



Asia Standard Hotel
Group Limited



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Corporate Information

DIRECTORS

Executive

Mr. Poon Jing (*Chairman*)

Dr. Lim Yin Cheng

(*Deputy Chairman and
Chief Executive*)

Mr. Poon Hai

Mr. Poon Yeung, Roderick

(appointed on 11th December 2015)

Mr. Fung Siu To, Clement

Mr. Woo Wei Chun, Joseph

Independent Non-executive

Mr. Ip Chi Wai

Mr. Leung Wai Keung

Mr. Hung Yat Ming

AUDIT COMMITTEE

Mr. Hung Yat Ming (*Chairman*)

Mr. Leung Wai Keung

Mr. Ip Chi Wai

REMUNERATION COMMITTEE

Mr. Hung Yat Ming (*Chairman*)

Mr. Ip Chi Wai

Dr. Lim Yin Cheng

AUTHORISED REPRESENTATIVES

Dr. Lim Yin Cheng

Mr. Lee Tai Hay, Dominic

COMPANY SECRETARY

Mr. Lee Tai Hay, Dominic

REGISTERED OFFICE

Canon's Court,
22 Victoria Street,
Hamilton HM12,
Bermuda

PRINCIPAL OFFICE IN HONG KONG

30th Floor, Asia Orient Tower,
Town Place,

33 Lockhart Road, Wanchai,
Hong Kong

Telephone 2866 3336

Facsimile 2866 3772

Website www.asiastandardhotelgroup.com

E-mail info@asia-standard.com.hk

PRINCIPAL BANKERS

Bank of China (Hong Kong)

Industrial and Commercial Bank of
China (Asia)

HSBC

Industrial and Commercial Bank of
China (Canada)

Shanghai Commercial Bank

DBS Bank (Hong Kong)

Wing Hang Bank

Chong Hing Bank

Barclays Bank

Bank Morgan Stanley

UBS

Bank Julius Baer

Credit Suisse AG

LEGAL ADVISERS

Stephenson Harwood
18th Floor, United Centre,
95 Queensway,
Hong Kong

Appleby

2206-19 Jardine House,
1 Connaught Place, Central,
Hong Kong

AUDITOR

PricewaterhouseCoopers
Certified Public Accountants
22nd Floor, Prince's Building,
Central, Hong Kong

SHARE REGISTRAR IN BERMUDA

MUFG Fund Services (Bermuda)
Limited

The Belvedere Building,
69 Pitts Bay Road,
Pembroke HM08, Bermuda

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Computershare Hong Kong Investor
Services Limited

Shops 1712-1716, 17th Floor, Hopewell
Centre, 183 Queen's Road East,
Wanchai, Hong Kong

Financial Highlights

For the year ended 31st March (in HK\$ million, except otherwise indicated)	2016	2015	Change
Consolidated profit and loss account			
Revenue	677	700	-3%
Contribution from hotel operation	158	212	-25%
Contribution from financial investments	189	160	+18%
Net investment gain/(loss)	71	(105)	N/A
Depreciation	(84)	(87)	-3%
Net finance costs	(33)	(10)	+230%
Profit for the year attributable to shareholders	251	120	+109%
Earnings per share – basic (HK cents)	15.96	7.70	+107%
Consolidated balance sheet			
Total assets	5,788	5,159	+12%
Net assets	3,455	3,265	+6%
Net debt	1,850	1,567	+18%

Supplementary information about valuation of the four hotel properties in operation (note):

Revalued total assets	13,263	12,709	+4%
Revalued net assets	10,875	10,782	+1%
Gearing – net debt to revalued net assets	17%	15%	+2%

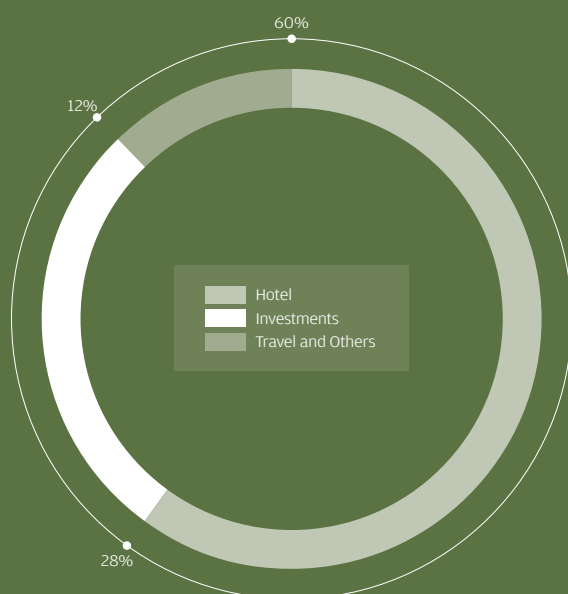
Note: According to the Group's accounting policies, the four hotel properties in operation were carried at cost less accumulated depreciation. To give further information on the economic substance of its hotel properties investments, the Group hereby presents supplementary unaudited financial information taking into account the fair market value of hotel properties and excluding the corresponding deferred income tax on Hong Kong properties as Hong Kong tax jurisdiction does not include capital gain tax.

The four hotel properties in Hong Kong and Canada were revalued by Vigers Appraisal & Consulting Limited ("Vigers") and Burgess Cawley Sullivan & Associates Ltd (2015: Vigers and CBRE Limited) respectively, independent professional valuers, on an open market value basis.

Chairman's Statement

Despite the recent setback of the local inbound tourism, **we remain confident in the long term growth of the hotel industry of Hong Kong.**

2016 segment revenue





Empire Hotel Hong Kong - Executive Club Lounge

For the year ended 31st March 2016, the Group recorded a consolidated net profit of approximately HK\$251 million as compared to HK\$120 million from the same period last year. The improvement in the profit was mainly attributable to a net gain on investments in financial assets as opposed to a net loss of last year.

Basic earnings per share during the year was HK16 cents (2015: HK8 cents).

The Group had a revalued net assets increase of 1% to HK\$10,875 million. Net gearing (net debt over the revalued net asset value) was at 17% as of the year end.

Our new hotel development progress in Causeway Bay and Tsimshatsui are on schedule, with the former targeted to open in the third quarter of 2016, and the latter, in the first half of 2017.

The management will remain prudent and cautious as we face the challenges of the cyclical nature of the hotel industry, which stems from the recent setback of the local

inbound tourism. However, we remain confident in the long term growth of the hotel industry of Hong Kong.

