WayTung

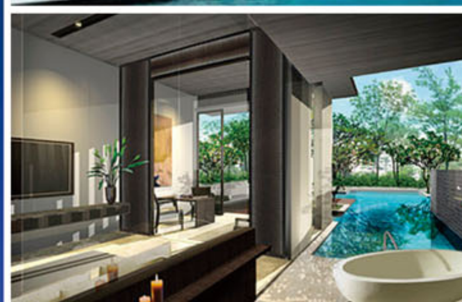
WAYTUNG GLOBAL GROUP LIMITED

滙通天下集團有限公司

(Incorporated in Hong Kong with Limited Liability) Stock Code: 00021

Mission for Vision

Annual Report 2009



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DIRECTORS

Executive Directors

Ms. Huang Wenxi *(Chief Executive Officer)*
Mr. Cheung Chung Leung Richard

Non-executive Directors

Mr. Huang Shih Tsai *(Chairman)*
Ms. Chan I Siu, Fair

Independent Non-executive Directors

Mr. Cheng Hong Kei
Mr. Leung Kwan, Hermann
Mr. Lum Pak Sum

AUDIT COMMITTEE

Mr. Cheng Hong Kei *(Chairman)*
Mr. Leung Kwan, Hermann
Mr. Lum Pak Sum

REMUNERATION COMMITTEE

Mr. Cheng Hong Kei *(Chairman)*
Mr. Leung Kwan, Hermann
Mr. Lum Pak Sum

COMPANY SECRETARY AND CHIEF FINANCIAL OFFICER

Ms. Cheung Kei Yim, Michelle

AUDITORS

SHINEWING (HK) CPA Limited

SHARE REGISTRARS

Tricor Tengis Limited

LEGAL COUNSEL

Richards Butler in association with Reed Smith LLP
P.C. Woo & Co.

PRINCIPAL BANKS

The Hongkong and Shanghai Banking Corporation Limited
Standard Chartered Bank (Hong Kong) Limited

REGISTERED OFFICE

Suite 6308, 63/F., Central Plaza
No. 18 Harbour Road
Wanchai, Hong Kong

Directors and Senior Management Profiles

EXECUTIVE DIRECTORS

Ms. Huang Wenxi, graduated from the University of Wisconsin-Madison of the United States of America with a degree in Bachelor of Business Administration. She is a director of Waytung Global Fund Limited and was a deputy general manager in the Sheraton Hotel in Futian, Shenzhen, the PRC from 2005 to 2008. Ms. Huang is the daughter of Mr. Huang, a non-executive Director and Chairman of the Company. She has experience in setting up and operating one of the first 5-star international hotel in the Central Business District in Shenzhen, PRC.

Mr. Cheung Chung Leung Richard, was appointed as an executive director of the Company on 8 June 2006. Mr. Cheung has over 30 years of experience as an architect and real estate investment advisor. He graduated from the University of Hong Kong with degrees of Bachelor of Arts (Architectural Studies) and Bachelor in Architecture. He possesses the People's Republic of China Class I Registered Architect Qualification and is a member of the Hong Kong Institute of Architects. He is also a Registered Architect pursuant to the Architects Registration Ordinance (Chapter 408 of the Laws of Hong Kong). Mr. Cheung is currently an independent non-executive director of Tomorrow International Holdings Limited and UURG Corporation Limited, these companies are respectively listed on the Main Board and GEM Board of the Stock Exchange. Mr. Cheung holds 10% of the issued share capital of Smartmax Holdings Limited, a substantial shareholder of the Company.

NON-EXECUTIVE DIRECTORS

Mr. Huang Shih Tsai, who founded Greater China International Investment Group Limited (大中華國際投資集團有限公司) in Hong Kong during 1980s, is the chairman of the board of Greater China International Investment Group Limited. He was honoured as the pioneer for urbanization of rural areas, when he introduced the concept of "Property Acquisition for Resident Right" first in the Longzhu Garden project. He developed the concept of "Removing border between Shenzhen and Hong Kong" in Hui Zhan Ge project and developed properties along the border. He was recognised as the pioneer in "Sales of Properties to non-residents" and hotel-style service apartment. Through Greater China International Exchange Square, he was known as the pioneer to develop Central Business District. Mr. Huang Shih Tsai has made significant contributions to the reform and opening-up of Shenzhen.

Mr. Huang Shih Tsai was the only Outstanding Chinese Entrepreneur as the representative to participate the 60th Anniversary of United Nation. He is the executive vice-president of the United World Chinese Association Limited (世界華人基金協會), the executive vice-president of the Shenzhen Chinese Entrepreneur Association (中國企業家協會 (深圳)), the vice-president of Guangdong Culture Society (廣東省文化學會), the vice-president of Shenzhen Federation of Industrial Economics (深圳市工業經濟聯合會), the managing director of World Outstanding Chinese Foundation (世界傑出華人基金會), and the president of Yan Huang Chinese Straits Entrepreneurs Association (炎黃海峽兩岸三地企業家交流協會).

Currently, Greater China International Investment Group is involved in various businesses in property development, financial consultancy, trusts management, trading, department stores, ports and logistics, and the businesses of which cover major cities nationwide. Mr. Huang is the father of Ms. Huang Wenxi.

Ms. Chan I Siu, Fair, graduated from Yantai University in 1994. She was an executive assistant to the president and sales manager of the real estate department of Shenzhen Huiming Group Company from 1998 to 2001 and was a group investment manager of Shenzhen Fuchun Group Company from 2001 to 2005. She was also the vice general manager of Shenzhen Huameng Software Co. Ltd. since 2005. Ms. Chan has extensive experience in property development.

Directors and Senior Management Profiles

INDEPENDENT NON-EXECUTIVE DIRECTORS

Mr. Cheng Hong Kei, is a co-founding director of Cheng & Cheng Limited, Certified Public Accountants, in Hong Kong. He studied accountancy at Hong Kong Polytechnic (now known as The Hong Kong Polytechnic University) and was admitted as a Certified Public Accountant in Hong Kong in 1991. Mr. Cheng has over 30 years of experience in the accounting field. Prior to establishing of his own practice, he worked as an assessor for the Hong Kong Inland Revenue Department for 12 years. Mr. Cheng is a fellow member of each of the Chartered Association of Certified Accountants, the Taxation Institute of Hong Kong and the Hong Kong Institute of Certified Public Accountants (Practicing).

Mr. Cheng was appointed as an independent non-executive director and a member of audit committee of South China Holdings Limited, a company listed on the Main Board of the Stock Exchange, with effect from 28 September 2004. He was appointed as an independent non-executive director of the Company with effect from 8 June 2006.

Mr. Leung Kwan, Hermann, graduated from the University of Hong Kong with a degree in Bachelor of Social Sciences (Management Studies as major and Economics as minor) in 1986. Mr. Leung was admitted as a solicitor of the Hong Kong Special Administrative Region in 1994. He is currently a partner of Messrs. D.S. Cheung & Co., Solicitors. He has about 15 years of experience in legal work relating to civil litigation, commercial litigation, copyright and conveyancing.

Mr. Lum Pak Sum, holds a master degree in business administration from the University of Warwick, UK and a LLB (Honor) degree from the University of Wolverhampton, UK. He is currently a fellow member of the Hong Kong Institute of Certified Public Accountants and the Association of Chartered Certified Accountants, UK. Mr. Lum has over 20 years' experience in the financial field, the money market and capital market. Mr. Lum was an independent non-executive director of Grand Field Group Holdings Limited, China Star Film Group Limited and Heng Xin China Holdings Limited. Currently, he is an independent non-executive director of Xian Yuen Titanium Resources Holdings Limited, Karce International Holdings Company Limited and Bestway International Holdings Limited . These companies are listed on The Stock Exchange of Hong Kong Limited.

SENIOR MANAGEMENT

Ms. Cheung Kei Yim, Michelle, was appointed as the chief financial officer and qualified accountant of the Company with effect from 6 March 2008 and the company secretary of the Company with effect from 17 July 2008. Ms. Cheung is a Certified Public Accountant (Practicing) of the Hong Kong Institute of Certified Public Accountants. She is a fellow member of The Association of International Accountants. Ms. Cheung has many years of experience in finance, compliance and company secretarial matters in companies listed on both the Main Board and the GEM Board on the Hong Kong Stock Exchange and on the Main Board on the London Stock Exchange. She worked in Deloitte Touche Tohmatsu for several years after graduation from the university.

Chairman's Statement

Dear Shareholders,

I hereby present the annual report for the year ended 31 December 2009 of Waytung Global Group Limited (the "Group") on behalf of the Board of Directors.

FINANCIAL REVIEW HIGHLIGHT

For the year ended 31 December 2009, the Group has a turnover of HK$10,596,000. Loss attributable to the shareholders for the year was HK$2,763,000. The Board of Directors did not recommend to pay any dividend for the year ended 31 December 2009 (2008: Nil).

BUSINESS REVIEW

Trading of the Company's shares has been suspended since 4 July 2006. On 20 November 2008, the Listing Committee agreed to allow the Company to proceed with the resumption proposal, subject to compliance with the resumption conditions to the satisfaction of the Listing Division within six months from 21 November 2008.

All resumption conditions were fulfilled on 25 August 2009. Trading of the Company's shares resumed on the Stock Exchange on 27 August 2009.

Ms. Huang Wenxi ("Ms. Huang"), an executive Director and the controlling shareholder of the Company entered into the sale and purchase agreement (the "Sale and Purchase Agreement") with CCB International Asset Management Limited ("CCB International") on 31 August 2009 in relation to the sale and purchase of 50,000,000 shares at HK$0.40 each (the "Option Shares"). The sale and purchase of the Option Shares was completed on the same day. In addition, Mr. Huang, the Chairman and a non-executive Director and father of Ms. Huang entered into the Option Deed with CCB International on the same day in relation to the 50,000,000 Option Shares.

Immediately after the completion of the Sale and Purchase Agreement, CCB International holds approximately 6.47% of equity interests in the Company.

As the Board considered that the change of the Company's names would present a new corporate image and benefit the Company's future business development, the Board proposed that the Company changes its English name from "Beauforte Investors Corporation Limited" to "Waytung Global Group Limited" and its Chinese name from "寶福集團有限公司" to "滙通天下集團有限公司" on 29 September 2009. The above proposal was approved by the Shareholders at the Company's extraordinary general meeting held on 23 October 2009 by way of poll, and duly became effective on 9 November 2009.

BUSINESS OUTLOOK

The group is principally involved in property investment and development, security investment and investment holding. After the completion of Acquisition of Gold Coast, the Group has gradually adjusted its strategy to transform the Company from a property investor into a property investor and/or property developer. Through the Gold Coast project, the Group has also engaged in the tourism property development business. The Company may consider investing in other business opportunities if and when they arise in future.

2010 will be a very significant year in our group's transformational development. Not only will we be faced with unpredictable and unprecedented challenges, but also once in a lifetime opportunities. Despite the difficulties ahead, we must be prepared, be able to respond swiftly, and work diligently towards our goal of "Rooted in China, Tapping into the World". Our management believes that this year will mark the beginning of global economic recovery and will therefore adopt a more aggressive business development strategy. We are poised to capitalize and take advantage of the opportunities of the next upward growth cycle. The Chinese economic market is full of potential; by making new plans for future developments and by paying close attention to the economy and market in China, we can flexibly leverage and seize opportunities as they arise.

Chairman's Statement

APPRECIATION

The Board of Directors was faced with countless setbacks and risks during the re-capitalisation and application for resumption last year. We experienced the trials of global economic downturn during the first half of the year when the Chinese economy was at its lowest; however with the introduction of government supportive policies, the Chinese economic indices began to show a steady increase during the latter half of the year. United, we overcame global financial crisis; as part of the Company, we experienced seasons of hardship and rejuvenation, overcame difficulties and reaped results! With the hard work and perseverance of everybody in the company, we have surmounted barriers to our development.

I belief that the investors continual trust and support in our new management is the motivation for the corporation's sustained development. We are confident that Waytung Global will deliver outstanding results to our investors in return. I would like to take this opportunity to express my gratitude to our management team for their devotion and commitment, our business venture partners for their cooperation, and our shareholders for their trust in our new management. In appreciation for their continual faith in us, we will strive to achieve better results, better market performance for our group, which will in turn mean better return on investments for our investors. Hence realizing our mission of "Investing Globally, Global Under Waytung".

By Order of the Board

Huang Shih Tsai
Chairman

Hong Kong, 12 April 2010

Management Discussion and Analysis

RESULTS

For the year ended 31 December 2009, the Group recorded a turnover of approximately HK$10,596,000 which was derived from its property development and investment business under a new tenancy agreement with a minimum monthly rental income of approximately RMB1,083,333 since April 2009. For the same period of last year, turnover of approximately HK$11,874,000 was solely the proceeds from the sales of trading securities which after deducting the cost of trading securities, incurred a net loss on disposal of trading securities of approximately HK$393,000 to the Group. Loss for the year was decreased by 79% from HK$13,026,000 in year 2008 to HK$2,763,000 in year 2009. The decrease in the loss for the year is mainly resulted from the rental income generated from its property development and investment business since April 2009.

