to Gao Wang and Gold Champion (see notes 26(b)(i) and (ii)). The principal asset of Hotel Fortuna (HK) is its 100% equity interest in Hotel Fortuna Foshan. The Group retains 75% of the equity interest in Hotel Fortuna (HK) after the partial disposal.

43. CAPITAL RISK MANAGEMENT

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balance. The Group's overall strategy remains unchanged from prior year.

The capital structure of the Group consists of net debt, which includes bank and other borrowings and convertible notes disclosed in notes 30 and 31, respectively, net of cash and cash equivalents and equity attributable to owners of the Company, comprising issued share capital and various reserves.

The directors of the Company review the capital structure on a semi-annual basis. As part of this review, the directors consider the cost of capital and the risks associated with each class of capital. Based on recommendations of the directors, the Group will balance its overall capital structure through the payment of dividends, new share issues as well as the issue of new debt.

44. FINANCIAL INSTRUMENTS

(a) Categories of financial instruments

	THE GROUP	
	2014	2013
	HK$'000	HK$'000
Financial assets		
FVTPL held for trading	**61,978**	50,207
Derivative financial instruments	**–**	6,959
Loans and receivables (including cash and cash equivalents)	**53,395**	134,908
Available-for-sale financial assets	**63,738**	63,738
Financial liabilities		
Amortised cost	**298,243**	302,272

	THE COMPANY	
	2014	2013
	HK$'000	HK$'000
Financial assets		
Loans and receivables (including cash and cash equivalents)	**951,844**	1,032,121
Financial liabilities		
Amortised cost	**196,737**	191,243

44. FINANCIAL INSTRUMENTS *(Continued)*

(b) Financial risks management objectives and policies

The Group's major financial instruments are set out in (a) above and details of these financial instruments are disclosed in respective notes. The risks associated with these financial instruments include market risk (currency risk, interest rate risk and other price risk), credit risk and liquidity risk. The policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

Market risk

(i) Currency risk assets

The Group and the Company have foreign currency assets, including available-for-sale investments, investments held for trading and bank balances which expose the Group and the Company to foreign currency risk.

The carrying amounts of the Group's and the Company's foreign currency denominated monetary assets at the reporting date are as follows:

	THE GROUP	
	2014	2013
	HK$'000	HK$'000
USD	**50,996**	29,125

	THE COMPANY	
	2014	2013
	HK$'000	HK$'000
USD	**–**	336

Sensitivity analysis

The Group and the Company are mainly exposed to the fluctuation in USD. The foreign currency risk is not significant as HKD is pegged with USD.

(ii) Interest rate risk

The Group's and the Company's bank balances carry interest at variable rates and have exposure to cash flow interest rate risk due to the fluctuation of the prevailing market interest rates. The directors of the Company consider the Group's and the Company's exposure is not significant as those interest-bearing bank balances are within a short maturity period.

44. FINANCIAL INSTRUMENTS *(Continued)*

(b) Financial risks management objectives and policies *(Continued)*

(ii) Interest rate risk (Continued)

Convertible bond and convertible notes at fixed rates expose the Group to fair value interest rate risk. Convertible notes at fixed rates expose the Company to fair value interest rate risk.

Details of the Group's and the Company's interest bearing financial instruments are disclosed in respective notes.

The Group's and the Company's exposures to interest rates on financial liabilities are detailed in the liquidity risk management section of this note.

The Group's cash flow interest rate risk is mainly concentrated on the fluctuation of the rate determined by a bank arising from the Group's borrowings denominated in HKD (2013: rate determined by the People's Bank of China arising from the Group's borrowings denominated in Renminbi). Certain amounts due from and due to subsidiaries of the Company also expose the Company to cash flow interest rate due to the fluctuation of the Hong Kong Prime Rate.

The directors of the Company consider that the Group's exposure of the borrowings to interest rate risk is not significant and therefore no sensitivity analysis is presented.

(iii) Other price risk

The Group is exposed to equity price risk arising from investments held for trading, derivative component in convertible bond and available-for-sale investments (which are stated at cost as their fair values cannot be estimated reliably). Management manages this exposure by maintaining a portfolio of investments with different risks.

The management considers that there is no significant equity price risk to the fair value of derivative component in convertible bond. In addition, the Group has appointed a special team to monitor the price risk and will consider hedging the risk exposure should the need arise.

The Group's equity price risk is mainly concentrated on listed equity instruments quoted on the Stock Exchange and listed overseas bonds.