The Group participated, through a joint venture, in a high-end residential development project located in the vicinity of the hotel owned by the Group in Downtown Vancouver, Canada. The Group will utilise its experience and expertise in property development to further diversify its investment and strengthen its overseas portfolio.

On behalf of the Board, I would like to express my gratitude to our staff for their invaluable contribution, and our customers, shareholders and the investment community for their support.

Poon, Jing
Chairman

Hong Kong, 24th June 2016

Business Model and Strategies



Asia Standard Hotel is an established hospitality owner, developer and operator which its business is primarily based in Hong Kong. The Group owns and operates four hotels under the “empire hotels” brand; three of which are in core central business districts (“CBDs”) of Hong Kong and one in downtown Vancouver, Canada, and have two hotel new extensions under development. Our hotels are strategically located in central shopping or business districts. The Group also engages in travel agency operations and financial investment, which contributes to the Group with a diversified source of stable recurring income. Our business diversification thus reduces the adverse impact of market volatility and offsets market cyclicity to which some of our businesses are exposed to.

The Group is focused on enhancing the performance of its core business and is dedicated to maximise value for shareholders through pursuit of attractive investment opportunities with the following strategies:

(i) To expand and grow our hospitality business in prime CBDs of Hong Kong, and to strive for excellence in management and operations

The Group’s three hotels in Hong Kong are strategically located within core CBDs and are targeted at business travelers as well as visitors from Mainland China. Our hospitality chain has a centralised management team to optimise revenue generation and to ensure efficient deployment of resources for achieving maximum cost benefit. In

particular, our “Empire Hotel Hong Kong” in Wanchai benefits from high occupancy and room rates due to its proximity to the Hong Kong Convention and Exhibition Centre. The prime locations allow us to cater to both business visitors and tourists, which has led us to maintain a high occupancy and revenue per available room at our hotels.

(ii) Focus on profitable growth on the Company’s solid recurring income from its investment portfolio

The Group has a stable investment portfolio generating a recurring and steady income stream. The Group’s investment portfolio provides a liquidity buffer and recurring income as well as a diversified cash flow stream, enabling us to finance existing hotel extension projects and seize potential investment as opportunities arise.

(iii) Continue to manage risk effectively, through a prudent financial management policy

The Group aims to monitor risk and manage exposures to a range of debt maturities and a range of debt types in a disciplined and prudent manner. The Group strives to maintain a strong financial position with a healthy level of liquidity and low level of gearing.

We are confident that our strategies will deliver maximum value to the shareholders in the long term.

Management Discussion and Analysis

All our hotels in Hong Kong have been operating at approximately 96% occupancy. We will continue to pursue different short, medium and long term measures to cope with the changing circumstances.



Empire Hotel Causeway Bay - empire's kitchen

RESULTS

The Group's revenue for the twelve months ended 31st March 2016 amounted to HK\$677 million, decreased by 3% when compared with the same period of last year. Profit attributable to shareholders increased by 109% to HK\$251 million, due mainly to a net gain on investments in financial assets as opposed to a net loss of last year.

BUSINESS REVIEW

Between April 2015 and March 2016, the cumulative arrivals to Hong Kong for all visitors and those who stayed overnight were 58 million and 26 million, respectively, the former had a 6% decrease and the latter a 5% decrease. Although Mainland China dominated the overnight visitor arrivals with a 66% of the total share, this market registered an 8% drop from the same period of last year.

Factors that eroded Hong Kong's competitiveness as a tourist destination for mainland tourists include foreign currencies depreciation, relaxation of visa requirements and tax reimbursement measures by some foreign countries.

On the hotel supply front, there were a total supply of about 74,000 hotel rooms as of March 2016, an increase of about 1% over the preceding year.

All our hotels in Hong Kong have been operating at approximately 96% occupancy, although average room rate dropped by 16% from that of last year because of the aforesaid negative factors affecting Hong Kong tourism.

Our hotel in Canada operated at 71% occupancy and achieved an increase of 7% in room rate from last year.

Management Discussion and Analysis



The new hotel extension development adjacent to
Empire Hotel Kowloon



Executive Studio Suite (with harbour view) at **Empire Hotel Kowloon**

HOTEL DEVELOPMENT PROJECTS

The development progress of our two sites located adjacent to the Group's two existing hotels in Hong Kong is on schedule. For the site in Causeway Bay, the occupation permit was granted in November 2015. This new 94 rooms' hotel is scheduled for opening in the third quarter of 2016. For the site in Tsim Sha Tsui, the superstructure work has commenced in May 2015. The anticipated opening time for this new 90 rooms' hotel is in first quarter of 2017.

With a total gross floor area of approximate 65,000 sq.ft. or 184 hotel guest rooms upon completion of these two sites in 2016/2017, they will provide greater operational synergies to the Group.

TRAVEL

Revenue for the travel operations during the twelve months ended 31st March 2016 amounted to HK\$81 million (2015: HK\$76 million).

FINANCIAL INVESTMENTS

As at 31st March 2016, the Group's financial investment portfolio that consisted entirely of listed securities amounted to HK\$1,962 million (2015: HK\$1,777 million). The increase largely arose from a further investment of HK\$168 million.

Approximately 76% of our investment portfolio comprised listed debt securities (of which approximately 95% were issued by PRC-based real estate companies), and approximately 24% comprised listed equity securities issued by major banks. They were denominated in Hong Kong dollars 8%, United States dollars 81%, Sterling 7% and Euro 4%.

During the period under review, a total of HK\$186 million (2015: HK\$160 million) in interest and dividend income were generated from the investment portfolio. The increase in interest and dividend income was mostly due to the increase in portfolio size of our debt securities investment. The investment portfolio also generated a net investment gain of HK\$71 million (2015: net investment loss of HK\$105 million), which comprised unrealised and realised gain of HK\$39 million and HK\$32 million, respectively (2015: mainly unrealised fair value loss of HK\$86 million). The unrealised gain was largely made up of mark to market valuation gain from debt securities issued by the PRC-based real estate companies amid a series of favorable policies such as cuts in interest rates, monetary easing measures, and relaxed restrictions on foreign purchase. Such gain was partially offset by mark to market valuation loss on our equity securities, which comprised major banks, caused by the general downward trend of the global banking sector during the period.

As at 31st March 2016, no listed securities (2015: HK\$113 million listed securities at fair value) pledged as collateral for short term bank loans.