BUSINESS REVIEW

A) Resumption of Trading

1) Completion of the Resumption Proposal

As disclosed in the announcement of the Company dated 22 January 2009, the Listing Committee of the Stock Exchange of Hong Kong Limited (the "Stock Exchange") has allowed the Company to proceed with its resumption proposal (the "Resumption Proposal"), subject to prior compliance with the resumption conditions as disclosed in the announcement of the Company dated 22 January 2009 (the "Resumption Conditions") to the satisfaction of the Listing Division of the Stock Exchange on or before 20 May 2009, which date was extended to 15 September 2009. The Resumption Proposal contemplates the restructuring of the Group, mainly includes a) the acquisition of Gold Coast Tourism Development Limited ("Gold Coast") (the "Acquisition"), b) the scheme of arrangement between the Company and its creditors (the "Scheme"), which was replaced by a new scheme of arrangement between the Company and its creditors (the "New Scheme"), c) the open offer of the Company (the "Open Offer"), and d) the placing to be carried out by Ms. Huang to restore the public float, if required after the completion of the Open Offer (the "Placing of Shares").

a) The Acquisition

The Acquisition of Gold Coast was completed on 31 December 2008. The remaining portion of the initial consideration in the amount of HK$19,305,295.95 was paid to the vendors on 12 February 2009 after the Company was provided with documents evidencing that all previously outstanding taxes of the PRC subsidiary of Gold Coast had been settled by the vendors. After Completion of the Acquisition of Gold Coast, the Group has leased out the resort held by Gold Coast to an independent third party with a minimum monthly rental income of approximately RMB1,083,333 since April 2009 for an initial fixed term of three years. As previously disclosed, the Vendors are obliged to use their best endeavours to assist the PRC Subsidiary of Gold Coast to obtain the State-owned Land Use Certificate in respect of the Other Property within nine (9) months after 19 August 2008, or such later date as the parties may mutually agree in writing. The vendors and the Company have mutually agreed to extend the time limit for the vendors to obtain the State-owned Land Use Certificate to on or before 16 November 2010.

b) The New Scheme

The New Scheme was approved by the Scheme Creditors at the Scheme Meeting of the Company on 4 March 2009. The New Scheme was sanctioned by the High Court of Hong Kong on 19 March 2009 and became effective on 18 August 2009. No Preferential Claims had been lodged against the Company and hence no declaration of dividend was made in respect of admitted Preferential Claims. A First and Final Dividend at a rate of 100 cents in the dollars in respect of admitted unsecured claims was declared on 8 December 2009 and such First and Final Dividend had been paid out of the Scheme Funds. The balance of the Scheme Funds as at 31 December 2009 amounted to HK$1,249,330.12.

On 8 March 2010, the Scheme Administrators transferred HK$1,249,330.12 being the balance of the Scheme Funds, net of the Scheme Costs and the First and Final Dividend in respect of the admitted unsecured claims, to the Company for general working capital in accordance with the New Scheme and accordingly there remains no Scheme Funds in the Scheme Trust Account. The Scheme Administrators were satisfied that the continuation of the New Scheme is no longer beneficial to the general body of the Scheme Creditors. The New Scheme was terminated on 11 March 2010.

c) The Open Offer

The Company's proposal in respect of (i) raising HK$168,664,320 by issuing 421,660,800 offer shares at the subscription price of HK$0.4 per offer share by way of the Open Offer, (ii) application for a Whitewash Wavier pursuant to Note 1 on dispensations from Rule 26 of the Takeovers Code of the obligations on the part of Ms. Huang and her concert parties to make a mandatory general offer, and (iii) the Special Deal under Rule 25 of the Takeovers Code in connection with the settlement of the indebtedness owed to Mr. Cheung Chung Leung Richard, an executive Director of the Company were approved by independent shareholders at the extraordinary general meeting of the Company on 31 July 2009. The Executive Director of the Corporate Finance Division of the Securities and Futures Commission of Hong Kong has granted the Whitewash Wavier and its consent to the transaction contemplated under the Special Deal.

A total of 183,571,858 offer shares representing approximately 43.54% of the total number of 421,660,800 offer shares were issued under the Open Offer.

As a result of the under-subscription of the offer shares, pursuant to the Underwriting Agreement, the Underwriter was obliged to subscribe for 238,088,942 offer shares that had not been validly subscribed for (the "Untaken Offer Shares"). Pursuant to the Underwriting Agreement, Ms. Huang set off the aggregate Subscription Price payable by her for the offer shares in full against the loans and outstanding director's fees owed to her by the Company which amounted to HK$85,413,711.77 as at 18 August 2009. As the Company still owed money to Ms. Huang after the set off, Ms. Huang assigned such debt to the Underwriter. The amount of HK$28,733,846.17 payable by the Underwriter in respect of the Untaken Offer Shares were set off against the sum owed to it by the Company. As a result of the set off by Ms. Huang and the Underwriter respectively, the Company did not owe any money to Ms. Huang or the Underwriter. The Open Offer was completed on 20 August 2009.

d) The Placing of Shares

In order to strengthen the future cooperation with the Company's strategic partner and to enable it to have a capital stake in the Company, on 31 August 2009, the Company was informed by Ms. Huang, an executive Director and a controlling shareholder who was interested in 61.30% of the issued share capital of the Company immediately before completion of the sale and purchase, that she had entered into the sale and purchase agreement with CCB International Asset Management Limited ("CCB International"), an independent third party, in relation to the sale and purchase of 50,000,000 shares ("Option Shares"), representing approximately 6.47% of the issued share capital of the Company as at 31 August 2009, at the price of HK$0.40 each Option Share. The sale and purchase of the Option Shares was completed on the same day.

It is a term of the Memorandum of Understanding dated 24 August 2009 that Mr. Huang Shih Tsai ("Mr. Huang"), the Chairman and a non-executive Director and the father of Ms. Huang, will grant an option to CCB International and will enter into an option deed (the "Option Deed") for the purpose. The Option Deed was signed on 31 August 2009. Pursuant to the Option Deed, CCB International may request Mr. Huang to purchase all or part of the Option Shares at HK$0.50 each on the date falling on the first anniversary of the completion of the sale and purchase of the Option Shares, i.e. 30 August 2010.

No new directors are nominated by CCB International to the Board as a result of the sale of the Option Shares.

2) ***Resumption of Trading in Shares***

As disclosed in the announcement of the Company dated 26 August 2009, all the Resumption Conditions had been fulfilled on 25 August 2009. Trading in the Shares of the Company resumed on 27 August 2009.

3) ***The Review Report***

The Company undertook to the Stock Exchange on 21 August 2009 to appoint an independent professional firm to conduct a full scope review on the financial reporting system and internal control procedures of the Group after completion of the Resumption Proposal and that the Company will procure that a professional firm to issue a review report (the "Review Report"), together with any proposed remedial measures and timetable for implementation of such remedial measures, within six months from the date of completion of the Resumption Proposal. The Review Report conducted by the independent professional firm was issued on 5 March 2010. The Review Report did not reveal significant deficiencies in the financial reporting system and internal control procedures of the Group. As such, no remedial measures have been proposed in the Review Report.

4) ***Change of the Company's Names***

As the Board considered that the change of the Company's names would present a new corporate image and benefit the Company's future business development, the Board proposed that the Company changes its English name from "Beauforte Investors Corporation Limited" to "Waytung Global Group Limited" and its Chinese name from "寶福集團有限公司" to "滙通天下集團有限公司" on 29 September 2009. The above proposal was approved by the Shareholders at the Company's extraordinary general meeting held on 23 October 2009 by way of poll, and duly became effective on 9 November 2009.

Please refer to the announcements of the Company dated 22 January 2009, 27 May 2009, 31 July 2009, 11 August 2009, 21 August 2009, 26 August 2009, 26 February 2010 and 5 March 2010, the circular of the Company dated 14 July 2009 and the listing document of the Company dated 31 July 2009 for further details of the above matters.

B) Property Development and Investment Business

The Gold Coast Project

After the completion of Acquisition of Gold Coast, the Group has gradually adjusted its strategy to transform the Company from a property investor into a property investor and/or property developer. Through the Gold Coast project, the Group has also engaged in the tourism property development business.

Gold Coast, through its wholly-owned PRC subsidiary, 海豐金麗灣度假村有限公司 (the "Gold Coast PRC"), owns a resort located in Baian Peninsula, Houmen Town, Haifeng County, Shanwei City, Guangdong Province, the PRC. The Group has entered into a tenancy agreement (the "Tenancy Agreement") with an independent third party (the "Tenant") on 10 October 2008 and leased out the resort held by Gold Coast PRC to the Tenant with a minimum monthly rental income of approximately RMB1,083,333 since April 2009 for an initial fixed term of three years. The Tenancy Agreement has secured recurring income for the Group.

To address water shortage problems in the Houmen (鮜門) area in the PRC where the Gold Coast Resort is located, the Gold Coast PRC commenced construction of water supply pipes connecting Houmen and Meilong Pinandong (梅隴鎮平安洞), Haifeng County, Shanwei City, Guangdong Province, the PRC on 25 January 2010. The construction of the water supply pipes was completed on 25 March 2010. The water supply pipes will not only supply water to the Gold Coast Resort, but the Company plans that the water supply pipes will also supply water to the local villages near the Gold Coast Resort.

The Jinan Property

The Jinan Property was written off in 2006. Legal action is still underway to apply for the recovery of the monies balance held by the PRC Court.

The Shanghai Property

The Shanghai Property was written off in 2007. Legal action is still underway to apply for the recovery of monies balance held by the PRC Court.

C) Securities Trading Business

During the period under review, the Group has not engaged in securities trading activities due to the great uncertainties in the stock market in year 2009.

D) Treasury and Investment Business

At 31 December 2009, the Directors conducted a review on the investments in (a) Hennabun Capital Group Limited, (b) Heze Century Energy Coalchem Industrial Co., Ltd., (c) Zhejiang Risesun Paper Co. Ltd, Wuhu Dongtai Paper Mfg. Co. Ltd. and (d) 澤潤投資諮詢(上海)有限公司 and believed that any retrieval or cash inflow from these investments are remote.

BUSINESS OUTLOOK

The principal activities of the Group currently are property investment and development, security investment and investment holding. After the completion of Acquisition of Gold Coast, the Group has gradually adjusted its strategy to transform the Company from a property investor into a property investor and/or property developer. Through the Gold Coast project, the Group has also engaged in the tourism property development business. The Company may consider investing in other business opportunities if and when they arise in future.

In September 2009, the Group incorporated 3 subsidiaries with an intention to commence securities brokerage business and investment fund management business in the future. For the year ended 31 December 2009, the 3 newly incorporated subsidiaries remained dormant. However, the Company has plans to invest approximately HK$30 million in aggregate in these 3 subsidiaries to start up the operations of securities brokerage and investment fund management.

The year of 2010 will be very significant to the revamped development of the Company. Our management believes that this year marks the beginning of recovery in the global economy. Our expansion will target at businesses that are of higher level. We are well prepared to capitalize on the opportunities once the upward moving trend of the new business cycle arises. We have also prepared new plans for our development in future. We will closely rely on the economy and market in China, which is of greatest potential growth, so that we can flexibly leverage on the opportunities arising.

LIQUIDITY AND FINANCIAL RESOURCES

As at 31 December 2009, time deposit, bank balances and cash of the Group amounted to HK$74,506,000, as compared to an amount of HK$1,145,000 in year 2008. The Group's current assets amounted to HK$79,145,000 for the year ended 31 December 2009, which comprised Other Receivables, Held for Trading Investments, Bank Balances and Cash. The Group's current liabilities as at 31 December 2009 was HK$17,049,000. It mainly consisted of the remaining balance of the consideration of approximately HK$11,328,000 for the Acquisition of Gold Coast which will only be released within seven days after the PRC subsidiary of Gold Coast Tourism Development Limited has obtained the Stated-owned Land Use Certificate in respect of the Other Property with the assistance of the vendors. After completion of the Open Offer, the Group has changed from a group with net liabilities to a group with net assets. As at 31 December 2009, the Group has no borrowings and debts.

CAPITAL COMMITMENT

As at 31 December 2009, the Group had a total capital commitment of HK$5,762,000 in respect of the acquisition of plant and equipment of HK$876,000 and construction of investment properties of HK$4,886,000 contracted for but not provided in the financial statements.

CHARGES ON ASSETS

As at 31 December 2009, the Group had not charged any of its assets.

EMPLOYEES

As at 31 December 2009, the Group employed 13 employees (31 December 2008: 6 employees). Staff remuneration packages are reviewed annually. The Group does not maintain a share option scheme.

Corporate Governance Report

CORPORATE GOVERNANCE PRACTICES

The board of directors (the "Board") of Waytung Global Group Limited (the "Company") has been committed to maintaining the high standard of corporate governance within the Company and its subsidiaries (the "Group") in order to enhance the transparency in disclosure of material information. The Board considers such commitment is essential for internal management, financial management and protection of shareholders' interest and believes that maintaining a high standard of corporate governance benefits all shareholders, investors, and its business as a whole. The Company has applied the principles and complied with the requirements of the Code on Corporate Governance Practices (the "CG Code") as set out in Appendix 14 of the Rules Governing the Listing of Securities (the "Listing Rules") of the Stock Exchange of Hong Kong Limited throughout the period for the year ended 31 December 2009.

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted the Model Code as set out in Appendix 10 of the Listing Rules as its own code of conduct regarding securities transactions by Directors. Having made specific enquiries of all directors of the Company, they have confirmed that they complied with required standard set out in the Model Code throughout the year under review.

THE BOARD OF DIRECTORS

The Board is responsible for reviewing, evaluating and finalizing the Company's strategies and policies, annual budgets, business plans and performance, and has full access to adequate, reliable and timely information on the Group so as to enable them to make a timely decision. It also has the collective responsibility for leadership and control of, and for promoting the success of, the Group by directing and supervising the Group's affairs.

One of the roles of the Board is to protect and enhance shareholder value. The Board acts with integrity and due care for the best interests of the Company and its shareholders. Leading the Group in a responsible and effective manner, the Board adopts formal terms of reference which detail its functions and responsibilities, including, but not limited to, ensuring competent management, approving objectives, strategies and business plans and monitoring integrity in the Company's conduct of affairs. The management is obliged to supply the Board with adequate information in a timely manner to enable the members to make informed decisions and to discharge their duties and responsibilities. Each director has separate and independent access to the Group's senior management to acquire more information and to make further enquiries if necessary.

Together with the balance of skill and experience for business of the Group, a balance composition of executive, non-executive and independent non-executive director of the Board shall exercise effective independent judgment. Currently the Board comprises two executive directors, namely Ms. Huang Wenxi and Mr. Cheung Chung Leung Richard, two non-executive directors, namely Mr. Huang Shih Tsai and Ms. Chan I Siu, Fair and three independent non-executive directors, namely Mr. Cheng Hong Kei, Mr. Leung Kwan, Hermann and Mr. Lum Pak Sum. The Chairman of the Company, Mr. Huang Shih Tsai is the father of Ms. Huang Wenxi, the Chief Executive Officer of the Company.