Sensitivity analysis

The sensitivity analysis below has been determined based on the exposure to price risk assuming all other variables were held constant, at the reporting date.

If prices of the respective investments held for trading had been 5% higher/lower, the Group's loss before taxation would decrease/increase by HK$3,099,000 (2013: HK$2,510,000) as a result of the changes in fair value of investments held for trading.

44. FINANCIAL INSTRUMENTS *(Continued)*

(b) Financial risks management objectives and policies *(Continued)*

Credit risk

The Group's and the Company's maximum exposure to credit risk which will cause a financial loss to the Group and the Company due to failure to discharge an obligation by the counterparties is arising from the carrying amount of the respective recognised financial assets as stated in the consolidated and Company statements of financial position.

In order to minimise the credit risk, the management of the Group has delegated a team responsible for determination of credit limits, credit approvals and other monitoring procedures to ensure that follow-up action is taken to recover overdue debts. In addition, the Group reviews the recoverable amount of each individual debt at the end of the reporting period to ensure that adequate impairment losses are made for irrecoverable amounts. In this regard, the directors of the Company consider that the Group's credit risk is significantly reduced.

Other than investment in convertible bond issued by an entity listed in the Stock Exchange, the Group is not exposed to significant concentration of credit risk in both years, with exposure spread over a number of counterparties and customers. During the year ended 31st July, 2014, the Group exercised the conversion right and the convertible bond was converted into ordinary shares of the listed company.

The Company has concentration of credit risk on amounts due from subsidiaries as 92% (2013: 92%) of the balance is due from five (2013: five) operating subsidiaries. In order to minimise the credit risk, the directors of the Company review the recoverable amount of each of the individual amounts due from subsidiaries at the end of the reporting period to ensure that adequate impairment losses are made for irrecoverable amounts. Cumulative impairment losses amounting to HK$663,293,000 are recognised in certain subsidiaries as at 31st July, 2014 (2013: HK$584,145,000). In this regard, the directors of the Company consider that the Company's credit risk is significantly reduced.

The credit risk of the Group and the Company on liquid funds is limited because the counterparties are banks with high credit-ratings.

Liquidity risk

In the management of the liquidity risk, the Group and the Company monitor and maintain a level of cash and cash equivalents deemed adequate by management to finance their operations and mitigate the effects of fluctuations in cash flows. The management monitors the utilisation of borrowings and ensures compliance with loan covenants.

The following tables detail the Group's and the Company's remaining contractual maturity for its financial liabilities. For non-derivatives financial liabilities, the tables have been drawn up based on the undiscounted cash flows of the financial liabilities based on the earliest dates on which the Group and the Company can be required to pay. The tables include both interest and principal cash flows. To the extent that interest is at floating rate, the undiscounted amount is based on the interest rate at the end of the reporting period.

44. FINANCIAL INSTRUMENTS *(Continued)*

(b) Financial risks management objectives and policies *(Continued)*

Liquidity risk (Continued)

Liquidity tables

	THE GROUP					
	Contractual interest rate %	Repayable on demand/ less than 1 month HK$'000	1 to 3 months HK$'000	3 months to 1 year HK$'000	Total undiscounted cash flows HK$'000	Carrying amount at 31.7.2014 HK$'000
2014						
Non-derivative financial liabilities						
Trade and other payables	–	20,437	–	–	20,437	20,437
Amounts due to related parties	–	265,796	–	–	265,796	265,796
Bank and other borrowings	1.06	12,021	–	–	12,021	12,010
		298,254	–	–	298,254	298,243

	THE GROUP					
	Contractual interest rate %	Repayable on demand/ less than 1 month HK$'000	1 to 3 months HK$'000	3 months to 1 year HK$'000	Total undiscounted cash flows HK$'000	Carrying amount at 31.7.2013 HK$'000
2013						
Non-derivative financial liabilities						
Trade and other payables	–	22,919	–	–	22,919	22,919
Amounts due to related parties	–	158,129	–	–	158,129	158,129
Bank borrowings	5.76	–	8,954	98,056	107,010	101,596
Convertible notes						
– liability portion	4.00	–	–	20,403	20,403	19,628
		181,048	8,954	118,459	308,461	302,272

44. FINANCIAL INSTRUMENTS *(Continued)*

(b) Financial risks management objectives and policies *(Continued)*

Liquidity risk (Continued)

Liquidity tables (Continued)