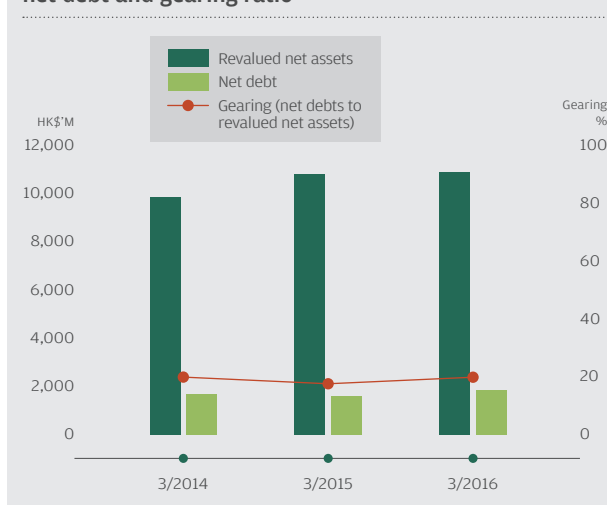
JOINT VENTURE

In December 2015, the Group entered into an agreement to form a joint venture ("JV") to purchase the land and building (located in the vicinity of the hotel owned by the Group in Vancouver, Canada, which is within walking distance to the Central Business District and main retail arterials in Downtown Vancouver. The Group, which owns 40% interest in the JV, together with our partners intend to redevelop the land into a high-end residential development. The total consideration of the acquisition was CAD\$170 million (equivalent to approximately HK\$1,017 million). The acquisition was completed on 1st April 2016.

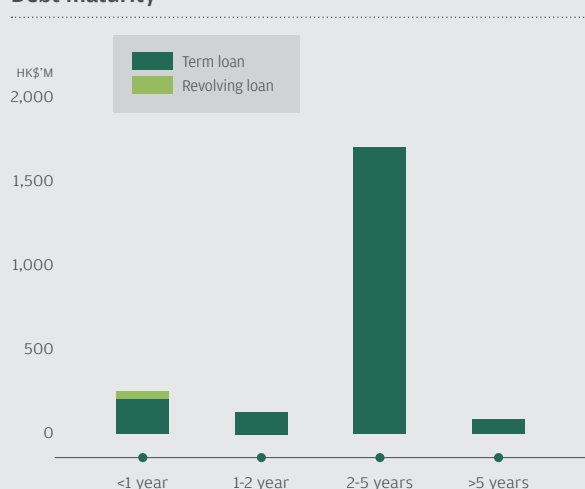
FINANCIAL REVIEW

The Group's total assets per book amounted to HK\$5,788 million (2015: HK\$5,159 million). Based on independent valuation, the total revalued amount of our hotel properties in operation as at 31st March 2016 was HK\$9,658 million, decreased by 1% when compared with that as at 31st March 2015. The revalued total assets of the Group with hotel properties in operation at market value would be HK\$13,263 million (2015: HK\$12,709 million).

Revalued net assets, net debt and gearing ratio



Debt maturity



Management Discussion and Analysis

The shareholders' funds per book amounted to HK\$3,455 million (2015: HK\$3,265 million), of which the increase was mainly due to profit for the year. Taking into account the market value of the hotel properties in operation, the revalued net asset value of the Group would be HK\$10,875 million (2015: HK\$10,782 million).

The consolidated net debt was HK\$1,850 million (2015: HK\$1,567 million). 97% of the gross bank borrowings or HK\$2,096 million was denominated in Hong Kong dollars, and the remaining 3% or to the equivalent of HK\$71 million were in foreign currencies incurred in operations and investment in financial assets overseas.

The maturity of our debts spread over a long period of up to 6 years. 2% of total borrowings were from revolving credit facilities secured by hotel properties. Term loan secured by hotel properties account for 98% with 10% repayable within 1 year, 6% repayable between 1-2 years, 78% repayable within 3-5 years and 4% after 5 years. At 31st March 2016, the Group had net current assets of HK\$1,901 million (2015: HK\$1,562 million).

The Group's gearing ratio, expressed as a percentage of net debt over the revalued net asset value, was 17% (2015: 15%).

The aggregate net book value of hotel properties pledged as collateral for banking facilities of the Group as at 31st March 2016 amounted to HK\$2,961 million (2015: HK\$2,891 million).

HUMAN RESOURCES

As at 31st March 2016, the total number of full-time employees of the Company and its subsidiaries was 379 (2015: 386). In addition to salary payment, the Group provides other benefits including insurance, share options, medical scheme and retirement plans and others to its employees.

FUTURE PROSPECTS

In view of the strong US dollar and the decline in mainland visitors to Hong Kong, our average room rates are continually under pressure at least in the short term. We will continue to pursue different short, medium and long-term measures to cope with the changing circumstances, and will devote efforts, leveraging our financial position and operations in Hong Kong, to plan and exercise asset enhancement initiatives to bring long term growth in hotel room numbers and revenue to the Group.

Five-year Financial Summary

Year ended 31st March (in HK\$ million)	2016	2015	2014	2013	2012
Results					
Revenue	677	700	651	647	651
Gross profit	445	473	470	474	499
Depreciation	(84)	(87)	(83)	(85)	(90)
Net investment gain/(loss)	71	(105)	132	218	(567)
Net finance costs	(33)	(10)	(15)	(13)	-
Profit/(loss) for the year attributable to shareholders	251	120	349	424	(311)
Assets and liabilities					
Total assets	5,788	5,159	5,137	4,718	4,160
Total liabilities	(2,333)	(1,894)	(1,933)	(1,822)	(1,721)
Equity attributable to shareholders of the Company	3,455	3,265	3,204	2,896	2,439
Supplementary information about valuation of the four hotel properties in operation:					
Revalued total assets	13,263	12,709	11,799	10,998	9,793
Revalued net assets	10,875	10,782	9,828	9,152	8,045

Hotel Properties

		Group's interest	Approx. site area (sq.ft.)	Approx. gross floor area (sq.ft.)
01	Empire Hotel Hong Kong 33 Hennessy Road, Wanchai, Hong Kong	100%	10,600	184,000 (363 rooms)
02	Empire Hotel Kowloon 62 Kimberley Road, Tsimshatsui, Kowloon	100%	11,400	220,000 (343 rooms)
03	Empire Hotel Causeway Bay 8 Wing Hing Street, Causeway Bay, Hong Kong	100%	6,200	108,000 (280 rooms)
04	Empire Landmark Hotel 1400 Robson Street, Vancouver B. C., Canada	100%	41,000	410,000 (358 rooms)
05	Empire Prestige Causeway Bay (expect completion in 2016, opening soon) 8A Wing Hing Street, Causeway Bay, Hong Kong	100%	2,000	31,000 (94 rooms)
06	New Hotel (under development, expect completion in 2017) 10-12 Kimberley Street, Tsimshatsui, Kowloon	100%	2,800	34,000 (90 rooms)

Corporate Governance Report

CORPORATE GOVERNANCE PRACTICES

The Company is committed to sustaining its corporate governance standards by emphasising transparency, independence, accountability, responsibility and fairness. The Company exercises corporate governance through the board of Directors (the “Board”) and various committees.

