有利集團有限公司*

Yau Lee Holdings Limited

(Incorporated in Bermuda with limited liability)

(Stock Code: 0406)

ANNUAL RESULTS
FOR THE YEAR ENDED 31 MARCH 2013

HIGHLIGHTS

The Group reported a revenue of HK$3,685,944,000 (2012: HK$4,664,581,000) in this year.

The Group reported gross profit of HK$349,877,000 (2012: HK$249,182,000) in this year.

Profit for the year increased from HK$42,658,000 to HK$65,310,000.

Basic and diluted earnings per share was approximately HK14.92 cents (2012: HK9.47 cents).

The net asset value attributable to equity holders of the Company as at 31 March 2013 was HK$1,499,440,000 (2012: HK$1,447,043,000), equivalent to HK$3.42 (2012: HK$3.30) per share based on the 438,053,600 (2012: 438,053,600) ordinary shares in issue.

* *For identification purpose only*

The Board of Directors (the "Directors") of Yau Lee Holdings Limited (the "Company") is pleased to announce the consolidated results of the Company and its subsidiaries (the "Group") for the year ended 31 March 2013 together with comparative figures for the year ended 31 March 2012 as follows:

CONSOLIDATED INCOME STATEMENT
For the year ended 31 March 2013

	Note	2013 HK$'000	2012 (Restated) HK$'000
Revenue	3	**3,685,944**	4,664,581
Cost of sales	5	**(3,336,067)**	(4,415,399)
Gross profit		**349,877**	249,182
Other income and gains	4	**77,287**	74,301
Distribution costs	5	**(27,300)**	(19,791)
Administrative expenses	5	**(332,319)**	(237,486)
Other operating expenses	5	**(3,492)**	(6,293)
Operating profit		**64,053**	59,913
Finance costs	6	**(34,011)**	(33,506)
Share of profit of an associate		**37**	281
Share of profit of jointly controlled entities		**43,417**	23,077
Profit before income tax		**73,496**	49,765
Income tax expense	7	**(8,186)**	(7,107)
Profit for the year		**65,310**	42,658
Attributable to:			
Equity holders of the Company		**65,360**	41,491
Non-controlling interests		**(50)**	1,167
		65,310	42,658
Dividend	8	**10,426**	9,988
Earnings per share (basic and diluted)	9	**14.92 cents**	9.47 cents

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 March 2013

	2013	2012
		(Restated)
	HK$'000	*HK$'000*
Profit for the year	**65,310**	42,658
Other comprehensive income:		
Currency translation differences	**1,406**	8,678
Total comprehensive income for the year	**66,716**	51,336
Attributable to:		
Equity holders of the Company	**66,766**	50,264
Non-controlling interests	**(50)**	1,072
Total comprehensive income for the year	**66,716**	51,336

CONSOLIDATED BALANCE SHEET

As at 31 March 2013

	Note	**31 March 2013**	31 March 2012 (Restated)	1 April 2011 (Restated)
		HK$'000	*HK$'000*	*HK$'000*
ASSETS				
Non-current assets				
Property, plant and equipment		**1,086,815**	923,271	688,318
Investment properties		**324,023**	265,557	368,069
Leasehold land and land use rights		**59,801**	60,897	60,209
Intangible assets		**16,734**	17,790	18,846
Goodwill		**15,905**	15,905	15,905
Associates		**1,402**	1,479	1,654
Jointly controlled entities		**48,524**	16,468	11,342
Deferred income tax assets		**3,681**	9,727	14,699
Other non-current assets		**45,164**	96,786	58,495
		1,602,049	1,407,880	1,237,537
Current assets				
Cash and bank balances		**453,507**	570,027	428,230
Trade debtors, net	*10*	**635,960**	636,042	587,662
Prepayments, deposits and other receivables		**385,684**	307,723	246,253
Inventories		**79,127**	73,696	57,123
Prepaid income tax		**130**	634	115
Due from customers on construction contracts		**611,282**	448,373	388,154
Financial assets at fair value through profit or loss		**42,402**	44,021	43,919
Derivative financial assets		**–**	–	2,069
Property under development for sale		**386,926**	347,810	–
Due from associates, net		**159**	458	–
Due from jointly controlled entities		**2,411**	5,077	31,203
		2,597,588	2,433,861	1,784,728
Total assets		**4,199,637**	3,841,741	3,022,265
EQUITY				
Share capital		**87,611**	87,611	87,611
Other reserves		**448,516**	447,110	438,337
Retained profits				
Proposed final dividend		**6,045**	9,988	9,988
Others		**957,268**	902,334	870,831
Attributable to equity holders of the Company		**1,499,440**	1,447,043	1,406,767
Non-controlling interests		**1,022**	1,072	–
Total equity		**1,500,462**	1,448,115	1,406,767

CONSOLIDATED BALANCE SHEET *(Continued)*
As at 31 March 2013

	Note	**31 March 2013**	31 March 2012 (Restated)	1 April 2011 (Restated)
		HK$'000	*HK$'000*	*HK$'000*
LIABILITIES				
Non-current liabilities				
Long-term borrowings		**1,015,590**	755,715	437,086
Deferred income tax liabilities		**6,349**	5,565	6,383
		1,021,939	761,280	443,469
Current liabilities				
Short-term bank loans		**619,372**	578,734	353,012
Current portion of long-term borrowings		**69,371**	35,099	19,162
Derivative financial liabilities		**26,952**	21,785	1,317
Payables to suppliers and subcontractors	*11*	**274,363**	335,850	273,046
Accruals, retention payables and other liabilities		**328,609**	275,829	209,922
Income tax payable		**590**	3,778	15,019
Obligation in respect of jointly controlled entities		**1,291**	1,252	1,203
Due to customers on construction contracts		**293,526**	373,019	291,108
Due to jointly controlled entities		**63,162**	7,000	8,240
		1,677,236	1,632,346	1,172,029
Total liabilities		**2,699,175**	2,393,626	1,615,498
Total equity and liabilities		**4,199,637**	3,841,741	3,022,265
Net current assets		**920,352**	801,515	612,699
Total assets less current liabilities		**2,522,401**	2,209,395	1,850,236

