



**The Hong Kong Building
and Loan Agency Limited**
香港建屋貸款有限公司

(Stock Code 股份代號: 145)

BOARD OF DIRECTORS

Executive Directors

Akihiro Nagahara (*Chairman*)
Stephen Lo Kam Fai (*Chief Executive*)
Poon Mo Yiu

Independent Non-Executive Directors

Chan Bo Ching
Li Chak Hung
Yuen Wai Ho

EXECUTIVE COMMITTEE

Akihiro Nagahara (*Chairman*)
Stephen Lo Kam Fai
Poon Mo Yiu

AUDIT COMMITTEE

Li Chak Hung (*Chairman*)
Chan Bo Ching
Yuen Wai Ho

NOMINATION COMMITTEE

Yuen Wai Ho (*Chairman*)
Chan Bo Ching
Li Chak Hung

REMUNERATION COMMITTEE

Chan Bo Ching (*Chairman*)
Li Chak Hung
Yuen Wai Ho

COMPANY SECRETARY

Stephen Lo Kam Fai

QUALIFIED ACCOUNTANT

Eddie Wong Tak Fai

董事會

執行董事

長原彰弘 (*主席*)
羅錦輝 (*行政總裁*)
潘慕堯

獨立非執行董事

陳步青
李澤雄
阮煒豪

執行委員會

長原彰弘 (*主席*)
羅錦輝
潘慕堯

審核委員會

李澤雄 (*主席*)
陳步青
阮煒豪

提名委員會

阮煒豪 (*主席*)
陳步青
李澤雄

薪酬委員會

陳步青 (*主席*)
李澤雄
阮煒豪

公司秘書

羅錦輝

合資格會計師

黃德輝

CORPORATE INFORMATION

公司資料

AUDITORS

Deloitte Touche Tohmatsu

PRINCIPAL BANKERS

CITIC Ka Wah Bank Limited
Fubon Bank (Hong Kong) Limited
Standard Chartered Bank (Hong Kong) Limited
Taishin International Bank, Hong Kong Branch
The Hongkong and Shanghai Banking
Corporation Limited

SOLICITORS

P. C. Woo & Co.

SHARE REGISTRAR

Tengis Limited
Level 25, Three Pacific Place
1 Queen's Road East
Hong Kong

REGISTERED OFFICE

Room 2101, 21st Floor
Allied Kajima Building
138 Gloucester Road
Wanchai, Hong Kong

STOCK CODE

145

WEBSITE

<http://www.hkbla.com.hk>

核數師

德勤•關黃陳方會計師行

主要往來銀行

中信嘉華銀行有限公司
富邦銀行(香港)有限公司
渣打銀行(香港)有限公司
台新國際商業銀行香港分行
香港上海滙豐銀行有限公司

律師

胡百全律師事務所

股份過戶登記處

登捷時有限公司
香港
皇后大道東一號
太古廣場三座二十五樓

註冊辦事處

香港灣仔
告士打道一百三十八號
聯合鹿島大廈
二十一樓二零一室

股份代號

145

網站

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CHAIRMAN'S STATEMENT

主席報告

I have pleasure in presenting to the shareholders the annual report of the Company for the year ended 31st December, 2006.

BUSINESS REVIEW

The Hong Kong economy continued to benefit from the sparkling growth in the Mainland counterparts. The rises in the Hong Kong stock market set another record high with Hang Seng Index surpassing previous historical peak. As a result the return on the treasury investments of the Company and its subsidiaries (the "Group") became the main profit driver of the Group's performance during the year under review. On the other hand, the Group's mortgage finance business remained under pressure amid the persistently keen competitive environment in the residential mortgage market in Hong Kong.

For the year under review, the Group's revenue was HK\$61.5 million and the profit attributable to equity holders of the Company was HK\$11.3 million. The Group was debt-free and maintained a strong liquidity position.

DIVIDEND

The Directors do not recommend the payment of a final dividend.

The annual general meeting of the Company (the "AGM") will be held on 9th May, 2007 and there will be no closure of the Register of Members of the Company as no final dividend is being paid.

本人欣然向各股東提呈本公司截至二零零六年十二月三十一日止年度之年報。

業務回顧

香港經濟繼續受惠於中國大陸經濟令人目眩之快速發展。香港股市屢創新高，恒生指數再破記錄。因此，本集團之財務投資回報便成為推動本集團於回顧年度內溢利增長之主要動力。另一方面，本集團之按揭貸款業務在香港住宅按揭市場持續競爭激烈之環境中仍面臨壓力。

於回顧年度內，本集團之收益為61.5百萬港元，並錄得本公司股東應佔溢利11.3百萬港元。本集團概無負債，且維持穩健之流動資金狀況。

股息

董事會建議不派付末期股息。

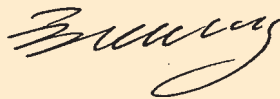
本公司股東週年大會（「股東週年大會」）將於二零零七年五月九日舉行，由於董事會建議不派付末期股息，將不設截止過戶日期。

PROSPECTS

The uncertainties relating to future course of interest rate and the implementation of austerity measures in the Mainland China in response to its changing economic situation continue to bear significant impact on the outlook of Hong Kong economy. In addition, the global stock market reacts immediately when the recent turmoil in the US sub-prime mortgage industry comes to light. Yet its impact on the global financial market and economy remains to be seen. While we always stay alert of the challenges as well as opportunities brought about by these uncertainties, we remain cautiously optimistic that given the strengthened job market and consumer spending in Hong Kong, the Group should be able to progress well in the year 2007.

APPRECIATION

On behalf of the Board of Directors (the "Board"), I would like to express my sincere appreciation to the management and our staff for their dedicated service during the year.



Akihiro Nagahara

Chairman

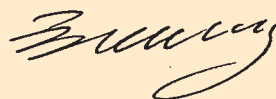
Hong Kong, 23rd March, 2007

前景

未來利率變動趨勢及中國大陸因應其不斷變化之經濟形勢而實施之經濟緊縮措施有關之不明朗因素，將繼續對香港經濟前景產生重大影響。此外，全球股市於近期美國次級按揭行業出現動蕩時作出即時反應。其對全球金融市場及經濟之影響尚待觀察。我們始終對該等不明朗因素帶來之挑戰與機遇保持警覺。與此同時，基於香港就業市場改善，消費支出增加，我們對本集團可在二零零七年延續良好勢態保持審慎樂觀看法。

致謝

本人謹代表董事會（「董事會」）對管理層及全體員工於過去一年之盡忠服務深表謝意。



主席

長原彰弘

香港，二零零七年三月二十三日

DISCUSSION AND ANALYSIS OF ANNUAL RESULTS

週年業績評論及分析

Benefiting from the stock market boom and thriving economic growth in the Mainland China, the Hong Kong economy has shown its exuberance with strengthened consumer spending and job market. For the year ended 31st December, 2006, the Group recorded a profit attributable to equity holders of the Company of HK\$11.3 million (2005: HK\$1.2 million) with revenue of HK\$61.5 million (2005: HK\$73.6 million).

RESULTS FOR THE YEAR

Principal businesses of the Group remained as mortgage finance and treasury investments.

The mortgage finance market still remained keenly competitive and interest margin continued to stay low reflecting the low level of the property transactions. The revenue contributed by mortgage finance increased to HK\$1.4 million (2005: HK\$0.2 million) and profit contributed by mortgage finance also increased to HK\$1.4 million (2005: HK\$0.3 million).

The revenue contributed by the treasury investments dropped to HK\$60.1 million (2005: HK\$73.4 million) as a result of decrease in securities trading activities. However, profit contributed by treasury investments increased to HK\$14.3 million (2005: HK\$5.5 million).

TOTAL ASSETS

At 31st December, 2006, total assets increased slightly to HK\$232.8 million (2005: HK\$221.4 million). All assets were denominated in Hong Kong dollars and henceforth there was no exposure to exchange rate risk.

The Group maintained a very strong liquidity position throughout the year. At the balance sheet date, the Group had listed investments amounting to HK\$26.1 million (2005: HK\$41.5 million) and cash and bank balances amounting to HK\$192.1 million (2005: HK\$170.9 million).

受惠於中國大陸股市暢旺及經濟蓬勃增長，香港隨著強勁之消費支出和就業市場改善，經濟呈現一片繁榮。截至二零零六年十二月三十一日止年度，本集團錄得本公司股東應佔溢利11.3百萬港元（二零零五年：1.2百萬港元），其中收益為61.5百萬港元（二零零五年：73.6百萬港元）。

本年度業績

本集團之主要業務仍為按揭融資及財務投資。

按揭融資市場仍然競爭激烈，而息差持續偏低，反映物業交易處於低水平。按揭融資之收益上升至1.4百萬港元（二零零五年：0.2百萬港元），而按揭融資之溢利亦上升至1.4百萬港元（二零零五年：0.3百萬港元）。

由於證券交易活動減少，財務投資之收益下跌至60.1百萬港元（二零零五年：73.4百萬港元）。然而，財務投資之溢利上升至14.3百萬港元（二零零五年：5.5百萬港元）。

資產總值

於二零零六年十二月三十一日，資產總值輕微上升至232.8百萬港元（二零零五年：221.4百萬港元）。所有資產均以港元定值，因此並無外匯風險。

本集團於本年度一直維持十分穩健之流動資金狀況。於結算日，本集團之上市投資為26.1百萬港元（二零零五年：41.5百萬港元），而現金及銀行結餘為192.1百萬港元（二零零五年：170.9百萬港元）。

DISCUSSION AND ANALYSIS OF ANNUAL RESULTS

週年業績評論及分析

CAPITAL STRUCTURE

Currently, the Group is debt-free. There were no charges on the Group's assets and the Group had no material capital commitment or contingent liabilities outstanding at the end of the year (2005: Nil).

The net asset value of the Group at 31st December, 2006 increased by 5.1% to HK\$231.9 million (2005: HK\$220.6 million) with the net asset value per share at HK\$1.03 (2005: HK\$0.98).

STAFF AND REMUNERATION

The Group had 10 (2005: 10) employees at 31st December, 2006 and total staff costs incurred during the year amounted to HK\$1.3 million (2005: HK\$1.4 million). The Group offers competitive remuneration packages to its employees. Currently, there is no share option scheme for employees.

OUTLOOK

Taking advantages of its proximity to the Mainland China, the Hong Kong economy grows in tandem with the Mainland counterparts. However, the volatility of global financial market, the future course of interest rate movements and the implementation of further dampening austerity measures in the Mainland China will definitely have significant effects on the sustainable growth of Hong Kong economy for the year 2007. The management always stays alert of the challenges and opportunities ahead and will try their best efforts to deliver satisfactory results for the shareholders in the year 2007.

資本結構

目前，本集團概無負債。於本年度結算時，本集團之資產並無用作抵押物，而本集團亦無重大資本承擔或未償還之或然負債（二零零五年：無）。

於二零零六年十二月三十一日，本集團之資產淨值增加5.1%至231.9百萬港元（二零零五年：220.6百萬港元），每股資產淨值為1.03港元（二零零五年：0.98港元）。

員工及薪酬

於二零零六年十二月三十一日，本集團共有10名（二零零五年：10名）僱員，而本年度之員工成本總額為1.3百萬港元（二零零五年：1.4百萬港元）。本集團為其僱員提供具競爭力之薪酬方案。現時本集團並無實施任何僱員購股權計劃。

展望

得益於與中國大陸相鄰之地理優勢，香港經濟與大陸經濟同步發展。然而，全球金融市場波動、未來利率變動趨勢及中國大陸實施進一步壓抑經濟之緊縮措施必將對二零零七年香港經濟之可持續增長產生重大影響。管理層始終對未來之挑戰與機遇保持警覺，並將於二零零七年竭盡所能為股東實現滿意之業績。

The Company is committed to maintaining a high standard of corporate governance within a sensible framework with an emphasis on the principles of transparency, accountability and independence. The Board believes that good corporate governance is essential to the success of the Company and the enhancement of shareholders' value.

CODE ON CORPORATE GOVERNANCE PRACTICES

In the light of the Code on Corporate Governance Practices (the "CG Code") contained in Appendix 14 of the Rules Governing the Listing of Securities (the "Listing Rules") on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") which came into effect on 1st January, 2005, the Board has reviewed the corporate governance practices of the Company with the adoption and improvement of the various procedures and documentation which are detailed in this report. The Company has applied the principles of and complied with the applicable code provisions of the CG Code during the year ended 31st December, 2006, except for certain deviations as specified with considered reasons for such deviations as explained below. The Board will review the current practices at least annually and make appropriate changes if considered necessary.

本公司致力於切合實際的範疇內維持高水平之企業管治，以強調透明度、問責性和獨立性為原則。董事會相信優良的企業管治對本公司之成功和提升股東價值乃非常重要。

企業管治常規守則

根據已於二零零五年一月一日生效之香港聯合交易所有限公司（「聯交所」）證券上市規則（「上市規則」）附錄14所載之企業管治常規守則（「企業管治守則」），董事會已審閱本公司之企業管治常規，並已採納及改進多項於本報告內詳述之程序和文獻。本公司於截至二零零六年十二月三十一日止年度內已應用企業管治守則之原則及遵守其適用之守則條文，惟下文解釋之若干已闡明原因的偏離行為除外。董事會將至少每年一次審閱當前之常規，並在認為必要時作出適當更改。

THE BOARD

The Board currently comprises six Directors in total, with three Executive Directors and three Independent Non-Executive Directors (“INEDs”). The composition of the Board during the year and up to the date of this report is set out as follows:

Executive Directors : Akihiro Nagahara (*Chairman*)
Stephen Lo Kam Fai (*Chief Executive*)
Poon Mo Yiu
(appointed on 28th September, 2006)

Edwin Lo King Yau
(resigned on 28th September, 2006)

INEDs : Chan Bo Ching
Li Chak Hung
Yuen Wai Ho

The brief biographical details of the Directors are set out in the “Brief Biographical Details of Directors and Senior Management” section on pages 28 to 31.

During the year, the INEDs provided the Group with a wide range of expertise and experience. Their active participation in the Board and committee meetings brings independent judgment on issues relating to the Group’s strategy, performance and management process, taking into account the interests of all shareholders.

Throughout the year, the Company has three INEDs representing more than one-third of the Board. Two of the three INEDs have the appropriate professional qualifications or accounting or related financial management expertise under Rule 3.10 of the Listing Rules. The Board has received from each INED an annual confirmation of his independence and considers that all the INEDs are independent under the guidelines set out in Rule 3.13 of the Listing Rules.

董事會

董事會目前由六位董事組成包括三名執行董事及三名獨立非執行董事，董事會於年內及截至本報告日期之組成載列如下：

執行董事 : 長原彰弘 (*主席*)
羅錦輝 (*行政總裁*)
潘慕堯
(於二零零六年九月二十八日獲委任)

勞景祐
(於二零零六年九月二十八日辭任)

獨立非執行董事 : 陳步青
李澤雄
阮煒豪

董事之簡歷詳列於第28頁至31頁之「董事及高級行政要員簡歷」一節內。

於本年度內，獨立非執行董事為本集團提供廣泛之專業知識和經驗。彼等積極參與董事會和委員會會議，對有關本集團之策略、表現和管理程序之事宜提供獨立判斷，並顧及全體股東利益。

於整個年度，本公司之三位獨立非執行董事佔董事會人數多於三分之一。三位獨立非執行董事中之兩位具備上市規則第3.10條所列之適當的會計或相關的財務管理專長。董事會亦接獲每位獨立非執行董事有關其獨立性之年度確認書，及認為所有獨立非執行董事均具有上市規則第3.13條指引下之獨立性。

CORPORATE GOVERNANCE REPORT

企業管治報告

THE BOARD (continued)

The Board meets regularly to discuss the overall strategy as well as the operation and financial performance of the Group in addition to the meetings for reviewing and approving the Group's annual and interim results. During the year, four Board meetings were held and attendance of each Director at the Board meetings is set out as follows:

董事會 (續)

除召開會議審閱和批核本集團之年度及中期業績之外，董事會定期召開會議，討論本集團之整體策略以及營運和財務表現。年內，共召開四次董事會會議，各董事之出席情況如下：

	Number of Board meetings attended / eligible to attend
	出席 / 合資格出席 董事會會議之次數
Executive Directors:	執行董事：
Akihiro Nagahara (<i>Chairman</i>)	長原彰弘 (主席) 4/4
Stephen Lo Kam Fai (<i>Chief Executive</i>)	羅錦輝 (行政總裁) 4/4
Poon Mo Yiu (appointed on 28th September, 2006)	潘慕堯 (於二零零六年 九月二十八日獲委任) 1/1
Edwin Lo King Yau (resigned on 28th September, 2006)	勞景祐 (於二零零六年 九月二十八日辭任) 3/3
INEDs:	獨立非執行董事：
Chan Bo Ching	陳步青 4/4
Li Chak Hung	李澤雄 4/4
Yuen Wai Ho	阮煒豪 4/4

The Board has reserved for its decision or consideration matters covering mainly the Group's overall strategy, annual operating budget, annual and interim results, recommendations on Directors' appointment or re-appointment, material contracts and transactions as well as other significant policy and financial matters. The Board has delegated the daily operations and administration to the executive management under the supervision of the Executive Committee which has its specific written terms of reference. The respective functions of the Board and management of the Company have been formalised and set out in writing which was approved by the Board in October 2005. The Board will review the same once a year.