BOARD OF DIRECTORS

The Board consists of six Executive Directors and three Independent Non-executive Directors. The posts of Chairman and Chief Executive are separate and are not held by the same individuals. The Chairman, Mr. Poon Jing is responsible for overseeing the functioning of the Board and the strategies and policies of the Group. The Chief Executive and Deputy Chairman, Dr. Lim Yin Cheng, is responsible for managing the Group’s business. The biographical details and relationship of the Directors are disclosed in the biography of Directors set out in the Directors and Senior Management section.

According to the bye-laws of the Company (the “Bye-Laws”), at every annual general meeting of the Company, one-third of the Directors (other than the Chairman and the Managing Director) for the time being, or, if their number is not three or a multiple of three, then the number nearest to, but not exceeding one-third, shall retire from office by rotation. Pursuant to the Appendix 14 (the “Code”) of the Rules Governing the Listing of Securities (the “Listing Rules”) on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”), the Chairman and the Managing Director shall also retire at the annual general meeting every three years. A retiring Director shall be eligible for re-election at the meeting. The Independent Non-executive Directors are not appointed for a specific term but are subject to retirement by rotation and re-election in accordance with the Bye-Laws and the Code.

The Board meets quarterly and is responsible for the formulation and reviewing of long-term business directions and strategies, monitoring the operations and financial performance of the Group and performing corporate governance functions set out in the Code. It also considers and approves future strategic plans and budgets for the Group. The management is delegated with the authority to make decisions and responsible for daily operations of the Group under the leadership of the Chief Executive. The management provides explanation and information to the Board to enable the Board to make an informed assessment of the financial and other information put forward to the Board for approval. The Chief Executive, working with the other Executive Directors and the head of each division, is responsible for managing the business of the Group, including implementation of strategies adopted by the Board and assuming full accountability to the Board for operations of the Group. All Executive Directors have made full and active contributions to the affairs of the Board.

During the year, the Board has reviewed the Company’s policies and practices on corporate governance, and reviewed and monitored the training and continuous professional development of Directors and senior management. The Board has also reviewed and ensured compliance of the relevant legal and regulatory requirements, the code of conducts, the Code and the disclosure in the Corporate Governance Report.

Corporate Governance Report

The Directors are responsible for selecting and consistently applying appropriate accounting policies and preparing financial statements which give a true and fair view. The Directors are not aware of any material uncertainties relating to events or conditions that may cast significant doubt upon the Company's ability to continue as a going concern. Accordingly, the Directors have prepared the financial statements on a going concern basis.

The Board acknowledges that it is its responsibility to prepare the financial statements and to present a balanced, clear and comprehensive assessment to annual and interim reports, other financial disclosures required under the Listing Rules on the Stock Exchange, and reports to regulators as well as to information required to be disclosed pursuant to statutory requirements.

During the year, the Board held four meetings. The Directors of the Board and the attendance of each Director at the Board meetings and the general meeting of the Company held during the year are as follows:

Director	Title	Number of meetings attended/ Number of meetings held	
		Board meeting	General meeting
Mr. Poon Jing	Chairman	3/4	0/1
Dr. Lim Yin Cheng	Deputy Chairman and Chief Executive	4/4	1/1
Mr. Poon Hai	Executive Director	4/4	1/1
Mr. Poon Yeung, Roderick	Executive Director (appointed on 11th December 2015)	0/1	N/A
Mr. Fung Siu To, Clement	Executive Director	4/4	1/1
Mr. Woo Wei Chun, Joseph	Executive Director	4/4	1/1
Mr. Ip Chi Wai	Independent Non-executive Director	4/4	1/1
Mr. Leung Wai Keung	Independent Non-executive Director	3/4	0/1
Mr. Hung Yat Ming	Independent Non-executive Director	4/4	1/1

BOARD DIVERSITY POLICY

The Company recognises and embraces the benefits of having a diverse Board to enhance the quality of its performance. In assessing the composition of the Board, the Company will seek to achieve Board diversity through the consideration of a number of factors and measurable criteria, including gender, age, cultural and education background, industry experience, qualifications, skills, knowledge, and professional ethics. All Board appointments will be based on meritocracy and the candidates will be considered against objective criteria of their potential contributions to the Board and the Company, having due regard for the benefits of diversity on the Board.

REMUNERATION COMMITTEE

Mr. Hung Yat Ming, an Independent Non-executive Director of the Company is the Chairman of the Remuneration Committee. The Remuneration Committee currently comprises the Deputy Chairman and Chief Executive of the Company, Dr. Lim Yin Cheng, and two Independent Non-executive Directors, Mr. Ip Chi Wai and Mr. Hung Yat Ming. The terms of reference were revised and adopted by the Board in compliance with the Code. The duties of the Committee include making recommendations to the Board on the remuneration policy and structure of the Directors and senior management, approving the remuneration, determining the remuneration packages of all Executive Directors and senior management and approving the compensation to all Directors and senior management on termination or dismissal. The remuneration packages including basic salary, annual bonus, retirement and other benefit such as share options are commensurate with their job nature and experience level. No director may be involved in any decisions as to his own remuneration or other benefit. The Group's remuneration policy seeks to provide a fair market remuneration so as to attract, retain and motivate high quality staff. The remuneration is determined with reference to his duties and responsibility, remuneration benchmark in the industry and prevailing market conditions. During the year, the Committee held one meeting, which all members had attended, to review, discuss and approve the remuneration packages of the Directors and senior management.