	THE COMPANY					
	Contractual interest rate %	Repayable on demand/ less than 1 month HK$'000	1 to 3 months HK$'000	3 months to 1 year HK$'000	Total undiscounted cash flows HK$'000	Carrying amount at 31.7.2014 HK$'000
2014						
Non-derivative financial liabilities						
Other payables	–	10	–	–	10	10
Amount due to a subsidiary	–	264	–	–	264	264
Amounts due to subsidiaries	11.5	198,346	–	–	198,346	196,463
		198,620	–	–	198,620	196,737

	THE COMPANY					
	Contractual interest rate %	Repayable on demand/ less than 1 month HK$'000	1 to 3 months HK$'000	3 months to 1 year HK$'000	Total undiscounted cash flows HK$'000	Carrying amount at 31.7.2013 HK$'000
2013						
Non-derivative financial liabilities						
Other payables	–	80	–	–	80	80
Amount due to a subsidiary	–	270	–	–	270	270
Amounts due to subsidiaries	11.5	172,907	–	–	172,907	171,265
Convertible notes						
– liability portion	4.0	–	–	20,403	20,403	19,628
		173,257	–	20,403	193,660	191,243

The amounts included above for variable interest rate instruments for non-derivative financial liabilities is subjected to change if changes in variable interest rates differ to those estimates of interest rates determined at the end of the reporting period.

44. FINANCIAL INSTRUMENTS *(Continued)*

(c) Fair value measurements of financial instruments

Fair value of the Group's financial instruments that are measured at fair value on a recurring basis

Some of the Group's financial instruments are measured at fair value at the end of the reporting period. The following table gives information about how the fair values of these financial instruments are determined (in particular, the valuation techniques and inputs used).

Financial assets	Fair value as at 31st July, 2014 HK$'000	Fair value hierarchy	Valuation techniques and key inputs
Listed equity securities	33,999	Level 1	Quoted bid prices in active market
Listed debt securities	27,979	Level 1	Quoted bid prices in active market
	61,978		

There were no transfers between Level 1, 2 and 3 in the current and prior years.

Fair value of financial instruments that are not measured at fair value on a recurring basis

The directors consider that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the consolidated financial statements approximate to their respective fair values.

Financial Summary

RESULTS

	Year ended 31st July,				
	2014	2013	2012	2011	2010
	HK$'000	HK$'000	HK$'000	HK$'000	HK$'000
Revenue	**133,284**	140,762	142,923	132,400	108,433
Gain (loss) on financial investments	**921**	3,644	(9,019)	14,372	6,400
	134,205	144,406	133,904	146,772	114,833
Loss before taxation	**(90,090)**	(166,849)	(123,203)	(20,261)	(73,018)
Income tax credit	**26,813**	1,567	2,557	2,706	2,351
Loss for the year	**(63,277)**	(165,282)	(120,646)	(17,555)	(70,667)
Attributable to:					
Owners of the Company	**(55,521)**	(161,927)	(120,325)	(17,248)	(70,209)
Non-controlling interests	**(7,756)**	(3,355)	(321)	(307)	(458)
	(63,277)	(165,282)	(120,646)	(17,555)	(70,667)

ASSETS AND LIABILITIES

	At 31st July,				
	2014	2013	2012	2011	2010
	HK$'000	HK$'000	HK$'000	HK$'000	HK$'000
Total assets	**1,103,688**	1,202,703	1,208,453	1,333,153	1,273,908
Total liabilities	**(373,102)**	(404,612)	(280,602)	(286,239)	(352,932)
	730,586	798,091	927,851	1,046,914	920,976
Equity attributable to owners of the Company	**766,079**	824,760	926,191	1,044,933	918,688
Non-controlling interests	**(35,493)**	(26,669)	1,660	1,981	2,288
	730,586	798,091	927,851	1,046,914	920,976

Major Properties

Particulars of major properties held by the Group at 31st July, 2014 are as follows:

(a) Hotel properties:

Location	Use	Term of lease
Hotel Fortuna Foshan No. B82 Lecong Avenue East, Lecong Residential Committee, Lecong Town, Shunde District, Foshan City, Guangdong Province, People's Republic of China	Hotel operations	Medium-term lease

(b) Properties for/under development:

Location	Use	Stage of completion	Expected date of completion	Site area (approx.) sq. ft.	Group interest
Terreno Junto'a Estrada de Nossa Senhora de Ka' Ho' S. Francisco Xavier, Coloare, Macau	Vacant land	Not applicable	Not applicable	102,828	99%
No.B82 Lecong Avenue East, Lecong Residential Committee, Lecong Town, Shunde District, Foshan City, Guangdong Province, People's Republic of China	Residential properties for sale	Not applicable	Not applicable	132,914	75%