經董事會決定或考慮的事宜主要包括集團整體策略、年度營運預算、年度及中期業績、董事委任或重選之建議、重大合約及交易，以及其他重大政策和財務事宜。董事會已將日常營運及行政事務委派予行政管理人員處理，並受執行委員會監督，執行委員會亦具有明確之書面職權範圍。董事會及本公司管理層各自之職能已以書面制定和列明，及已於二零零五年十月獲董事會批准。董事會將每年對上述功能作出檢討。

THE BOARD (continued)

Board meetings each year are scheduled in advance to facilitate maximum attendance of Directors and to be held at approximately quarterly intervals and as required by business needs. At least 14 days' notice of a Board meeting is normally given to all Directors who are given an opportunity to include matters for discussion in the agenda. The Company Secretary assists the Chairman in preparing the agenda for meetings and ensures that all applicable rules and regulations are complied with. The agenda and the accompanying Board papers are normally sent to all Directors at least 3 days before the intended date of a regular Board meeting (and so far as practicable for such other Board meetings). Draft minutes of each Board meeting are circulated to all Directors for their comment before the same will be tabled at the following Board meeting for approval. All minutes are kept by the Company Secretary and are open for inspection at any reasonable time on reasonable notice by any Director.

According to the current Board practice, any transaction which involves a conflict of interests for a substantial shareholder or a Director and which is considered by the Board to be material, will be dealt with by the Board at a duly convened Board meeting. The articles of association of the Company (the "Articles of Association") also stipulate that a Director should abstain from voting and not be counted in the quorum at meetings for approving transactions in which such Director or any of his associates have a material interest therein.

董事會 (續)

每年之董事會會議已於一年前預定日期，有助達至最高之董事出席率，會議大概每季及按業務需要而舉行。召開董事會會議通常會給予所有董事至少十四天的事先通知，以便有機會將討論事項加入議程內。公司秘書協助主席編制會議議程及確保已遵守所有適用規則及規例。議程及隨附之董事會文件一般在舉行常規董事會會議(及就可行情況下，其他董事會會議)前三天送呈全體董事。每次董事會會議之會議記錄草稿於提交下一次董事會會議審批前，先供全體董事傳閱及提出意見。所有會議記錄均由公司秘書保存，並供任何董事於發出合理通知時，在任何合理之時間內查閱。

根據目前之董事會慣例，任何涉及主要股東或董事權益衝突之交易及董事會認為屬重大之交易均須由董事會於正式召開之董事會議上處理。本公司之組織章程細則(「章程細則」)亦規定，董事須就審批其或其任何聯繫人擁有重大權益之交易之會議上放棄投票及不會計算於該等會議上之法定人數內。

CORPORATE GOVERNANCE REPORT

企業管治報告

THE BOARD (continued)

Every Director is entitled to have access to board papers and related materials and has access to the advice and services of the Company Secretary. The Board and each Director also have separate and independent access to the Company's senior management. Directors will be continuously updated on the major development of the Listing Rules and other applicable regulatory requirements to ensure compliance and upkeep of good corporate governance practices. In addition, a written procedure was established in October 2005 to enable the Directors, in the discharge of their duties, to seek independent professional advice in appropriate circumstances at a reasonable cost to be borne by the Company.

Roles of Chairman and Chief Executive

The roles of the Chairman and the Chief Executive are separate to reinforce their respective independence and accountability. The Chairman of the Company is Mr. Akihiro Nagahara who is primarily responsible for the leadership of the Board, ensuring that sufficient time is allowed for the Board to discuss complex or contentious issues, that all Directors are properly briefed on issues arising at Board meetings, and that the Directors receive accurate, timely and clear information. The function of the Chief Executive is performed by an Executive Director, Mr. Stephen Lo Kam Fai who is responsible for the executive management of the Company's operations. The division of responsibilities between the Chairman and Chief Executive has been set out in writing and approved by the Board in June 2005.

董事會 (續)

每位董事均有權查閱董事會文件及相關資料，及接觸公司秘書並尋求意見及服務。董事會及每位董事亦可個別及獨立地接觸本公司之高級行政要員。董事將獲持續提供上市規則及其他適用監管規定主要發展的最新資料，以確保彼等遵守及秉持優秀企業管治慣例。此外，本公司已於二零零五年十月制訂書面程序，讓各董事於履行其職務時在適當情況下尋求獨立專業意見，有關合理費用由本公司承擔。

主席及行政總裁

主席及行政總裁具獨立角色，藉以加強彼等各自之獨立性和問責性。本公司主席為長原彰弘先生，彼主要負責領導董事會，確保董事會擁有充裕時間商討複雜或具爭議之問題，將董事會產生之問題向所有董事作出適當介紹，並確保董事獲取準確、適時及清楚之資料。而行政總裁由羅錦輝先生擔任，彼為執行董事之一及負責本公司營運方面之行政管理。主席及行政總裁之職能已以書面區分，並於二零零五年六月獲董事會批准。

THE BOARD (continued)

Appointment and Re-election of Directors

The Nomination Committee has been established in June 2005 and currently consists of three members, Messrs. Yuen Wai Ho (Chairman), Chan Bo Ching and Li Chak Hung, all of whom are INEDs.

The major roles and functions of the Nomination Committee are:

- (i) to review the structure, size and composition (including the skills, knowledge and experience) of the Board on a regular basis and make recommendations to the Board regarding any proposed changes;
- (ii) to identify individuals suitably qualified to become Board members and select or make recommendations to the Board on the selection of individuals nominated for directorships;
- (iii) to assess the independence of INEDs;
- (iv) to make recommendations to the Board on relevant matters relating to the appointment or re-appointment of directors and succession planning for directors in particular the Chairman and the Chief Executive;
- (v) to do any such things to enable the Committee to discharge its powers and functions conferred on it by the Board; and
- (vi) to conform to any requirement, direction, and regulation that may from time to time be prescribed by the Board or contained in the constitution of the Company or imposed by legislation.

董事會 (續)

委任及重選董事

提名委員會已於二零零五年六月成立，目前由三位成員組成，包括阮煒豪先生(主席)、陳步青先生及李澤雄先生，彼等均為獨立非執行董事。

提名委員會之主要角色及職能如下：

- (i) 定期檢討董事會之架構、規模及組合(包括技能、知識及經驗方面)，並就任何擬作出之變動向董事會提出建議；
- (ii) 物色具備合適資格可成為董事會成員之人選，並挑選有關人士提名為董事，或就此向董事會提供意見；
- (iii) 評核獨立非執行董事之獨立性；
- (iv) 就委任或重新委任董事以及董事(尤其主席及行政總裁)繼任計劃之相關事宜向董事會提出建議；
- (v) 為使委員會可履行董事會向其授予之權力及職能而進行任何事宜；及
- (vi) 遵守董事會可不時規定或本公司法規所載或法例所施加之任何規定、指示及規則。

CORPORATE GOVERNANCE REPORT

企業管治報告

THE BOARD (continued)

Appointment and Re-election of Directors (continued)

The terms of reference of the Nomination Committee were adopted in June 2005 and have been posted on the Company's website.

The Nomination Committee shall meet before the holding of an AGM where appointment of Directors will be considered and additional meetings shall be held as and when necessary. During the year, one Nomination Committee meeting was held before the 2006 AGM to consider the re-election of Directors and attendance of each member is set out as follows:

Committee member

委員會成員

Yuen Wai Ho (*Chairman*)
Chan Bo Ching
Li Chak Hung

董事會 (續)

委任及重選董事 (續)

提名委員會之職權範圍於二零零五年六月獲採納，及已登載於本公司網頁。

提名委員會須於考慮選舉董事之股東週年大會舉行前召開會議，及於有需要時額外舉行會議。年內，於二零零六年股東週年大會之前舉行了一次提名委員會會議以考慮重選董事，各成員之出席情況如下：

Number of Committee meetings attended/ eligible to attend 出席／合資格出席 委員會會議之次數

阮煒豪先生 (主席) 1/1
陳步青先生 1/1
李澤雄先生 1/1

During the year, through circulation of written resolution, the Nomination Committee recommended to the Board for the appointment of Mr. Poon Mo Yiu as an Executive Director to fill the vacancy created by the resignation of Mr. Edwin Lo King Yau.

Every newly appointed Director of the Company will receive an information package from the Company Secretary on the first occasion of his appointment. This information package is a comprehensive, formal and tailored induction on the responsibilities and on-going obligations to be observed by a director pursuant to the Companies Ordinance, Listing Rules and Securities and Futures Ordinance (the "SFO"). In addition, this information package includes materials to briefly describe the operations and business of the Company. Directors will be continuously updated on the major development of the Listing Rules and other applicable regulatory requirements to ensure compliance and upkeep of good corporate governance practices.

年內，透過傳發書面決議，提名委員會向董事會建議委任潘慕堯先生為執行董事，以填補勞景祐先生辭任所產生之空缺。

本公司每位新委任之董事均會在首次接受委任時由公司秘書提供一套資料。此套資料為按照公司條例、上市規則及證券及期貨條例所列的一份全面、正式及特為其而設的董事責任及持續職責須知。此外，此套資料包括簡述本公司營運和業務之資料。董事將獲持續提供上市規則及其他適用監管規定主要發展的最新資料，以確保彼等遵守及秉持優秀企業管治慣例。

THE BOARD (continued)

Appointment and Re-election of Directors (continued)

Each of the INED was appointed for a specific term of one year, but subject to the relevant provisions of the Articles of Association or any other applicable laws whereby the Directors shall vacate or retire from their office. Such term for each of the INED has been renewed for a further one year upon expiry on 31st December, 2006.

According to the Articles of Association, at each AGM of the Company, one-third of the Directors for the time being (or, if their number is not a multiple of three, then the number nearest to but not less than one-third) should retire from office by rotation. Further, any Director appointed to fill a casual vacancy should hold office only until the next following general meeting of the Company whilst for those appointed as an addition to the Board should hold office until the next following AGM and in both cases, those Directors would then be eligible for re-election at the relevant meeting. Every Director shall be subject to retirement by rotation at least once every three years.

Board Committees

In addition to the Nomination Committee, the Board has established three committees, being the Remuneration Committee, Audit Committee and Executive Committee, each of which has its specific written terms of reference. Copies of minutes of all meetings and resolutions of the committees, which are kept by the Company Secretary, are circulated to all Board members and the committees are required to report back to the Board on their decision and recommendations where appropriate. The procedures and arrangements for a Board meeting, as mentioned on page 7 in the section "The Board" above, have been adopted for the committee meetings so far as practicable.

董事會 (續)

委任及重選董事 (續)

各獨立非執行董事之特定任期為一年，並須根據本公司之章程細則中相關規定或其他適用法律辭任或退任。各獨立非執行董事之任期已於二零零六年十二月三十一日屆滿時續期一年。

根據章程細則，於本公司每屆股東週年大會上，屆時三分之一之董事(或倘人數並非三之倍數，則為最接近但不少於三分之一)須輪值退任。此外，任何獲委任以填補臨時空缺之董事僅可任職至下一次股東大會為止，而任何獲委任加入董事會之新增董事可任職至下一屆股東週年大會。在此兩種情況下，此等董事屆時均可於有關會議上膺選連任。每一位董事須至少每三年輪值退任一次。

董事委員會

除提名委員會外，董事會已成立三個委員會，即薪酬委員會、審核委員會及執行委員會，並以書面具體列明其職權範圍。所有會議之會議記錄及委員會之決議案均由公司秘書保存，並供董事會成員傳閱，而各委員會須向董事會報告其決定及建議(倘適合)。董事會會議之程序和安排(於上文第7頁「董事會」一節提述)已於可行情況下在每次委員會會議上採納。

CORPORATE GOVERNANCE REPORT

企業管治報告

THE BOARD (continued)

Board Committees (continued)

Remuneration Committee

The Remuneration Committee has been established since June 2005 and currently consists of three members, including Messrs. Chan Bo Ching (Chairman), Li Chak Hung and Yuen Wai Ho, all of whom are INEDs. The Remuneration Committee is provided with sufficient resources to discharge its duties and has access to independent professional advice in accordance with the Company's policy if considered necessary.

The major roles and functions of the Remuneration Committee are:

- (i) to consult the Chairman and/or the Chief Executive of the Company about their proposals relating to the remuneration of Executive Directors and the senior management (which should refer to the same category of persons as referred to in the Company's annual report and is required to be disclosed under paragraph 12 of Appendix 16 or other rule(s) from time to time of the Listing Rules) of the Company (the "Senior Management");
- (ii) to make recommendations to the Board on the policy and structure for all remuneration of the Directors and the Senior Management and on the establishment of a formal and transparent procedure for developing policy on such remuneration;

董事會 (續)

董事委員會 (續)

薪酬委員會

薪酬委員會於二零零五年六月成立，目前由三位成員組成，包括陳步青先生(主席)、李澤雄先生及阮煒豪先生，彼等均為獨立非執行董事。薪酬委員會獲提供充裕資源以履行其職務，並可按本公司之政策在有需要時尋求獨立專業意見。

薪酬委員會之主要角色及職能如下：

- (i) 就本公司執行董事及高級行政要員(乃指本公司年報內所指同類職級人士，及按上市規則附錄16第12段或不時規定之其他規則須予披露者) (「高級行政要員」) 薪酬之建議，諮詢本公司主席及／或行政總裁；
- (ii) 就董事及高級行政要員之全體薪酬政策及架構，以及就制訂該等薪酬政策而設立正式及具透明度之程序，向董事會提出建議；

THE BOARD (continued)

Board Committees (continued)

Remuneration Committee (continued)

- (iii) have the delegated responsibility to determine the specific remuneration packages of all Executive Directors and the Senior Management, including (but not limited to) benefits in kind, pension rights and compensation payments (such as compensation payable for loss or termination of their office or appointment), and make recommendations to the Board of the remuneration of Non-Executive Directors. The Committee should consider factors such as salaries paid by comparable companies, time commitment and responsibilities of the Directors, employment conditions elsewhere in the Group and desirability of performance-based remuneration;
- (iv) to review and approve compensation arrangements relating to dismissal or removal of Directors for misconduct to ensure that such arrangements are determined in accordance with relevant contractual terms and that any compensation payment is otherwise reasonable and appropriate;
- (v) to ensure that no Director or any of his associates is involved in deciding his own remuneration. For this purpose, the remuneration of any member of the Committee shall be determined by the Board;
- (vi) to advise shareholders of the Company on how to vote with respect to any service contracts of Directors that require shareholders' approval under Rule 13.68 or other rule(s) from time to time of the Listing Rules; and
- (vii) to review and approve performance-based remuneration by reference to the goals and objectives resolved by the Board from time to time.

董事會 (續)

董事委員會 (續)

薪酬委員會 (續)

- (iii) 獲轉授職責，以釐定所有執行董事及高級行政要員之特定薪酬方案，包括（但不限於）非金錢利益、退休金權益及賠償款項（例如因離職或終止職務或委任須支付之賠償），並就非執行董事之薪酬向董事會提供建議。委員會應考慮同類公司所支付之薪酬、董事所付出之時間及職責、本集團其他職位之僱用條件，以及是否應按表現釐定薪酬等因素；
- (iv) 檢討及批准董事因行為失當而遭解僱或罷免之賠償安排，以確保該等安排乃根據有關合約條款釐定，且任何賠償款項在其他方面屬合理和適當；
- (v) 確保概無董事或其任何聯繫人參與釐定其本身之薪酬。就此而言，委員會任何成員之薪酬須由董事會釐定；
- (vi) 就根據上市規則第13.68條或不時規定之其他規則須獲股東批准之任何董事服務合約，向本公司股東提出有關如何表決之意見；及
- (vii) 透過參照董事會不時通過之公司目標，檢討及批准按表現而釐定之薪酬。

CORPORATE GOVERNANCE REPORT

企業管治報告

THE BOARD (continued)

Board Committees (continued)

Remuneration Committee (continued)

The terms of reference of the Remuneration Committee were adopted in June 2005 and have been posted on the Company's website.

The Remuneration Committee shall meet at least once a year. One committee meeting was held in 2006 to review (i) the existing policy and structure for the remuneration of Directors and Senior Management; (ii) the remuneration packages of the Executive Directors and Senior Management; and (iii) the remuneration of the INEDs and the attendance of each member is set out as follows:

Committee member	Number of Committee meetings attended/ eligible to attend
委員會成員	出席／合資格出席 委員會會議之次數
Chan Bo Ching (<i>Chairman</i>)	陳步青 (主席) 1/1
Li Chak Hung	李澤雄 1/1
Yuen Wai Ho	阮煒豪 1/1

The remuneration payable to Directors will depend on their respective contractual terms under their service contracts as approved by the Board on the recommendation of the Remuneration Committee. Details of the Directors' remuneration are set out in note 10 to the financial statements.

During the year, through circulation of written resolutions, the Remuneration Committee recommended to the Board for the followings:

- (i) the payment of a director's fee per annum to each of the Executive Directors;
- (ii) the increase of the remuneration of the INEDs; and
- (iii) the renewal of the term of appointment for INEDs until 31st December, 2007.

董事會 (續)

董事委員會 (續)

薪酬委員會 (續)

薪酬委員會之職權範圍於二零零五年六月採納，及已登載於本公司網頁。

薪酬委員會每年須至少召開一次會議。於二零零六年已召開一次會議，以審議(i)董事及高級行政要員之現行薪酬政策及架構；(ii)全體執行董事及高級行政要員之薪酬方案；及(iii)獨立非執行董事之薪酬，而各成員之出席次數如下：

董事之酬金將視乎薪酬委員會向董事會提供之建議獲批准後，並按各自之服務合約內之條款而釐定。董事酬金之詳情載列於財務報表附註10。

年內，透過傳遞書面決議案，薪酬委員會就下列事項向董事會提供建議：

- (i) 每年向各執行董事支付董事袍金；
- (ii) 提高獨立非執行董事薪酬；及
- (iii) 延長獨立非執行董事任期至二零零七年十二月三十一日。

THE BOARD (continued)

Board Committees (continued)

Audit Committee

The Audit Committee has been established some time ago and currently consists of three INEDs. To retain independence and objectivity, the Audit Committee has been chaired by Mr. Li Chak Hung who has the appropriate professional qualifications or accounting or related financial management expertise. The other members of the Audit Committee are Messrs. Chan Bo Ching and Yuen Wai Ho. The Audit Committee is provided with sufficient resources to discharge its duties and has access to independent professional advice according to the Company's policy if considered necessary.