AUDIT COMMITTEE

The Audit Committee currently comprises all the Independent Non-executive Directors, Mr. Hung Yat Ming (as the Chairman), Mr. Leung Wai Keung and Mr. Ip Chi Wai. The terms of reference were revised and adopted by the Board in compliance with the Code. The principal activities of the Audit Committee include the review and supervision of the Group's financial reporting process, risk management and internal controls and review of the published financial statements. The Audit Committee meets at least twice a year. During the year, the Audit Committee met twice to review the Company's annual and interim financial statements and the recommendation by the auditor on enhancement of risk management and internal controls. All the members had attended the meetings. The Audit Committee has reviewed the annual financial statements for the year ended 31st March 2016.

SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix 10 of the Listing Rules. The Company has made specific enquiry of all Directors regarding any non-compliance with the Model Code during the year, and they all confirmed that they have fully complied with the required standard as set out in the Model Code throughout the year ended 31st March 2016.

CORPORATE GOVERNANCE CODE

During the year, the Company has complied with the code provisions of the Code, except the following deviations:

- (1) Code Provision A.4.1 of the Code provides that non-executive directors should be appointed for a specific term, subject to re-election. All Independent Non-executive Directors of the Company are not appointed for specific terms, but subject to retirement by rotations and re-elections at the annual general meeting of the Company in accordance with the Bye-Laws;
- (2) Code Provision A.5.1 of the Code provides that issuers should establish a nomination committee which is chaired by the chairman of the board or an independent non-executive director and comprises a majority of independent non-executive directors. The Company does not have a nomination committee. The Board as a whole is responsible for assessing the independence of Independent Non-executive Directors, reviewing the structure, diversity, size and composition of the Board, the appointment of new Directors and the nomination of Directors for re-election by shareholders at the general meeting of the Company. Under the Bye-Laws, the Board may at any time, and from time to time, appoint any person as a Director, either to fill a casual vacancy, or as an addition to the Board. Any Director so appointed shall hold office until the next following annual general meeting of the Company and shall then be eligible for re-election at the meeting;
- (3) Code Provision E.1.2 of the Code provides that the chairman of the board of the company should attend the annual general meetings. Mr. Poon Jing, the Chairman of the Board, was unable to attend the annual general meeting of the Company held on 2nd September 2015 due to his other engagements at the relevant time; and
- (4) Code Provision A.6.7 of the Code provides that independent non-executive directors and other non-executive directors should attend general meetings and develop a balanced understanding of the views of shareholders. Mr. Leung Wai Keung, an Independent Non-executive Director, was unable to attend the annual general meeting of the Company held on 2nd September 2015 due to his other engagements at the relevant time.

RISK MANAGEMENT AND INTERNAL CONTROLS

It is the responsibility of the Board to ensure that the Group maintains sound and effective risk management and internal controls to safeguard the shareholders' investments and the Group's assets. The Board also oversees the management in the design, implementation and monitoring of the risk management and internal control systems. During the year, the Board reviewed the effectiveness of the risk management and internal control system of the Group. The review covered all material controls, including financial, operational, compliance controls, risk management and internal controls functions of the Group.

AUDITOR'S REMUNERATION

PricewaterhouseCoopers has been appointed as the auditor of the Company by the shareholders at the annual general meeting. The services provided by PricewaterhouseCoopers include audit, taxation related and other services. A statement by PricewaterhouseCoopers about their reporting responsibilities as the auditor of the Company is included in the Independent Auditor's Report on pages 41 to 42 of this annual report.

An amount of HK\$3,081,000 (2015: HK\$3,446,000) was charged to the financial statements of the Group for their audit services. Taxation services, review on interim results and other services provided by PricewaterhouseCoopers to the Group amounted to HK\$408,000 (2015: HK\$735,000).

SHAREHOLDERS' RIGHTS

Subject to the applicable laws and regulations, the Listing Rules and the Bye-Laws as amended from time to time, the shareholders ("Shareholders") of the Company may put forward proposals at an annual general meeting (an "AGM") of the Company and convene general meetings of the Company.

(I) PROCEDURE FOR SHAREHOLDERS TO MAKE PROPOSALS AT SHAREHOLDERS' MEETING

The number of Shareholders required to move a resolution at an AGM or to circulate any statement by written request (the "Requisitionists") shall be:

- i. any number of Shareholders representing not less than one-twentieth (1/20) of the total voting rights of all the Shareholders having a right to vote at the AGM or the relevant general meeting; or
- ii. not less than one hundred (100) Shareholders.

The written request (the "Requisition") must state the resolution to be moved at the AGM or the statement of not more than one thousand (1,000) words in relation to any particular resolution being proposed or business to be dealt with in the relevant general meeting of the Company (as the case may be), and signed by all the Requisitionists in one or more document in like form.

A copy of the Requisition, or two or more copies which between them contain the signatures of all the Requisitionists, shall be lodged at Canon's Court, 22 Victoria Street, Hamilton HM12, Bermuda and a copy thereof at the principal office of the Company in Hong Kong at 30th Floor, Asia Orient Tower, Town Place, 33 Lockhart Road, Wanchai, Hong Kong, for the attention of the Company Secretary (i) not less than six (6) weeks before the AGM in the case of a Requisition requiring notice of a resolution, unless an AGM is called for a date six (6) weeks or less after the deposit of the Requisition, in which case the Requisition will be deemed to have been properly deposited; or (ii) not less than one (1) week before the relevant general meeting in the case of any other Requisition.

The Requisitionists must deposit a sum which is reasonably sufficient to meet the Company's expenses in giving effect to the Requisition.

Corporate Governance Report

(II) PROCEDURE FOR SHAREHOLDERS TO CONVENE SPECIAL GENERAL MEETING

Shareholders holding not less than one-tenth (1/10) of the paid-up capital of the Company carrying the right of voting at the general meetings of the Company (the “SGM Requisitionists”) may require the Board to convene a special general meeting of the Company (“SGM”) by depositing a written requisition (the “SGM Requisition”) at Canon’s Court, 22 Victoria Street, Hamilton HM12, Bermuda and a copy thereof at the principal office of the Company in Hong Kong at 30th Floor, Asia Orient Tower, Town Place, 33 Lockhart Road, Wanchai, Hong Kong for the attention of the Company Secretary.

The SGM Requisition must state the objects of the SGM and be signed by the SGM Requisitionists and may consist of one or more documents in like form, each signed by one or more of the SGM Requisitionists.

Upon receipt of the SGM Requisition, the Directors shall forthwith proceed duly to convene the SGM, and such SGM shall be held within two months after the deposit of the SGM Requisition.