BALANCE SHEET
As at 31 March 2013

	2013 *HK$'000*	2012 *HK$'000*
ASSETS		
Non-current asset		
Subsidiaries	**571,615**	571,615
Current assets		
Cash and bank balances	**8,757**	7,537
Prepayments, deposits and other receivables	**306**	306
Prepaid income tax	**19**	630
Financial assets at fair value through profit or loss	**19,048**	18,931
Due from subsidiaries	**1,114,406**	1,097,393
Due from an associate	**43**	–
Due from a jointly controlled entity	**120**	–
	1,142,699	1,124,797
Total assets	**1,714,314**	1,696,412
EQUITY		
Share capital	**87,611**	87,611
Other reserves	**414,135**	414,135
Retained profits		
Proposed final dividend	**6,045**	9,988
Others	**974,132**	984,532
Total equity	**1,481,923**	1,496,266
Current liabilities		
Short-term bank loans	**30,000**	30,000
Accruals and other liabilities	**1,042**	1,113
Due to subsidiaries	**201,349**	169,033
Total liabilities	**232,391**	200,146
Total equity and liabilities	**1,714,314**	1,696,412
Net current assets	**910,308**	924,651
Total assets less current liabilities	**1,481,923**	1,496,266

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 March 2013

	Attributable to equity holders of the Company							
	Share capital	**Share premium**	**Capital redemption reserve**	**Currency translation reserve**	**Retained profits**	**Sub-total**	**Non-controlling interests**	**Total**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
As at 1 April 2012, as previously reported	**87,611**	**413,776**	**359**	**32,975**	**887,108**	**1,421,829**	**1,072**	**1,422,901**
Adjustment of change in accounting policy for								
– adopting amendments to HKAS 12	–	–	–	–	**21,320**	**21,320**	–	**21,320**
– retention reclassification	–	–	–	–	**3,894**	**3,894**	–	**3,894**
As at 1 April 2012, as restated	**87,611**	**413,776**	**359**	**32,975**	**912,322**	**1,447,043**	**1,072**	**1,448,115**
Comprehensive income:								
Profit for the year	–	–	–	–	**65,360**	**65,360**	**(50)**	**65,310**
Other comprehensive income:								
Currency translation differences	–	–	–	**1,406**	–	**1,406**	–	**1,406**
2012 final dividend	–	–	–	–	**(9,988)**	**(9,988)**	–	**(9,988)**
2013 interim dividend	–	–	–	–	**(4,381)**	**(4,381)**	–	**(4,381)**
As at 31 March 2013	**87,611**	**413,776**	**359**	**34,381**	**963,313**	**1,499,440**	**1,022**	**1,500,462**
As at 1 April 2011, as previously reported	87,611	413,776	359	24,202	861,542	1,387,490	–	1,387,490
Adjustment of change in accounting policy for								
– adopting amendments to HKAS 12	–	–	–	–	15,563	15,563	–	15,563
– retention reclassification	–	–	–	–	3,714	3,714	–	3,714
As at 1 April 2011, as restated	87,611	413,776	359	24,202	880,819	1,406,767	–	1,406,767
Comprehensive income:								
Profit for the year, as restated	–	–	–	–	41,491	41,491	1,167	42,658
Other comprehensive income:								
Currency translation differences	–	–	–	8,773	–	8,773	(95)	8,678
2011 final dividend	–	–	–	–	(9,988)	(9,988)	–	(9,988)
As at 31 March 2012, as restated	87,611	413,776	359	32,975	912,322	1,447,043	1,072	1,448,115

NOTES TO THE FINANCIAL STATEMENTS

1 GENERAL INFORMATION

Yau Lee Holdings Limited (the "Company") and its subsidiaries (collectively the "Group") are principally engaged in the contracting of building construction, plumbing, renovation, maintenance and fitting-out projects, electrical and mechanical installation, building materials supply, property investment and development and hotel operations. The Group is also engaged in other activities which mainly include computer software development and architectural and engineering services.

The Company is a limited liability company incorporated in Bermuda on 25 June 1991. The address of its registered office is Clarendon House, 2 Church Street, Hamilton HM11, Bermuda. The Company is listed on the Main Board of The Stock Exchange of Hong Kong Limited ("SEHK").

These financial statements are presented in thousands of Hong Kong dollars ("HK$'000"), unless otherwise stated. These financial statements have been approved for issue by the Board of Directors on 26 June 2013.

2 BASIS OF PREPARATION AND ACCOUNTING POLICIES

The consolidated financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants. The consolidated financial statements have been prepared under the historical cost convention, as modified by the revaluation of financial assets and financial liabilities (including derivative financial instruments) at fair value through profit or loss, and investment properties which are carried at fair value.

The preparation of financial statements in conformity with HKFRSs requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies.

(i) Adoption of amended standards

The following relevant amendments to existing standards have been published that are effective for the accounting period of the Group beginning on 1 April 2012:

– HKFRS 7 (amendment)	'Disclosures – Transfers of Financial Assets'
– HKAS 12 (amendment)	'Deferred Tax: Recovery of Underlying Assets'

The adoption of HKAS 12 (amendment) has resulted in a change in accounting policy and has been applied retrospectively. The adoption of the other amendment did not have any significant effect to the financial statements or result in any substantial changes in the Group's significant accounting policies.

In December 2010, the Hong Kong Institute of Certified Public Accountants ("HKICPA") amended HKAS 12, 'Income Taxes', to introduce an exception to the principle for the measurement of deferred tax assets or liabilities arising on an investment property measured at fair value. HKAS 12 requires an entity to measure the deferred tax relating to an asset depending on whether the entity expects to recover the carrying amount of the asset through use or sale. The amendment introduces a rebuttable presumption that an investment property measured at fair value is recovered entirely by sale. The presumption of recovery entirely by sale is rebutted if the investment property is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale.

2 BASIS OF PREPARATION AND ACCOUNTING POLICIES *(Continued)*

(i) Adoption of amended standards (Continued)

The amendment is applicable retrospectively to annual periods beginning on or after 1 January 2012 with early adoption permitted. The Group has adopted this amendment retrospectively for the financial year ended 31 March 2013.

As at 31 March 2013, the Group had investment properties amounting to HK$324,023,000 (31 March 2012: HK$265,557,000). The investment properties held by the Group are located in Hong Kong and Singapore. The Directors are of the view that the Group's investment properties are not held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment properties over time. As required by the amendment, the Group has therefore re-measured the deferred tax relating to all investment properties located in Hong Kong and Singapore according to the tax consequence on the presumption that they are recovered entirely by sale retrospectively.