Each director has different professional and industrial experience, which enable them to make valuable and diversified advice and guidance to the Group's activities and development. The Company has received, from each of the independent non-executive directors, an annual confirmation of his independence pursuant to Rules 3.13 of the Listing Rules. The Company considers all of the independent non-executive directors are independent.

There is no nomination committee in the Group for the time being. Candidates to be nominated as directors are experienced, high calibre individuals. Under the Company's Articles of Association, any director appointed by the Board shall hold office only until the next annual general meeting of the Company and shall then be subject to re-election by the shareholders. Apart from this, every director, including the non-executive director, is subject to retirement by rotation at least once every three years.

During the financial year ended 31 December 2009, inclusive of the quarterly regular meetings according to the CG Code, the Board held a total of 22 board meetings. The attendance of each director is set out on page 14.

Corporate Governance Report

CHAIRMAN AND CHIEF EXECUTIVE OFFICER

On 23 August 2007, Ms. Huang Wenxi was appointed as the Chief Executive Officer of the Company whereas Mr. Huang Shih Tsai was appointed as the Chairman of the Company on 29 June 2007. From 23 August 2007 onwards, the role of the Chairman and the Chief Executive Officer are segregated, with a clear division of responsibilities. The primary role of the Chairman is to provide leadership for the Board and to ensure that it works effectively in the discharge of its responsibilities. The Chief Executive Officer is responsible for the day-to-day management of the Group's business.

NON-EXECUTIVE DIRECTORS

All the non-executive directors of the Company are appointed for a term of 1 year and are subject to retirement by rotation and re-election at the Company's annual general meetings at least once every three years.

REMUNERATION OF DIRECTORS

Under the CG Code Provision B.1, the issuers should establish a remuneration committee with specific written terms of reference which deal clearly with its authority and duties.

The Remuneration Committee currently comprises three members, namely Mr. Cheng Hong Kei, Mr. Leung Kwan, Hermann and Mr. Lum Pak Sum. All members are independent non-executive directors and is chaired by Mr. Cheng Hong Kei. It reviews and determines the policy for the remuneration of directors and senior management.

The primary responsibilities of the Remuneration Committee are:

(i) conduct regular review of the remuneration policy of Group's directors and senior management;

(ii) make recommendations to the Board on the Company's policy and structure for all remuneration of directors and senior management and on the establishment of a formal and transparent procedure for developing such remuneration policy;

(iii) make recommendation to the Board on remuneration packages of the Company's directors;

(iv) determine remuneration packages of senior management proposed by the directors of the Company that will attract, motivate and retain the competent staff;

(v) review and approve performance-based remuneration by reference to corporate goals and objectives resolved by the Board from time to time;

(vi) review and approve compensation payable to executive directors and senior management in connection with any loss or termination of their office or appointment or any compensation arrangements relating to dismissal or removal of director for misconduct;

(vii) recommend the Board of the structure of long-term incentive plans for executive directors and certain senior management.

During the year, three remuneration committee meetings were held to review and approve remuneration policies and directors' remuneration of the Company. The attendance of each committee member is set out on page 14.

ACCOUNTABILITY AND AUDIT

The Board is responsible to ensure the preparation of the financial statements of the Company and the Group is in accordance with the relevant statutory requirements and applicable accounting standards and to ensure the published financial statements should be in a timely manner and can provide a true and fair view of the business and financial information of the Group. In preparing the financial statements, the Board has adopted Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards and Interpretations issued by the Hong Kong Institute of Certified Public Accountants and accounting principles generally accepted in Hong Kong and the disclosure requirement of the Hong Kong Companies Ordinances that are relevant to its operations.

Corporate Governance Report

The Board was not aware of any material uncertainties relating to events or conditions that might cast significant doubt upon the Group's ability to continue as a going concern, the Board has prepared the financial statements on a going concern basis.

The responsibilities of the external auditors about their financial reporting are set out in the Independent Auditor's Report attached to the Company's financial statements for the year ended 31 December 2009.

The Board has conducted a review of the effectiveness of the Group's internal control system with an aim to safeguard the shareholders' investment and the Company's assets in compliance with the provision of the CG Code. The purpose is to provide reasonable, but not absolute, assurance against material misstatements, errors, losses or fraud, and to manage rather than eliminate risks of failure in achieving the Group's business objectives.

AUDITOR'S REMUNERATION

SHINEWING (HK) CPA Limited has been appointed by the shareholders annually as the Company's external auditors since 2005. During the year, the fees charged to the accounts of the Company and its subsidiaries for SHINEWING (HK) CPA Limited's statutory audit amounted to approximately HK$353,000 in addition approximately HK$190,000 was charged for non-audit related services. The non-audit related services mainly consist of special audits for the Company's open offer transaction and events relating to resumption of the Company's shares.

AUDIT COMMITTEE

The Audit Committee comprises three members, namely Mr. Cheng Hong Kei, Mr. Leung Kwan, Hermann and Mr. Lum Pak Sum. All of them are independent non-executive directors. The Chairman of this Committee is Mr. Cheng Hong Kei. The Audit Committee meets with the Group's senior management regularly to review the effectiveness of the internal control systems and the interim and annual reports of the Group.

The primary responsibilities of the Audit Committee are:

(i) making recommendation to the Board on the appointment, re-appointment and removal of the external auditor and to approve the remuneration and terms of engagement of the external auditor and any resignation and dismissal of that auditor;

(ii) reviewing and monitoring the independence and objectivity of the external auditor and the effectiveness of the audit process in accordance with applicable standard;

(iii) liaising with the Board, senior management and the auditors to monitor the integrity of financial statements, the interim and annual reports in particular on its accounting policies and practices and compliance with accounting standards, the Listing Rules and other legal requirements in relation to financial reporting;

(iv) reviewing the financial control, internal control and risk management system to ensure the management of the Company discharge its duty to have an effective internal control system;

(v) reviewing of the report and management letter submitted by external auditors; and considering any findings of major investigations of internal control matters as delegated by the Board or on its own initiative and management's response.

During the year, two audit committee meetings were held to review the financial results and the accounting principles and practices adopted by the Group for the year 2009 and also the review report issued by the independent professional firm.

INTERNAL CONTROL

On 26 November 2009, the Company has appointed an independent professional firm to conduct a full scope review on the financial reporting system and internal control procedure of the Group after the completion of resumption proposal. The review report issued by the independent professional firm has been discussed and reviewed by the Audit Committee. The review report did not reveal significant deficiencies in financial reporting system and internal control procedures of the Group.

The Board, through the Audit Committee, has reviews the effectiveness of the Group's internal control system covering all material controls, including financial, operational and compliance controls and risk management functions.

DELEGATION BY THE BOARD

The Board is responsible for determining the overall strategy and corporate development and ensuring the business operations are properly monitored. The Board reserves the right to decide all policy matters of the Group and material transactions. The Board delegates the day-to-day operations to senior staffs that are responsible for different aspects of the operations of the Group.

COMMUNICATION WITH SHAREHOLDER

The Company believes in regular and timely communication with shareholders as part of its efforts to help shareholder understand its business better and the way the Company operates. To promote effective communication with the public at large, the Company maintains a website (http://www.waytung.com) on which comprehensive information about the Company's major businesses, financial information and announcements, annual and interim reports and shareholders circulars are being made available.

The Board is endeavour to maintain an on-going dialogue with shareholder. The chairman of the Board and members of the Audit Committee should attend the annual general meeting to answer questions.

DIRECTORS' ATTENDANCE AT BOARD AND COMMITTEE MEETINGS

The following table shows the attendance of Directors at meetings of the Board and Committees during the year ended 31 December 2009:

	Board Meeting	Attendance Rate	Audit Committee	Remuneration Committee
Executive Directors				
Huang Wenxi	22/22	100%	N/A	N/A
Cheung Chung Leung Richard	22/22	100%	N/A	N/A
Non-executive Directors				
Huang Shih Tsai	13/22	59%	N/A	N/A
Chan I Siu, Fair	14/22	64%	N/A	N/A
Independent Non-executive Directors				
Cheng Hong Kei	13/22	59%	2/2	3/3
Leung Kwan, Hermann	14/22	64%	2/2	3/3
Lum Pak Sum	14/22	64%	2/2	3/3

Directors' Report

The Board is pleased to present their report and the audited consolidated financial statements for the year ended 31 December 2009.

PRINCIPAL ACTIVITIES

The Company is an investment holding company. The principal activities of its subsidiaries are set out in note 36 to the financial statements.

RESULTS

The results of the Group for the year ended 31 December 2009 are set out in the consolidated statement of comprehensive income on page 22 of the annual report.

DIVIDENDS

The Board did not recommend the payment of dividend during the year.

FINANCIAL SUMMARY

The summary of the results and the assets and liabilities of the Group for the past five financial years is set out on page 64 of the annual report.

FIXED ASSETS

Details of movements during the year in property, plant and equipment and investment properties of the Group are set out in notes 15 and 16 respective to the financial statements.

SHARE CAPITAL

Details of the movements during the year in the share capital of the Company are set out in note 27 to the financial statements.

RESERVES

Details of movement in reserves of the Group during the year are set out in the consolidated statement of changes in equity.

DIRECTORS

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

Executive Directors

Huang Wenxi
Cheung Chung Leung Richard

Non-executive Directors

Huang Shih Tsai
Chan I Siu, Fair

Independent Non-executive Directors

Cheng Hong Kei
Leung Kwan, Hermann
Lum Pak Sum

In accordance with clause 103(A) of the Company's Articles of Association, Ms. Huang Wenxi, Mr. Cheung Chung Leung Richard and Ms. Chan I Siu, Fair will retire by rotation and Ms. Huang Wenxi offers herself for re-election at the forthcoming annual general meeting. Mr. Cheung Chung Leung Richard and Ms. Chan I Siu, Fair will not offer themselves for re-election.

Save as prescribed in the Listing Rules and the respective service contracts, the term of office of each independent non-executive director is for a period from the date of appointment up to his retirement by rotation as required by the Company's Articles of Association.

SERVICE CONTRACTS OF DIRECTORS

The non-executive directors, namely Mr. Huang Shih Tsai and Ms. Chan I Siu, Fair; the independent non-executive Directors, namely Mr. Cheng Hong Kei, Mr. Leung Kwan, Hermann, and Mr. Lum Pak Sum had entered into service contracts with the Company for a term up to the forthcoming annual general meeting. The executive director, namely Ms. Huang Wenxi has entered into a service contract with the Company for a term of two years with a total service fees amounting to HK$360,000 per annum. The other executive Director, namely Mr. Cheung Chung Leung Richard has entered into a service contract with the Company for a term of two years with a total service fees amounting to HK$1,020,000 per annum. Each director is entitled to receive a director's fee of HK$150,000 per annum.

Save as disclosed, no director proposed for re-election at the forthcoming annual general meeting has a service contract with the Company or any of its subsidiaries which is not terminable by the Group within one year without payment of compensation other than statutory compensation.

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS IN SECURITIES

As at 31 December 2009, the interests and short positions of the directors, chief executive and their respective associates in the shares, underlying shares and convertible notes of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance ("SFO"), as recorded in the register maintained by the Company pursuant to Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which were taken or deemed to have under such provisions of the SFO) or pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code"), were as follows:

Name of Directors	Type of interests	Total number of shares held	% of total issued shares
Ms. Huang Wenxi	Corporate & Beneficial *(note 1)*	423,867,606 (L)	54.83
Mr. Huang Shih Tsai	Beneficial *(note 2)*	50,000,000 (L)	6.47
Mr. Cheung Chung Leung Richard	Corporate *(note 3)*	48,000,000 (L)	6.21

(L) Long position

Notes:

1. The interest disclosed represents the 235,778,664 shares held by Ms. Huang Wenxi and 188,088,942 shares held by Brilliant China Group Limited which is 100% owned by Ms. Huang Wenxi.

2. Pursuant to an Option Deed dated 31 August 2009 between Mr. Huang Shih Tsai ("Mr. Huang") and CCB International Asset Management Limited ("CCB International"), CCB International may request Mr. Huang to purchase all or part of the 50,000,000 shares ("Option Shares") owned by CCB International at HK$0.50 each on the date falling on the first anniversary of the completion of the sale and purchase of the Option Shares, i.e. 30 August 2010. As such, Mr. Huang is deemed to be interested in the 50,000,000 Option Shares held by CCB International under the SFO.

3. The interest disclosed represents the 48,000,000 shares held by Smartmax Holdings Limited which is 90% owned by Ms. Sun Bo. The other 10% of Smartmax Holdings Limited is held by Mr. Cheung Chung Leung Richard, an executive director of the Company.

All the interests stated above represented long positions in the shares of the Company as at 31 December 2009, there were no short positions recorded in the register required to be kept under Section 336 of the SFO.

Save as disclosed, none of the directors, chief executive and their respective associates had any interests or short positions in any shares, underlying shares and convertible notes of the Company and its associated corporations as at 31 December 2009.

DIRECTORS' RIGHTS TO ACQUIRE SHARES

At no time during the year was the Company or its subsidiaries or jointly controlled entity, a party to any arrangements that enabled any director of the Company to acquire benefits by means of the acquisition of shares in the Company or of any other body corporate.

None of the directors or their spouses or children under the age of 18 had any right to subscribe for the securities of the Company or had exercised any such right during the year.