Where, within twenty-one (21) days of the lodging of the SGM Requisition, the Directors do not proceed duly to convene the SGM, the SGM Requisitionists, or any of them representing more than one-half (1/2) of the total voting rights of all of them, may themselves convene the SGM, provided that any SGM so convened shall be held within three (3) months from the date of deposit of the SGM Requisition. The SGM Requisitionists shall convene a SGM in the same manner, as nearly as possible, as that in which SGMs are to be convened by Directors. Under the Bye-Laws and pursuant to the requirements of the Listing Rules, a notice specifying the time and place and the general nature of the proposed business to be transacted at the SGM shall be given to all Shareholders entitled to attend the SGM for consideration in the following manners:

- i. notice of not less than twenty-one (21) clear days or ten (10) clear business days, whichever is longer, if a special resolution is to be passed at the SGM; and
- ii. notice of not less than fourteen (14) clear days or ten (10) clear business days, whichever is longer, in all other cases, provided that a SGM may be called by a shorter notice if it is so agreed by a majority in number of the Shareholders having the right to attend and vote at the SGM, being a majority together holding not less than 95% in nominal value of the issued shares of the Company giving such right.

PROFESSIONAL DEVELOPMENT

Every newly appointed Director will receive briefing and professional development so as to ensure that he has appropriate understanding of the Group’s business and of his duties and responsibilities under the Listing Rules and the relevant statutory and regulatory requirements.

The Company also provides regular updates and presentation on the business development of the Group. The Directors are regularly briefed on the latest development regarding the Listing Rules and other applicable statutory requirements to ensure compliance and upkeep of good corporate governance practices. In addition, the Company has been encouraging the Directors to enroll in professional development courses and seminars relating to the Listing Rules, Companies Ordinance and corporate governance practices organised by professional bodies or chambers in Hong Kong.

All Directors are encouraged to participate in continuous professional development to develop and refresh their knowledge and skills. A summary of training received by Directors according to the records provided by the Directors are as follows:-

Director	Type of training
Mr. Poon Jing	B
Dr. Lim Yin Cheng	B
Mr. Poon Hai	B
Mr. Poon Yeung, Roderick	B
Mr. Fung Siu To, Clement	B
Mr. Woo Wei Chun, Joseph	A,B
Mr. Ip Chi Wai	B
Mr. Leung Wai Keung	A,B,C
Mr. Hung Yat Ming	A,B

- A: Attending seminar(s)/training session(s)/conference(s)/forum(s) relevant to directors' profession and/or duties and/or other relevant topics
- B: Reading materials in relation to corporate governance, regulatory development and other relevant topics
- C: Giving talks at seminar(s) and/or training session(s)/conference(s)/forum(s) relevant to directors' profession and/or duties and/or other relevant topics

INVESTOR RELATIONSHIP

The Group aims to provide its shareholders and investors with high level of transparency. During the year, the Executive Directors had various meetings with local and institutional investors and analysts. The Board is committed to providing clear and full performance information of the Group to shareholders and the public through the publication of interim and annual reports, announcements, circulars and press releases.

The Company has also maintained a website at <http://www.asiastandardhotelgroup.com> which enables shareholders, investors and public to access to the information of the Company on a timely basis.

PROCEDURE FOR RAISING ENQUIRIES

Shareholders may at any time send their enquiries and concerns to the Board in writing to the principal office of the Company in Hong Kong or by e-mail to info@asia-standard.com.hk for the attention of the Company Secretary.

CORPORATE SOCIAL RESPONSIBILITY REPORT

At the Empire Hotels, we are committed to making a positive contribution to society and communities in Hong Kong and China, a place in which we operate and have grown over the past decade. Focusing our corporate social responsibility and effort on imminent and important social issues, we endeavour to contribute, support and help to provide for those who most need a great place to live, learn and grow.

THE COMMUNITY

The Group has during the year made donations of HK\$4,713,300 million to a number of charitable organisations, such as Heep Hong Society, Hong Kong Spinal Cord Injury Fund Limited, Suicide Prevention Services Limited, Hong Kong Society for the Protection of Children, St. Stephen's Foundation Limited and Hong Kong Paralympic Committee & Sports Association for the Physically Disabled.



SAHK Angels in the Realm of Empire Glory

“The Art of Caring” Community Care Program was launched in 2009 by the Empire Hotels in conjunction with SAHK, a rehabilitation service organisation. Since then, the Program has been giving support to local children and youth with special needs in their education and rehabilitation through the creation of art pieces and a series of educational workshops, learning events and life enriching activities. During 2015/2016, the following activities were organised:

- “SAHK Angels in the Realm of Empire Glory” musical performances at Empire Hotel Kowloon • Tsim Sha Tsui where school bands of three secondary schools from SAHK performed festive Christmas music in the hotel lobby on 21st and 22nd December 2015.
- Three SAHK secondary school students’ visits at Empire Hotels in March 2016 where latest tourism overview and information about hotel’s operations and careers were shared.
- Cupcake Garnishing Workshop held in May 2016 attended by over 40 parents and SAHK pre-school kids.

- OLE² (Other Learning Experiences x Opportunities for Life Enrichment) giving six about-to graduate secondary school students an opportunity to real-life work experience at hotel industry. They were assigned to Corporate Sales, Housekeeping and Accounting office, working as Office Assistant, housekeeping assistant and Accounts Trainee, respectively during June - July 2016.

Other activities of “The Art of Caring” Community Care Program in the past include: work experience for two students with High Functioning Autistic Spectrum Disorders.

Joining hands with SAHK, the Hotel Group will continue to expand the breadth and depth of “The Art of Caring” Community Care Program enabling more learning opportunities and rehabilitation support for children and youth with special needs.

RECOGNITION OF CONTRIBUTION

The Group has been for a seventh year in a row awarded the Caring Company title 2015/16 by The Hong Kong Council of Social Service (HKCSS) in recognition of its contribution to the community. This recognition signifies a solid testimonial and a renewed impetus for the Group on its commitment to making positive contribution to society and communities.