As a result of the adoption of amendments to HKAS 12, certain comparative figures have been restated to reflect the change in accounting policy, as summarised below.

Effect on consolidated income statement

	Year ended 31 March	
	2013	2012
	HK$'000	*HK$'000*
Decrease in income tax expense	**(9,120)**	(5,757)
Increase in basic and diluted earnings per share	**HK2.08 cents**	HK1.31 cents

Effect on consolidated balance sheet

	31 March 2013	31 March 2012	1 April 2011
	HK$'000	*HK$'000*	*HK$'000*
Decrease in deferred income tax liabilities	**(30,440)**	(21,320)	(15,563)
Increase in retained profits	**30,440**	21,320	15,563

(ii) Retention receivables and payables

Previously, the Group classified retention receivables and payables as current assets and liabilities if these balances were expected to be settled within twelve months from the balance sheet date. Otherwise these balances were classified as non-current and discounted to present value, with the resulting gain or loss on discounting going through the profit or loss account.

With effect from 1 April 2012, the Group revised its accounting policy in respect of classification of retention receivables and payables, under which these balances are classified as current assets and liabilities as the Group expects to realise the assets or settle the liabilities within its normal operating cycle. This change aligns the Group's accounting policy with industry practice and hence providing more relevant information to the users of the financial statements by enhancing the comparability of the Group's financial statements with those of its peers.

The change in accounting policy has been accounted for retrospectively, and certain comparative figures have been restated. The effect of the adoption of this change in accounting policy is summarised below:

2 BASIS OF PREPARATION AND ACCOUNTING POLICIES *(Continued)*

(ii) Retention receivables and payables (Continued)

Effect on consolidated income statement

	Year ended 31 March	
	2013	2012
	HK$'000	*HK$'000*
Decrease in other income and gains	**(1,523)**	–
Decrease in other operating expenses	**–**	(180)
(Decrease)/increase in basic and diluted earnings per share	**(HK0.35 cents)**	HK0.04 cents

Effect on consolidated balance sheet

	31 March 2013	31 March 2012	1 April 2011
	HK$'000	*HK$'000*	*HK$'000*
Decrease in other non-current assets	**(15,053)**	(85,880)	(39,807)
Increase in trade debtors, net	**17,776**	91,641	44,625
Increase in accruals, retention payables and other liabilities	**2,329**	31,608	10,322
Decrease in non-current retention payable	**(1,977)**	(29,741)	(9,218)
Increase in retained profits	**2,371**	3,894	3,714

(iii) Relevant new or revised standards, and amendments to existing standards that are not yet effective and have not been early adopted by the Group

The following relevant new or revised standards, and amendments to existing standards have been published but are not effective for the financial year beginning 1 April 2012 and have not been early adopted by the Group:

– Amendments to HKAS 1	'Presentation of Financial Statements (revised), – Presentation of Items of Other Comprehensive Income'
– HKFRS 7 (amendment)	'Financial Instruments: Disclosures – Offsetting Financial Assets and Financial Liabilities'
– HKFRS 7 and HKFRS 9 (amendments)	'Financial Instruments: Disclosures – Mandatory Effective Date of HKFRS 9 and Transitional Disclosures'
– HKAS 19 (2011)	'Employee Benefits'
– HKAS 27 (2011)	'Separate Financial Statements'
– HKAS 28 (2011)	'Investments in Associates and Joint Ventures'
– HKAS 32 (amendment)	'Financial Instruments: Disclosures – Offsetting Financial Assets and Financial Liabilities'
– HKFRS 9	'Financial Instruments'
– HKFRS 10	'Consolidated Financial Statements'
– HKFRS 11	'Joint Arrangements'
– HKFRS 12	'Disclosure of Interests in Other Entities'
– HKFRS 13	'Fair Value Measurement'
– Annual Improvements 2009 – 2011 Cycle	

The Group will adopt the above new or revised standards, and amendments to existing standards as and when they become effective. The Group has already commenced an assessment of the impact to the Group but is not yet in a position to state whether these would have significant impact on its results of operations and financial position.

3 REVENUE AND SEGMENT INFORMATION

The Group is principally engaged in contracting of building construction, plumbing, renovation, maintenance and fitting-out projects, electrical and mechanical installation, building materials supply, property investment and development and hotel operations.

	2013	2012
	HK$'000	*HK$'000*
Revenue		
Contracting of building construction, plumbing, renovation, maintenance and fitting-out projects	**1,935,591**	2,604,024
Electrical and mechanical installation	**1,204,705**	1,729,039
Building materials supply	**478,294**	317,975
Property investment and development	**2,063**	1,892
Hotel operations	**52,792**	–
Others	**12,499**	11,651
	3,685,944	4,664,581

The chief operating decision makers have been identified as the Executive Directors. In accordance with the Group's internal financial reporting provided to the Executive Directors, who are responsible for allocating resources, assessing performance of the operating segments and making strategic decisions, the reportable operating segments are as follows:

- Construction – Contracting of building construction, plumbing, renovation, maintenance and fitting-out projects
- Electrical and mechanical installation – Provision of electrical, mechanical, ventilation and air conditioning, fire, plumbing and environmental engineering services
- Building materials supply – Supply of construction and building materials
- Property investment and development
- Hotel operations

Other operations of the Group mainly comprise computer software development and architectural and engineering services which are not of a sufficient size to be reported separately.