The major roles and functions of the Audit Committee are:

- (i) to be primarily responsible for making recommendation to the Board on the appointment, re-appointment and removal of the external auditors, to approve the remuneration and terms of engagement of the external auditors, and any questions of resignation or dismissal of that auditors;
- (ii) to consider and discuss with the external auditors the nature and scope of each year's audit;
- (iii) to review and monitor the external auditors' independence and objectivity and the effectiveness of the audit process in accordance with applicable standard;
- (iv) to review the interim and annual financial statements before submission to the Board;

董事會 (續)

董事委員會 (續)

審核委員會

審核委員會已成立多時，目前由三位獨立非執行董事組成。為保持獨立性和客觀性，審核委員會由李澤雄先生擔任主席，彼具備合適專業資格或會計或相關財務管理專長。審核委員會其他兩位成員為陳步青先生及阮煒豪先生。審核委員會獲提供充裕資源以履行其職務，並可按本公司之政策在有需要時尋求獨立專業意見。

審核委員會之主要角色及職能如下：

- (i) 主要負責就外聘核數師之委任、重新委任及罷免向董事會提供建議，以及批准外聘核數師之薪酬及聘用條款，並處理任何有關該核數師辭任或辭退之問題；
- (ii) 考慮及與外聘核數師討論每年審核之性質及範疇；
- (iii) 按適用之標準檢討及監察外聘核數師之獨立性及客觀性，以及核數程序之成效；
- (iv) 於中期及年度財務報表提交董事會前先行審議；

CORPORATE GOVERNANCE REPORT

企業管治報告

THE BOARD (continued)

Board Committees (continued)

Audit Committee (continued)

- (v) to consider any significant or unusual items that are, or may need to be, reflected in the interim and annual financial statements, and any matters the external auditors, the Company's Qualified Accountant or compliance officer may wish to discuss;
- (vi) to review the external auditors' management letters and management's response;
- (vii) to review the Group's financial controls, internal control and risk management systems; and
- (viii) to consider any findings of major investigations of internal control matters as delegated by the Board and management's response.

The terms of reference of the Audit Committee of the Company were revised in June 2005 and have been posted on the Company's website.

The Audit Committee shall meet at least twice a year. Two committee meetings were held in 2006 and the attendance of each member is set out as follows:

Committee member

委員會成員

Li Chak Hung (*Chairman*)
Chan Bo Ching
Yuen Wai Ho

董事會 (續)

董事委員會 (續)

審核委員會 (續)

- (v) 考慮需要或可能需要反映於中期及年度財務報表之任何重大或非經常性項目，以及外聘核數師、本公司之合資格會計師或法規主任擬討論之任何事項；
- (vi) 審議外聘核數師之致管理層函件及管理層之回應；
- (vii) 檢討本集團之財務監控、內部監控及風險管理制度；及
- (viii) 考慮董事會授予內部監控事項的主要調查及任何發現以及管理層之回應。

本公司審核委員會之職權範圍已於二零零五年六月作出修訂，並已登載於本公司網頁。

審核委員會每年須至少舉行兩次會議。於二零零六年已召開兩次會議，而各成員之出席次數如下：

Number of Committee meetings attended/ eligible to attend 出席／合資格出席 委員會會議之次數

李澤雄 (主席) 2/2
陳步青 2/2
阮煒豪 2/2

THE BOARD (continued)

董事會 (續)

Board Committees (continued)

董事委員會 (續)

Audit Committee (continued)

審核委員會 (續)

During the meetings held in 2006 and through circulation of written resolutions, the Audit Committee had performed the works as summarised below:

於二零零六年內舉行之會議上及透過傳遞書面決議案，審核委員會已履行之工作概述如下：

- | | |
|--|--|
| (i) recommended to the Board for the appointment of Messrs. Deloitte Touche Tohmatsu ("Deloitte") as auditor of the Group subsequent to the resignation of Messrs. Ernst & Young; | (i) 建議董事會於安永會計師事務所辭任後委聘德勤·關黃陳方會計師行(「德勤」)為本集團核數師； |
| (ii) reviewed and recommended to the Board for approval of the engagement letters issued by Deloitte for the confirmation of various matters relating to Deloitte's engagement as auditor of the Group for the years ended 31st December, 2005 and 31st December, 2006 and for the six months ended 30th June, 2006; | (ii) 審議及建議董事會批准德勤就確認與委聘其擔任本集團截至二零零五年十二月三十一日及二零零六年十二月三十一日止年度以及截至二零零六年六月三十日止六個月之核數師相關之事項所發出之聘用書； |
| (iii) reviewed the letter of representation and the financial statements for the year ended 31st December, 2005 and recommended the same to the Board for approval; | (iii) 審議截至二零零五年十二月三十一日止年度之聲明函件及財務報表，並建議董事會批准該等函件及財務報表； |
| (iv) reviewed the unaudited financial statements for the six months ended 30th June, 2006 and recommended the same to the Board for approval; | (iv) 審閱截至二零零六年六月三十日止六個月之未經審核財務報表，並建議董事會批准該財務報表； |
| (v) reviewed the Auditor's independent review report for the six months ended 30th June, 2006; | (v) 審議核數師就截至二零零六年六月三十日止六個月之獨立審閱報告； |
| (vi) reviewed the internal control system with the support from the Internal Audit Department on the operations and performance of the Group. | (vi) 在內部審核部門支援下審議本集團營運及表現之內部監控系統。 |

CORPORATE GOVERNANCE REPORT

企業管治報告

THE BOARD (continued)

Board Committees (continued)

Executive Committee

The Executive Committee has been established since October 2005 and currently consists of three Executive Directors, being Messrs. Akihiro Nagahara (Chairman), Stephen Lo Kam Fai and Poon Mo Yiu. The Executive Committee is vested with all the general powers of management and control of the activities of the Group as are vested in the Board of the Company, save for those matters which are reserved for the Board's decision and approval pursuant to the written terms of reference of the Executive Committee.

The Executive Committee meets as and when necessary to discuss the operating affairs of the Group. It is mainly responsible for undertaking and supervising the day-to-day management and is empowered:

- (i) to formulate and implement policies for the business activities, internal control and administration of the Group; and
- (ii) to plan and decide on strategies to be adopted for the business activities of the Group within the overall strategy of the Group as determined by the Board.

董事會 (續)

董事委員會 (續)

執行委員會

執行委員會於二零零五年十月成立，目前由三位執行董事組成，包括長原彰弘先生 (主席)、羅錦輝先生及潘慕堯先生。執行委員會獲授予董事會所獲授關於本集團活動之所有一般管理和控制權，惟根據執行委員會之書面職權範圍須留待董事會決定和批准之該等事項除外。

執行委員會於有需要時舉行會議，以討論本集團之營運事宜。其主要負責處理及監察日常管理事宜，並有權：

- (i) 制定及落實有關本集團之商業活動、內部監控及行政政策；及
- (ii) 在董事會確定之本集團整體策略範圍內規劃及決定就本集團商業活動將予採納之策略。

THE BOARD (continued)

Codes for Securities Transactions by Directors and Relevant Employees

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”) as set out in Appendix 10 of the Listing Rules as its code of conduct regarding securities transactions by the Directors. All Directors have confirmed, following a specific enquiry by the Company, that they have complied with the required standard as set out in the Model Code.

To comply with the code provisions A.5.4 of the CG Code, the Company has also established and adopted in June 2005 the Model Code, to regulate dealings in the securities of the Company by all employees of the Company and its subsidiaries who are considered to be likely in possession of unpublished price sensitive information in relation to the Company or its securities.

Accountability and Audit

Financial Reporting

The Directors acknowledge their responsibility for preparing, with the support from Accounts Department, the financial statements of the Group. In preparing the financial statements for the year ended 31st December, 2006, the accounting principles generally accepted in Hong Kong have been adopted and the requirements of the Hong Kong Financial Reporting Standards (which also include Hong Kong Accounting Standards and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants and the applicable disclosure requirements of the Listing Rules and the Hong Kong Companies Ordinance were complied with.

The reporting responsibilities of the Company’s external auditor, Deloitte, are set out in the Independent Auditor’s Report on pages 36 to 38.

董事會 (續)

董事及相關僱員進行證券交易之守則

本公司已採納上市規則附錄10所載上市發行人董事進行證券交易的標準守則(「標準守則」)，作為其有關董事進行證券交易之行為守則。經本公司作出特定查詢後，全體董事已確認彼等已遵照標準守則所載之規定標準。

為遵照企業管治守則之守則條文第A.5.4條，本公司亦已於二零零五年六月制定及採納標準守則，藉此規管本公司及其附屬公司所有僱員(彼等被視為可能知悉有關本公司或其證券之未刊發及價格敏感資料)對於買賣本公司證券之行為。

問責和審核

財務匯報

於會計部之協助下，董事確認彼等編製本集團財務報表之責任。於編制截至二零零六年十二月三十一日止年度之財務報表時，已採納香港公認會計原則，並遵守香港會計師公會頒佈之香港財務報告準則(亦包括香港會計準則及詮釋)之規定以及上市規則及香港公司條例之適用披露規定。

本公司外聘核數師德勤之申報責任載於第36至38頁之獨立核數師報告內。

CORPORATE GOVERNANCE REPORT

企業管治報告

THE BOARD (continued)

Accountability and Audit (continued)

Internal Control

The Group's internal control systems are designed to provide reasonable, but not absolute, assurance against material misstatement or loss and manage rather than eliminate risks of failure in operational systems. In 2006, the Board, through the Audit Committee and the Internal Audit Department, has reviewed the effectiveness of the internal control systems of the Group.

Internal Audit

The Internal Audit Department carries out a systematic approach to improve the effectiveness of the internal control systems of the Group. The Internal Audit Department presents its report and findings and the annual audit plan at the Audit Committee meetings for approval. Copies of the minutes of the Audit Committee meetings will also be sent to the Board for information.

External Auditor's Remuneration

During the year, the remuneration paid/payable to the Company's external auditor, Deloitte, is set out as follows:

Services rendered for the Group

向本集團提供之服務

Audit services

Non-audit services including

Taxation compliance and
advisory service fees

Total

董事會 (續)

問責和審核 (續)

內部監控

本集團之內部監控系統旨在合理地(但並非絕對地)保證並無重大失實陳述或損失,並管理(但並非完全消除)本集團營運系統失誤的風險。於二零零六年,透過審核委員會及內部審核部門,董事會已審議本集團內部監控系統之有效性。

內部審核

內部審核部門採取有系統方法以提高本集團內部監控系統之有效性。內部審核部門於審核委員會會議上提呈其報告、調查結論及年度審核計劃以供審批。審核委員會會議之會議記錄副本亦將提呈董事會。

外聘核數師之酬金

年內,已付/應付本公司外聘核數師德勤之酬金載列如下:

Fee paid/payable

已付/應付費用

HK\$'000

千港元

核數服務

482

非核數服務包括
稅務合規及諮詢
服務費用

48

總計

530

THE BOARD (continued)

Communication with Shareholders

The Board recognises the importance of good communication with shareholders. Information in relation to the Group is disseminated to shareholders in a timely manner through a number of formal channels, which include interim and annual reports, announcements and circulars. Such published documents together with the latest corporate information as well as the recent development of the Group are also made available on the Company's website.

The AGM is a valuable forum for the Board to communicate directly with the shareholders. The Chairman actively participates in the AGM and personally chairs the meeting to answer any questions from the shareholders. The chairmen of the Audit Committee and the Remuneration Committee or in his absence, other members of the respective committees, are also available to answer questions at the AGM. A separate resolution is proposed by the Chairman in respect of each issue to be considered at the AGM. An AGM circular is distributed to all shareholders at least 21 days prior to the AGM, setting out details of each proposed resolution, voting procedures (including procedures for demanding and conducting a poll) and other relevant information. The Chairman explains the procedures for demanding and conducting a poll again at the beginning of the AGM, and (except where a poll is demanded) reveals how many proxies for and against have been received in respect of each resolution.

董事會 (續)

與股東之聯繫

董事會瞭解與股東保持良好聯繫之重要性。有關本集團之資料乃按時透過多種正式途徑向股東傳達，包括中期及年度報告、公告及通函。該等公布文件連同最新公司資料以及本集團近期發展亦於本公司網頁刊登。

股東週年大會乃董事會直接跟股東聯繫的寶貴機會。主席積極參予及親身主持股東週年大會，並於會上回應任何股東之查詢。審核委員會及薪酬委員會主席(或倘該等主席缺席，則該等委員會各自之其他成員)亦出席股東週年大會回應查詢。就股東週年大會上將進行審議之每項議題，主席將提呈個別之決議案。股東週年大會通函於股東週年大會舉行前至少二十一天發送予全體股東，該通函載列每項擬提呈決議案之詳細內容、投票程序(包括要求以投票方式進行表決之程序)及其他相關資料。主席於股東週年大會開始時會再次解釋要求以投票方式進行表決之程序，及(除要求以投票方式表決外)宣佈就每項決議案已接獲委任代表的贊成及反對之票數。

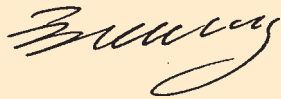
CORPORATE GOVERNANCE REPORT

企業管治報告

Corporate Governance Enhancement

Enhancing corporate governance is not simply a matter of applying and complying with the CG Code of the Stock Exchange but about promoting and developing an ethical and healthy corporate culture. We will continue to review and, where appropriate, improve our current practices on the basis of our experience, regulatory changes and developments. Any views and suggestions from our shareholders to promote and improve our transparency are also welcome.

On behalf of the Board



Akihiro Nagahara

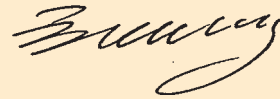
Chairman

Hong Kong, 23rd March, 2007

提升企業管治水平

提升企業管治水平並非只為應用及遵守聯交所之企業管治守則，乃為推動及建立具道德及健全的企業文化為依歸。我們將不斷檢討並按經驗、監管之變動及發展，於適當時候改善本公司現行之常規。本公司歡迎股東提供任何意見及建議以提高及促進本公司之透明度。

代表董事會



主席

長原彰弘

香港，二零零七年三月二十三日

The Directors have pleasure in presenting their report together with the audited financial statements of the Group and the Company for the year ended 31st December, 2006.

PRINCIPAL ACTIVITIES

The Company and its subsidiaries are principally engaged in investment holding, treasury investments and the provision of mortgage finance and other related services. The principal activities and other particulars of the Company's subsidiaries are set out in note 22 to the consolidated financial statements.

There were no significant changes in the nature of the Group's principal activities during the year.

SEGMENT INFORMATION

An analysis of the Group's revenue and results by principal activity and geographical area for the year ended 31st December, 2006 is set out in note 7 to the consolidated financial statements.

RESULTS AND APPROPRIATIONS

The results of the Group for the year ended 31st December, 2006 are set out in the consolidated income statement on page 39.

The Directors do not recommend the payment of a final dividend for the year (2005: Nil). No interim dividend was declared for the year (2005: Nil).

董事會欣然提呈董事會報告及本集團及本公司截至二零零六年十二月三十一日止年度之經審核財務報表。

主要業務

本公司及其附屬公司主要從事投資控股、財務投資，以及提供按揭融資及其他相關服務。本公司附屬公司之主要業務及其他資料載於綜合財務報表附註22。

本年度內本集團主要業務之性質並無重大變動。

分部資料

本集團截至二零零六年十二月三十一日止年度按主要業務及地區劃分之收益及業績分析載於綜合財務報表附註7。

業績及分派

本集團截至二零零六年十二月三十一日止年度之業績，載於第39頁的綜合收益表。

董事會建議不派付本年度之末期股息（二零零五年：無）。本年度並無宣派任何中期股息（二零零五年：無）。

DIRECTORS' REPORT

董事會報告

SUMMARY OF FINANCIAL INFORMATION

A summary of the published results and assets and liabilities of the Group for the last five financial years ended 31st December, 2006, as extracted from the audited consolidated financial statements, is set out on page 80.

PLANT AND EQUIPMENT

Details of movements in plant and equipment of the Group and the Company during the year are set out in note 14 to the consolidated financial statements.

SHARE CAPITAL

Details of the share capital of the Company are set out in note 20 to the consolidated financial statements.

RESERVE

Details of movements in the reserve of the Company and of the Group during the year are set out in note 21 to the consolidated financial statements and the Consolidated Statement of Changes in Equity, respectively.

SUBSIDIARIES

Particulars of the Company's subsidiaries are set out in note 22 to the consolidated financial statements.

財務資料摘要

本集團截至二零零六年十二月三十一日止過去五個財政年度之已公佈業績及資產與負債摘要(摘錄自經審核綜合財務報表)載於第80頁。

機器及設備

本年度內本集團及本公司機器及設備之變動詳情載於綜合財務報表附註14。

股本

本公司股本之詳情載於綜合財務報表附註20。

儲備

本年度內本公司及本集團儲備之變動詳情分別載於綜合財務報表附註21及綜合權益變動表。

附屬公司

本公司附屬公司之詳情載於綜合財務報表附註22。

DIRECTORS

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

Executive Directors:

Akihiro Nagahara (*Chairman*)

Stephen Lo Kam Fai (*Chief Executive*)

Poon Mo Yiu

(appointed on 28th September, 2006)

Edwin Lo King Yau

(resigned on 28th September, 2006)

INEDs:

Chan Bo Ching

Li Chak Hung

Yuen Wai Ho

In accordance with Article 110 of the Company's Articles of Association, Mr. Poon Mo Yiu who has been appointed since the last AGM and before the date of this report, will retire at the forthcoming AGM and, being eligible, offer himself for re-election.