ENVIRONMENTAL PROTECTION

The design of our hot water system in Empire Hotel in Causeway Bay was divided in three zones for optimal gas supply and energy saving. Airconditioning in Empire Hotel Causeway Bay and Empire Hotel Kowloon has a zone valve whereby electricity supply will be switched off on idle floors for energy preservation purposes. In our Empire Hotel Kowloon, the two latest renovation floors have an individual electric heater supply system and the system can be switched off individually for energy reduction purposes. In our Empire Hotel Hong Kong, the air cool chiller system has been replaced by a water cool chiller system in 2012, which is environmental friendly and has greater energy efficiency, better controllability, and longer life. In our Empire Hotel Kowloon, replacement of air cool chiller system by a water cool chiller system is in progress and scheduled to be completed in 2016. As regards to the new hotel development at our sites in Causeway Bay and Tsim Sha Tsui, the Group has obtained the provisional certificates of BEAM-Plus (Building Environmental Assessment Method) Version 1.1 for New Buildings.

Daily monitoring of energy and fuel consumption to identify areas for energy conservation is in place. Phased replacements of chillers, fan coil units, air handling units, laundry and kitchen equipment, electrical appliances and lighting have been enhanced to more energy-efficient models.

RELATIONSHIP WITH EMPLOYEES, CUSTOMERS AND SUPPLIERS

The Group is an equal opportunity employer and does not discriminate on the basis of personal characteristics. Employee Handbooks outline terms and conditions of employment, expectations for employees’ behaviour and service delivery, employees’ rights and benefits. We establish and implement policies that promote a fair and respectful workplace. We provide ongoing training and development opportunities to enhance our employees’ career progression.

Corporate Governance Report

The Group appreciates the importance of maintaining a good relationship with its customers and suppliers to meet its immediate and long-term business goals. The Group values the feedback from customers through daily communication, and address customers' concern in a timely manner. For the suppliers, the Group assures their performance for delivering quality sustainable products and services through supplier approval process and by spot checks on the delivered goods.

During the year ended 31st March 2016, there is no circumstance of any event between the Group and its employees, customers and suppliers which will have a significant impact on the Group's business and on which the Group's success depends.

RESPONSIBLE SOURCING

The Group has adopted high standards for all building materials in our premises construction, and equipment and products varying from more efficient and environmentally-responsible refrigerators in the guest rooms of our Empire Hotel in Causeway Bay, to high-quality, durable linens and towels that are used in all our hotels.

To enhance our procurement of environmentally responsible items, we continue to review options to purchase more products from organic and/or sustainably managed sources, environmentally superior products, as well as local or regional companies to reduce the environmental impact of their manufacture and transportation.

To reduce paper consumption, we maximise the use of electronic communications and file storage systems for general office work, guest logs and daily reports and whenever possible we use e-confirmations for guest reservations.

Directors and Senior Management

EXECUTIVE DIRECTORS

POON JING

Aged 61, is the Chairman and an Executive Director of the Company. He is also the Chief Executive, the Managing Director and an Executive Director of Asia Standard International Group Limited (“ASI”) and Asia Orient Holdings Limited (“Asia Orient”). He is also a Director of certain subsidiaries of the Company. He is the founder of the Group. Mr. Poon is the father of Mr. Poon Hai and Mr. Poon Yeung, Roderick, both of them are Executive Directors of the Company. He is also the brother-in-law of Dr. Lim Yin Cheng and Mr. Fung Siu To, Clement, the Deputy Chairman and an Executive Director of the Company respectively.

LIM YIN CHENG

Aged 71, is the Deputy Chairman, the Chief Executive, an Executive Director and a member of the Remuneration Committee of the Company. He is also a Director of certain subsidiaries of the Company. Dr. Lim is a holder of a Bachelor of Science (Chemical Engineering) and Doctor of Philosophy degrees. He has over 30 years of experience in engineering, project management and administration. He joined the Group in 1994. Dr. Lim is the uncle of Mr. Poon Hai and Mr. Poon Yeung, Roderick, both of them are Executive Directors of the Company. He is also the brother-in-law of Mr. Poon Jing, the Chairman of the Company.

POON HAI

Aged 30, is an Executive Director of the Company and Asia Orient. He is also an Executive Director and a member of the Remuneration Committee of ASI. He is also a Director of certain subsidiaries of the Company. Mr. Poon holds a Bachelor of Commerce degree from the University of British Columbia. He is responsible for the business development and the project management of the Group. Mr. Poon is the son of Mr. Poon Jing and the brother of Mr. Poon Yeung, Roderick, the Chairman and an Executive Director of the Company respectively. He is also the nephew of Dr. Lim Yin Cheng and Mr. Fung Siu To, Clement, the Deputy Chairman and Chief Executive and an Executive Director of the Company respectively. He joined the Group in 2009.

POON YEUNG, RODERICK

Aged 27, was appointed as an Executive Director of the Company on 11th December 2015. Before that, Mr. Poon is a director of certain subsidiaries of the Company. He is also an executive director, the development manager of ASI and Asia Orient. Mr. Poon holds a Bachelor of Commercial degree with a major in Real Estate from the University of British Columbia. He is responsible for the Group’s project management, investment and business development. Mr. Poon is the son of Mr. Poon Jing and the brother of Mr. Poon Hai, the Chairman and an Executive Director of the Company respectively. He is also the nephew of Dr. Lim Yin Cheng and Mr. Fung Siu To, Clement, the Deputy Chairman and Chief Executive and an Executive Director of the Company respectively. He joined the Group in 2012.

Directors and Senior Management

FUNG SIU TO, CLEMENT

Aged 67, is an Executive Director of the Company. He is also the Chairman, an Executive Director and a member of the Remuneration Committee of ASI and Asia Orient. He is also a Director of certain subsidiaries of the Company. Mr. Fung is a holder of a Bachelor of Applied Science (Civil Engineering) degree and is also a fellow member of the Hong Kong Institution of Engineers. He joined the Group in 1994 and has over 30 years of experience in project management and construction. Mr. Fung is the uncle of Mr. Poon Hai and Mr. Poon Yeung, Roderick, both of them are Executive Directors of the Company. He is also the brother-in-law of Mr. Poon Jing, the Chairman of the Company.

WOO WEI CHUN, JOSEPH

Aged 52, is an Executive Director and the Group Financial Controller of the Company. He is also a Director of certain subsidiaries of the Company. Mr. Woo is qualified as a U.S. Certified Public Accountant (Illinois) and is an associate member of The Hong Kong Institute of Certified Public Accountants (“HKICPA”). He holds a bachelor degree in Accounting with Computing and a master degree in Business Administration. Mr. Woo has over 25 years of experience in accounting and finance. He joined the Group in 2006.