3 REVENUE AND SEGMENT INFORMATION *(Continued)*

	Construction	Electrical & Mechanical Installation	Building Materials Supply	Property Investment and Development	Hotel Operations	Others	Total
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
Year ended 31 March 2013							
Total sales	1,966,217	1,358,365	512,165	2,063	52,792	30,979	3,922,581
Inter-segment sales	(30,626)	(153,660)	(33,871)	–	–	(18,480)	(236,637)
External sales	1,935,591	1,204,705	478,294	2,063	52,792	12,499	3,685,944
Jointly controlled entities sales	935,099	3,852	–	–	–	–	938,951
	2,870,690	1,208,557	478,294	2,063	52,792	12,499	4,624,895
Segment results	22,885	(883)	5,856	53,905	(2,328)	(14,870)	64,565
Share of profit of an associate	–	37	–	–	–	–	37
Share of profit/(loss) of jointly controlled entities	43,456	–	(39)	–	–	–	43,417
	66,341	(846)	5,817	53,905	(2,328)	(14,870)	108,019
Unallocated expenses							(512)
Finance costs							(34,011)
Profit before income tax							73,496
Income tax expense							(8,186)
Profit for the year							65,310

3 REVENUE AND SEGMENT INFORMATION *(Continued)*

	Construction *HK$'000*	Electrical & Mechanical Installation *HK$'000*	Building Materials Supply *HK$'000*	Property Investment and Development *HK$'000*	Hotel Operations *HK$'000*	Others *HK$'000*	Total *HK$'000*
Year ended 31 March 2012 (Restated)							
Total sales	2,689,134	1,952,351	384,439	1,892	–	35,230	5,063,046
Inter-segment sales	(85,110)	(223,312)	(66,464)	–	–	(23,579)	(398,465)
External sales	2,604,024	1,729,039	317,975	1,892	–	11,651	4,664,581
Jointly controlled entities sales	371,623	–	–	–	–	–	371,623
	2,975,647	1,729,039	317,975	1,892	–	11,651	5,036,204
Segment results	(5,557)	21,469	14,393	37,771	(2,408)	(5,917)	59,751
Share of profit of an associate	–	281	–	–	–	–	281
Share of profit/(loss) of jointly controlled entities	23,126	–	(49)	–	–	–	23,077
	17,569	21,750	14,344	37,771	(2,408)	(5,917)	83,109
Unallocated income							162
Finance costs							(33,506)
Profit before income tax							49,765
Income tax expense							(7,107)
Profit for the year							42,658

4 OTHER INCOME AND GAINS

	2013	2012
	HK$'000	*HK$'000*
Other income		
Dividend income from investments	**296**	296
Bank interest income	**2,678**	1,779
Interest income from subcontractors	**13,160**	9,330
Management service income from a jointly controlled entity	**1,989**	1,673
Sundry income	**3,556**	8,519
	21,679	21,597
Other gains		
Gain on disposal of property, plant and equipment, net	**32**	–
Fair value gain on investment properties, net	**54,951**	39,193
Gain on financial assets at fair value through profit or loss	**625**	366
Gain on derivative financial assets	**–**	1,981
Exchange gain, net	**–**	11,164
	55,608	52,704
	77,287	74,301

5 EXPENSES BY NATURE

	2013	2012
		(Restated)
	HK$'000	*HK$'000*
Cost of construction	**2,418,144**	3,573,652
Cost of inventories sold	**366,272**	295,868
Staff costs (excluding directors' emoluments)	**637,926**	594,935
Directors' emoluments	**17,386**	17,976
Depreciation		
Owned property, plant and equipment	**65,772**	42,635
Leased property, plant and equipment	**3,602**	2,579
	69,374	45,214
Operating lease rentals of		
Land and buildings	**13,800**	11,439
Other equipment	**49,470**	57,115
	63,270	68,554
Amortisation of leasehold land and land use rights	**1,451**	1,405
Amortisation of intangible assets	**1,056**	1,056
Write off of impaired receivables	**614**	1,372
Provision for/(write back of provision for) impaired receivables	**176**	(775)
Auditor's remuneration	**4,301**	3,884
Loss on disposal of property, plant and equipment, net	**–**	3,545
Exchange loss, net	**12**	–
Direct operating expenses arising from investment properties		
– Generate rental income	**301**	243
– Not generate rental income	**28**	42
Distribution costs	**27,300**	19,791
Others	**91,567**	52,207
Total cost of sales, distribution costs, administrative and other operating expenses	**3,699,178**	4,678,969

6 FINANCE COSTS

	2013	2012
	HK$'000	*HK$'000*
Interest on overdrafts and short-term bank loans	**27,368**	11,741
Interest on long-term bank loans repayable within five years	**5,711**	5,947
Interest on long-term bank loans repayable after five years	**4,884**	2,123
Interest element of finance lease payments	**315**	291
Total borrowing costs incurred	**38,278**	20,102
Less: Classified as cost of construction	**(4,317)**	(2,958)
Capitalised in construction in progress	**(4,584)**	(4,912)
Capitalised in investment properties	**(1,570)**	(1,035)
Capitalised in property under development for sale	**(4,708)**	(1,759)
	23,099	9,438
Loss on financial assets at fair value through profit or loss	**1**	21
Loss on derivative financial liabilities	**10,911**	24,047
	34,011	33,506

7 INCOME TAX EXPENSE

	2013	2012 (Restated)
	HK$'000	*HK$'000*
Hong Kong profits tax provision for the year	**47**	136
Overseas tax provision for the year	**1,564**	2,078
(Over)/under-provision in prior years	**(217)**	795
Deferred income tax relating to the origination and reversal of temporary differences	**6,792**	4,098
	8,186	7,107

Hong Kong profits tax was calculated at 16.5% (2012:16.5%) on the estimated assessable profits for the year.

Taxation on overseas profits has been calculated on the estimated assessable profits for the year at the rates of taxation prevailing in the countries in which the Group operates.

8 DIVIDEND

	2013	2012
	HK$'000	*HK$'000*
Interim dividend paid during the year		
Interim – HK1.00 cent (2012: Nil) per ordinary share	**4,381**	–
Proposed final dividend		
Final – HK1.38 cents (2012: HK2.28 cents) per ordinary share	**6,045**	9,988
	10,426	9,988

In the Board meeting held on 26 June 2013, the Directors recommended the payment of a final dividend at HK1.38 cents (2012: HK2.28 cents) per share, totalling HK$6,045,000 (2012: HK$9,988,000) for the year ended 31 March 2013.

9 EARNINGS PER SHARE (BASIC AND DILUTED)

The calculation of earnings per share is based on:

	2013	2012 (Restated)
	HK$'000	*HK$'000*
Net profit attributable to the equity holders of the Company	**65,360**	41,491

	2013	2012
Weighted average number of shares in issue during the year	**438,053,600**	438,053,600

Diluted earnings per share for the years ended 31 March 2013 and 2012 are not presented as there are no potential dilutive shares in issue during the years.