DIRECTORS' INTERESTS IN CONTRACTS OF SIGNIFICANCE

No contract of significance to which the Company or any of its subsidiaries was a party and in which a director of the Company or any of its subsidiaries had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

SUBSTANTIAL SHAREHOLDERS

As at 31 December 2009, the register of substantial shareholders maintained by the Company pursuant to Section 336 of the SFO shows that other than the interest of the directors which had been disclosed in the foregoing paragraph on "Directors' and Chief Executive's Interests in Securities", the following shareholders had notified the Company of relevant interests in the issued share capital of the Company:

Name of Shareholders	Type of interests	Total number of shares held	% of total issued shares
Brilliant China Group Limited	Corporate *(note 1)*	188,088,942 (L)	24.33
CCB International Asset Management Limited	Corporate *(note 2)*	50,000,000 (L)	6.47
	Corporate *(note 2)*	50,000,000 (S)	6.47
Central SAFE Investments Limited	Beneficial *(note 2)*	50,000,000 (L)	6.47
	Beneficial *(note 2)*	50,000,000 (S)	6.47
Mr. Lo Man Wai	Beneficial	50,000,000 (L)	6.47
Smartmax Holdings Limited	Corporate *(note 3)*	48,000,000 (L)	6.21
Ms. Sun Bo	Beneficial *(note 3)*	48,000,000 (L)	6.21

(L) – Long Position
(S) – Short Position

Note:

1. Brilliant China Group Limited is 100% owned by Ms. Huang Wenxi, an executive director of the Company. By virtue of the SFO, Ms. Huang Wenxi is deemed to have interest in the 188,088,942 shares of the Company held by Brilliant China Group Limited.

2. According to information disclosed in the disclosure of interest form, CCB International Asset Management Limited is ultimately indirectly owned as to 70.69% by Central SAFE Investments Limited through five intermediary companies, namely CCB International Assets Management (Cayman) Limited, CCB International (Holdings) Limited, CCB Financial Holdings Limited, CCB International Group Holdings Limited and China Construction Bank Corporation, and therefore Central SAFE Investments Limited and the five intermediary company are deemed to be interested in the 50,000,000 shares held by CCB International Asset Management Limited.

3. The interest disclosed represents the 48,000,000 shares held by Smartmax Holdings Limited which is 90% owned by Ms. Sun Bo. By virtue of the SFO, Ms. Sun Bo is deemed to have interest in 48,000,000 shares of the Company held by Smartmax Holdings Limited. The other 10% of Smartmax Holdings Limited is held by Mr. Cheung Chung Leung Richard, an executive director of the Company.

Save as disclosed above, the Company has not been notified of any other relevant interests or short positions in the issued share capital of the Company as at 31 December 2009.

Directors' Report

INDEPENDENCE OF INDEPENDENT NON-EXECUTIVE DIRECTORS

The Company has received, from each of its independent non-executive directors, an annual confirmation of his independence pursuant to Rule 3.13 of the Listing Rules. The Company considers all of the independent non-executive directors are independent.

RELATED PARTY TRANSACTIONS

Details of related party transactions are disclosed in note 35 to the financial statements.

COMPETITION AND CONFLICTS OF INTEREST

During the year up to the date hereof, none of the directors or the controlling shareholders or the substantial shareholders of the Company, or any of their respective associates (as defined in the Listing Rules) had any material interest in a business that competes or may compete with the business of the Group.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code set out in Appendix 10 of the Listing Rules as its own code of conduct regarding securities transactions by the directors. Having made specific enquiry of all directors, they have confirmed that they have complied with the required standard set out in the Model Code throughout the year under review.

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

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities during the year 2009.

CORPORATE GOVERNANCE

The Company has applied the principles and complied generally with the requirements of the Code on Corporate Governance Practices as set out in Appendix 14 of the Rules Governing the Listing of Securities (the "Listing Rule") of the Stock Exchange of Hong Kong Limited throughout the period for the year ended 31 December 2009. Details of the Corporate Governance Report of the Company are set out in pages 11 to 14.

The Group does not maintain a Share Option Scheme.

EMOLUMENT POLICY

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

The emoluments of the directors of the Company are decided by the Remuneration Committee of the Company, having regard to the Company's operating results, individual performance and comparable market statistics. Details of the directors' emoluments for the year ended 31 December 2009 is set out in note 11 to the financial statements.

RETIREMENT BENEFIT SCHEME

Details of the Group's retirement benefit scheme for the year ended 31 December 2009 is set out in note 32 to the financial statements.

MAJOR CUSTOMERS AND SUPPLIERS

In 2009, the Group's turnover was solely the rental income contributed from one customer which accounted for 100% (2008: Nil) of its turnover.

The Group has none major suppliers as defined under the Listing Rules of the Stock Exchange of Hong Kong Limited.

At no time during the year did a director, an associate of a director or a shareholder of the Company (which to the knowledge of the directors owns more than 5% of the Company's share capital) have an interest in any of the Group's major customer.

PRE-EMPTIVE RIGHTS

There are no provisions for pre-emptive rights under the Company's Articles of Association which would oblige the Company to offer new shares on a pro-rata basis to the existing shareholders.

SUFFICIENCY OF PUBLIC FLOAT

Based on the 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 a sufficient public float of not less than 25% of the Company's issued shares as required under the Listing Rules.

EVENT AFTER THE REPORTING PERIOD

Details of significant event occurring after the reporting period is set out in note 38 to the financial statements.

AUDIT COMMITTEE

The Company has an Audit Committee which was established in accordance with the requirements as set out in Appendix 14 of the Listing Rules, for the purposes of reviewing and providing supervision over the Group's financial reporting process and internal controls. The Audit Committee comprises three Independent Non-executive Directors of the Company, namely Mr. Cheng Hong Kei, Mr. Leung Kwan, Hermann and Mr. Lum Pak Sum. Mr. Cheng Hong Kei is the Chairman of the Committee. The Committee has reviewed the Group's final results for the year ended 31 December 2009.

AUDITORS

The financial statements for the year have been audited by SHINEWING (HK) CPA Limited who shall retire and, being eligible, offer themselves for re-appointment at the forthcoming annual general meeting of the Company.

On behalf of the Board

Huang Shih Tsai
Chairman

Hong Kong, 12 April 2010

Independent Auditor's Report

信永中和
ShineWing

SHINEWING (HK) CPA Limited
16/F., United Centre
95 Queensway, Hong Kong

TO THE SHAREHOLDERS OF WAYTUNG GLOBAL GROUP LIMITED

(FORMERLY KNOWN AS BEAUFORTE INVESTORS CORPORATION LIMITED)
(Incorporated in Hong Kong with limited liability)

We have audited the financial statements of Waytung Global Group Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 22 to 63, which comprise the consolidated and the Company's statements of financial position as at 31 December 2009, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory notes.

DIRECTORS' RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The directors of the Company are responsible for the preparation and the true and fair presentation of these 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 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.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on these 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 financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the 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 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 financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independent Auditor's Report

OPINION

In our opinion, the financial statements give a true and fair view of the state of the affairs of the Group and the Company as at 31 December 2009 and of the Group's loss and cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards and have been properly prepared in accordance with the Hong Kong Companies Ordinance.

SHINEWING (HK) CPA Limited
Certified Public Accountants
Chan Wing Kit
Practising Certificate Number: P03224

Hong Kong
12 April 2010

Consolidated Statement of Comprehensive Income

For the year ended 31 December 2009

	Notes	2009 HK$'000	2008 HK$'000
Turnover	7	**10,596**	11,874
Rental income		**10,596**	–
Net loss on disposal of held for trading investments		**–**	(393)
Fair value change on held for trading investments		**(23)**	(329)
Fair value change on investment properties		**3,390**	–
Other operating income		**275**	27
Administrative expenses		**(15,356)**	(12,331)
Loss before tax		**(1,118)**	(13,026)
Income tax expense	9	**(1,645)**	–
Loss for the year	10	**(2,763)**	(13,026)
Exchange differences arising on translation and other comprehensive income for the year		**144**	–
Total comprehensive expenses for the year		**(2,619)**	(13,026)
Dividend	13	**–**	**–**
Loss per share – basic and diluted	14	**(0.5) HKcents**	(3.7) HKcents

Consolidated Statement of Financial Position

As at 31 December 2009

	Notes	2009 HK$'000	2008 HK$'000
Non-current assets			
Property, plant and equipment	*15*	**2,044**	458
Investment properties	*16*	**81,189**	–
Goodwill	*17*	**12,952**	–
Available-for-sale investments	*18*	**–**	–
Prepayment for acquisition of subsidiaries	*19*	**–**	38,000
		96,185	38,458
Current assets			
Other receivables	*20*	**3,928**	888
Deposit refundable	*21*	**–**	–
Deposits in an assets management company	*22*	**–**	–
Held for trading investments	*23*	**711**	734
Bank balances and cash	*24*	**74,506**	1,145
		79,145	2,767
Current liabilities			
Other payables, deposit received and accrued charges		**15,404**	4,244
Amounts due to directors	*26*	**–**	57,469
Tax liabilities		**1,645**	–
		17,049	61,713
Net current assets (liabilities)		**62,096**	(58,946)
Total assets less current liabilities		**158,281**	(20,488)
Capital and reserves			
Share capital	*27*	**309,218**	140,553
Share premium and reserves		**(163,660)**	(161,041)
		145,558	(20,488)
Non-current liability			
Deferred tax liability	*28*	**12,723**	–
		158,281	(20,488)

The financial statements on pages 22 to 63 were approved and authorised for issue by the Board of Directors on 12 April 2010 and are signed on its behalf by:

Huang Wenxi
Director

Cheung Chung Leung Richard
Director

Statement of Financial Position

As at 31 December 2009

	Notes	2009 HK$'000	2008 HK$'000
Non-current assets			
Plant and equipment	*15*	**347**	457
Interests in subsidiaries	*29*	**103,555**	–
Prepayment for acquisition of subsidiaries	*19*	**–**	38,000
		103,902	38,457
Current assets			
Other receivables	*20*	**1,835**	887
Held for trading investments	*23*	**711**	734
Bank balances and cash	*24*	**41,790**	1,137
		44,336	2,758
Current liabilities			
Other payables and accrued charges		**1,095**	2,528
Amount due to a subsidiary	*25*	**9,948**	1,000
Amounts due to directors	*26*	**–**	57,469
		11,043	60,997
Net current assets (liabilities)		**33,293**	(58,239)
Total assets less current liabilities		**137,195**	(19,782)
Capital and reserves			
Share capital	*27*	**309,218**	140,553
Share premium and reserves	*30*	**(172,023)**	(160,335)
		137,195	(19,782)

The financial statements on pages 22 to 63 were approved and authorised for issue by the Board of Directors on 12 April 2010 and are signed on its behalf by:

Huang Wenxi
Director

Cheung Chung Leung Richard
Director

Consolidated Statement of Changes in Equity

For the year ended 31 December 2009

	Share Capital HK$'000	Share premium HK$'000	Translation reserve HK$'000	Accumulated losses HK$'000	Total HK$'000
At 1 January 2008	140,553	37,978	–	(185,993)	(7,462)
Total comprehensive expenses for the year	–	–	–	(13,026)	(13,026)
At 31 December 2008	140,553	37,978	–	(199,019)	(20,488)
Total comprehensive expenses for the year	–	–	144	(2,763)	(2,619)
Shares issued on open offer *(note 27)*	168,665	–	–	–	168,665
At 31 December 2009	309,218	37,978	144	(201,782)	145,558

Consolidated Statement of Cash Flows

For the year ended 31 December 2009

	Notes	2009 HK$'000	2008 HK$'000
OPERATING ACTIVITIES			
Loss before tax		**(1,118)**	(13,026)
Adjustments for:			
Interest income		**(45)**	–
Fair value change on held for trading investments		**23**	329
Depreciation		**471**	179
Fair value change on investment properties		**(3,390)**	–
Loss on disposal of property, plant and equipment		**12**	27
Operating cash flows before movements in working capital		**(4,047)**	(12,491)
Increase in other receivables		**(3,040)**	(275)
(Decrease) increase in other payables, deposit received and accrued charges		**(168)**	1,195
Increase in held for trading investments		**–**	(1,063)
NET CASH USED IN OPERATING ACTIVITIES		**(7,255)**	(12,634)
INVESTING ACTIVITIES			
Interest received		**45**	–
Increase in term deposit with initial term of over three months	*24*	**(30,000)**	–
Acquisition of subsidiaries	*31*	**(29,970)**	–
Purchase of property, plant and equipment		**(821)**	(239)
Proceeds from disposal of property, plant and equipment		**15**	4
Increase in prepayment for acquisition of subsidiaries		**–**	(33,000)
NET CASH USED IN INVESTING ACTIVITIES		**(60,731)**	(33,235)
FINANCING ACTIVITIES			
Proceeds from issue of shares on open offer		**168,665**	–
(Repayment to) advance from directors		**(57,469)**	46,959
NET CASH FROM FINANCING ACTIVITIES		**111,196**	46,959
NET INCREASE IN CASH AND CASH EQUIVALENTS		**43,210**	1,090
CASH AND CASH EQUIVALENTS AT 1 JANUARY		**1,145**	55
EFFECT OF FOREIGN EXCHANGE RATE CHANGES		**151**	–
CASH AND CASH EQUIVALENTS AT 31 DECEMBER, represented by cash at bank and in hand	*24*	**44,506**	1,145

1. GENERAL

Waytung Global Group Limited (the "Company") is a public limited company incorporated in Hong Kong with limited liability and its shares are listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange"). The trading of the Company's shares had been suspended since 4 July 2006 and has been resumed on 27 August 2009.

The addresses of the registered office and principal place of business of the Company are disclosed in the "Corporation Information" section to the annual report.

The principal activities of the Company and its subsidiaries (collectively referred to as the "Group") are property development and investment, investment holding and security investment.

The financial statements are presented in Hong Kong Dollars which is also the functional currency of the Company. The Group's major subsidiary is operated in the People's Republic of China (the "PRC") with Renminbi ("RMB") as its functional currency.

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

In the current year, the Group and the Company have applied the following new and revised standards, amendments to standards and interpretations ("new and revised HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA").