In accordance with Articles 120 and 121 of the Company's Articles of Association, Messrs. Akihiro Nagahara and Chan Bo Ching will retire by rotation and being eligible offer themselves for re-election.

董事

於本年度及截至本報告日期為止，本公司之董事如下：

執行董事：

長原彰弘 (主席)

羅錦輝 (行政總裁)

潘慕堯

(於二零零六年九月二十八日獲委任)

勞景祐

(於二零零六年九月二十八日辭任)

獨立非執行董事：

陳步青

李澤雄

阮煒豪

按照本公司組織章程細則第110條之規定，自上屆股東週年大會至本報告日期期間獲委任之潘慕堯先生將於即將舉行之股東週年大會上退任，惟有資格並願膺選連任。

按照本公司組織章程細則第120條及第121條之規定，長原彰弘先生及陳步青先生將輪席退任，惟有資格並願膺選連任。

DIRECTORS' REPORT

董事會報告

BRIEF BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

Akihiro Nagahara, aged 66, was appointed as the Chairman and an Executive Director of the Company since October 2005. He is the managing director of United Asia Finance Limited (“UAF”), the Company’s indirect holding company. He holds a law degree from the National Taiwan University and a Master’s degree from the Graduate School in Law of the National Hitotsubashi University of Japan, where he also completed his doctorate courses. He is an acknowledged expert in the consumer finance business in Hong Kong and is credited with the successful establishment of Public Finance Limited (formerly known as JCG Finance Company, Limited). He is also the chairman of The Hong Kong S.A.R. Licensed Money Lenders Association Limited since its establishment in 1999, which is the only industry representative association of licensed money lenders in Hong Kong.

Stephen Lo Kam Fai, aged 45, was appointed as the Chief Executive and an Executive Director of the Company since October 2005 and as the Company Secretary of the Company since September 2005. He is a member of the Institute of Chartered Accountants of England and Wales and a fellow member of both The Association of Chartered Certified Accountants and the Hong Kong Institute of Certified Public Accountants. He holds a Master of Business Administration degree from the Hong Kong Polytechnic and a Bachelor of Science degree in Economics with First Class Honours from the University of London. He has over 20 years’ experience in the auditing and accounting profession. He started his career in one of the big four international auditing firms and subsequently joined and worked for a sizeable listed company for a number of years in various postings including internal audit, acquisition advisory, financial controller, management and budgetary controller, etc. He is currently a director of UAF, the Company’s indirect holding company, and has worked for UAF as the financial controller for over 10 years.

董事及高級行政要員簡歷

長原彰弘，現年六十六歲，自二零零五年十月起獲委任為本公司主席及執行董事。彼為本公司間接控股公司亞洲聯合財務有限公司（「亞洲聯合財務」）之董事總經理。彼持有台灣國立大學法律學位及日本國立一橋大學法學院碩士學位，並於該大學完成其博士課程。彼為香港知名私人財務專家，並因成功創辦大眾財務有限公司（前稱日本信用保證財務有限公司）而備受讚譽。彼亦為香港持牌放債人公會有限公司自一九九九年成立至今之主席，而該公司為香港持牌放債人之唯一業界代表機構。

羅錦輝，現年四十五歲，自二零零五年十月起獲委任為本公司行政總裁及執行董事，及自二零零五年九月起獲委任為本公司之公司秘書。彼為英格蘭及威爾斯特許會計師公會會員，並為英國特許公認會計師公會及香港會計師公會資深會員。羅先生持有香港理工學院頒發之工商管理碩士學位及倫敦大學頒發之經濟學一級榮譽學士學位。彼於審計及會計專業積逾二十年經驗。彼首份工作乃服務於四大國際核數公司之一，其及後加盟一間具規模上市公司工作多年並曾負責多項職務，包括內部審核、收購顧問、財務總監、管理及預算總監等。彼現為亞洲聯合財務（本公司之間接控股公司）董事，並已出任亞洲聯合財務之財務總監逾十年。

BRIEF BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT (continued)

Poon Mo Yiu, aged 42, was appointed as an Executive Director of the Company since September 2006. He is a fellow member of both The Association of Chartered Certified Accountants and the Hong Kong Institute of Certified Public Accountants, and has a Master's degree in business administration from the Chinese University of Hong Kong through the Executive MBA programme. He is the chief financial officer of Sun Hung Kai & Co. Limited ("SHK") and a Director of UAF. Both SHK and UAF are indirect holding companies of the Company. Mr. Poon has extensive experience in financial management, management information systems, accounting projects as well as various aspects of mergers and acquisitions. Prior to joining SHK, he was with JPMorgan Chase Bank as vice president in finance and was the group financial controller of Jardine Fleming Group in Asia before its merger with JPMorgan Chase Bank.

Chan Bo Ching, aged 48, was appointed as an INED of the Company since October 2005. He has over 15 years' experience in the banking and financial fields in Hong Kong and Southeast Asia region. Mr. Chan holds a bachelor degree in laws and a Master's degree in laws from the University of London. He obtained a Master's degree in business administration from the Chinese University of Hong Kong through the Executive MBA programme. Mr. Chan was qualified as an associate of the Chartered Institute of Bankers in 1985 and is also an associate of the Hong Kong Institute of Bankers. Mr. Chan was awarded the Council Prize from the Chartered Institute of Bankers for the highest aggregate marks on completion of Credit Card Certificate in 1984. Mr. Chan is currently a practising barrister in Hong Kong. Prior to joining the legal profession, he held various senior executive and responsible positions in banks and finance related companies. Mr. Chan is also a member of the Hong Kong Institute of Directors, an associate member of the Taxation Institute of Hong Kong and a member of the Hong Kong Securities Institute.

董事及高級行政要員簡歷 (續)

潘慕堯，現年四十二歲，自二零零六年九月起獲委任為本公司執行董事。彼為英國特許公認會計師公會及香港會計師公會之資深會員，並透過參加行政人員工商管理碩士課程獲香港中文大學頒發工商管理碩士學位。彼為新鴻基有限公司(「新鴻基」)之財務總監及亞洲聯合財務之董事。新鴻基及亞洲聯合財務均為本公司之間接控股公司。潘先生於金融管理、資訊系統管理、會計項目以及各方面之合併及收購活動均具有豐富經驗。彼於加入新鴻基前，曾任摩根大通銀行財務部副總裁，及於怡富集團與摩根大通銀行合併前任職該集團亞洲區之財務總監。

陳步青，現年四十八歲，自二零零五年十月起獲委任為本公司獨立非執行董事。彼於香港及東南亞地區之銀行及金融界擁有逾十五年經驗。陳先生持有倫敦大學頒發之法律學學士及法律學碩士學位。彼透過行政人員工商管理碩士課程獲香港中文大學頒發工商管理碩士學位。陳先生於一九八五年成為英國特許銀行家學會會員，亦為香港銀行家學會會員。陳先生於一九八四年在英國特許銀行家學會之信用卡證書考試中獲最高總分，並獲頒發學會大獎。陳先生現為香港執業大律師。於投身法律界前，彼曾於多間銀行及財務相關之公司出任要職。陳先生亦為香港董事學會、香港稅務學會及香港證券學會會員。

BRIEF BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT (continued)

Li Chak Hung, aged 42, was appointed as an INED of the Company since October 2005. Mr. Li is a member of the Hong Kong Institute of Certified Public Accountants and a fellow member of The Association of Chartered Certified Accountants. He has over 18 years' experience in auditing, accounting and financial management. Mr. Li is also an independent non-executive director of Shanghai Allied Cement Limited, Quality HealthCare Asia Limited, Aurora Global Investment Holdings Limited and Smart Union Group (Holdings) Limited, all are companies listed on the Stock Exchange.

Yuen Wai Ho, aged 47, was appointed as an INED of the Company since October 2005. He holds two Master's degrees, one in business administration from the University of Bath in England and the other in electronic commerce from the Open University of Hong Kong. Mr. Yuen is a fellow member of the Hong Kong Institute of Certified Public Accountants, The Association of Chartered Certified Accountants and the Taxation Institute of Hong Kong respectively and is also an associate member of the Chartered Institute of Management Accountants and the Institute of Chartered Secretaries and Administrators. Mr. Yuen has more than 21 years' experience in auditing, accounting, taxation and financial management, of which 16 years was served as senior financial executives in various multinational companies and listed companies in Hong Kong. Mr. Yuen is currently a group financial controller of a listed company in Hong Kong and an independent non-executive director of Rexcapital Financial Holdings Limited, a company listed on the Stock Exchange. Mr. Yuen was an executive director of Huabao International Holdings Limited, a company listed on the Stock Exchange.

董事及高級行政要員簡歷(續)

李澤雄，現年四十二歲，自二零零五年十月起獲委任為本公司獨立非執行董事。李先生為香港會計師公會會員及英國特許公認會計師公會資深會員。彼於賬目審核、會計及財務管理工作方面擁有逾十八年經驗。李先生亦為上海聯合水泥股份有限公司、卓健亞洲有限公司、旭日環球投資控股有限公司及合俊集團(控股)有限公司之獨立非執行董事，該等公司皆於聯交所上市。

阮煒豪，現年四十七歲，自二零零五年十月起獲委任為本公司獨立非執行董事。彼持有兩個碩士學位，分別為英國University of Bath工商管理及香港公開大學電子商貿之碩士學位。阮先生分別為香港會計師公會、英國特許公認會計師公會及香港稅務學會之資深會員，並為英國特許管理會計師公會及英國特許秘書及行政人員公會之會員。阮先生於賬目審核、會計、稅務及財務管理積逾二十一年經驗，其中十六年於多間跨國公司及香港上市公司任職高級財務行政人員。阮先生現為一間於聯交所上市之公司擔任集團財務總監及於御泰金融控股有限公司擔任獨立非執行董事(一間於聯交所上市之公司)。阮先生曾於華寶國際控股有限公司(一間於聯交所上市之公司)擔任執行董事。

BRIEF BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT (continued)

Eddie Wong Tak Fai, aged 48, was appointed as the Qualified Accountant of the Company since October 2005. He is a fellow member of both The Association of Chartered Certified Accountants and the Hong Kong Institute of Certified Public Accountants. He holds a Bachelor of Social Sciences degree from the University of Hong Kong. He has over 20 years' of accounting experience in the banking and finance industry.

DIRECTORS' INTEREST

At 31st December, 2006, none of the Directors of the Company had any interests or short positions in the shares, underlying shares or debentures of the Company or any of its associated corporations as recorded in the register required to be kept by the Company under Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

ARRANGEMENTS TO PURCHASE SHARES OR DEBENTURES

At no time during the year was the Company, its holding companies, or any of its fellow subsidiaries or 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.

董事及高級行政要員簡歷 (續)

黃德輝，現年四十八歲，自二零零五年十月起獲委任為本公司合資格會計師。彼為英國特許公認會計師公會及香港會計師公會資深會員。彼持有香港大學頒發之社會科學學士學位。彼於銀行及財務行業積逾二十年會計經驗。

董事之權益

於二零零六年十二月三十一日，本公司之董事概無於本公司或其任何相聯法團之股份、相關股份及債券中擁有須記錄於根據證券及期貨條例第352條規定由本公司備存之登記冊，或根據標準守則已向本公司及聯交所申報之任何權益或淡倉。

購買股份或債券之安排

本公司、其控股公司或其任何同系附屬公司或附屬公司於本年度內概無參與任何安排，使本公司董事能藉此獲得本公司或任何其他法人團體之股份或債券而獲得利益。

DIRECTORS' REPORT

董事會報告

SUBSTANTIAL SHAREHOLDERS' INTERESTS

At 31st December, 2006, the following shareholders had interests in the shares of the Company as recorded in the register required to be kept under Section 336 of the SFO:

Name of shareholder 股東名稱	Number of shares held 持有 股份數目	Approximate % of the issued share capital of the Company 佔本公司已發行 股本之概約百分比	Notes 附註
UAF 亞洲聯合財務	168,748,013	74.999	1
SHK 新鴻基	168,748,013	74.999	2, 3
Allied Properties (H.K.) Limited ("APL") 聯合地產(香港)有限公司(「聯合地產」)	168,748,013	74.999	2, 4
Allied Group Limited ("AGL") 聯合集團有限公司(「聯合集團」)	168,748,013	74.999	2, 5
Lee and Lee Trust	168,748,013	74.999	2, 6

Notes:

- The 168,748,013 shares (the "Shares") were held by Island New Finance Limited ("INFL"), a wholly-owned subsidiary of Onspeed Investments Limited which in turn was a wholly-owned subsidiary of UAF. UAF was therefore deemed to have an interest in the Shares in which INFL was interested.
- This figure refers to the same interest of UAF in the Shares.
- UAF was a 50.91% owned subsidiary of UAF Holdings Limited which was a wholly-owned subsidiary of Swan Islands Limited ("SIL") which in turn was a wholly-owned subsidiary of SHK. In addition, SIL also owned approximately 7.27% interest in the issued share capital of UAF. SHK was therefore deemed to have an interest in the Shares in which UAF was interested.

主要股東之權益

於二零零六年十二月三十一日，根據證券及期貨條例第336條規定所存放之登記冊所載，持有本公司股份權益之股東如下：

Name of shareholder 股東名稱	Number of shares held 持有 股份數目	Approximate % of the issued share capital of the Company 佔本公司已發行 股本之概約百分比	Notes 附註
UAF 亞洲聯合財務	168,748,013	74.999	1
SHK 新鴻基	168,748,013	74.999	2, 3
Allied Properties (H.K.) Limited ("APL") 聯合地產(香港)有限公司(「聯合地產」)	168,748,013	74.999	2, 4
Allied Group Limited ("AGL") 聯合集團有限公司(「聯合集團」)	168,748,013	74.999	2, 5
Lee and Lee Trust	168,748,013	74.999	2, 6

附註：

- 該168,748,013股股份(「股份」)由Onspeed Investments Limited之全資附屬公司Island New Finance Limited(「INFL」)持有，而Onspeed Investments Limited乃亞洲聯合財務之全資附屬公司。亞洲聯合財務因此被視作擁有由INFL所持股份之權益。
- 該數字指亞洲聯合財務於該等股份中之相同權益。
- 亞洲聯合財務為UAF Holdings Limited擁有50.91%權益之附屬公司，UAF Holdings Limited為Swan Islands Limited(「SIL」)之全資附屬公司，而SIL乃新鴻基之全資附屬公司。此外，SIL亦擁有亞洲聯合財務已發行股本約7.27%權益。新鴻基因此被視作擁有由亞洲聯合財務所持股份之權益。

SUBSTANTIAL SHAREHOLDERS' INTERESTS (continued)

Notes: (continued)

4. Through AP Jade Limited and AP Emerald Limited, direct and indirect wholly-owned subsidiaries of APL respectively, APL owned approximately 65.18% interest in the issued share capital of SHK and was therefore deemed to have an interest in the Shares in which SHK was interested.
5. AGL owned approximately 74.93% interest in the issued share capital of APL and was therefore deemed to have an interest in the Shares in which APL was interested.
6. Mr. Lee Seng Hui, Ms. Lee Su Hwei and Mr. Lee Seng Huang are the trustees of Lee and Lee Trust, being a discretionary trust. They together owned approximately 41.25% interest in the issued share capital of AGL and were therefore deemed to have an interest in the Shares in which AGL was interested.

The interests stated above represent a long position. At 31st December, 2006, no short positions were recorded in the register required to be kept under Section 336 of the SFO.

DIRECTORS' INTERESTS IN COMPETING BUSINESS

During the year and up to the date of this report, none of the Directors of the Company was considered to have interests in any business which competes or is likely to compete, either directly or indirectly, with the business of the Group pursuant to the Listing Rules.

DIRECTORS' SERVICE CONTRACTS

None of the Directors of the Company proposed for re-election at the forthcoming annual general meeting has an unexpired service contract with the Group which is not determinable by the Group within one year without payment of compensation, other than statutory compensation.

主要股東之權益 (續)

附註：(續)

4. 聯合地產透過AP Jade Limited及AP Emerald Limited (分別為聯合地產之直接及間接附屬公司) 擁有新鴻基已發行股本約65.18%權益，聯合地產因此被視作擁有由新鴻基所持股份之權益。
5. 聯合集團擁有聯合地產已發行股本約74.93%權益，因此被視作擁有由聯合地產所持股份之權益。
6. 李成輝先生、李淑慧女士及李成煌先生乃全權信託Lee and Lee Trust之信託人。彼等共同於聯合集團已發行股本中擁有約41.25%之權益，因此，彼等被視作擁有由聯合集團所持股份之權益。

上述權益均屬好倉。於二零零六年十二月三十一日，根據證券及期貨條例第336條規定所存放之登記冊所載，並無淡倉記錄。

董事在構成競爭業務中之權益

於本年度內及截至本報告日期止，根據上市規則，概無本公司董事被認為於任何直接或間接與本集團之業務構成競爭或可能構成競爭之業務中擁有權益。

董事之服務合約

擬於應屆股東週年大會上膺選連任之本公司董事概無與本集團訂立本集團不可於一年內無須作出賠償(法定賠償除外)而可予以終止之未到期之服務合約。

DIRECTORS' REPORT

董事會報告

MANAGEMENT CONTRACTS

No contracts concerning the management and/or administration of the whole or any substantial part of the business of the Group was entered into or existed during the year.