10 TRADE DEBTORS, NET

	31 March 2013	31 March 2012 (Restated)	1 April 2011 (Restated)
	HK$'000	*HK$'000*	*HK$'000*
Trade debtors	**410,501**	429,874	396,468
Retention receivables	**227,378**	208,849	194,734
Provision for impairment	**(1,919)**	(2,681)	(3,540)
	635,960	636,042	587,662

10 TRADE DEBTORS, NET *(Continued)*

The aging analysis of the trade debtors, net is as follows:

	31 March 2013	31 March 2012 (Restated)	1 April 2011 (Restated)
	HK$'000	*HK$'000*	*HK$'000*
Current	**581,491**	583,503	548,802
1-30 days	**16,026**	22,966	18,163
31-90 days	**15,071**	14,774	4,753
91-180 days	**3,411**	2,959	4,209
Over 180 days	**19,961**	11,840	11,735
	54,469	52,539	38,860
	635,960	636,042	587,662

Trade debtors are due from 30 days to 150 days after invoicing depending on the nature of services or products. As at 31 March 2013, trade debtors of HK$54,469,000 (2012: HK$52,539,000) were past due but not impaired. These relate to a number of customers for whom there is no recent history of default.

As at 31 March 2013, trade debtors of HK$1,919,000 (2012: HK$2,681,000) were impaired and fully provided for. The individually impaired receivables relate to customers who experienced unexpected difficult economic situations. All of these trade debtors were overdue by more than 180 days as at 31 March 2013 and 2012.

11 PAYABLES TO SUPPLIERS AND SUBCONTRACTORS

The aging analysis of payables to suppliers and subcontractors is as follows:

	2013	2012
	HK$'000	*HK$'000*
Current	**257,103**	272,945
1-30 days	**12,076**	38,730
31-90 days	**2,374**	7,401
91-180 days	**1,710**	3,606
Over 180 days	**1,100**	13,168
	274,363	335,850

12 COMMITMENTS AND CONTINGENT LIABILITIES

The Group had the following outstanding commitments and contingent liabilities:

(a) In the normal course of its business, the Group is subject to various claims under its construction contracts. As at 31 March 2013, the Group had various liquidated damages claims on certain contracts for which the Group has filed extension of time claims with the customers. The amount of the ultimate liquidated damages, if any, cannot be ascertained but the Directors are of the opinion that any resulting liability would not materially affect the financial position of the Group.

(b) In 2010, the Group filed a statement of claims against a subcontractor of HK$10,000,000 in respect of the subcontractor's failure to perform contractual duties and for recovery of overpayment made to the subcontractor. The subcontractor raised a counterclaim against the Group in the sum of HK$10,000,000. The case is in the process of exchanging documents for proceedings. The Directors are of the view that no provision is presently required with respect to the case.

(c) The Group has provided performance bonds amounting to approximately HK$776,230,000 (2012: HK$340,643,000) in favour of the Group's customers.

(d) As at 31 March 2013, the Group has capital expenditure contracted for but not yet incurred in relation to the acquisition of plant and equipment and setup of a factory in Mainland China of approximately HK$18,524,000 (2012: HK$29,609,000).

(e) The future aggregate minimum lease rental payable under non-cancellable operating leases is as follows:

	2013	2012
	HK$'000	*HK$'000*
Land and buildings		
Within one year	**11,664**	8,111
One year to five years	**23,062**	11,574
More than five years	**35,476**	38,677
	70,202	58,362

MANAGEMENT DISCUSSION AND ANALYSIS

RESULTS FOR THE YEAR

I am pleased to report to you an encouraging achievement made in this year. Record high new contracts across all key segments were received which gave the Group as a whole an all-time high new order of HK$15,979 million. This represented a growth of 6 times year on year.

Though our order books grew substantially, turnover was yet to reflect the growth. For the year ended 31 March 2013, the Group reported a consolidated turnover of HK$3,686 million, reduced from HK$4,665 million in prior year mainly due to time lags existed in between projects completion and commencement in the year. If the turnover of joint venture project was included, the like-for-like turnover reduction would be narrowed down to only 8%. The Group's turnover performance in this year was shaped by very varied patterns of development in the individual segments. Turnover achieved in Singapore and building materials supply were very healthy whilst lower local construction, and electrical and mechanical installation ("E&M") businesses were made as a result of time lag. With the Group's new hotel opened at end of September, the income base was broadened.

Consolidated gross profit for the year was HK$350 million, representing an increase of HK$101 million or 41% over last year. Effective costs controls, strategic measures to improve productivity and the hotel business attributed to the rise in gross profit.

Operating expenses were HK$363 million, up by 38% year on year. Hefty increases in some expenses were noted. Distribution expenses increased by 38% as a result of corresponding growth in building materials supply sales volume. As projects in general grow in both size and complexity, tender costs increased correspondingly. Also, depreciation was up, principally derived from the Group's hotel which commenced operation during the year and the capital expenditure incurred by Huizhou factory for production line expansion and process automation. Besides, the Group's hotel commenced operation in the year which caused a notable increase in running expenses.

The Group recorded a profit attributable to shareholders of HK$65 million (2012: HK$41 million), reflecting a higher fair value gain on investment property valuation and enhancement in gross margin.

The basic earnings per share for the year were HK14.92 cents compared to HK9.47 cents of last year. Net asset value of the Group as at 31 March 2013 was HK$1,500 million (2012: HK$1,448 million), equivalent to HK$3.42 (2012: HK$3.30) per share based on 438,053,600 ordinary shares in issue.

DIVIDEND

In the Board meeting held on 26 June 2013, the Directors recommended the payment of a final dividend of HK1.38 cents per share (2012: final dividend of HK2.28 cents). Together with the first interim dividend of HK1.00 cent per share, total distribution was HK2.38 cents this year, representing a year-on-year increase of 4.38 %. Subject to the equity holders' approval at the forthcoming Annual General Meeting ("AGM") of the Company, the dividend will be paid on 25 September 2013 to equity holders whose names appear on the Company's register of members on 5 September 2013.

CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed from 9 August 2013 (Friday) to 14 August 2013 (Wednesday) (both days inclusive) for the purpose of determining the identity of members who are entitled to attend and vote at the forthcoming AGM.