HKFRSs (Amendments)	Improvements to HKFRSs issued in 2008, except for the amendment to HKFRS 5 that is effective for annual periods beginning on or after 1 July 2009
HKFRSs (Amendments)	Improvements to HKFRSs issued in 2009 in relation to the amendment to paragraph 80 of HKAS 39
Hong Kong Accounting Standard ("HKAS") 1 (Revised 2007)	Presentation of Financial Statements
HKAS 23 (Revised 2007)	Borrowing Costs
HKAS 32 and HKAS 1 (Amendments)	Puttable Financial Instruments and Obligations Arising on Liquidation
HKFRS 1 and HKAS 27 (Amendments)	Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate
HKFRS 2 (Amendment)	Vesting Conditions and Cancellations
HKFRS 7 (Amendment)	Improving Disclosures about Financial Instruments
HKFRS 8	Operating Segments
HK(IFRIC) – Interpretation ("Int") 9 and HKAS 39 (Amendments)	Embedded Derivatives
HK(IFRIC) – Int 13	Customer Loyalty Programmes
HK(IFRIC) – Int 15	Agreements for the Construction of Real Estate
HK(IFRIC) – Int 16	Hedges of a Net Investment in a Foreign Operation
HK(IFRIC) – Int 18	Transfers of Assets from Customers

Except as described below, the adoption of the new and revised HKFRSs had no material effect on the financial statements of the Group and the Company for the current or prior accounting periods.

New and revised HKFRSs affecting presentation and disclosure only

HKAS 1 (Revised 2007) Presentation of Financial Statements

HKAS 1 (Revised 2007) has introduced terminology changes (including revised titles for the financial statements) and changes in the format and content of the financial statements.

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

New and revised HKFRSs affecting presentation and disclosure only (Continued)

HKFRS 7 (Amendments) Improving Disclosures about Financial Instruments

The amendments to HKFRS 7 expand the disclosures required in relation to fair value measurements in respect of financial instruments which are measured at fair value. The amendments also expand and amend the disclosures required in relation to liquidity risk.

The Group and the Company have not early applied the following revised standards, amendments or interpretations that have been issued but are not yet effective.

HKFRSs (Amendments)	Amendments to HKFRS 5 as part of Improvements to HKFRSs 2008[1]
HKFRSs (Amendments)	Improvements to HKFRSs 2009[2]
HKAS 24 (Revised)	Related Party Disclosures[3]
HKAS 27 (Revised)	Consolidated and Separate Financial Statements[1]
HKAS 32 (Amendment)	Classification of Rights Issues[4]
HKAS 39 (Amendment)	Eligible Hedged Items[1]
HKFRS 1 (Revised)	First-time Adoption of HKFRSs[1]
HKFRS 1 (Amendment)	Additional Exemptions for First-time Adopters[5]
HKFRS 1 (Amendment)	Limited Exemption from Comparative HKFRS 7 Disclosures for First-time Adopters[6]
HKFRS 2 (Amendments)	Group Cash-settled Share-based Payment Transactions[5]
HKFRS 3 (Revised)	Business Combinations[1]
HKFRS 9	Financial Instruments[7]
HK(IFRIC) – Int 14 (Amendment)	Prepayment of a Minimum Funding Requirement[3]
HK(IFRIC) – Int 17	Distributions of Non-cash Assets to Owners[1]
HK(IFRIC) – Int 19	Extinguishing Financial Liabilities with Equity Instruments[6]

1 Effective for annual periods beginning on or after 1 July 2009.
2 Amendments that are effective for annual periods beginning on or after 1 July 2009 and 1 January 2010, as appropriate.
3 Effective for annual periods beginning on or after 1 January 2011.
4 Effective for annual periods beginning on or after 1 February 2010.
5 Effective for annual periods beginning on or after 1 January 2010.
6 Effective for annual periods beginning on or after 1 July 2010.
7 Effective for annual periods beginning on or after 1 January 2013.

The application of HKFRS 3 (Revised) may affect the accounting for business combination for which the acquisition date is on or after the beginning of the first annual reporting period beginning on or after 1 July 2009. HKAS 27 (Revised) will affect the accounting treatment for changes in a parent's ownership interest in a subsidiary.

HKFRS 9 "Financial Instruments" introduces new requirements for the classification and measurement of financial assets and will be effective from 1 January 2013, with earlier application permitted. The standard requires all recognised financial assets that are within the scope of HKAS 39 "Financial Instruments: Recognition and Measurement" to be measured at either amortised cost or fair value. Specifically, debt investments that (i) are held within a business model whose objective is to collect the contractual cash flows and (ii) have contractual cash flows that are solely payments of principal and interest on the principal outstanding are generally measured at amortised cost. All other debt investments and equity investments are measured at fair value. The application of HKFRS 9 might affect the classification and measurement of the Group's financial assets.

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

In addition, as part of Improvements to HKFRSs issued in 2009, HKAS 17 "Leases" has been amended in relation to the classification of leasehold land. The amendments will be effective from 1 January 2010, with earlier application permitted. Before the amendments to HKAS 17, leasees were required to classify leasehold land as operating leases and presented as prepaid lease payments in the statement of financial position. The amendments have removed such a requirement. Instead, the amendments require the classification of leasehold land to be based on the general principal set out in HKAS 17, that are based on the extent to which risks and rewards incidental to ownership of a leased asset lie with the lessor or the lessee. The application of the amendments to HKAS 17 might affect the classification and measurement of the Group's and the Company's leasehold land.

The directors of the Company anticipate that the application of the other new and revised standards, amendments or interpretations will have no material impact on the financial statements.

3. SIGNIFICANT ACCOUNTING POLICIES

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

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

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and 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.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated statement of comprehensive income from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with those used by other members of the Group.

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

Business combinations

The acquisition of businesses is accounted for using the purchase method. The cost of the acquisition is measured at the aggregate of the fair values, at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the Group in exchange for control of the acquiree, plus any costs directly attributable to the business combination. The acquiree's identifiable assets, liabilities and contingent liabilities that meet the conditions for recognition under HKFRS 3 Business Combinations are recognised at their fair values at the acquisition date.

Goodwill arising on acquisition is recognised as an asset and initially measured at cost, being the excess of the cost of the business combination over the Group's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities recognised. If, after reassessment, the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities exceeds the cost of the business combination, the excess is recognised immediately in profit or loss.

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Goodwill

Goodwill arising on an acquisition of a business is carried at cost less any accumulated impairment loss and is presented separately in the consolidated statement of financial position.

For the purposes of impairment testing, goodwill arising from an acquisition is allocated to each of the relevant cash-generating units, or groups of cash-generating units, that are expected to benefit from the synergies of the acquisition. A cash-generating unit to which goodwill has been allocated is tested for impairment annually, and whenever there is an indication that the unit may be impaired. For goodwill arising on an acquisition in a financial year, the cash-generating unit to which goodwill has been allocated is tested for impairment before the end of that financial year. When the recoverable amount of the cash-generating unit is less than the carrying amount of the unit, the impairment loss is allocated to reduce the carrying amount of any goodwill allocated to the unit first, and then to the other assets of the unit pro rata on the basis of the carrying amount of each asset in the unit. Any impairment loss for goodwill is recognised directly in profit or loss. Impairment loss for goodwill is not reversed in subsequent periods.

On disposal of the relevant cash-generating unit, the attributable amount of goodwill capitalised is included in the determination of the amount of profit or loss on disposal.

Interests in subsidiaries

In the Company's statement of financial position, investments in subsidiaries are stated at cost less impairment losses.

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents amounts receivable in the normal course of business on the following basis:

Rental income under operating leases of investment properties is recognised on a straight-line basis over the lease term.

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 on initial recognition.

Sales of trading securities are recognised when the significant risks and rewards have been passed and is on trade date basis.

Dividend income from investments including held for trading investments is recognised when the shareholders' rights to receive payment have been established.

Property, plant and equipment

Property, 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 property, plant and equipment over their estimated useful lives and after taking into account of their estimated residual value, using the straight-line method.

If an item of property, plant and equipment becomes an investment property because its use has changed as evidenced by end of owner-occupation, any difference between the carrying amount and the fair value of that item at the date of transfer is recognised in other comprehensive income and accumulated in property revaluation reserve. On the subsequent sale or retirement of the asset, the relevant revaluation reserve will be transferred directly to retained profits.

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Property, plant and equipment (Continued)

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in the profit or loss in the period in which the item is derecognised.

Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation.

On initial recognition, investment properties are measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at their fair values using the fair value model. Gains or losses arising from changes in the fair value of investment property are included in profit or loss for the period in which they arise.

Leasing

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

The Group and the Company as lessor

Rental income from operating leases is recognised in profit or loss on a straight-line basis over the term of the relevant lease.

The Group and the Company as lessee

Operating lease payments are recognised as an expense on a straight-line basis over the 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.

Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the functional currency of that entity (foreign currencies) are recorded in the respective functional currency (i.e. the currency of the primary economic environment in which the entity operates) at the rates of exchanges prevailing on the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing on the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items, are recognised in profit or loss in the period in which they arise. Exchange differences arising on the retranslation of non-monetary items carried at fair value are included in profit or loss for the period.

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group's foreign operations are translated into the presentation currency of the Group (i.e. Hong Kong dollars) at the rate of exchange prevailing at the end of the reporting period, and their income and expenses are translated at the average exchange rates for the year. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity (the translation reserve).

Goodwill and fair value adjustments on identifiable assets acquired arising on an acquisition of a foreign operation on or after 1 January 2005 are treated as assets and liabilities of that foreign operation and retranslated at the rate of exchange prevailing at the end of the reporting period. Exchange differences arising are recognised in the translation reserve.

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Taxation

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

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the consolidated statement of comprehensive income 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 liabilities for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

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

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

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realised, based on tax rate (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group and the Company expect, at the end of the reporting period, to recover or settle the carrying amount of their assets and liabilities. Deferred tax is recognised in profit or loss, except when it relates to items that are recognised in other comprehensive income or directly in equity, in which case the deferred tax is also recognised in other comprehensive income or directly in equity respectively.

Retirement benefits scheme

Payments to the Mandatory Provident Fund Scheme and state-managed retirement benefit scheme are charged as an expense when employees have rendered services entitling them to the contributions.

The full-time employees of the Group in the PRC are covered by state-managed retirement benefit scheme under which the employees are entitled to a monthly pension based on certain formulas. (The relevant government agencies are responsible for the pension liability to these retired employees.) The Group contributes on a monthly basis to these pension plans. Under these plans, the Group has no obligation for post-retirement benefits beyond the contributions made.

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments

Financial assets and financial liabilities are recognised in the statements of financial position when a group entity becomes a party to the contractual provisions of the instrument. Financial assets and financial liabilities are initially measured at fair values. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets or financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

Financial assets

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

Effective interest method

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

Interest income is recognised on an effective interest basis for debt instrument.

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss has two subcategories, including financial assets held for trading and those designated as fair value through profit or loss on initial recognition.

A financial asset is classified as held for trading if:

- it has been acquired principally for the purpose of selling in the near future; or

- it is a part of an identified portfolio of financial instruments that the Group and the Company manage together and have a recent actual pattern of short-term profit-taking; or

- it is a derivative that is not designated and effective as a hedging instrument.

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets at fair value through profit or loss (Continued)

Financial assets at fair value through profit or loss are measured at fair value, with changes in fair value arising from remeasurement recognised directly in profit or loss in the period in which they arise. The net gain or loss recognised in profit or loss excludes any dividend or interest earned on the financial assets.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Subsequent to initial recognition, loans and receivables (including other receivables, deposit refundable, deposits in an assets management company, bank balances and cash) are carried at amortised cost using the effective interest method, less any identified impairment loss (see accounting policy on impairment loss on financial assets below).

Available-for-sale financial assets

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

Available-for-sale financial assets are measured at fair value at the end of each reporting period. Changes in fair value are recognised in other comprehensive income and accumulated in investment revaluation reserve, until the financial asset is disposed of or is determined to be impaired, at which time, the cumulative gain or loss previously accumulated in the investment revaluation reserve is reclassified to profit or loss (see accounting policy on impairment loss on financial assets below).

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

Impairment loss on financial assets

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

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

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Impairment loss on financial assets (Continued)

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

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

For certain categories of financial asset, such as other receivables, assets that are assessed not to be impaired individually are subsequently assessed for impairment on a collective basis. Objective evidence of impairment for a portfolio of receivables could include the Group's and the Company's past experience of collecting payments, observable changes in national or local economic conditions that correlate with default on other receivables.

For financial assets carried at amortised cost, 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.

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

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

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

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

Financial liabilities and equity

Financial liabilities and equity instruments issued by a group entity 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. The Group's and the Company's financial liabilities are classified as other financial liabilities.

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability, or, where appropriate, a shorter period.

Interest expense is recognised on an effective interest basis.

Other financial liabilities

Other financial liabilities including other payables, deposit received, accrued charges, amount due to a subsidiary and amounts due to directors are subsequently measured at amortised cost, using the effective interest method.

Equity instruments

Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs.

Derecognition

Financial assets are derecognised when the rights to receive cash flows from the assets expire or, the financial assets are transferred and the Group and the Company have transferred substantially all the risks and rewards of ownership of the financial assets. On derecognition of a financial asset, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income is recognised in profit or loss.

Financial liabilities are derecognised when the obligation specified in the relevant contract is discharged, cancelled or expires. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

Impairment losses on tangible assets

At the end of the reporting period, the Group and the Company review the carrying amounts of their tangible assets to determine whether there is any indication that those assets have suffered impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss, if any. 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. Impairment loss is recognised as an expense immediately.

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

4. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

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

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

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

Allowance for bad and doubtful debts

The policy for allowance of bad and doubtful debts of the Group is based on the evaluation of collectability and ageing analysis of accounts and on management's judgment. A considerable amount of judgment is required in assessing the ultimate realisation of these receivables, including the current creditworthiness and the past collection history of each debtor. If the financial conditions of debtor of the Group were to deteriorate, resulting in impairment of their ability to make payments, additional allowance may be required.

Estimated fair value of investment properties

The investment properties were revalued at the end of the reporting period on an open market value basis existing used by directors. Such valuations were based on certain assumptions, which are subject to uncertainty and might materially differ from the actual results. In making the estimation, the Group considers information from current prices in an active market for similar properties and uses assumptions that are mainly based on market conditions existing at the end of the reporting period.