EMOLUMENT POLICY

Details of the Directors' emoluments and emoluments of the five highest paid individuals in the Group are set out in notes 10 and 11 to the consolidated financial statements respectively.

The emolument policy of the employees of the Group is set up by the Remuneration Committee on the basis of the employees' merit, qualifications and competence.

The emoluments of the Directors of the Company are decided by the Remuneration Committee, having regard to the Company's operating results, individual performance and comparable market statistics.

PURCHASE, SALE OR REDEMPTION OF SHARES

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

MAJOR CUSTOMERS AND SUPPLIERS

During the year ended 31st December, 2006, the Group's revenue attributed to the five largest customers accounted for less than 30% of the Group's total revenue. The Group had no major suppliers due to the nature of principal activities of the Group.

RETIREMENT BENEFIT SCHEME

Details of the retirement benefit scheme of the Group and the employer's retirement benefit costs charged to the consolidated income statement for the year are set out in note 27 to the consolidated financial statements.

管理合約

本年度內並無訂立或存在與本集團業務全部或任何重要部份有關之管理及／或行政合約。

薪酬政策

董事薪酬及本集團五位最高薪酬人士之詳情分別載於綜合財務報表附註10及11。

薪酬委員會按本集團僱員之功績、資歷及能力制訂本集團僱員之薪酬政策。

本公司董事之薪酬由薪酬委員會決定，按本公司經營業績、個人表現及可資比較市場統計數字而定。

購回、出售或贖回股份

本公司或其任何附屬公司於本年度內概無購回、出售或贖回本公司之任何股份。

主要客戶及供應商

截至二零零六年十二月三十一日止年度，本集團五大客戶之收益少於本集團總收益之30%。基於本集團主要業務之性質，本集團並無主要供應商。

退休福利計劃

有關本集團之退休福利計劃及計入本年度綜合收益表之僱主退休福利成本之詳情載於綜合財務報表附註27。

SUFFICIENCY OF PUBLIC FLOAT

Based on information that is publicly available to the Company and within the knowledge of the Directors, as at the date of this report, the Company has maintained sufficient public float as required under the Listing Rules.

AUDITOR

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

On behalf of the Board



Stephen Lo Kam Fai

Chief Executive

Hong Kong, 23rd March, 2007

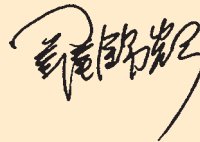
足夠公眾持股量

於本報告日期，根據本公司獲得之公開資料及據董事所知，本公司已維持上市規則所規定之足夠公眾持股量。

核數師

本公司將於本公司股東週年大會上提呈決議案，續聘德勤•關黃陳方會計師行為本公司核數師。

代表董事會



行政總裁

羅錦輝

香港，二零零七年三月二十三日



TO THE MEMBERS OF THE HONG KONG BUILDING
AND LOAN AGENCY LIMITED

(incorporated in Hong Kong with limited liability)

We have audited the consolidated financial statements of The Hong Kong Building and Loan Agency Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 39 to 79 which comprise the consolidated and Company balance sheets as at 31st December, 2006, and the consolidated income statement, the consolidated statement of changes in equity and the consolidated cash flow statement for the year then ended, and a summary of significant accounting policies and other explanatory notes.

DIRECTORS' RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The Directors of the Company are responsible for the preparation and the true and fair presentation of these consolidated financial statements in accordance with Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants and the Hong Kong Companies Ordinance. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and the true and fair presentation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

致香港建屋貸款有限公司股東

(於香港註冊成立之有限公司)

本核數師(以下簡稱「我們」)已審核香港建屋貸款有限公司(「貴公司」)及其附屬公司(統稱「貴集團」)列載於第39頁至79頁的綜合財務報表,此綜合財務報表包括於二零零六年十二月三十一日之綜合資產負債表及貴公司的資產負債表、截至該日止年度的綜合收益表、綜合權益變動表和綜合現金流量表,以及主要會計政策概要及其他附註解釋。

董事就綜合財務報表須承擔的責任

貴公司董事須負責根據香港會計師公會頒佈的香港財務報告準則及香港《公司條例》編製及真實與公平地列報該等綜合財務報表。這責任包括設計、實施及維護與編製及真實與公平地列報綜合財務報表相關的內部監控,以使綜合財務報表不存在由於欺詐或錯誤而導致的重大錯誤陳述;選擇和應用適當的會計政策;及按情況作出合理的會計估計。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

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 141 of 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 as to 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 and true and fair presentation of the consolidated financial statements 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.

核數師的責任

我們的責任是根據我們的審核對該等綜合財務報表作出意見。我們是按照香港《公司條例》第141條的規定，僅向整體股東報告。除此以外，我們的報告書別無其他目的。我們概不就本報告書的內容，對任何其他人士負上或承擔責任。我們已根據香港會計師公會頒佈的香港審計準則進行審核。這些準則要求我們遵守道德規範，並規劃及執行審核，以合理確定此等綜合財務報表是否不存有任何重大錯誤陳述。

審核工作包括執执行程序以獲取有關綜合財務報表所載數額及披露資料的審核憑證。所選定的程序取決於核數師的判斷，包括評估由於欺詐或錯誤而導致綜合財務報表存有重大錯誤陳述的風險。在評估該等風險時，核數師考慮與該公司編製及真實與公平地列報綜合財務報表相關的內部監控，以設計適當的審核程序，但並非為對公司的內部監控的效能發表意見。審核亦包括評價董事所採用的會計政策的合適性及所作出的會計估計的合理性，以及評價綜合財務報表的整體列報方式。

我們相信，我們所獲得的審核憑證是充足和適當地為我們的審核意見提供基礎。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

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 December, 2006 and of the Group's profit and cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards and have been properly prepared in accordance with the Hong Kong Companies Ordinance.



Deloitte Touche Tohmatsu

Certified Public Accountants

Hong Kong, 23rd March, 2007

意見

我們認為，該等綜合財務報表已根據香港財務報告準則真實與公平地反映 貴公司及 貴集團於二零零六年十二月三十一日的財政狀況及截至該日止年度的溢利及現金流量，並已按照香港《公司條例》妥善編製。



德勤•關黃陳方會計師行

執業會計師

香港，二零零七年三月二十三日

CONSOLIDATED INCOME STATEMENT

綜合收益表

For the year ended 31st December, 2006
截至二零零六年十二月三十一日止年度

			2006 二零零六年	2005 二零零五年
		Notes 附註	HK\$'000 千港元	HK\$'000 千港元
Revenue	收益	6	61,516	73,559
Interest income	利息收入		7,776	4,289
Net gain on sales of held-for-trading investments	出售持作買賣投資之 溢利淨額		3,942	1,067
Fair value gain on held-for-trading investments	持作買賣投資之 公平值收益		2,790	2,159
Other investment income	其他投資收入		1,221	937
Other income	其他收入		182	201
Operating expenses	經營開支		(3,856)	(4,629)
Net exchange losses	匯兌虧損淨額		-	(2,789)
Profit before taxation	除稅前溢利	8	12,055	1,235
Taxation	稅項	9	(784)	-
Profit for the year	本年度溢利		11,271	1,235
Attributable to: Equity holders of the Company	應佔： 本公司股東		11,271	1,235
			HK cents 港仙	HK cents 港仙
Earnings per share	每股盈利	13		
Basic	基本		5.0	0.5
Diluted	攤薄		N/A 不適用	N/A 不適用

CONSOLIDATED BALANCE SHEET

綜合資產負債表

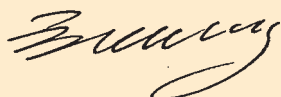
At 31st December, 2006

於二零零六年十二月三十一日

			2006	2005
			二零零六年	二零零五年
		Notes	HK\$'000	HK\$'000
		附註	千港元	千港元
NON-CURRENT ASSETS				
	非流動資產			
Plant and equipment	機器及設備	14	17	10
Mortgage loans	按揭貸款	15	4,839	723
Deferred tax assets	遞延稅項資產	24	2,612	3,396
			7,468	4,129
CURRENT ASSETS				
	流動資產			
Mortgage loans	按揭貸款	15	3,906	4,457
Held-for-trading investments	持作買賣投資	17	26,060	41,495
Prepayments, deposits and other receivables	預付款項、按金及其他應收款項	18	3,251	423
Cash and bank balances	現金及銀行結餘	19	192,073	170,940
			225,290	217,315
CURRENT LIABILITIES				
	流動負債			
Other creditors and accruals	其他應付賬款及應計費用	25	877	834
NET CURRENT ASSETS			224,413	216,481
			231,881	220,610
CAPITAL AND RESERVE				
	股本及儲備			
Share capital	股本	20	225,000	225,000
Reserve	儲備		6,881	(4,390)
			231,881	220,610

The consolidated financial statements on pages 39 to 79 were approved and authorised for issue by the Board of Directors on 23rd March, 2007 and are signed on its behalf by:

第39至79頁之綜合財務報表經董事會於二零零七年三月二十三日批准及授權刊發，並由以下董事代表簽署：



Akihiro Nagahara

長原彰弘

Director

董事



Stephen Lo Kam Fai

羅錦輝

Director

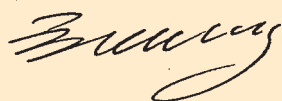
董事

BALANCE SHEET

資產負債表

At 31st December, 2006
於二零零六年十二月三十一日

			2006 二零零六年 HK\$'000 千港元	2005 二零零五年 HK\$'000 千港元
		Notes 附註		
NON-CURRENT ASSETS	非流動資產			
Plant and equipment	機器及設備	14	7	10
Mortgage loans	按揭貸款	15	2,925	723
Interests in subsidiaries	於附屬公司之權益	22	2	2
Deferred tax assets	遞延稅項資產	24	2,398	3,396
			5,332	4,131
CURRENT ASSETS	流動資產			
Mortgage loans	按揭貸款	15	292	4,457
Held-for-trading investments	持作買賣投資	17	26,060	41,495
Amounts due from subsidiaries	附屬公司欠款	23	6,708	34
Prepayments, deposits and other receivables	預付款項、按金及其他應收款項	18	3,239	423
Cash and bank balances	現金及銀行結餘	19	191,999	170,939
			228,298	217,348
CURRENT LIABILITIES	流動負債			
Other creditors and accruals	其他應付賬款及應計費用	25	738	829
NET CURRENT ASSETS	流動資產淨值		227,560	216,519
			232,892	220,650
CAPITAL AND RESERVE	股本及儲備			
Share capital	股本	20	225,000	225,000
Reserve	儲備	21	7,892	(4,350)
			232,892	220,650



Akihiro Nagahara
長原彰弘
Director
董事



Stephen Lo Kam Fai
羅錦輝
Director
董事

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

綜合權益變動表

For the year ended 31st December, 2006

截至二零零六年十二月三十一日止年度

		Attributable to equity holders of the Company 本公司股東應佔		
		(Accumulated losses)/ Retained profits		Total
		Share capital	(累計虧損) / 保留溢利	
		股本	保留溢利	總計
		HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元
At 1st January, 2005	於二零零五年 一月一日	225,000	(5,625)	219,375
Profit for the year and total recognised income	本年度溢利及 已確認收入總額	-	1,235	1,235
At 31st December, 2005 and 1st January, 2006	於二零零五年 十二月三十一日 及二零零六年 一月一日	225,000	(4,390)	220,610
Profit for the year and total recognised income	本年度溢利及 已確認收入總額	-	11,271	11,271
At 31st December, 2006	於二零零六年 十二月三十一日	225,000	6,881	231,881

CONSOLIDATED CASH FLOW STATEMENT

綜合現金流量表

For the year ended 31st December, 2006
截至二零零六年十二月三十一日止年度

		2006 二零零六年 HK\$'000 千港元	2005 二零零五年 HK\$'000 千港元
OPERATING ACTIVITIES	經營業務		
Profit before taxation	除稅前溢利	12,055	1,235
Adjustments for:	調整項目：		
Depreciation	折舊	5	16
Loss on disposal of plant and equipment	出售機器及設備虧損	-	38
Impairment allowances on mortgage loans	按揭貸款減值撥備	163	34
Fair value gain on held-for-trading investments	持作買賣投資之公平值收益	(2,790)	(2,159)
Operating cash flow before movements in working capital	未計營運資金變動之經營業務現金流量	9,433	(836)
Increase in mortgage loans	按揭貸款增加	(3,728)	(2,162)
Decrease in held-for-trading investments	持作買賣投資減少	18,225	5,998
(Increase) decrease in prepayments, deposits and other receivables	預付款項、按金及其他應收款項(增加)減少	(2,828)	318
Increase (decrease) in other creditors and accruals	其他應付賬款及應計費用增加(減少)	43	(510)
NET CASH FROM OPERATING ACTIVITIES	經營業務產生之現金淨額	21,145	2,808
CASH USED IN INVESTING ACTIVITY	投資業務所用之現金		
Purchase of plant and equipment	購置機器及設備	(12)	(12)
INCREASE IN CASH AND CASH EQUIVALENTS	現金及現金等價物增加	21,133	2,796
CASH AND CASH EQUIVALENTS AT 1ST JANUARY	於一月一日之現金及現金等價物	170,940	168,144
CASH AND CASH EQUIVALENTS AT 31ST DECEMBER, represented by	於十二月三十一日之現金及現金等價物		
Cash and bank balances	現金及銀行結餘	192,073	170,940

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st December, 2006

截至二零零六年十二月三十一日止年度

1. GENERAL

The Company is a limited company incorporated in Hong Kong and its shares are listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange"). Its parent company is Island New Finance Limited, a limited company incorporated in the British Virgin Islands. Its ultimate holding company is Allied Group Limited, a limited company incorporated and listed in Hong Kong. The address of the registered office of the Company is disclosed in the corporate information of the annual report. The consolidated financial statements are presented in Hong Kong dollars, which is the same as the functional currency of the Company. The principal activities of the Company and its subsidiaries (the "Group") are investment holding, treasury investments and the provision of mortgage finance and other related services.

2. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS

In the current year, the Group and the Company have applied, for the first time, a number of new standards, amendments and interpretations ("new HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"), which are either effective for accounting periods beginning on or after 1st December, 2005 or 1st January, 2006. The adoption of the new HKFRSs had no material effect on how the results for the current or prior accounting periods have been prepared and presented. Accordingly, no prior period adjustment has been required.

1. 一般資料

本公司為一間於香港註冊成立之有限公司，其股份於香港聯合交易所有限公司（「聯交所」）上市。本公司之母公司為 Island New Finance Limited，乃一間於英屬處女群島註冊成立之有限公司。本公司之最終控股公司為聯合集團有限公司，該公司乃於香港註冊成立及上市之有限公司。本公司之註冊辦事處地址於本年報公司資料一節中披露。本綜合財務報表以港元，即本公司之功能貨幣列值。本公司及其附屬公司（「本集團」）之主要業務為投資控股、財務投資及提供按揭融資及其他相關服務。

2. 應用新訂及經修訂香港財務報告準則

於本年度，本集團及本公司已首次應用由香港會計師公會頒佈之多項於二零零五年十二月一日或二零零六年一月一日以後開始之會計期間生效的新訂準則、修訂及詮釋（以下統稱「新香港財務報告準則」）。應用新香港財務報告準則對本會計年度及過往會計年度業績編製及呈列方式並無重大影響。因此，無需對過往年度作出調整。

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st December, 2006
截至二零零六年十二月三十一日止年度

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

The Group and the Company have not early applied the following new standards, amendment or interpretations that have been issued but are not yet effective. The Directors of the Company anticipate that the application of these standards, amendment or interpretations will have no material impact on the results and the financial position of the Group and the Company.

HKAS 1 (Amendment)	Capital Disclosures ¹
HKFRS 7	Financial Instruments: Disclosures ¹
HKFRS 8	Operating Segments ²
HK(IFRIC)-Int 7	Applying the Restatement Approach under HKAS 29 Financial Reporting in Hyperinflationary Economies ³
HK(IFRIC)-Int 8	Scope of HKFRS 2 ⁴
HK(IFRIC)-Int 9	Reassessment of Embedded Derivatives ⁵
HK(IFRIC)-Int 10	Interim Financial Reporting and Impairment ⁶
HK(IFRIC)-Int 11	HKFRS 2 – Group and Treasury Share Transactions ⁷
HK(IFRIC)-Int 12	Service Concession Arrangements ⁸

- ¹ Effective for annual periods beginning on or after 1st January, 2007
- ² Effective for annual periods beginning on or after 1st January, 2009
- ³ Effective for annual periods beginning on or after 1st March, 2006
- ⁴ Effective for annual periods beginning on or after 1st May, 2006
- ⁵ Effective for annual periods beginning on or after 1st June, 2006
- ⁶ Effective for annual periods beginning on or after 1st November, 2006
- ⁷ Effective for annual periods beginning on or after 1st March, 2007
- ⁸ Effective for annual periods beginning on or after 1st January, 2008

2. 應用新訂及經修訂香港財務報告準則 (續)

本集團及本公司尚未提早應用以下已頒布惟未生效之新準則、修訂或詮釋。本公司董事預期應用該等新準則、修訂或詮釋不會對本集團及本公司之業績及財務狀況產生重大影響。

香港會計準則第1號(修訂本)	資本披露 ¹
香港財務報告準則第7號	金融工具之披露 ¹
香港財務報告準則第8號	營業分部 ²
香港(IFRIC) – 詮釋第7號	根據香港會計準則第29號「於惡性通脹經濟中之財務申報」應用重列法 ³
香港(IFRIC) – 詮釋第8號	香港財務報告準則第2號的範圍 ⁴
香港(IFRIC) – 詮釋第9號	重估隱含之衍生工具 ⁵
香港(IFRIC) – 詮釋第10號	中期財務報告及減值 ⁶
香港(IFRIC) – 詮釋第11號	香港財務報告準則第2號 – 集團及庫存股份交易 ⁷
香港(IFRIC) – 詮釋第12號	服務讓步安排 ⁸

- ¹ 於二零零七年一月一日或以後開始之年度期間生效。
- ² 於二零零九年一月一日或以後開始之年度期間生效。
- ³ 於二零零六年三月一日或以後開始之年度期間生效。
- ⁴ 於二零零六年五月一日或以後開始之年度期間生效。
- ⁵ 於二零零六年六月一日或以後開始之年度期間生效。
- ⁶ 於二零零六年十一月一日或以後開始之年度期間生效。
- ⁷ 於二零零七年三月一日或以後開始之年度期間生效。
- ⁸ 於二零零八年一月一日或以後開始之年度期間生效。

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st December, 2006

截至二零零六年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements have been prepared on the historical cost basis except for certain financial instruments, which are measured at fair values, as explained in the accounting policies set out below.