In order to qualify for attendance to the AGM, all share transfers accompanied by the relevant share certificates, must be lodged with the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited at Rooms 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, no later than 4:30 p.m. on 8 August 2013 (Thursday).

The register of members of the Company will be closed again from 2 September 2013 (Monday) to 5 September 2013 (Thursday) (both days inclusive) for the purpose of determining the identity of members who are entitled to the recommended final dividend of HK1.38 cents per share for the year ended 31 March 2013, following the approval at the AGM of the Company.

In order to qualify for the final dividend, all share transfers accompanied by the relevant share certificates, must be lodged with the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited at Rooms 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, no later than 4:30 p.m. on 30 August 2013 (Friday).

REVIEW OF OPERATIONS

Building construction, renovation and maintenance

The construction sector in our base markets stayed on a growth path. Benefited from the accelerated building program of public housing, local building industry is buoyant. Amidst abundant opportunities, competition is still fierce. Also, in view of the thriving construction industry boosted by increasing infrastructure and housing projects, we believe impacts on costs mainly driven by shortage of skilled labor and subcontracting resources would continue to be severe in coming years. The Group therefore stands more firmly on our tender strategy. We would win over projects through our innovative edges and focus especially the contract with price inflation adjustment in order to share the risk. This policy resulted in some time lags for new contracts intake. As such, the segment reported revenue of HK$1,936 million, down 26% from prior year figure, reflecting the drop in local market. Yet, our strong belief in innovation is proven correct as our innovative and sustainable construction capabilities won for us three major new built projects with reasonable margins in second half of the year. As such, our profitability was improved despite the short term impact on turnover. Contracts intake in Hong Kong surged by 14 times to HK$11,392 million, a record high at year end.

The Group's dedication to innovation and green construction technologies is well recognized in Singapore too. Like Hong Kong, Singapore government speed up the construction of housing. Our establishment in the region benefited from its position as an experienced precaster and the expertise in fast track construction did well in the year. Turnover grew by 48% year on year. In addition, we successfully obtained A1 contractor license in this year which allows us to bid for government projects of unlimited amount. Total value of contracts in hand as at 31 March 2013 reached record at S$485 million.

In Macau, we stay focus on the construction and fitting out of premier resort and hotel developments. During the year, the construction of a project known as Studio City at Cotai amounting to HK$10 billion was awarded to Yau Lee and Paul Y Construction as joint venture. Leveraging on the Group's integrated construction capability, we believe more projects would be obtained in future.

Guided by the firmly held core values, the Group makes all efforts to enhance construction technology in quality, safety and minimizing impact to the environment. Our dedication and performance in these respects gain us continuous recognitions from customers and the industry.

During the year, the Group received over 30 awards and below shows some of the major ones.

- Gold Award for Best Refurbishment and Maintenance Contractor in OSH on Construction Safety Day

- Silver Award for Outstanding Contractors Award (Building) of New Works Projects under Quality Public Housing Construction & Maintenance Award 2012

- Silver Award for Green Management Award (Corporate) under Hong Kong Green Awards 2012

- BEAM Plus Platinum (Final Rating) of BEAM Plus V1.1 for New Building by Hong Kong Green Building Council

- LEED for New Construction Platinum by U.S. Green Building Council

- Platinum (Provisional) Award under Green Mark Scheme by Singapore Building and Construction Authority

- Intelligent Hotel Building (Distinction Rank) of Year 2012 by Asian Institute of Intelligent Buildings

Electrical and mechanical installation

The segment sales was HK$1,205 million, dropped 30% year on year. The reduction was mainly in Hong Kong and China markets. Guided by the Group's disciplined tender policy, the E&M division took on projects that gave reasonable margins. Future profitability was therefore preserved at the expense of short term impact on sales. Like the construction team, the E&M division successfully secured a good amount of quality contracts in the second half of the year. New contracts intake in the year were HK$3,441 million, tripled last year figure. With a strong order book, sales in next year will be higher. In China, the prudent monetary policies and controls on property market were ongoing throughout the year. Developers were highly cautious in pursuing the developments and slowed down project progress on and off. As such, both our work done and new contracts intake in the region slipped. We will be very careful in taking on new projects in the region in order to preserve our profitability.

In the year, the E&M division marked a milestone in business. The division demonstrated our leadership in technology innovation by introducing a breakthrough energy optimization solution. Holiday Inn Express Hong Kong Soho, the designated showcase of the Group's innovative green construction capabilities, is the first high-rise building (hotel) in the world to achieve triple platinum in green certificates. The E&M team together with its two subsidiaries specialized in green technologies made a great contribution to the success by developing and implementing the Energy Optimization Solution (EOS) and dozens of green initiatives in the hotel. These help the hotel to achieve an substantial energy saving at a cost which would be paid back within 4 years. This remarkable achievement received a big welcome by the market. Countless requests for field visits were received from various parties including relevant government bodies, institutions, developers and hoteliers etc. So far, about a thousand persons had visited the hotel from whom we received many positive feedbacks and comments. We are now organizing these valuable responses for further enhancement of our energy saving solution. Two new subsidiaries namely REC Green Technologies Company Limited and REC Green Energy Solutions Company Limited were set up to develop this green business. We believe the EOS would definitely be the star business in the years to come.

Building materials supply

The Group's two prefabrication factories operated in full capacity this year. Segment sales for the year was HK$478 million, representing an increase of HK$160 million or 50% year on year. The factories supply mostly the Group's projects. The business draws on more than 15 years of solid experience in prefabrication technology to deliver quality products. We are now the largest precast manufacturer within the region. Our products are sought-after in market. We take on third parties contracts if orders fit our production schedules.

To strive for good quality and maintain the forerunner edges, the Group never stops investing and advancing in precast technology. During the year, the factories expanded and upgraded the design and moulding divison. Building Integrated Modeling (BIM), a 3D modeling concept aiming to identify and solve problems prior to construction was implemented in mould design and production. The precision, quality and productivity of products were greatly enhanced. Besides, more capital investments were put on production automation. This not only helps to raise the productivity and quality but also eases the rising labor cost problem driven by shortage of skilled workers in China. With the increase of labor cost in Hong Kong, the demand of prefabrication is likely to be increased in the coming years which generates more business opportunities for us. With our proven track records and technology advancement in precast field, we are confident about the bright future of the segment.