Estimated impairment of goodwill

Determining whether goodwill is impaired requires an estimation of the value in use of the cash-generating units to which goodwill has been allocated. The value in use calculation requires the Group to estimate the future cash flows expected to arise from the cash-generating unit and a suitable discount rate in order to calculate the present value. Where the actual future cash flows are less than expected, a material impairment loss may arise. As at 31 December 2009, the carrying amount of goodwill is approximately HK$12,952,000 (no impairment loss has been recognised). Details of the recoverable amount calculation are disclosed in note 17.

5. CAPITAL RISK MANAGEMENT

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

The capital structure of the Group and the Company consists of cash and cash equivalent and equity attributable to owners of the Company, comprising issued share capital and reserves.

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

6. FINANCIAL INSTRUMENTS

6a. Categories of financial instruments

THE GROUP

	2009 HK$'000	2008 HK$'000
Financial assets		
Financial assets at fair value through profit or loss		
Held for trading investments	**711**	734
Loans and receivables (including cash and cash equivalents)	**76,873**	2,033
Available-for-sale investments	**–**	–
	77,584	2,767
Financial liabilities		
Amortised cost	**14,847**	61,713

THE COMPANY

	2009 HK$'000	2008 HK$'000
Financial assets		
Financial assets at fair value through profit or loss		
Held for trading investments	**711**	734
Loans and receivables (including cash and cash equivalents)	**43,306**	2,024
	44,017	2,758
Financial liabilities		
Amortised cost	**11,043**	60,997

6. FINANCIAL INSTRUMENTS (Continued)

6b. Financial risk management objectives and policies

The Group's and the Company's major financial instruments include available-for-sale investments, other receivables, deposit refundable, deposits in an assets management company, held for trading investments, bank balances and cash, other payables, deposit received, accrued charges, amount due to a subsidiary and amounts due to directors. Details of the financial instruments are disclosed in respective notes. The risks associated with these financial instruments include market risk (currency risk, interest rate risk and other price risk), credit risk and liquidity risk. The policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

Currency risk

The Group's and the Company's exposure to risk resulting from changes in foreign currency exchange rates is minimal.

Interest rate risk

The Group's and the Company's exposure to interest rate risk is minimal as the Group and the Company do not have any long-term interest bearing financial assets and liabilities.

Other price risk

The Group and the Company are exposed to equity price risk through its investments in listed equity securities. The management manages this exposure by maintaining a portfolio of investments with different risks. The Group's and the Company's equity price risk is mainly concentrated on equity instruments quoted in the Stock Exchange. In addition, the Group and the Company have appointed a team to monitor the price risk and will consider hedging the risk exposure should the need arise. The Group's and the Company's exposure to equity price risk is minimal.

Credit risk

As at 31 December 2009, the Group's and the Company's maximum exposure to credit risk which will cause a financial loss to the Group and the Company due to failure to discharge an obligation by the counterparties is arising form the carrying amount of the respective recognised financial assets as stated in the statements of financial position.

In order to minimise the credit risk, the management of the Group has delegated a team responsible for determination of credit approvals and other monitoring procedures to ensure that follow-up action is taken to recover overdue debts. In this regard, the directors of the Company consider that the Group's and the Company's credit risk is significantly reduced.

The credit risk on liquid funds is limited because the counterparties are banks with high credit ratings assigned by international credit-rating agencies.

Other than concentration of credit risk on liquid funds which are deposited with several banks with high credit ratings, the Group and the Company do not have any other significant concentration of credit risk.

Liquidity risk

In the management of the liquidity risk, the Group and the Company monitor and maintain a level of cash and cash equivalents deemed adequate by the management to finance the Group's and the Company's operations and mitigate the effects of fluctuation in cash flow.

The maturity of the Group's and the Company's financial liabilities as at the end of the reporting period, based on the contracted undiscounted cash flows of financial liabilities based on the earliest date on which the Group and the Company can be required to pay, was within one year.

6. FINANCIAL INSTRUMENTS (Continued)

6c. Fair value

The fair value of financial assets and financial liabilities are determined as follows:

- the fair value of financial assets and financial liabilities with standard terms and conditions and traded in active liquid markets are determined with reference to quoted market bid prices and ask prices respectively;

- the fair value of other financial assets and financial liabilities (excluding derivative instruments) is determined in accordance with generally accepted pricing models based on discounted cash flow analysis using prices from observable current market transactions and dealer quotes for similar instruments;

The carrying amounts of financial assets and financial liabilities reported in the consolidated and Company's statements of financial position approximate their fair values due to their immediate or short-term maturities.

Fair value measurements recognised in the statements of financial position

The following table provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Level 1 based on the degree to which the fair value is observable.

Fair value measurements of Level 1 are those derived from quoted market prices (unadjusted) in active market for identical assets or liabilities.

THE GROUP AND THE COMPANY

	HK$'000
As at 31 December 2009	
Financial assets	
Held for trading investments – listed equity securities	**711**
As at 31 December 2008	
Financial assets	
Held for trading investments – listed equity securities	734

7. TURNOVER

Turnover represents aggregate the proceeds from sales of held for trading investments and rental income.

	2009 HK$'000	2008 HK$'000
Turnover comprise:		
– Proceeds from sales of held for trading investments	**–**	11,874
– Rental income	**10,596**	–
	10,596	11,874

8. SEGMENT INFORMATION

The Group has adopted HKFRS 8 "Operating Segments" with effect from 1 January 2009. HKFRS 8 is a disclosure standard that requires operating segments to be identified on the basis of internal reports about components of the Group that are regularly reviewed by the chief operating decision maker for the purpose of allocating resources to segments and assessing their performance. In contrast, the predecessor standard (HKAS 14 "Segment Reporting") required an entity to identify two sets of segments (business and geographical) using a risks and returns approach. In the past, the Group's primary reporting format was business segments. The application of HKFRS 8 has not resulted in a redesignation of the Group's reportable segments as compared with the primary reportable segments determined in accordance with HKAS 14. Nor has the adoption of HKFRS 8 changed the basis of measurement of segment profit or loss.

For management purposes, the Group's operating and reportable segments include property development and investment, treasury and investment and securities trading. These segment are based on the nature of business.

The details of the reportable segments are as follows:

Property development and investment:
Development of property or investment in property to generate rental income. Property development is a new activity of this segment, this activity is acquired through the acquisition of subsidiaries in the year ended 31 December 2009. Details of the acquisition of subsidiaries are stated in note 31.

Treasury and investment:
The placing of deposits and investment in securities to generate interest income and dividend income, and for capital appreciation.

Funds are also advanced as loans to other parties on a secured or unsecured basis where suitable opportunities are identified to earn enhanced returns.

Securities trading:
Investment in listed securities to generate profit from short-term fluctuation in price.

8. SEGMENT INFORMATION (Continued)

Segment revenue and results

The following is an analysis of the Group's turnover and results by reportable segment:

For the year ended 31 December 2009:

	Property development and investment HK$'000	Treasury and investment HK$'000	Securities trading HK$'000	Total HK$'000
TURNOVER				
External turnover	**10,596**	**–**	**–**	**10,596**
Segment profit (loss)	**10,651**	**–**	**(5)**	**10,646**
Unallocated expenses				**(11,764)**
Loss before tax				**(1,118)**

For the year ended 31 December 2008:

	Property development and investment HK$'000	Treasury and investment HK$'000	Securities trading HK$'000	Total HK$'000
TURNOVER				
External turnover	–	–	11,874	11,874
Segment loss	–	–	(722)	(722)
Unallocated expenses				(12,304)
Loss before tax				(13,026)

The accounting policies of the reportable segments are the same as the Group's accounting policies described in note 3. Segment profit or loss represents the profit or loss incurred by each segment without allocation of directors' remuneration, bank interest income and other head office administrative expenses. This is the measure reported to the chief operating decision maker for the purposes of resource allocation and performance assessment.

8. SEGMENT INFORMATION (Continued)

Segment assets and liabilities

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

Segment assets

	2009 HK$'000	2008 HK$'000
Property development and investment	**97,928**	38,000
Treasury and investment	**–**	–
Securities trading	**733**	734
Total segment assets	**98,661**	38,734
Unallocated assets	**76,669**	2,491
Consolidated assets	**175,330**	41,225

Segment liabilities

	2009 HK$'000	2008 HK$'000
Property development and investment	**14,310**	1,704
Treasury and investment	**–**	–
Securities trading	**–**	–
Total segment liabilities	**14,310**	1,704
Unallocated liabilities	**15,462**	60,009
Consolidated liabilities	**29,772**	61,713

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

- all assets are allocated to reportable segment other than unallocated assets including bank balances and cash and certain unallocated head office and corporate assets; and

- all liabilities are allocated to reportable segments other than income tax liabilities, deferred tax liability and unallocated liabilities including certain unallocated head office and corporate liabilities.

8. SEGMENT INFORMATION (Continued)

Other segment information

For the year ended 31 December 2009

	Property development and investment HK$'000	Treasury and investment HK$'000	Securities trading HK$'000	Unallocated HK$'000	Total HK$'000
Amounts included in the measure of segment profit or loss or segment assets:					
Additions to non-current assets	**79,869**	**–**	**–**	**14**	**79,883**
Depreciation	**351**	**–**	**–**	**120**	**471**
Loss on disposal of property, plant and equipment	**8**	**–**	**–**	**4**	**12**
Amounts regularly provided to the chief operating decision maker but not included in the measure of segment profit or loss:					
Interest income	**–**	**–**	**–**	**45**	**45**
Income tax expense	**1,645**	**–**	**–**	**–**	**1,645**

For the year ended 31 December 2008

	Property development and investment HK$'000	Treasury and investment HK$'000	Securities trading HK$'000	Unallocated HK$'000	Total HK$'000
Amounts included in the measure of segment profit or loss or segment assets:					
Addition to non-current assets	–	–	–	565	565
Depreciation	–	–	–	179	179
Loss on disposal of property, plant and equipment	–	–	–	27	27
Amounts regularly provided to the chief operating decision maker but not included in the measure of segment profit or loss:					
Interest income	–	–	–	–	–
Income tax expense	–	–	–	–	–

Note: Non-current assets excluded financial instruments. Additions to non-current assets for the year ended 31 December 2009 included additions resulting from acquisitions through business combinations, amounting to HK$79,062,000 (2008: Nil).

8. SEGMENT INFORMATION (Continued)

Geographical information

The Group operates in two principal geographical areas – The PRC and Hong Kong.

The Group's turnover from external customers and information about its non-current assets by geographical location are detailed as below:

	Turnover from external customers		Non-current assets	
	2009	2008	**2009**	2008
	HK$'000	HK$'000	**HK$'000**	HK$'000
The PRC	**10,596**	–	**95,223**	–
Hong Kong	**–**	11,874	**962**	38,458
	10,596	11,874	**96,185**	38,458

Note: Non-current assets excluded financial instruments.

Information about major customer

Turnover from customer of the corresponding years contributing over 10% of the total sales of the Group are as follows:

	2009	2008
	HK$'000	HK$'000
Customer A[1]	**10,596**	N/A[2]

1 Turnover from rental income of property development and investment.

2 The corresponding revenue does not contribute over 10% of the total sales of the Group in the respective year.

9. INCOME TAX EXPENSE

	2009 HK$000	2008 HK$000
Current tax		
PRC Enterprise Income Tax	**1,645**	–

Under the Law of the People's Republic of China on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25% from 1 January 2008 onwards. The charge for the year to PRC Enterprise Income Tax has been relieved by approximately HK$3,508,000 (equivalent to approximately RMB3,068,000) as a result of tax losses brought forward from previous years.

On 26 June 2008, the Hong Kong Legislative Council passed the Revenue Bill 2008 which reduced corporate profits tax rate from 17.5% to 16.5% effective from the year of assessment 2008/09.

No provision for Hong Kong profits tax has been made as the Group did not have any assessable profits subject to Hong Kong profits tax for both years.

No provision for tax in other jurisdictions has been made as the Group did not have any assessable profits in the respective jurisdictions for both years.

The tax for the years can be reconciled to the loss before tax per the consolidated statement of comprehensive income as follows:

	2009 HK$'000	2008 HK$'000
Loss before tax	**(1,118)**	(13,026)
Tax at the domestic income tax rate of 16.5% (2008:16.5%)	**(185)**	(2,149)
Tax effect of expenses not deductible for tax purpose	**2,154**	1,593
Tax effect of income not taxable for tax purpose	**(599)**	–
Utilisation of tax losses previously not recognised	**(877)**	–
Tax effect of tax losses not recognised	**271**	556
Effect of tax rates of subsidiaries operating in other jurisdictions	**881**	–
Tax for the year	**1,645**	–

10. LOSS FOR THE YEAR

Loss for the year has been arrived at after charging (crediting):

	2009 HK$'000	2008 HK$'000
Directors' remuneration *(note 11)*	**3,794**	1,206
Other staff costs	**2,629**	1,859
Retirement benefit scheme contributions (excluding those of directors)	**59**	39
Total staff costs	**6,482**	3,104
Auditor's remuneration	**380**	280
Depreciation	**471**	179
Minimum lease rentals in respect of rented premises	**1,411**	1,452
Loss on disposal of property, plant and equipment	**12**	27
Dividend income	**(18)**	(24)
Interest income	**(45)**	–
Gross rental income from investment properties	**10,596**	–
Less: Direct operating expenses from investment properties	**(442)**	–
	10,154	–

11. DIRECTORS' EMOLUMENTS

	2009 HK$'000	2008 HK$'000
Directors' fee		
Executive directors	**300**	300
Non-executive directors	**300**	300
Independent non-executive directors	**450**	450
Other emoluments:		
Salaries and other benefits	**2,730**	148
Retirement benefit scheme contributions	**14**	8
Total emoluments	**3,794**	1,206

There was no arrangement under which directors waived or agreed to waive any emoluments in the two years ended 31 December 2009 and 2008. No emoluments were paid to the directors as inducement to join or upon joining the Group or as compensation for loss of office in both years.