The consolidated financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards 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 Companies Ordinance.

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities (including special purpose entities) controlled by the Company (its subsidiaries). Control is achieved where the Company has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

All intra-group transactions, balances, income and expenses are eliminated on consolidation.

Interests in subsidiaries

Interests in subsidiaries are included in the Company's balance sheet at cost less any identified impairment loss. Results of subsidiaries are accounted for by the Company on the basis of dividends received or receivable during the year.

3. 主要會計政策

綜合財務報表乃根據歷史成本基準編製，惟若干金融工具按公平價值計量除外，有關詳情見下文載列之會計政策之解釋。

綜合財務報表乃根據香港會計師公會頒佈之香港財務報告準則編製。此外，綜合財務報表載列聯交所證券上市規則及公司條例所規定之適用披露。

綜合基準

綜合財務報表包括本公司及受本公司（其附屬公司）控制的企業（包括特殊目的企業）之財務報表。控制是本公司對一家企業財務和經營政策有控制權並從其經營活動中獲得收益。

所有集團內部交易、結餘、收入及開支均於編製綜合財務報表時對銷。

於附屬公司之權益

於附屬公司之權益乃按成本值減任何已識別減值虧損列於本公司資產負債表。本公司按本年度已收及應收股息之基準把附屬公司之業績入賬。

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st December, 2006
截至二零零六年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable. Revenue is recognised when it is probable that the economic benefits will flow to the Group and when the revenue can be measured reliably, on the following bases:

- (i) interest income from a financial asset 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.
- (ii) dealings in securities and disposals of investments are recognised on the trade dates when the relevant contract notes are exchanged.
- (iii) dividend income from investments is recognised when the shareholders' rights to receive payment have been established.

Plant and equipment

Plant and equipment are stated at cost less subsequent accumulated depreciation and accumulated impairment losses.

Depreciation is provided to write off the cost of items of plant and equipment over their estimated useful lives and after taking into account their estimated residual values, using the straight-line method.

3. 主要會計政策 (續)

收入確認

收益按已收及應收代價之公平價值計量。當經濟利益極有可能歸本集團所有及當收益能可靠地計算時方被確認，所按基準如下：

- (i) 金融資產之利息收入按時間基準，並參照未償還本金及可適用之實際利率累計，而實際利率為按金融資產之預計年期將估計日後現金收入實際折算至該資產之賬面淨值之比率。
- (ii) 證券交易及出售投資，於有關合約票據交換時之交易日確認。
- (iii) 投資之股息收入，於股東收取股息之權利確立時確認。

機器及設備

機器及設備乃按成本值減累積折舊及累積減值虧損列賬。

機器及設備之折舊按其估計可使用之年期並計及其估計剩餘價值以直線法撇銷其成本。

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3. SIGNIFICANT ACCOUNTING POLICIES (continued)

Plant and equipment (continued)

An item of 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 derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in the consolidated income statement in the year in which the item is derecognised.

Retirement benefit costs

Payments to the Mandatory Provident Fund Scheme are charged as an expense when employees have rendered service entitling them to the contributions.

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 as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Group's and the Company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the balance sheet date.

3. 主要會計政策 (續)

機器及設備 (續)

機器及設備項目乃於出售時或當預期持續使用該資產將不會產生未來經濟利益時不再確認。於不再確認該資產時產生之任何收益或虧損(以出售所得款項淨額與該項目之賬面值之差額計算)乃計入於該項目不再確認時之年度之綜合收益表內。

退休福利成本

強制性公積金計劃供款於僱員就提供服務而使其享有供款時列作開支。

稅項

所得稅開支指現時應付稅項及遞延稅項之總和。

即期應付稅項乃按本年應課稅溢利計算。應課稅溢利與綜合收益表所列溢利不同，此乃由於前者不包括其他年度的應課稅或應扣減之收入或開支項目，亦不包括從未課稅或可扣稅之項目。本集團及本公司之本期稅項負債乃按已於結算日實施或實質上實施之稅率計算。

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3. SIGNIFICANT ACCOUNTING POLICIES (continued)

Taxation (continued)

Deferred tax is recognised on differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax base used in the computation of taxable profit, and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which 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.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the assets to be recovered.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

3. 主要會計政策 (續)

稅項 (續)

遞延稅項按綜合財務報表內資產及負債賬面值與計算應課稅溢利所採用相應稅基之差額確認，並以資產負債表負債法計算。遞延稅項負債一般就所有應課稅臨時差額確認，遞延稅項資產則按可能出現可供動用之可扣減臨時差額之應課稅溢利而予以確認。倘若臨時差額由商譽或由初次確認一項不影響應課稅溢利或會計溢利之其他資產及負債(業務合併除外)所產生，則不會確認有關資產及負債。

遞延稅項資產之賬面值乃於各個結算日進行檢討，並在於將來不大可能有足夠應課稅溢利可供回收全部或部分資產之情況下予以扣減。

遞延稅項按預期於負債償還或資產變現時之期間適用之稅率計算。遞延稅項從損益賬中扣除或計入，除非遞延稅項關乎直接從權益扣除或計入之項目，則在該情況下遞延稅項亦於權益中處理。

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3. SIGNIFICANT ACCOUNTING POLICIES (continued)

Financial instruments

Financial assets and financial liabilities are recognised on the balance sheet 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 and 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 and the Company's financial assets are classified into two categories, including financial assets at fair value through profit or loss and loans and receivables. 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. The accounting policies adopted in respect of each category of financial assets are set out below:

3. 主要會計政策 (續)

金融工具

當一家集團公司成為工具合約條文之一方，則於資產負債表內確認金融資產及金融負債。金融資產及金融負債初步按公平價值計量。收購或發行金融資產及金融負債直接應佔之交易成本(透過損益賬按公平價值處理之金融資產及金融負債除外)乃於初步確認時加入金融資產或金融負債之公平價值，或從金融資產或金融負債之公平價值扣除。收購透過損益賬按公平價值處理之金融資產或金融負債直接應佔之交易成本，即時於損益賬內確認。

金融資產

本集團及本公司之金融資產分類為以下兩個類別，包括透過損益賬按公平價值處理之金融資產，以及貸款及應收款項。所有正常購買或銷售之金融資產，按交易日之基準確認及不予確認。正常購買或銷售之金融資產是指按照市場規條或慣例須在一段期限內進行資產交付之金融資產買賣。就每類金融資產採納之會計政策載於下文：

**3. SIGNIFICANT ACCOUNTING POLICIES
(continued)****Financial instruments (continued)***Financial assets at fair value through profit or loss*

Financial assets at fair value through profit or loss comprise held-for-trading investments. At each balance sheet date subsequent to initial recognition, financial assets at fair value through profit or loss are measured at fair value, with changes in fair value recognised directly in profit or loss in the period in which they arise.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. At each balance sheet date subsequent to initial recognition, loans and receivables (including mortgage loans, deposits and other receivables) are carried at amortised cost using the effective interest method, less any identified impairment losses. An impairment loss is recognised in profit or loss when there is objective evidence that the asset is impaired, and is measured as the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the original effective interest rate. Impairment losses are reversed in subsequent periods when an increase in the asset's recoverable amount can be related objectively to an event occurring after the impairment was recognised, subject to a restriction 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.

3. 主要會計政策 (續)

金融工具 (續)

透過損益賬按公平價值處理之金融資產
透過損益賬按公平價值處理之金融資產包括持作買賣投資。於初次確認後之每個結算日，透過損益賬按公平價值處理之金融資產按公平價值計量，公平價值變動於產生期間之損益賬內直接確認。

貸款及應收款項

貸款及應收款項為不於交投活躍之市場內報價而附帶固定或可議定付款之非衍生金融資產。於初步確認後之每個結算日，貸款及應收款項(包括按揭貸款、按金及其他應收款項)使用實際利率法按攤銷成本減任何可識別之減值虧損列賬。當有客觀證據顯示資產已減值，則於損益賬內確認減值虧損，並以資產之賬面值與按原實際利率折現其估計未來現金流量之現值兩者之差額計量。當於確認減值後發生一項事件可以客觀地與資產可收回款項增加有關，減值虧損於其後期間撥回，惟受限於該減值撥回日期之資產賬面值為限，不得超過該項資產原未確認減值之已攤銷成本。

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3. SIGNIFICANT ACCOUNTING POLICIES (continued)

Financial instruments (continued)

Financial liabilities and equity

Financial liabilities and equity instruments issued by the Group and the Company are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

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

The financial liabilities are generally classified into financial liabilities at fair value through profit or loss and other financial liabilities. The accounting policy adopted in respect of other financial liabilities is set out below:

Other financial liabilities

The Group's and the Company's other financial liabilities include other creditors and accruals which are subsequently measured at amortised cost, using the effective interest rate method.

3. 主要會計政策 (續)

金融工具 (續)

金融負債及股本

本集團及本公司所發行之金融負債及股本工具乃根據所訂立合約安排之內容及金融負債和股本工具之定義予以分類。

股本工具為一任何合約，證明於本集團及本公司資產經扣除其所有負債後之餘額權益。本公司所發行之股本工具乃按已收的所得款項扣除直接發行成本後記錄。

金融負債一般分類為透過損益賬按公平價值處理之金融負債及其他金融負債。就其他金融負債採納之會計政策載列如下：

其他金融負債

本集團及本公司之其他金融負債包括其後使用實際利率法按攤銷成本計量之其他應付賬款及應計項目。

**3. SIGNIFICANT ACCOUNTING POLICIES
(continued)****Impairment losses**

At each balance sheet date, the Group and the Company review the carrying amounts of its assets to determine whether there is any indication that those assets have suffered an impairment loss. If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised as an expense immediately.

The recoverable amount of an asset is the greater of its net selling price 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 time value of money and the risks specific to the asset. Where an asset does not generate cash inflows largely independent of those from other assets, the recoverable amount is determined for the smallest group of assets that generates cash inflows independently (i.e. a cash-generating unit).

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised as income immediately.

3. 主要會計政策 (續)**減值虧損**

本集團及本公司於每個結算日審閱其資產之賬面值，以判斷是否有跡象顯示該等資產已蒙受減值虧損。倘若估計資產之可收回金額低於其賬面值，則資產賬面值須減低至其可收回金額。減值虧損會即時確認為支出。

資產的可收回數額是其淨售價與使用值兩者中的較高額。在評估使用值時，預計未來現金流量會按照能反映當時市場對貨幣時間值和資產特定風險的評估的稅前折現率，折現至其現值。如資產所產生的現金流入基本上並非獨立於其它資產所產生的現金流入，則以能產生獨立現金流入的最小資產組合(即現金產生單位)來釐定可收回數額。

凡減值虧損其後出現撥回，則資產賬面值須調升至經修訂之估計可收回金額，惟該調升之賬面值不得超逾假設以往年度並無確認任何資產減值虧損而釐定之賬面值。減值虧損撥回即時確認為收入。

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3. SIGNIFICANT ACCOUNTING POLICIES (continued)

Operating leases

Rentals payable under operating leases are charged to profit or loss on the straight-line basis over term of the relevant lease. Benefits received and receivable as an incentive to enter into an operating lease are recognised as a reduction of rental expense over the lease term on a straight-line basis.

4. KEY SOURCE OF ESTIMATION UNCERTAINTY

Taxation

At 31st December, 2006, deferred tax assets of HK\$2,612,000 (2005: HK\$3,396,000) and HK\$2,398,000 (2005: HK\$3,396,000) in relation to deductible temporary differences and unused tax losses have been recognised in the Group's and the Company's balance sheet respectively. No deferred tax asset has been recognised on the tax losses of HK\$21,903,000 (2005: HK\$21,903,000) in the Group's and the Company's balance sheet due to unpredictability of future profit streams. The realisability of the deferred tax assets mainly depend on whether sufficient future profits or taxable temporary differences will be available in the future. In cases where the actual future profits generated are less or more than expected, a reversal or additional recognition of deferred tax assets may arise, which would be recognised in the income statement for the period in which such a reversal or additional recognition takes place.

3. 主要會計政策 (續)

營業租約

該等營業租約之應付租金按租期以直線法自損益賬扣除。以作獎勵訂立一項營業租約之已收及應收福利，乃以直線法按租約年期確認為租金支出之減少。

4. 估計不確定性之主要來源

稅項

於二零零六年十二月三十一日，有關可扣減臨時差額及未使用稅務虧損之遞延稅項資產為2,612,000港元(二零零五年：3,396,000港元)及2,398,000港元(二零零五年：3,396,000港元)已分別於本集團及本公司之資產負債表內確認。由於未來溢利來源之不可預測性，概無遞延稅項資產未被確認於本集團及本公司之資產負債表內之稅務虧損為21,903,000港元(二零零五年：21,903,000港元)。遞延稅項資產之可變現性主要視乎日後是否具有足夠之未來溢利或應課稅臨時差額。倘若未來之實際溢利低於或高於預期，可能產生遞延稅項資產撥回或增加之確認，該項確認將於出現撥回或增加發生之期間內在收益表內確認。

**4. KEY SOURCE OF ESTIMATION
UNCERTAINTY (continued)****Impairment allowances on mortgage loans**

The Group and the Company establish, through charges against profit, impairment allowances in respect of estimated incurred loss in mortgage loans. The allowances consist of individual impairment allowances and collective impairment allowances. The overall impairment allowances represent the aggregate amount by which management considers necessary to write down its loan portfolio in order to state it in the balance sheet at its estimated net recoverable value.

In determining individual impairment allowances, management considers objective evidence of impairment. When a loan is impaired, an individual impairment allowance is assessed by a discounted cash flow method, measured at the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the original effective interest rate. The quantum of the allowance is also impacted by the collateral value and this in turn, may be discounted in certain circumstances to recognise the impact of forced sale or quick liquidation.

In determining collective impairment allowances, management uses estimates based on historical loss experience for assets with credit risk characteristics and objective evidence of impairment similar to those in the portfolio adjusted for current conditions.

The methodology and assumptions used for estimating both the amount and timing of future cash flows are reviewed regularly to reduce any differences between loss estimates and actual loss experience.

4. 估計不確定性之主要來源 (續)**按揭貸款減值撥備**

本集團及本公司就按揭貸款估計產生之虧損通過於溢利扣除而作出減值撥備。撥備包括個別減值撥備及整體減值撥備。總體減值撥備為管理層認為有需要為其貸款組合作出撇減總額，以按其估計可收回價值淨額於資產負債表內列賬。

於釐定個別減值撥備時，管理層考慮減值之客觀證據。當貸款出現減值時，會使用折算現金流量法評估個別減值撥備，以資產之賬面值及按原實際利率折算估計未來現金流量之現值之差額計量。撥備之數額亦受抵押品之價值所影響，而在若干情況下，抵押品價值可能需予以折讓，以確認強制出售或迅速套現之影響。

在釐定整體減值撥備時，管理層使用根據具備相近信貸特色以及與組合之減值相似之客觀減值證據之資產之過往虧損經驗作出之估計，再就現行情況作出調整。

估計未來現金流量金額及時間之方法及假設須予定期評估，以削減虧損估計與實際虧損經驗之任何差額。

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5. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group's and the Company's major financial instruments include mortgage loans and held-for-trading investments. Details of these financial instruments are disclosed in respective notes. The risks associated with these financial instruments and 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) Fair value and cash flow interest rate risk

Fair value interest rate risk is the risk that the value of a financial instrument will fluctuate because of changes in market interest rates. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group has no material exposure to fair value interest rate risk as the fixed-rate mortgage loans are short term. The Group's and the Company's exposure to cash flow interest rate risk is caused by both the variable-rate mortgage loans and bank deposits. Interest income will fluctuate because of changes in market interest rates. The Group and the Company are currently debt-free and the management of the Group believes that the Group's and the Company's exposure to the cash flow interest rate risk is insignificant.

5. 財務風險管理目標與政策

本集團及本公司之主要金融工具包括按揭貸款及持作買賣之投資。該等金融工具之詳情披露於各附註內。該等金融工具附帶之風險及有關如何降低該等風險之政策載於下文。管理層管理及監察該等風險，確保能以有效方式及時實施適當之措施。

市場風險

(i) 公平價值利率風險及現金流量利率風險

公平價值利率風險乃指由於市場利率變動，導致金融工具價值出現波動之風險。現金流量利率風險乃指由於市場利率變動，導致金融工具之未來現金流量出現波動之風險。由於本集團之定息按揭貸款乃屬短期性質，故本集團無須承受重大之公平價值利率風險。本集團及本公司承受現金流量利率風險來自浮息按揭貸款及銀行存款。其利息收入將會因市場利率變動而波動。本集團及本公司目前並無任何債項，而本集團管理層相信，本集團及本公司之現金流量利率風險並不重大。

**5. FINANCIAL RISK MANAGEMENT
OBJECTIVES AND POLICIES (continued)****Market risk (continued)****(ii) Equity price risk**

The Group's and the Company's held-for-trading investments are measured at fair value at each balance sheet date. Therefore, the Group and the Company are exposed to equity security price risk. The management manages this exposure by maintaining a portfolio of investments with different risk profiles.