Production trial runs of the two Starfon™ production lines have just been completed. We are now fine tuning the process to maximize productivity as well as enhancing output. Meanwhile, the Group is formulating the corresponding marketing strategy.

Starfon™ production testing costs, increased research and development expenses and additional depreciation of newly acquired assets for process automation caused short term impact on net profits.

Property investment and development and hotel operations

The Group's hotel investment, Holiday Inn Express Hong Kong Soho, commenced business at end of September 2012. Occupancy rate was satisfactory since beginning and reached over 85% on average. Room rates were close to budget too. Segment result of hotel operations shows a loss in this year because there were only six months' income whilst pre-opening costs were expensed. Next year, the property would contribute in both profitability and cashflow. The hotel development has successfully broadened the Group's income base. Being the first high-rise building (hotel) in the world to achieve triple platinum in green certificates, the hotel is a perfect demonstration of the Group's commitment and capabilities in innovative green construction. The operation data is the solid evidence. The accomplishment enhances our return on investment and also brings to the Group enormous business potentials in green businesses.

The construction of the Group's first residential property development progressed as planned. Foundation works has just been finished. Estimated completion date remains to be at end of 2014.

The site in Tsun Yip Street is still vacant and yet to be developed. The Group will keep a close eye on the market and find the best option which gives maximized return.

OUTLOOK

Year 2013 was a fruitful year to Yau Lee. Record new contracts across all key segments were secured. Total value of contracts in hand reached an all-time high in the history of the Group. Backed up by the strong order book, revenue of the Group in coming few years would be good.

Though the industry is prosperous, the thriving market magnified skilled labor and subcontracting resources shortage problems. Besides, growth in project size and complexity hiked up project risks. We see big challenges ahead. The Group's success for many years has been built on a foundation of values – quality, safety, innovation and sustainability. To enable us to grasp the market opportunity as well as ride out the storm, we revisited our core values and affirmed innovation and green construction as our strategic priority which can win over businesses that create values to shareholders. We will use our technology and expertise across the full business lifecycle to deliver better solutions to customers.

On design, the Group would place more importance on innovation and green initiative which can create values to customers. On construction practices, through continuous investment in technologies such as Building Integrated Modeling (BIM) and prefabrication, we aim to be at the forefront of innovation in our industry. The Group would cultivate the use of precasts which could reduce on-site wastages, cut down labor use as well as speed up construction time without compromising on quality. On product offerings, we will pursue growth in green building businesses. Apart from energy saving solution, there are many products or solutions such as Excelicrete™, Starfon™ and Virtual Design & Construction in the pipelines for marketing. And we will continue to develop innovative solutions, especially in energy and environment protection for customers.

In term of geographic segments, the Group will stay focus on existing key markets particularly in Singapore. REC has registered a branch and incorporated a new company in Singapore. Leveraged on REC Hong Kong's over 40 years' solid experience in the field, the branch can carry out L5 or L4 contractors' works depending on work nature. And the new REC subsidiary was successfully registered in BCA Singapore as L1 Contractor. Besides, two subsidiaries namely REC Green Technologies (Singapore) Pte. Ltd. and REC Green Energy Solutions (Singapore) Pte. Ltd. were set up to grasp the green business opportunities in the region. We aim for both organic business growth and expansion in scope of business.

Though our key markets are less hard-hit by the economic crisis, the challenges not lessen. The Group will remain vigilant and prepare itself for any potential challenges ahead. Leveraging on its experience and capabilities to enhance the core competitive edges through innovative technology, the Group can achieve long term and sustainable return to both shareholders and community.

On behalf of the board, I would like to thank the management team and all our staff for their effort and contributions. Without their support, the Group could not accomplish the hotel development. I am so grateful to see that green and innovative attributes become the DNA of each and every Yau Lee people that will bring the Group to future success. I am looking forward to reporting to you more successful years in years to come.

FINANCIAL POSITION

Our sources of liquidity include cash and cash equivalents, cash from operation and banking facilities granted to the Group. At balance sheet date the Group retained HK$453,507,000 in cash on hand (2012: HK$570,027,000) and had undrawn banking facilities of approximately HK$965 million (2012: HK$587 million). The current ratio remained steady at around 1.55 whilst it was 1.49 in 2012.

Borrowings was HK$1,704,333,000 as at 31 March 2013 (2012: HK$1,369,548,000) which are secured by the Group's properties, certain deposits and financial assets at fair value through profit or loss. Bank borrowings increased for payments of general operating costs of the hotel, Starfon™ production testing costs, research and development expenses, capital expenditure for process automation in Huizhou factory and the project costs of certain projects just commenced works. The maturity profile of the debt has remained relatively long term in nature. The amount of bank loans and other facilities fall due beyond 1 year was HK$1,015,590,000.

All the bank borrowings are arranged on a floating rate basis. To alleviate partly the Group's exposure to interest rate fluctuations, we had arranged some interest rate hedging instruments aiming to keep the interest costs at a controlled range. The Group will closely monitor and manage its exposure to interest rate fluctuations and will consider engaging relevant hedging arrangement when appropriate.

With its cash and available banking facilities, the Group has sufficient resources to meet foreseeable funding needs for its operation and capital expenditure.

HUMAN RESOURCES

As at 31 March 2013, the Group employed approximately 3,500 (2012: 3,900) employees. There are approximately 2,400 (2012: 2,100) employees in Hong Kong, Macau and Singapore and 1,100 (2012: 1,800) in Mainland China. The Group's remuneration policies are primarily based on prevailing market salary levels and the performance of the respective companies and individuals concerned.

MOVEMENT OF INCOMPLETE CONTRACTS FOR THE YEAR ENDED 31 MARCH 2013

	31 March 2012	**Contracts**		**31 March 2013**
		Secured	**Completed**	
	HK$'million	*HK$'million*	*HK$'million*	*HK$'million*
Building construction, renovation and maintenance *	5,423	13,091	(2,212)	16,302
Electrical and mechanical installation	3,918	3,441	(2,638)	4,721
Building materials supply	1,115	1,599	(567)	2,147
Others	36	5	(15)	26
Less: Inter-segment contracts and jointly controlled entities	(1,403)	(2,157)	685	(2,875)
	9,089	15,979	(4,747)	20,321

* The above contract value as at 31 March 2013 did not included two contracts of jointly controlled entities with HK$12,984 million in total value.