11. DIRECTORS' EMOLUMENTS (Continued)

The emoluments of each director of the Company for the year are set out as follows:

Directors' fee

	2009 HK$'000	2008 HK$'000
Executive directors:		
Huang Wenxi	**150**	150
Cheung Chung Leung Richard	**150**	150
	300	300
Non-executive directors:		
Huang Shih Tsai	**150**	150
Chan I Siu, Fair	**150**	150
	300	300
Independent non-executive directors:		
Cheng Hong Kei	**150**	150
Leung Kwan, Hermann	**150**	150
Lum Pak Sum	**150**	150
	450	450
Salaries and other benefits of executive director:		
Huang Wenxi	**390**	148
Cheung Chung Leung Richard *(note)*	**2,340**	–
	2,730	148
Retirement benefit scheme contributions of executive directors:		
Huang Wenxi	**5**	–
Cheung Chung Leung Richard	**9**	8
	14	8
	3,794	1,206

Note: Special bonus of HK$2,000,000 has been paid to Mr. Cheung for his effort and contribution made on the successful resumption of trading of the Company's shares. The amount has been approved by the remuneration committee.

12. EMPLOYEES' EMOLUMENTS

Of the five individuals with the highest emoluments in the Group, two (2008: two) were directors, whose emoluments are set out in note 11.

The emoluments of the remaining three (2008: three) highest paid individuals were as follows:

	2009 HK$'000	2008 HK$'000
Salaries, allowances and benefit in kind	**1,901**	1,649
Retirement benefit scheme contributions	**31**	25
	1,932	1,674

Their emoluments were within the following bands:

	2009 No. of employees	2008 No. of employees
Nil to HK$ 1,000,000	**2**	3
HK$ 1,000,001 to HK$ 1,500,000	**1**	–

No emoluments were paid to the employees as inducement to join or upon joining the Group or as compensation for loss of office in both years.

13. DIVIDEND

No dividend was paid or proposed during 2009, nor has any dividend been proposed since the end of the reporting period (2008: Nil).

14. LOSS PER SHARE

The calculation of basic loss per share is based on the following data:

	2009 HK$'000	2008 HK$'000
Loss for the year	**(2,763)**	(13,026)

	'000	$'000
Weighted average number of ordinary shares	**506,186**	351,384

Diluted loss per share is same as the basic loss per share as there were no potential dilutive ordinary shares outstanding during both years.

15. PROPERTY, PLANT AND EQUIPMENT

THE GROUP

	Land and buildings HK$'000	Furniture and fixtures HK$'000	Computer equipment HK$'000	Machinery HK$'000	Motor vehicle HK$'000	Leasehold improvement HK$'000	Total HK$'000
COST							
At 1 January 2008	–	100	366	–	–	35	501
Additions	–	129	31	–	–	405	565
Disposals	–	(40)	(324)	–	–	(35)	(399)
At 31 December 2008 and 1 January 2009	–	189	73	–	–	405	667
Additions	–	39	24	2	756	–	821
Acquired on acquisition of subsidiaries *(note 31)*	77,799	622	–	543	98	–	79,062
Reclassified to investment properties *(note 16)*	(77,799)	–	–	–	–	–	(77,799)
Exchange adjustment	–	(1)	–	(1)	(1)	–	(3)
Disposals	–	(59)	–	(1)	(21)	(6)	(87)
At 31 December 2009	–	**790**	**97**	**543**	**832**	**399**	**2,661**
ACCUMULATED DEPRECIATION							
At 1 January 2008	–	22	366	–	–	10	398
Provided for the year	–	95	10	–	–	74	179
Eliminated on disposals	–	(34)	(324)	–	–	(10)	(368)
At 31 December 2008 and 1 January 2009	–	83	52	–	–	74	209
Provided for the year	–	203	15	56	116	81	471
Exchange adjustment	–	(1)	–	(1)	(1)	–	(3)
Eliminated on disposals	–	(58)	–	–	–	(2)	(60)
At 31 December 2009	–	**227**	**67**	**55**	**115**	**153**	**617**
CARRYING VALUES							
At 31 December 2009	–	**563**	**30**	**488**	**717**	**246**	**2,044**
At 31 December 2008	–	106	21	–	–	331	458

15. PROPERTY, PLANT AND EQUIPMENT (Continued)

THE COMPANY

	Furniture and fixtures HK$'000	Computer equipment HK$'000	Leasehold improvement HK$'000	Total HK$'000
COST				
At 1 January 2008	–	–	35	35
Additions	129	31	405	565
Disposals	–	–	(35)	(35)
At 31 December 2008 and 1 January 2009	129	31	405	565
Additions	3	11	–	14
Disposals	–	–	(6)	(6)
At 31 December 2009	**132**	**42**	**399**	**573**
ACCUMULATED DEPRECIATION				
At 1 January 2008	–	–	10	10
Provided for the year	24	10	74	108
Eliminated on disposals	–	–	(10)	(10)
At 31 December 2008 and 1 January 2009	24	10	74	108
Provided for the year	26	13	81	120
Eliminated on disposals	–	–	(2)	(2)
At 31 December 2009	**50**	**23**	**153**	**226**
CARRYING VALUES				
At 31 December 2009	**82**	**19**	**246**	**347**
At 31 December 2008	105	21	331	457

The above items of property, plant and equipment are depreciated on a straight-line basis over the estimated useful lives after taking into account their estimated residual values as below:

Land and buildings	Over the shorter of the term of the lease, or 20 years
Furniture and fixtures	20%
Computer equipment	33.33%
Motor vehicle	20%
Machinery	10%
Leasehold improvement	20%

16. INVESTMENT PROPERTIES

THE GROUP

	Completed investment properties HK$'000
FAIR VALUE	
At 1 January 2009	–
Reclassified from property, plant and equipment *(note 15)*	77,799
Net increase in fair value recognised in profit or loss	3,390
At 31 December 2009	81,189

(a) The investment properties are situated on pieces of land which are held under medium term leases of which are located in the PRC.

(b) The fair values of investment properties has been arrived at on the basis of a valuation carried out by American Appraisal China Limited, an independent qualified valuer not connected with the Group. The valuation was determined by reference to recent market prices for similar properties in the same locations and conditions.

(c) All of the Group's property interests held under operating leases to earn rentals or for capital appreciation purposes are measured using the fair value model and are classified and accounted for as investment properties.

17. GOODWILL

THE GROUP

	HK$'000
COST	
At 1 January 2009	–
Arising on acquisition of subsidiaries	12,959
Exchange adjustment	(7)
At 31 December 2009	12,952
IMPAIRMENT	
At 31 December 2009	–
CARRYING VALUE	
At 31 December 2009	12,952

For the purposes of impairment testing, goodwill has been allocated to a cash generating unit (the "CGU"). The CGU including two subsidiaries, Gold Coast Tourism Development Limited and it subsidiary, in property development and investment segment.

During the year ended 31 December 2009, management of the Group determines that there are no impairment of the CGU containing goodwill.

17. GOODWILL (Continued)

The recoverable amount of the CGU has been determined based on a value in use calculation. That calculation uses cash flow projections based on financial budgets approved by the management of the Group covering a 5-year period, and discount rate of 4.74%. The cash flows for the 5-year period are assumed constant with zero growth rate. This discount rate is based on the relevant financing interest rate. Management of the Group believes that any reasonably possible change in any of these assumptions would not cause the aggregate carrying amount of the CGU to exceed the aggregate recoverable amount of the CGU.

18. AVAILABLE-FOR-SALE INVESTMENTS

THE GROUP

	2009 HK$'000	2008 HK$'000
Unlisted equity securities		
Overseas		
Hennabun Capital Group Limited (Formerly known as Hennabun Management International Limited) ("HCG") *(note a)*		
At cost	**59,000**	59,000
Impairment losses recognised	**(59,000)**	(59,000)
	–	–
PRC		
Heze Century Energy Coalchem Industrial Co. Ltd. ("Heze") *(note b)*		
At cost	**12,000**	12,000
Impairment losses recognised	**(12,000)**	(12,000)
	–	–
Zhejiang Risesun Paper Co. Ltd. ("Risesun") *(note c)*		
At cost	**7,098**	7,098
Impairment losses recognised	**(7,098)**	(7,098)
	–	–
Wuhu Dongtai Paper Mfg. Co. Ltd. ("Dongtai") *(note c)*		
At cost	**70,970**	70,970
Impairment losses recognised	**(70,970)**	(70,970)
	–	–
澤潤投資諮詢(上海)有限公司 ("Zerun") *(note d)*		
Reclassified from investment in a subsidiary	**919**	919
Impairment losses recognised	**(919)**	(919)
	–	–
	–	–

The above investments represent unlisted equity securities issued by private companies. They are measured at cost less impairment at the end of each reporting period because the range of reasonable fair value estimate is so significant that the directors of the Company are of the opinion that their fair values cannot be measured reliably.

18. AVAILABLE-FOR-SALE INVESTMENTS (Continued)

Notes:

(a) HCG was incorporated in British Virgin Islands with limited liability. It is engaged in securities trading, investment holding and provision of brokerage and financial services. At 31 December 2009, the Group owned 0.23% (2008: 0.65%) equity interests in HCG. The decrease in percentage of the equity interest held by the Group was due to the dilution effect of additional shares issued by HCG during the year. Full impairment loss was recognised on this investment in year 2005.

(b) At the end of the reporting period, the Group owned 11.2% (2008: 11.2%) equity interests in Heze. Heze was incorporated in the PRC with limited liability. Full impairment loss was recognised on this investment in 2006.

(c) At the end of the reporting period, the Group owned 25% equity interests each in Risesun and Dongtai which are limited companies incorporated in the PRC. They were classified as associates before year 2006. Their operations have been suspended since 2004. Full provision was made for these investments in 2004. After the changes in management of the Company in June 2006, the present management has neither representative in the management body nor participation in the daily operating and financing activities in Risesun and Dongtai. Accordingly, the investments in these companies were then classified as available-for-sale investments.

(d) At the end of the reporting period, the Group owned 100% in Zerun. After the changes in management of the Company in June 2006, the present management appointed legal advisors to locate the previous management and staff of Zerun. However, as informed by the legal advisors, they were unable to contact them. Consequently, the present management of the Company has neither representative in the management body nor the ability to govern the operating and financing policies in Zerun. Accordingly, the investment in Zerun was classified as available-for-sale investments. Full impairment loss was recognised on this investment.

19. PREPAYMENT FOR ACQUISITION OF SUBSIDIARIES

THE GROUP AND THE COMPANY

The amount was the prepayment for acquisition of the entire equity interest of Gold Coast Tourism Development Limited and its wholly-owned subsidiary. The acquisition was completed on 12 February 2009. Details of the acquisition are stated in note 31.

20. OTHER RECEIVABLES

THE GROUP

	2009 **HK$'000**	2008 HK$'000
Other receivables	**7,648**	4,608
Less: Allowance for bad and doubtful debts	**(3,720)**	(3,720)
	3,928	888

20. OTHER RECEIVABLES (Continued)
THE COMPANY

	2009 HK$'000	2008 HK$'000
Other receivables	**1,870**	922
Less: Allowance for bad and doubtful debts	**(35)**	(35)
	1,835	887

There was no movement in the allowance for bad and doubtful debts of the Group and the Company for both years.

All allowance for bad and doubtful debts of the Group and the Company are individually impaired as the counterparties are in the financial difficulties. The Group and the Company do not hold any collateral over these balances.

21. DEPOSIT REFUNDABLE
THE GROUP

On 12 April 2005, the Group entered into a share transfer agreement with a third party to acquire 80% equity interests in Daoqin Hospital Management Company Limited (上海道勤醫院投資管理有限公司) ("Daoqin Hospital") at a consideration of HK$30,200,000 (the "Acquisition"). Daoqin Hospital is a company established in the PRC with limited liability and was established for the purpose of provision of hospital management services. During the year ended 31 December 2005, the Group made partial payment of HK$13,780,000.

According to the agreement, if the Acquisition was not completed in December 2005, the Acquisition would be cancelled and the Group would entitle to recover the payment made.

The Acquisition had not been completed on 27 April 2006, the Group entered into another agreement to cancel the Acquisition and the counterparty was required to refund the payment to the Group within fifteen days from the date of the agreement. The Group has not received the payment up to the report date of these financial statements.

The Company had attempted to take legal action to recover the amount. However, as advised by the legal advisor, they were unable to contact the parties concerned. A full provision was made for the year ended 31 December 2006. At 31 December 2009 and 2008, the Directors reviewed the situation. Having considered the likelihood of the recoverability was very remote, the Directors considered the recognised impairment loss is adequate but not excessive.

22. DEPOSITS IN AN ASSETS MANAGEMENT COMPANY
THE GROUP

The amount of approximately HK$32,586,000 represented the deposits placed in an assets management company (the "Manager") which was a limited company incorporated in the PRC. The Manager was engaged in investment advisory, asset management and other related business. The deposit was contracted for the period from 1 July 2004 to 1 July 2005. The amount was overdue and no repayment schedule was made.

The Company was informed that the Manager was in the process of liquidation in the PRC. Based on this information, the directors considered the likelihood of the recoverability of the amount was very remote and a full provision was made for the year ended 31 December 2006.

The ex-director, Li Zhaohui has equity interests in the Manager. Mr. Li Zhaohui was appointed as a director of the Company on 19 October 2004 and was removed on 8 June 2006.

22. DEPOSITS IN AN ASSETS MANAGEMENT COMPANY (Continued)

THE GROUP (Continued)

During the years ended 31 December 2009 and 2008, no interest income was received from the Manager. The maximum balance outstanding was HK$32,586,000 during the years ended 31 December 2009 and 2008.

At 31 December 2009, the Directors reviewed the situation and considered the recognised impairment loss is adequate but not excessive.