Credit risk

The Group's and the Company's maximum exposure to credit risk in the event of the counterparties failure to perform their obligations at 31st December, 2006 in relation to each class of recognised financial assets is the carrying amount of those assets as stated in the consolidated balance sheet and balance sheet. In order to minimize 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 loans. In addition, the Group and the Company review the recoverable amount of each individual loan and advance at each balance sheet date to ensure that adequate impairment losses are made for irrecoverable amounts. The credit risk on liquid funds is limited because the counterparties are banks located in Hong Kong subject to the supervision by the Hong Kong Monetary Authority. The Group and the Company have no significant concentration of credit risk, with exposure spread over a number of counterparties and customers. In this regard, the Directors of the Company consider that the Group's and the Company's credit risk is significantly reduced.

5. 財務風險管理目標與政策 (續)**市場風險 (續)****(ii) 股本價格風險**

本集團及本公司之持作買賣投資按每個結算日之公平價值計量。因此，本集團及本公司承受股本證券價格風險。管理層透過持有具不同風險狀況之投資組合管理此項風險。

信貸風險

倘若交易對手無法履行彼等截至二零零六年十二月三十一日有關每類已確認金融資產之責任，本集團及本公司承受之最大信貸風險為綜合資產負債表內及資產負債表內所列示之該等資產之賬面值。為盡量降低信貸風險，本集團管理層已指派一組人員負責釐定信貸額度、信貸批核及其他監控程序，以確保能採取跟進行動追收逾期貸款。此外，於每個結算日，本集團及本公司檢討每宗個別貸款及墊款之可收回款項，以確保就無法收回款項作出足夠之減值虧損。流動資金信貸風險有限，因為交易對手乃受香港金融管理局監管之香港銀行。本集團及本公司並無高度集中之信貸風險，其風險分散於多個交易對手及客戶。就此而言，本公司董事認為本集團及本公司之信貸風險已大幅降低。

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6. REVENUE

Revenue represents interest income on mortgage loans and gross income on treasury investments which includes interest income on bank deposits, sales proceeds from securities trading and dividend income.

An analysis of the revenue of the Group by principal activity is as follows:

6. 收益

收益指按揭貸款利息收入及財務投資收入總額，而財務投資收入總額包括銀行存款之利息收入、出售證券之銷售款項及股息收入。

按主要業務劃分之本集團收益之分析如下：

		2006 二零零六年 HK\$'000 千港元	2005 二零零五年 HK\$'000 千港元
Mortgage finance:	按揭融資：		
Interest on mortgage loans	按揭貸款利息	1,381	205
Treasury investments:	財務投資：		
Interest on bank deposits	銀行存款利息	6,395	4,084
Sales proceeds of held-for-trading investments	出售持作買賣投資之銷售款項	52,519	68,333
Other investment income	其他投資收入	1,221	937
		61,516	73,559

7. BUSINESS AND GEOGRAPHICAL SEGMENTS

Business segments

For management purposes, the Group is currently organised into two operating divisions – mortgage finance and treasury investments. These divisions are the basis on which the Group reports its primary segment information. Principal activities are as follows:

- (a) the mortgage finance segment engages in the provision of mortgage finance and other related services; and
- (b) the treasury investments segment includes interest income on bank deposits, securities trading and dividend income.

7. 業務及地區分部

業務分部

就管理而言，本集團目前分為兩個經營分部 – 按揭融資及財務投資。該等分部乃本集團呈報其主要分部資料之基準。主要業務如下：

- (a) 按揭融資分部從事提供按揭融資及其他相關服務；及
- (b) 財務投資分部包括銀行存款之利息收入，以及證券交易及股息收入。

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7. BUSINESS AND GEOGRAPHICAL SEGMENTS (continued)

7. 業務及地區分部 (續)

Business segments (continued)

業務分部 (續)

Segment information about these businesses is presented below:

有關該等業務之分部資料現呈列如下：

		2006 二零零六年		
		Mortgage finance 按揭融資 HK\$'000 千港元	Treasury investments 財務投資 HK\$'000 千港元	Total 合計 HK\$'000 千港元
Revenue	收益	1,381	60,135	61,516
Interest income	利息收入	1,381	6,395	7,776
Net gain on sales of held-for-trading investments	出售持作買賣 投資之溢利 淨額	-	3,942	3,942
Segment result	分部業績	1,400	14,348	15,748
Unallocated expenses	未分配支出			(3,693)
Profit before taxation	除稅前溢利			12,055
Taxation	稅項			(784)
Profit for the year	本年度溢利			11,271
Segment assets	分部資產	8,845	221,117	229,962
Unallocated assets	未分配資產			2,796
Total assets	總資產			232,758
Segment liabilities	分部負債	320	-	320
Unallocated liabilities	未分配負債			557
Total liabilities	總負債			877
Other information:	其他資料：			
Impairment allowances on mortgage loans	按揭貸款減值 撥備	(163)	-	(163)
Unallocated: Capital additions	未分配： 資本開支			(12)
Depreciation	折舊			(5)

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7. BUSINESS AND GEOGRAPHICAL SEGMENTS (continued)

7. 業務及地區分部 (續)

Business segments (continued)		業務分部 (續)		
		2005 二零零五年		Total 合計 HK\$'000 千港元
		Mortgage finance 按揭融資 HK\$'000 千港元	Treasury investments 財務投資 HK\$'000 千港元	
Revenue	收益	205	73,354	73,559
Interest income	利息收入	205	4,084	4,289
Net gain on sales of held-for-trading investments	出售持作買賣 投資之溢利 淨額	–	1,067	1,067
Segment result	分部業績	299	5,482	5,781
Unallocated expenses	未分配支出			(4,546)
Profit before taxation	除稅前溢利			1,235
Taxation	稅項			–
Profit for the year	本年度溢利			1,235
Segment assets	分部資產	5,207	212,652	217,859
Unallocated assets	未分配資產			3,585
Total assets	總資產			221,444
Segment liabilities	分部負債	364	–	364
Unallocated liabilities	未分配負債			470
Total liabilities	總負債			834
Other information:	其他資料：			
Impairment allowances on mortgage loans	按揭貸款減值 撥備	(34)	–	(34)
Unallocated: Capital additions	未分配： 資本開支			(12)
Depreciation	折舊			(16)
Loss on disposal of plant and equipment	出售機器及設備 虧損			(38)

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7. BUSINESS AND GEOGRAPHICAL SEGMENTS (continued)

Geographical segments

No geographical segment analysis is presented as all of the Group's business activities during the year under review were conducted in Hong Kong.

7. 業務及地區分部 (續)

地區分部

於回顧年度內，本集團全部業務活動均在香港進行，因此，並無呈列地區分部資料。

8. PROFIT BEFORE TAXATION

Profit before taxation has been arrived at after charging:

8. 除稅前溢利

除稅前溢利已扣除：

		2006 二零零六年 HK\$'000 千港元	2005 二零零五年 HK\$'000 千港元
Employee benefits expense (including Directors' emoluments (note 10)):	員工成本 (包括董事酬金 (附註10)):		
Wages and salaries	工資及薪金	1,239	1,344
Retirement benefit costs (note 27)	退休福利計劃供款 (附註27)	34	28
		1,273	1,372
Depreciation	折舊	5	16
Auditor's remuneration	核數師酬金	482	239
Loss on disposal of plant and equipment	出售機器及設備虧損	-	38
Operating leases payments	租金支出	85	832
Impairment allowances on mortgage loans	按揭貸款減值撥備	163	34

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9. TAXATION

9. 稅項

		2006 二零零六年 HK\$'000 千港元	2005 二零零五年 HK\$'000 千港元
Hong Kong	香港		
Current tax	本年度稅項	-	-
Deferred tax (<i>note 24</i>):	遞延稅項 (附註 24) :		
Current year	本年度	784	-
		784	-

No current tax is payable on the profit for the year arising in Hong Kong since the assessable profit is wholly absorbed by tax losses brought forward. The tax charge for the year represents utilisation of deferred tax assets recognised in prior years.

由於應課稅溢利全部被承前之稅務虧損抵銷，故本年度於香港產生之溢利並無應付稅項。年內稅項開支乃動用過往年度已確認之遞延稅項資產。

Hong Kong Profits Tax is calculated at 17.5% of the estimated assessable profit for both years.

香港利得稅乃按兩個年度之估計應課稅溢利按 17.5% 之稅率計算。

The tax charge for the year can be reconciled to the profit before taxation per the consolidated income statement as follows:

本年度稅項開支可與綜合收益表內之除稅前溢利對賬如下：

		2006 二零零六年 HK\$'000 千港元	2005 二零零五年 HK\$'000 千港元
Profit before taxation	除稅前溢利	12,055	1,235
Tax at the domestic income tax rate of 17.5%	以本地所得稅稅率 17.5% 計算之稅項	2,110	216
Tax effect of income not taxable for tax purpose	毋需課稅之收入之稅務影響	(1,340)	(892)
Tax effect of expenses not deductible for tax purpose	不可就稅務扣減之開支之稅務影響	14	697
Utilisation of tax losses previously not recognised	動用過往未確認之稅務虧損	-	(21)
Tax charge for the year	本年度稅項開支	784	-

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10. DIRECTORS' EMOLUMENTS

The emoluments paid or payable to each of the 7 (2005: 17) Directors were as follows:

10. 董事酬金

支付予7名(二零零五年: 17名)董事之酬金如下:

		Directors' fees	
		董事袍金	
		2006	2005
		二零零六年	二零零五年
		HK\$'000	HK\$'000
		千港元	千港元
<i>Executive Directors:</i>		<i>執行董事:</i>	
Akihiro Nagahara (<i>Chairman</i>)	長原彰弘 (主席)	10	2
Stephen Lo Kam Fai (<i>Chief Executive</i>)	羅錦輝 (行政總裁)	10	2
Poon Mo Yiu	潘慕堯	3	-
Edwin Lo King Yau	勞景祐	7	2
David T. Yeh	葉大衛	-	-
Lee Jark Pui, O.B.E., J.P.	李澤培, O.B.E., J.P.	-	-
Jonathan Miles Foxall	霍忠誠	-	-
Ng Tai Chiu	吳大釗	-	-
<i>Non-Executive Directors:</i>		<i>非執行董事:</i>	
Ning Gaoning	寧高寧	-	200
Chan Wai Lam	陳渭林	-	12
Leon Chan Nim Leung	陳念良	-	156
Michael Chan Kwok Shung	陳國淳	-	6
<i>Independent Non-Executive Directors:</i>		<i>獨立非執行董事:</i>	
Chan Bo Ching	陳步青	75	13
Li Chak Hung	李澤雄	90	13
Yuen Wai Ho	阮煒豪	75	13
Leung Nai Kong, B.B.S., J.P.	梁乃江, B.B.S., J.P.	-	63
Tsui King Fai	徐景輝	-	63
Victor Yung Ha Kuk	容夏谷	-	63
Total emoluments	酬金總額	270	608

There were no arrangements under which a Director waived or agreed to waive any emoluments.

並無董事就放棄或同意放棄任何酬金而作出之安排。

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11. EMPLOYEES' EMOLUMENTS

Of the five individuals with the highest emoluments in the Group, one (2005: two) was a Director of the Company whose emoluments are included in the disclosures in note 10 above. The emoluments of the remaining four (2005: three) individuals were as follows:

		2006 二零零六年 HK\$'000 千港元	2005 二零零五年 HK\$'000 千港元
Basic salaries, allowances and benefits in kind	基本薪金、津貼與非現金利益	969	518
Retirement benefit costs	退休福利計劃供款	34	21
		1,003	539

Their emoluments were within the following band:

		2006 二零零六年 Number of employees 僱員人數	2005 二零零五年 Number of employees 僱員人數
Nil – HK\$1,000,000	無 – 1,000,000港元	4	3

12. DIVIDENDS

No dividend was paid or proposed during 2006, nor has any dividend been proposed since the balance sheet date (2005: Nil).

11. 僱員酬金

本年度五位最高酬金人士包括一位(二零零五年：兩位)本公司董事，其酬金詳情見上文附註10。其餘四位(二零零五年：三位)人士之酬金如下：

彼等之酬金介乎以下組別：

二零零六年度並無支付或擬派任何股息，自結算日以來亦無建議派付任何股息(二零零五年：無)。

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13. EARNINGS PER SHARE

Basic earnings per share is calculated based on the profit for the year attributable to equity holders of the Company of HK\$11,271,000 (2005: HK\$1,235,000) and on 225,000,000 (2005: 225,000,000) ordinary shares in issue during the year.

No diluted earnings per share is presented as there were no potential ordinary shares during the years.

13. 每股盈利

每股基本盈利乃根據本公司股東應佔溢利11,271,000港元(二零零五年: 1,235,000港元)及本年度內已發行普通股225,000,000股(二零零五年: 225,000,000股)計算。

由於該等年度並無潛在普通股股份，故並無呈列攤薄後之每股盈利。

14. PLANT AND EQUIPMENT

14. 機器及設備

		The Group 本集團 Furniture and equipment 傢俬及設備 HK\$'000 千港元
COST		
At 1st January, 2005	於二零零五年一月一日	347
Additions	添置	12
Eliminated on disposals	出售時撇銷	(348)
At 31st December, 2005	於二零零五年十二月三十一日	11
Additions	添置	12
At 31st December, 2006	於二零零六年十二月三十一日	23
DEPRECIATION		
At 1st January, 2005	於二零零五年一月一日	295
Provided for the year	年度撥備	16
Eliminated on disposals	出售時撇銷	(310)
At 31st December, 2005	於二零零五年十二月三十一日	1
Provided for the year	年度撥備	5
At 31st December, 2006	於二零零六年十二月三十一日	6
CARRYING VALUES		
At 31st December, 2006	於二零零六年十二月三十一日	17
At 31st December, 2005	於二零零五年十二月三十一日	10

Furniture and equipment are depreciated on a straight-line basis at 20% to 33 $\frac{1}{3}$ % per annum.

傢俬及設備以直線法按每年20%至33 $\frac{1}{3}$ %之比率折舊。

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14. PLANT AND EQUIPMENT (continued)

14. 機器及設備(續)

		The Company 本公司 Furniture and equipment 傢俬及設備 HK\$'000 千港元
COST		
At 1st January, 2005	於二零零五年一月一日	347
Additions	添置	12
Eliminated on disposals	出售時撇銷	(348)
At 31st December, 2005 & 31st December, 2006		11
DEPRECIATION		
At 1st January, 2005	於二零零五年一月一日	295
Provided for the year	年度撥備	16
Eliminated on disposals	出售時撇銷	(310)
At 31st December, 2005		1
Provided for the year		3
At 31st December, 2006		4
CARRYING VALUES		
At 31st December, 2006	於二零零六年十二月三十一日	7
At 31st December, 2005	於二零零五年十二月三十一日	10

Furniture and equipment are depreciated on a straight-line basis at 20% to 33 $\frac{1}{3}$ % per annum.

傢俬及設備以直線法按每年20%至33 $\frac{1}{3}$ %之比率折舊。

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15. MORTGAGE LOANS

15. 按揭貸款

		The Group 本集團	
		2006 二零零六年	2005 二零零五年
		HK\$'000 千港元	HK\$'000 千港元
Fixed-rate loan receivables	固定利率應收貸款	1,705	4,000
Variable-rate loan receivables	浮動利率應收貸款	7,040	1,180
		8,745	5,180
Carrying amount analysed for reporting purposes:	按申報目的分析之賬面值：		
Current assets (receivables within 12 months from the balance sheet date)	流動資產(自結算日起十二個月內之應收貸款)	3,906	4,457
Non-current assets (receivables after 12 months from the balance sheet date)	非流動資產(自結算日起十二個月後之應收貸款)	4,839	723
		8,745	5,180

Fixed-rate loan receivables and variable-rate loan receivables are secured by mortgage loan properties, bearing interest at market interest rates.

固定利率應收貸款及浮動利率應收貸款以按揭貸款物業抵押，並按市場利率計息。

Balance of mortgage loans at 31st December, 2006 is net of accumulated impairment allowances of HK\$168,000 (2005: HK\$151,000).

於二零零六年十二月三十一日之按揭貸款結餘已扣除累計減值撥備168,000港元(二零零五年：151,000港元)。

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15. MORTGAGE LOANS (continued)

The maturity profile of mortgage loans, net of impairment allowances, at the balance sheet date is analysed by the remaining periods to their contractual maturity dates as follows:

15. 按揭貸款 (續)

於結算日，已扣除減值撥備之按揭貸款到期情況，按合約到期日尚剩餘的期限分析如下：

		The Group	
		本集團	
		2006	2005
		二零零六年	二零零五年
		HK\$'000	HK\$'000
		千港元	千港元
Repayable:	到期還款：		
Within 3 months	三個月內	3,528	177
Between 3 months and 1 year	三個月 至一年	378	4,280
Between 1 and 5 years	一年至五年	1,410	629
After 5 years	五年以後	3,429	94
		8,745	5,180

The fair value of the Group's mortgage loans, determined based on the present value of the estimated future cash flows discounted using the effective interest rate at 31st December, 2006 approximates to the carrying amount of the mortgage loans.