CORPORATE GOVERNANCE

The Board believes that corporate governance is fundamental to corporate long term success and the enhancement of shareholder value. The Company has adopted the principles and practices of the Code on Corporate Governance Practice (the "Code") as set out in the Appendix 14 of The Rules Governing the Listing of Securities on The SEHK ("Listing Rules"). The Company strives to improve the transparency of its corporate governance practices and maximise the return to its shareholders through prudent management, investment and treasury policies.

INTERNAL CONTROL

The Board is responsible for maintaining and reviewing the effectiveness of the Group's internal control system. The internal control system is implemented to minimise the risks to which the Group is exposed and used as a management tool for the day-to-day business operation. The system is designed to manage, rather than eliminate the risk of failure to achieve our business goals and provide a reasonable, as opposed to an absolute assurance in this respect.

The Board appointed an international accounting firm, Baker Tilly Hong Kong, to conduct a review of the internal control system of the Group for the year ended 31 March 2013 including financial, operational and compliance controls as well as the Group's risk management functions. The results of the internal control review were submitted to the Corporate Governance Committee for its consideration. The Corporate Governance Committee has reviewed the results of the internal control review and is satisfied that the Group's system of internal control is sound and adequate. As part of the process of the annual review, the Board has performed evaluation of the Group's accounting and financial reporting function to ensure that there is adequacy of resources, staff qualifications and experience, training programmes and budget of the function.

The Board will continue to review and improve the Group's internal control system, taking into account the prevailing regulatory requirements, the interests of shareholders, and the Group's business growth and development.

DIRECTORS' AND EMPLOYEES' SECURITIES TRANSACTIONS

The Company has adopted the requirements of the Model Code as set out in Appendix 10 of the Listing Rules regarding the securities transactions by the Directors of the Company. The Company has received confirmations from all Directors that they have complied with the requirements of the Model Code for the year ended 31 March 2013.

COMPLIANCE WITH LISTING RULES

In the opinion of the Directors, the Company has complied with the requirements of the Code as set out in Appendix 14 of the Listing Rules for the year ended 31 March 2013 except for the Code provision A.2.1 which requires the roles of chairman and chief executive officer be separated and not be performed by the same individual. The division of responsibilities between the chairman and chief executive officer should be clearly established and set out in writing. However, the roles of the chairman and the chief executive officer of the Company are not separated and are performed by the same individual, Mr. Wong Ip Kuen. The current structure enables the Company to make and facilitate the implementation of decisions promptly and efficiently.

CONTINUING OBLIGATIONS UNDER CHAPTER 13 OF THE LISTING RULES – LOAN AGREEMENTS WITH COVENANTS RELATING TO SPECIFIC PERFORMANCE OF THE CONTROLLING SHAREHOLDER

In accordance with the requirements under Rule 13.21 of the Listing Rules, the Directors of the Company reported the following loan facilities which included a condition relating to specific performance of the controlling shareholder of the Company.

On 22 November 2011, a wholly-owned subsidiary of the Company was granted a term loan facility in the aggregate sum of HK$207,500,000 to be repaid in 48 months from the date of the facility agreement or 6 months from the date of the occupation permit issued by the Hong Kong Building Authority in respect of an entire new building, whichever shall be the earlier. The facility is for the purpose of construction of a new building, which is in part financed or refinanced by the facility. Pursuant to the facility agreement, it shall be an event of default if Mr. Wong Ip Kuen, the controlling shareholder of the Company, ceases to beneficially own 50 per cent or more of the entire issued voting share capital of the Company.

On 29 March 2012, a wholly-owned subsidiary of the Company entered into a term loan facility of up to HK$475,000,000 with a bank in Hong Kong for the exclusive purpose of refinancing an existing indebtedness between the subsidiary and the bank. The loan shall be repaid by twenty consecutive semi-annual instalments with the first repayment date falls on six months after the date of the loan agreement. Pursuant to the facility agreement, it shall be an event of default if Mr. Wong Ip Kuen, the controlling shareholder of the Company, and his family members, hold directly or indirectly less than 40 per cent of the equity interest and voting shares of the Company.

On 12 October 2012, a wholly-owned subsidiary of the Company entered into a term loan facility of up to HK$300,000,000 with a bank in Hong Kong for exclusive purpose of financing the general working capital requirements of the subsidiary. The loan shall be repaid by ten consecutive semi-annual instalments with the first repayment date falls on six months after the date of the loan agreement. Pursuant to the facility agreement, it shall be an event of default if Mr. Wong Ip Kuen, the controlling shareholder of the Company, and his family members, hold directly or indirectly less than 40 per cent of the equity interest and voting shares of the Company.

As at 31 March 2013 and up to the date of this announcement, there is no breach of the covenants.

PURCHASE, SALE OR REDEMPTION OF SHARES

The Company has not redeemed, and neither the Company nor any of its subsidiaries had purchased or sold the Company's listed securities during the year ended 31 March 2013.

REVIEW BY AUDIT COMMITTEE

The Group's annual results for the year ended 31 March 2013 have been reviewed by the Audit Committee which comprises three Independent Non-executive Directors. The Audit Committee, together with the management, has reviewed the audited consolidated financial statements for the year ended 31 March 2013 of the Group.

REVIEW OF THIS ANNUAL RESULTS ANNOUNCEMENT

The figures in this annual results announcement have been agreed by the Company's auditor, PricewaterhouseCoopers, to the amounts set out in the Group's audited consolidated financial statements for the year ended 31 March 2013. The work performed by PricewaterhouseCoopers in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by PricewaterhouseCoopers on this annual results announcement.

By order of the Board
Wong Ip Kuen
Chairman

Hong Kong, 26 June 2013

As at the date of this announcement, the Board comprises Mr. Wong Ip Kuen (Chairman), Ir. Wong Tin Cheung, Ms. Wong Wai Man and Mr. Sun Chun Wai as Executive Directors and Mr. Chan, Bernard Charnwut, Mr. Wu King Cheong and Dr. Yeung Tsun Man, Eric as Independent Non-executive Directors.

The full version of this announcement can also be accessed on the following websites:

(i) http://www.yaulee.com; and
(ii) http://www.irasia.com