23. HELD FOR TRADING INVESTMENTS

THE GROUP AND THE COMPANY

	2009 HK$'000	2008 HK$'000
Equity securities listed in Hong Kong, at fair value	711	734

24. BANK BALANCES AND CASH

THE GROUP

	2009 HK$'000	2008 HK$'000
Cash at bank and in hand	44,506	1,145
Term deposit with initial term of over three months	30,000	–
	74,506	1,145

THE COMPANY

	2009 HK$'000	2008 HK$'000
Cash at bank and in hand	11,790	1,137
Term deposit with initial term of over three months	30,000	–
	41,790	1,137

As at 31 December 2009, the fixed interest rate on term deposits was 0.4% per annum. As at 31 December 2009, the market rates on other bank deposits were 0.001% to 0.1% (2008: Nil) per annum.

25. AMOUNT DUE TO A SUBSIDIARY

The amount is unsecured, non-interest bearing and repayable on demand.

26. AMOUNTS DUE TO DIRECTORS

The amounts as at 31 December 2008 were unsecured, non-interest bearing and repayable on demand. The amounts were settled during the year ended 31 December 2009.

27. SHARE CAPITAL

	Number of shares		Share capital	
	2009	2008	**2009**	2008
	'000	'000	**HK$'000**	HK$'000
Ordinary shares of HK$0.4 each				
Authorised				
At beginning of year	**1,000,000**	1,000,000	**400,000**	400,000
Increase on 23 October 2009	**1,500,000**	–	**600,000**	–
At end of year	**2,500,000**	1,000,000	**1,000,000**	400,000
Issue and fully paid				
At beginning of year	**351,384**	351,384	**140,553**	140,553
Issued on open offer	**421,661**	–	**168,665**	–
At end of year	**773,045**	351,384	**309,218**	140,553

On 20 August 2009, the Company issued and allotted a total of 421,660,800 shares of HK$0.4 each in the Company at par with a total consideration of approximately HK$168,665,000 received. These shares rank pari passu in all respects with other shares in issue.

28. DEFERRED TAX LIABILITY

THE GROUP

The following is the major deferred tax liability recognised and movements thereon during the current and prior years:

	Revaluation of investment properties HK$'000
At 1 January 2008, 31 December 2008 and 1 January 2009	–
Attributable to acquisition of subsidiaries *(note 31)*	12,723
At 31 December 2009	12,723

At the end of the reporting period, the Group has unused tax losses of approximately HK$13,334,000 (31 December 2008 HK$11,689,000) available for offset against future profits. No deferred tax asset has been recognised in respect of these tax losses due to the unpredictability of future profit streams. These tax losses may be carried forward indefinitely.

29. INTERESTS IN SUBSIDIARIES
THE COMPANY

	2009 HK$'000	2008 HK$'000
Unlisted shares, at cost	**10,001**	1
Amounts due from subsidiaries	**637,710**	544,093
	647,711	544,094
Impairment losses recognised	**(544,156)**	(544,094)
	103,555	–

The amounts due from subsidiaries are unsecured and non-interest bearing. In the opinion of the directors, demand for repayment for the amounts due from subsidiaries will not be made within the next twelve months from the end of the reporting period. Accordingly, the amounts are classified as non-current.

In view of the operating loss position of certain subsidiaries, impairment losses were recognised with reference to their recoverable amounts.

Details of the Company's subsidiaries at 31 December 2009 and 2008 are set out in note 36.

30. SHARE PREMIUM AND RESERVES
THE COMPANY

	Share premium HK$'000	Accumulated losses HK$'000	Total HK$'000
At 1 January 2008	37,978	(185,522)	(147,544)
Loss for the year	–	(12,791)	(12,791)
At 31 December 2008	37,978	(198,313)	(160,335)
Loss for the year	–	(11,688)	(11,688)
At 31 December 2009	**37,978**	**(210,001)**	**(172,023)**

The Company has no reserve available for distribution for both years.

The application of the share premium account is governed by section 48B of the Hong Kong Companies Ordinance.

31. ACQUISITION OF SUBSIDIARIES

On 12 February 2009, the Group acquired 100% of the issued share capital of Gold Coast Tourism Development Limited and its subsidiary (the "Gold Coast") for a consideration of RMB70,000,000 (equivalent to approximately HK$79,298,000). This acquisition has been accounted for using the purchase method. The amount of goodwill arising as a result of the acquisition was approximately HK$12,959,000.

The net assets acquired in the transaction, and the goodwill arising, are as follows:

	Acquiree's carrying amount before combination HK$'000	Fair value adjustments HK$'000	Fair value HK$'000
Net assets acquired:			
Property, plant and equipment	28,171	50,891	79,062
Deferred tax liability	–	(12,723)	(12,723)
	28,171	38,168	66,339
Goodwill			12,959
			79,298
Total consideration satisfied by:			
Cash paid during the year			29,970
Prepayment for acquisition of subsidiaries in prior year			38,000
Retained consideration *(note)*			11,328
			79,298
Net cash outflow arising on acquisition:			
Cash consideration paid during the year			29,970

Note: The remaining balance of RMB10,000,000 (equivalent to approximately HK$11,328,000) which shall be payable to the vendors within seven days after the PRC subsidiary has obtained the State-owned Land Use Certificate (國有土地使用證) in respect of specific new land with the assistance of the vendors. If the State-owned Land Use Certificate cannot be obtained, adjustment would be made to the total consideration and goodwill.

Goodwill arose in the acquisition of Gold Coast because the consideration paid for the acquisition effectively included amounts in relation to the benefit of expected revenue growth, future market development and the assembled workforce of Gold Coast. These benefits are not recognised separately from goodwill because they do not meet the recognition criteria for identifiable intangible assets.

Gold Coast contributed approximately HK$10,596,000 and HK$8,186,000 to the Group's turnover and profit for the period respectively between the date of acquisition and the end of the reporting period.

If the acquisition had been completed on 1 January 2009, the Group's turnover for the period would have been approximately HK$10,734,000 and loss for the period would have been approximately HK$3,645,000. The pro forma information is for illustrative purposes only and is not necessarily an indication of turnover and results of operations of the Group that actually would have been achieved had the acquisition been completed on 1 January 2009, nor is it intended to be a projection of future results.

32. RETIREMENT BENEFIT SCHEME

The Group operates a Mandatory Provident Fund Scheme ("MPF Scheme") for all qualifying employees. The Group and the employees are required to contribute 5% of the salaries to the MPF Scheme. The assets of the scheme are held separately from those of the Group, in funds under the control of trustees.

The Group's subsidiary in PRC in compliance with the applicable regulations of the PRC, participate in social insurance schemes operated by the relevant local government authorities. The insurance premium is borne by the Group on a specified proportion of the employee's salaries laid down under relevant PRC laws.

The total expense recognised in the consolidated statement of comprehensive income of approximately HK$73,000 (2008: HK$47,000) represents contributions payable to these schemes by the Group at rates or amount specified in the rules of the schemes.

33. OPERATING LEASE COMMITMENTS

The Group and the Company as lessee

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

THE GROUP

	2009 HK$'000	2008 HK$'000
Within one year	**974**	812
In the second to fifth year inclusive	**1,088**	–
After five years	**4,539**	
	6,601	812

THE COMPANY

	2009 HK$'000	2008 HK$'000
Within one year	**882**	812
In the second to fifth year inclusive	**735**	–
	1,617	812

Operating lease payments represent rentals payable by the Group for certain of its office properties and lands. Leases are negotiated for terms of two years to fifty years and rentals are fixed for two to five years.

Operating lease payments represent rentals payable by the Company for its office property. Leases are negotiated for a term of 2 years and rentals are fixed for 2 years.

33. OPERATING LEASE COMMITMENTS (Continued)

The Group as lessor

Property rental income earned during the year was HK$10,596,000 (2008: Nil). The properties are expected to generate rental yields of 13% on an ongoing basis. All of the properties held have committed tenants for the next five years.

At the end of the reporting period, the Group had contracted with tenants for the following future minimum lease payments:

	2009 HK$'000	2008 HK$'000
Within one year	**14,866**	–
In the second to fifth year inclusive	**18,582**	–
	33,448	–

34. CAPITAL COMMITMENTS

THE GROUP AND THE COMPANY

	2009 HK$'000	2008 HK$'000
Capital expenditure in respect of the acquisition of plant and equipment contracted for but not provided for in the financial statements	**876**	–
Capital expenditure in respect of the construction of investment properties contracted for but not provided for in the financial statements	**4,886**	–
Capital expenditure in respect of the acquisition of subsidiaries contracted for but not provided for in the financial statements	**–**	41,298

35. RELATED PARTY TRANSACTIONS

Compensation of key management personnel

The details of the remuneration of directors and other members of key management during the two years ended 31 December 2009 and 2008 were disclosed in notes 11 and 12 respectively.

The remuneration of directors and key management is determined by the remuneration committee having regard to the performance of individuals and market trends.

36. PARTICULARS OF SUBSIDIARIES

Particulars of the Company's subsidiaries as at 31 December 2009 and 2008 are as follows:

Name of subsidiary	Place of incorporation/ operation	Issued share capital/ paid-in/registered capital	Proportion of nominal value of issued share capital/registered capital held by the Company Direct %	Indirect %	Principal activities
Mega Top Capital Resources Limited	Hong Kong	1 ordinary share of HK$1 each	100	–	Property investment
Noble Congress Limited	British Virgin Islands*	1 ordinary share of US$1 each	100	–	Investment holding
China Waytung Group Limited (Formerly known as Waytung Group Limited)	Hong Kong	1 ordinary share of HK$1 each	100	–	Investment holding
Accurate City Investments Limited	British Virgin Islands*	1 ordinary share of US$1 each	–	100	Inactive
Active Chance Limited	British Virgin Islands*	1 ordinary share of US$1 each	–	100	Inactive
Asiawell Investments Limited	British Virgin Islands*	1 ordinary share of US$1 each	–	100	Inactive
Best Energy International Limited	British Virgin Islands*	1 ordinary share of US$1 each	–	100	Investment holding
China Eastern Energy Holdings Limited	Samoa / PRC	1 ordinary share of US$1 each	–	100	Investment holding
Digital Faith Investments Limited	British Virgin Islands*	1 ordinary share of US$1 each	–	100	Inactive
Eastern Good Limited	British Virgin Islands/PRC	1 ordinary share of US$1 each	–	100	Inactive
Elite City Investment Limited	British Virgin Islands*	1 ordinary share of US$1 each	–	100	Inactive
Max Margin Group Limited	British Virgin Islands/PRC	1 ordinary share of US$1 each	–	100	Property investment
Ocean Pearl Investments Limited	British Virgin Islands*	1 ordinary share of US$1 each	–	100	Inactive
Profit Guidance Limited	British Virgin Islands*	1 ordinary share of US$1 each	–	100	Inactive
Rosedale Investments Trading Limited	British Virgin Islands*	1 ordinary share of US$1 each	–	100	Inactive

36. PARTICULARS OF SUBSIDIARIES (Continued)

Particulars of the Company's subsidiaries as at 31 December 2009 and 2008 are as follows: (Continued)

Name of subsidiary	Place of incorporation/ operation	Issued share capital/ paid-in/registered capital	Proportion of nominal value of issued share capital/registered capital held by the Company Direct %	Indirect %	Principal activities
Sincere Leader Limited	British Virgin Islands*	1 ordinary share of US$1 each	–	100	Inactive
True Leader International Limited	British Virgin Islands*	1 ordinary share of US$1 each	–	100	Inactive
Toprich International Investments Limited	Hong Kong	6,160,000 ordinary shares of US$1 each	–	100	Investment holding
Up Global Limited	Hong Kong	2 ordinary shares of HK$1 each	–	100	Inactive
Grand Noble Group Limited	British Virgin Islands/PRC	2 ordinary shares of US$1 each	–	100	Property investment
Gold Coast Tourism Development Limited#	Hong Kong	10,000 ordinary shares of HK$1 each	–	100	Investment holding
海豐金麗灣度假村有限公司#	PRC	US$7,292,429	–	100	Operation of resort business
Waytung Global Financial Holding Limited#	Hong Kong	10,000,000 ordinary shares of HK$1 each	100	–	Inactive
Waytung Fund Limited#	Hong Kong	10,000,000 ordinary shares of HK$1 each	–	100	Inactive
China Waytung Securities Limited#	Hong Kong	10,000,000 ordinary shares of HK$1 each	–	100	Inactive

* These companies have no specific principal place of operation.

\# New subsidiaries of the Group.

None of the subsidiaries had any debt securities subsisting at the end of the year or at any time during the year.

37. CHANGE OF THE COMPANY'S NAME

By a special resolution passed on 23 October 2009 and with the approval of the Registrar of Companies on 9 November 2009, the English name of the Company was changed from Beauforte Investors Corporation Limited to Waytung Global Group Limited and the Chinese name of the Company was changed from "寶福集團有限公司" to "滙通天下集團有限公司" on 9 November 2009.

38. EVENT AFTER THE REPORTING PERIOD

Subsequent to 31 December 2009, the Group constructed water supply pipes from Pinandong in Meilong Town (梅隴鎮平安洞) to Houmen Town, Haifeng County, Shanwei City, Guangdong Province, the PRC. Up to the report date, the Group has paid an aggregate construction cost of approximately HK$4.7 million.

Financial Summary

	Year ended 31 December				
	2009	2008	2007	2006	2005
	HK$'000	HK$'000	HK$'000	HK$'000	HK$'000
RESULTS					
TURNOVER	**10,596**	11,874	–	126,137	41,199
LOSS FOR THE YEAR	**(2,763)**	(13,026)	(5,721)	(326,802)	(78,755)

	As at 31 December				
	2009	2008	2007	2006	2005
	HK$'000	HK$'000	HK$'000	HK$'000	HK$'000
ASSETS AND LIABILITIES					
TOTAL ASSETS	**175,330**	41,225	6,097	629	359,860
TOTAL LIABILITIES	**(29,772)**	(61,713)	(13,559)	(2,640)	(35,068)
NET ASSETS (LIABILITIES)	**145,558**	(20,488)	(7,462)	(2,011)	324,792