於二零零六年十二月三十一日，本集團之按揭貸款之公平價值乃根據估計未來現金流量按實際利率折現之現值，與按揭貸款之賬面值相若。

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財務報表附註

For the year ended 31st December, 2006
截至二零零六年十二月三十一日止年度

15. MORTGAGE LOANS (continued)

15. 按揭貸款 (續)

		The Company	
		本公司	
		2006	2005
		二零零六年	二零零五年
		HK\$'000	HK\$'000
		千港元	千港元
Fixed-rate loan receivable	固定利率應收貸款	-	4,000
Variable-rate loan receivables	浮動利率應收貸款	3,217	1,180
		3,217	5,180
Carrying amount analysed for reporting purposes:	按申報目的分析之賬面值：		
Current assets (receivables within 12 months from the balance sheet date)	流動資產(自結算日起十二個月內之應收貸款)	292	4,457
Non-current assets (receivables after 12 months from the balance sheet date)	非流動資產(自結算日起十二個月後之應收貸款)	2,925	723
		3,217	5,180

Fixed-rate loan receivable and variable-rate loan receivables are secured by mortgage loan properties, bearing interest at market interest rates.

固定利率應收貸款及浮動利率應收貸款以按揭貸款物業抵押，並按市場利率計息。

Balance of mortgage loans at 31st December, 2006 is net of accumulated impairment allowances of HK\$80,000 (2005: HK\$151,000).

於二零零六年十二月三十一日之按揭貸款結餘已扣除累計減值撥備80,000港元(二零零五年：151,000港元)。

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財務報表附註

For the year ended 31st December, 2006

截至二零零六年十二月三十一日止年度

15. MORTGAGE LOANS (continued)

The maturity profile of mortgage loans, net of impairment allowances, at the balance sheet date is analysed by the remaining periods to their contractual maturity dates as follows:

15. 按揭貸款 (續)

於結算日，已扣除減值撥備之按揭貸款到期情況，按合約到期日尚剩餘的期限分析如下：

		The Company	
		本公司	
		2006	2005
		二零零六年	二零零五年
		HK\$'000	HK\$'000
		千港元	千港元
Repayable:	到期還款：		
Within 3 months	三個月內	73	177
Between 3 months and 1 year	三個月 至一年	219	4,280
Between 1 and 5 years	一年至五年	363	629
After 5 years	五年以後	2,562	94
		3,217	5,180

The fair value of the Company's mortgage loans, determined based on the present value of the estimated future cash flows discounted using the effective interest rate at 31st December, 2006 approximates to the carrying amount of the mortgage loans.

於二零零六年十二月三十一日，本公司之按揭貸款之公平價值乃根據估計未來現金流量按實際利率折現之現值，與按揭貸款之賬面值相若。

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For the year ended 31st December, 2006
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16. IMPAIRMENT ALLOWANCES ON MORTGAGE LOANS

16. 按揭貸款減值撥備

		The Group 本集團		
		Impairment allowances 減值撥備		
		Individual 個別	Collective 整體	Total 合計
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
At 1st January, 2005	於二零零五年 一月一日	403	62	465
Charge during the year	年度撥備	-	34	34
Amounts written off	撇銷數額	(348)	-	(348)
Transfer	轉撥	91	(91)	-
At 31st December, 2005	於二零零五年 十二月三十一日	146	5	151
Charge during the year	年度撥備	-	163	163
Amounts written off	撇銷數額	(146)	-	(146)
At 31st December, 2006	於二零零六年 十二月三十一日	-	168	168
		The Company 本公司		
		Impairment allowances 減值撥備		
		Individual 個別	Collective 整體	Total 合計
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
At 1st January, 2005	於二零零五年 一月一日	403	62	465
Charge during the year	年度撥備	-	34	34
Amounts written off	撇銷數額	(348)	-	(348)
Transfer	轉撥	91	(91)	-
At 31st December, 2005	於二零零五年 十二月三十一日	146	5	151
Charge during the year	年度撥備	-	75	75
Amounts written off	撇銷數額	(146)	-	(146)
At 31st December, 2006	於二零零六年 十二月三十一日	-	80	80

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st December, 2006

截至二零零六年十二月三十一日止年度

17. HELD-FOR-TRADING INVESTMENTS

Held-for-trading investments include:

Equity securities listed in
Hong Kong

於香港上市之
股本證券

The fair value of the above held-for-trading investments is determined based on the quoted market bid prices available on the relevant exchange.

18. PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES

The fair value of the Group's and the Company's prepayments, deposits and other receivables at 31st December, 2006 approximates to the corresponding carrying amount. Included in the Group's and the Company's other receivables are receivables from fellow subsidiaries of HK\$2,908,000 (2005: Nil) in relation to the trading of listed securities.

19. CASH AND BANK BALANCES

The amounts comprise cash held by the Group and the Company and short-term bank deposits at market interest rates with an original maturity of three months or less. The fair value of these assets at 31st December, 2006 approximates to the corresponding carrying amount.

17. 持作買賣投資

持作買賣投資包括：

The Group and the Company

本集團及本公司

2006	2005
二零零六年	二零零五年
HK\$'000	HK\$'000
千港元	千港元

26,060	41,495
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上述持作買賣投資之公平價值乃按有關交易所所報之市場買入價釐定。

18. 預付款項、按金及其他應收款項

於二零零六年十二月三十一日，本集團及本公司之預付款項、按金及其他應收款項之公平價值與其賬面值相若。與買賣上市證券有關之同系附屬公司應收款項2,908,000港元(二零零五年：無)已列入本集團及本公司之其他應收款項內。

19. 現金及銀行結餘

該等款項指本集團及本公司持有之現金，及於購入後三個月內到期且按市場利率計息之短期銀行存款。於二零零六年十二月三十一日，該等資產之公平價值與其賬面值相若。

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st December, 2006
截至二零零六年十二月三十一日止年度

20. SHARE CAPITAL OF THE COMPANY

20. 本公司股本

		2006 & 2005 二零零六年及二零零五年 HK\$'000 千港元
Authorised:	法定：	
300,000,000 ordinary shares of HK\$1.00 each	300,000,000股每股面值1.00港元 之普通股股份	300,000
Issued and fully paid:	已發行及繳足：	
225,000,000 ordinary shares of HK\$1.00 each	225,000,000股每股面值1.00港元 之普通股股份	225,000

21. RESERVE

21. 儲備

		The Company 本公司 (Accumulated losses)/ Retained profits (累積虧損)/ 保留溢利 HK\$'000 千港元
At 1st January, 2005	於二零零五年一月一日	(6,044)
Profit for the year	本年度溢利	1,694
At 31st December, 2005	於二零零五年十二月三十一日	(4,350)
Profit for the year	本年度溢利	12,242
At 31st December, 2006	於二零零六年十二月三十一日	7,892

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st December, 2006
截至二零零六年十二月三十一日止年度

22. INTERESTS IN SUBSIDIARIES

22. 於附屬公司之權益

		The Company 本公司	
		2006 二零零六年	2005 二零零五年
		HK\$'000 千港元	HK\$'000 千港元
Unlisted shares, at cost	非上市股份，按成本	2	2

Particulars of subsidiaries at 31st December, 2006
are as follows:

於二零零六年十二月三十一日之附屬
公司之資料如下：

Name of Company 公司名稱	Place of incorporation and operation 註冊成立及經營地點	Issued and fully paid ordinary share capital 已發行及繳足普通股股本	Percentage of equity attributable to the Company 本公司應佔權益百分比	Principal activities 主要業務
The Building and Loan Agency (Asia) Limited 建屋貸款(亞洲)有限公司	Hong Kong 香港	HK\$2 2港元	100%	Money lending 借貸
Winbest Holdings Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100%	Investment holding 投資控股

23. AMOUNTS DUE FROM SUBSIDIARIES

23. 附屬公司欠款

		The Company 本公司	
		2006 二零零六年	2005 二零零五年
		HK\$'000 千港元	HK\$'000 千港元
Amounts due from subsidiaries	附屬公司欠款	14,584	7,906
Allowance for impairment loss	減值虧損撥備	(7,876)	(7,872)
		6,708	34

The amounts due from subsidiaries are unsecured,
interest-free and repayable on demand.

附屬公司之欠款為無抵押、免息及於
要求時償還。

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st December, 2006
截至二零零六年十二月三十一日止年度

24. DEFERRED TAXATION

The following are the major deferred tax assets and liabilities recognised by the Group and the Company and movements thereon during the current and prior year:

24. 遞延稅項

以下為於本年度及過往年度由本集團及本公司確認之主要遞延稅項資產及負債及其變動：

		The Group 本集團			
		Accelerated tax depreciation 加速 稅務折舊 HK\$'000 千港元	Impairment allowances on mortgage loans 按揭貸款 減值撥備 HK\$'000 千港元	Tax losses 稅務虧損 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1st January, 2005 & 31st December, 2005	於二零零五年一月一日 及二零零五年 十二月三十一日	-	-	3,396	3,396
(Charge) credit to income for the year	本年度(扣除)計入 收益賬	(1)	15	(798)	(784)
At 31st December, 2006	於二零零六年 十二月三十一日	(1)	15	2,598	2,612

For the purpose of balance sheet presentation, certain deferred tax assets and liabilities have been offset. The following is the analysis of the deferred tax balances for financial reporting purposes:

就資產負債表之呈列而言，若干遞延稅項資產及負債已被抵銷。以下為就財務報告而言之遞延稅項結餘分析：

		2006 二零零六年 HK\$'000 千港元	2005 二零零五年 HK\$'000 千港元
Deferred tax assets	遞延稅項資產	2,613	3,396
Deferred tax liabilities	遞延稅項負債	(1)	-
		2,612	3,396

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財務報表附註

For the year ended 31st December, 2006

截至二零零六年十二月三十一日止年度

24. DEFERRED TAXATION (continued)

At the balance sheet date, the Group has unused tax losses of approximately HK\$36,751,000 (2005: HK\$41,311,000) available for offset against future profits. Deferred tax assets have been recognised in respect of HK\$14,848,000 (2005: HK\$19,408,000) of such losses.

No deferred tax asset has been recognised in respect of the following balances as it is uncertain that there will be sufficient future profits available to utilise the balances, and the unrecognised tax losses may be carried forward indefinitely.

24. 遞延稅項 (續)

於結算日，本集團之未運用稅務虧損約為36,751,000港元(二零零五年：41,311,000港元)可用於抵銷未來溢利。已就該等虧損確認之遞延稅項資產為14,848,000港元(二零零五年：19,408,000港元)。

由於並不確定將來是否有足夠未來溢利可供動用結餘，故並無就以下結餘確認遞延稅項資產，尚未確認之稅務虧損可無限期地結轉。

		2006 二零零六年 HK\$'000 千港元	2005 二零零五年 HK\$'000 千港元
Unrecognised tax losses	未確認稅務虧損	21,903	21,903
Deductible temporary differences	可扣減臨時差額	95	21

The Company

本公司

Tax losses

稅務虧損

HK\$'000

千港元

At 1st January, 2005 & 31st December, 2005	於二零零五年一月一日及 二零零五年十二月三十一日	3,396
Charge to income for the year	本年度自收益賬扣除	(998)
At 31st December, 2006	於二零零六年十二月三十一日	2,398

At the balance sheet date, the Company has unused tax losses of HK\$35,608,000 (2005: HK\$41,311,000) available for offset against future profits. Deferred tax assets have been recognised in respect of HK\$13,705,000 (2005: HK\$19,408,000) of such losses.

於結算日，本公司之未運用稅務虧損為35,608,000港元(二零零五年：41,311,000港元)可用於抵銷未來溢利。已就該等虧損確認之遞延稅項資產為13,705,000港元(二零零五年：19,408,000港元)。

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31st December, 2006
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24. DEFERRED TAXATION (continued)

No deferred tax asset has been recognised in respect of the following balances as it is uncertain that there will be sufficient future profits available to utilise the balances, and the unrecognised tax losses may be carried forward indefinitely.

24. 遞延稅項 (續)

由於並不確定將來是否有足夠未來溢利可供動用結餘，故並無就以下結餘確認遞延稅項資產，尚未確認之稅務虧損可無限期地結轉。

		2006 二零零六年 HK\$'000 千港元	2005 二零零五年 HK\$'000 千港元
Unrecognised tax losses	未確認稅務虧損	21,903	21,903
Deductible temporary differences	可扣減臨時差額	95	21

25. OTHER CREDITORS AND ACCRUALS

25. 其他應付賬款及應計費用

		The Group 本集團	
		2006 二零零六年 HK\$'000 千港元	2005 二零零五年 HK\$'000 千港元
Other creditors and accruals	其他應付賬款及應計費用	877	834

		The Company 本公司	
		2006 二零零六年 HK\$'000 千港元	2005 二零零五年 HK\$'000 千港元
Other creditors and accruals	其他應付賬款及應計費用	738	829

The fair value of the Group's and the Company's other creditors and accruals at 31st December, 2006 approximates to the corresponding carrying amount.

於二零零六年十二月三十一日，本集團及本公司之其他應付賬款及應計費用之公平價值與其賬面值相若。

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財務報表附註

For the year ended 31st December, 2006
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26. OPERATING LEASES

At the balance sheet date, the Group and the Company had commitments for future minimum leases payments under non-cancellable operating leases which fall due as follows:

		The Group 本集團	
		2006 二零零六年	2005 二零零五年
		HK\$'000 千港元	HK\$'000 千港元
Within one year	一年內	72	57

		The Company 本公司	
		2006 二零零六年	2005 二零零五年
		HK\$'000 千港元	HK\$'000 千港元
Within one year	一年內	36	22

Operating leases payments represent rentals payable by the Group and the Company for certain of its office properties. Leases are negotiated for an average term of one year and rentals are fixed for the respective lease term.

27. RETIREMENT BENEFIT SCHEME

The Group and the Company participate in a defined contribution scheme which is registered under a Mandatory Provident Fund Scheme (the "MPF Scheme") established under the Mandatory Provident Fund Schemes Ordinance in December 2000. The assets of the scheme are held separately from those of the Group and the Company, in funds under the control of trustee.

For members of the MPF Scheme, the Group and the Company contribute 5% of relevant payroll costs to the scheme, which contribution is matched by employees.

26. 營業租約安排

於結算日，本集團及本公司根據不可撤銷營業租約而須於未來支付之最低租賃款項如下：

營業租約付款指本集團及本公司就其若干辦公室物業應付之租金。租約平均商定為一年期，並已就各相關的租期固定租金。

27. 退休福利計劃

本集團及本公司參與一項根據於二零零零年十二月起生效之強制性公積金計劃條例建立之強制性公積金計劃（「強積金計劃」）註冊之界定供款計劃。計劃之資產與本集團及本公司之資產分開保管，並由信託人所控制之基金管理。

對於強積金計劃之成員，本集團及本公司向計劃作出相等於相關薪金成本5%之供款，與僱員之供款額相同。

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財務報表附註

For the year ended 31st December, 2006
截至二零零六年十二月三十一日止年度

27. RETIREMENT BENEFIT SCHEME (continued)

The total cost charged to the consolidated income statement of HK\$34,000 (2005: HK\$28,000) represents contributions payable to the scheme by the Group in respect of the current accounting period.

27. 退休福利計劃 (續)

自綜合收益表扣除之成本總額34,000港元(二零零五年: 28,000港元)為本集團及本公司就本會計期間應付計劃之供款。

28. RELATED PARTY TRANSACTIONS

During the year, the Group entered into the following transactions with related parties:

A) Expense items:

28. 有關連人士交易

本年度內本集團與有關連人士訂立以下交易：

(A) 開支項目：

		The Group	
		本集團	
		2006	2005
		二零零六年	二零零五年
		HK\$'000	HK\$'000
		千港元	千港元
Rental paid to an intermediate holding company	向中間控股公司支付租金	72	15
Commissions paid to fellow subsidiaries	向同系附屬公司支付佣金	243	6
Rental paid to a former intermediate holding company	向前中間控股公司支付租金	-	660
Commissions paid to a former fellow subsidiary	向前同系附屬公司支付佣金	-	276

Except for the above, details of balances with related parties are set out in note 18.

除上述外，與有關連人士之結餘載於附註18。

B) Compensation of key management personnel

The key management of the Group comprises all Directors, details of their remuneration are disclosed in note 10. The remuneration of Directors is determined by the Remuneration Committee having regard to the performance of individuals and market trends.

(B) 主要管理職員之酬金

本集團之主要管理層包括全體董事，其酬金詳情於附註10披露。董事之酬金由薪酬委員會視乎個人表現及市場趨勢釐定。

SUMMARY OF FINANCIAL INFORMATION

財務資料摘要

A summary of the results and of the assets and liabilities of the Group for the five financial years ended 31st December, 2006, as extracted from the audited consolidated financial statements, is as set out below.

本集團截至二零零六年十二月三十一日止五個財政年度之業績及資產與負債摘要如下，該等資料乃摘錄自經審核綜合財務報表。

		2006	2005	2004	2003	2002
		二零零六年	二零零五年	二零零四年	二零零三年	二零零二年
RESULTS		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
業績		千港元	千港元	千港元	千港元	千港元
Revenue	收益	61,516	73,559	189,682	74,390	90,476
Profit (loss) for the year attributable to equity holders of the Company	本公司股東應佔溢利(虧損)	11,271	1,235	8,285	5,013	(16,333)
		HK cents	HK cents	HK cents	HK cents	HK cents
		港仙	港仙	港仙	港仙	港仙
Earnings (loss) per share	每股盈利(虧損)	5.0	0.5	3.7	2.2	(7.3)
ASSETS AND LIABILITIES		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
資產及負債		千港元	千港元	千港元	千港元	千港元
Total assets	資產總值	232,758	221,444	220,719	212,595	207,707
Total liabilities	負債總額	(877)	(834)	(1,344)	(1,505)	(1,630)
Net assets	資產淨值	231,881	220,610	219,375	211,090	206,077