INDEPENDENT NON-EXECUTIVE DIRECTORS

IP CHI WAI

Aged 48. Mr. Ip graduated from The University of Hong Kong with a Degree of a Bachelor of Laws. He is a qualified solicitor in Hong Kong and has more than 20 years of experience in the legal profession. Mr. Ip is an Independent Non-executive Director and a member of the Audit Committee and the Remuneration Committee of the Company. He joined the Group in 2003.

On 31st March 2016, Mr. Ip was appointed as an Independent Non-executive Director and a member of the Audit Committee, the Nomination Committee and the Remuneration Committee of Dingyi Group Investment Limited (stock code: 508), a company listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”).

LEUNG WAI KEUNG

Aged 53, is an Independent Non-executive Director and a member of the Audit Committee of the Company. Mr. Leung is currently a Barrister-at-Law. He has about 10 years of experience in accounting and financial management in several firms and thereafter been practicing as a barrister since 1996. He is also an Independent Non-executive Director, a member of the Audit Committee and the Remuneration Committee of ASI. Mr. Leung is a member of HKICPA, The Hong Kong Institute of Chartered Secretaries (“HKICS”), The Association of Chartered Certified Accountants, The Institute of Chartered Secretaries and Administrators and The Chartered Institute of Arbitrators. He was admitted to the High Court of Hong Kong as a barrister in 1994. He holds a master degree in Accounting and Finance from University of Lancaster and obtained a bachelor of laws from Manchester Metropolitan University. He was the President of HKICS in 2006. In 2007, Mr. Leung was appointed by the Government to sit on various statutory tribunals such as the Guardianship Board, the Registration of Persons Tribunal, the Board of Review and others. Currently Mr. Leung also holds the position as the Chairman of the Appeal Board for the Hotel and Guesthouse Accommodation, the Clubs (Safety of Premises) and Bedspace Apartments. Mr. Leung joined the Group in 2004.

HUNG YAT MING

Aged 64. Mr. Hung has over 30 years of experience in audit, accounting and financial management in several firms in Sydney and Hong Kong and is a financial controller of a Hong Kong listed company. Mr. Hung is a member of The Institute of Chartered Accountants of Scotland and HKICPA. He graduated from The University of Hong Kong with a bachelor degree in Mathematics and obtained a post-graduate diploma in Accountancy from University of Strathclyde, Scotland. Mr. Hung is an Independent Non-executive Director and the Chairman of the Audit Committee and the Remuneration Committee of the Company. He is also an Independent Non-executive Director, the Chairman of the Audit Committee and a member of the Remuneration Committee of Asia Orient. He is also an Independent Non-executive Director of Hong Kong Life Sciences and Technologies Group Limited, a company listed on the Growth Enterprise Market of the Stock Exchange. He joined the Group in 2004.

SENIOR MANAGEMENT

NG SIEW SENG, RICHARD

Aged 64, is the Group General Manager of the Company. He is also a Director of a subsidiary of the Company. Mr. Ng is responsible for the development and management of the Group's hospitality operations. With over 3 decade's extensive experience in hotel and travel industry for both local and overseas markets, Mr. Ng has held senior marketing and operational positions in a number of major international chain hotels and travel agents in Hong Kong and Macau. He joined the Group in 2007.

TSANG CHIN LAP, JOHNNY

Aged 66. Mr. Tsang joined the Empire Landmark Hotel Vancouver BC Canada since 2003 as the General Manager, with over 40 years of International hotels experience, presently he is sitting at the Board of Hotel Association Vancouver, and also Board Director of SUCCESS Foundation.

POON TIN SAU, ROBERT

Aged 70. He is currently a Director of a subsidiary of the Company and is responsible for the catering operation of the Group. Mr. Poon was a restaurant entrepreneur in the U.S.A. during the period from 1970 to 1996 and joined the Group in 1996. He is a brother of Mr. Poon Jing, the Chairman of the Company.

TAI YUN LAM

Aged 59. Mr. Tai is the General Manager of the Group's travel agency operation. Mr. Tai has over 40 years experience in the travel industry and held senior positions in international airlines and travel agency companies. He joined the Group in 2009.

KWAN PO LAM, PHILEAS

Aged 57, is a Director of certain subsidiaries of the Company. He is also an Executive Director of ASI and Asia Orient. Mr. Kwan is a holder of a Bachelor of Business Administration degree. He joined the Group in 1994 and is responsible for hotel development projects and leasing.

Report of the Directors

The Directors have pleasure in presenting their report together with the audited financial statements for the year ended 31st March 2016.

PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. The principal activities of the principal subsidiaries are set out in note 31 to the financial statements.

The activities of the Group are mainly based in Hong Kong and Canada. Analysis of the Group's gross income and contribution to operating results by principal activities are set out in note 5 to the financial statements.

RESULTS AND APPROPRIATIONS

The results of the Group for the year are set out in the consolidated profit and loss account on page 43.

The Company did not pay an interim dividend (2015: Nil) for the year ended 31st March 2016.

The Board of Directors (the "Board") recommends a final dividend of HK1.25 cents (2015: HK1 cent) per share, totaling HK\$19,630,000 (2015: HK\$15,704,000) for the year ended 31st March 2016.

FINANCIAL SUMMARY

A five-year financial summary of the results and of the assets and liabilities of the Group is set out on page 13.

EQUITY LINKED AGREEMENTS

Save as disclosed under "Share Option Scheme" on pages 35 to 36, no equity linked agreements were entered into during the year or subsisted at the end of the year.

SHARE CAPITAL

Details of the movements in share capital of the Company during the year are set out in note 21 to the financial statements.

DONATIONS

During the year, the Group made charitable and other donations of HK\$4,713,000 (2015: HK\$790,000).

DIRECTORS

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

Mr. Poon Jing
Dr. Lim Yin Cheng
Mr. Poon Hai
Mr. Poon Yeung, Roderick (appointed on 11th December 2015)
Mr. Fung Siu To, Clement
Mr. Woo Wei Chun, Joseph
Mr. Ip Chi Wai
Mr. Leung Wai Keung
Mr. Hung Yat Ming

Mr. Poon Yeung, Roderick, Mr. Woo Wei Chun, Joseph and Mr. Hung Yat Ming will retire from office by rotation in accordance with the bye-laws of the Company (the “Bye-Laws”) and Mr. Poon Jing will retire to comply with Appendix 14 (the “Code”) of the Rules Governing the Listing of Securities (the “Listing Rules”) on the Stock Exchange of Hong Kong Limited (the “Stock Exchange”) at the forthcoming annual general meeting and, being eligible, offer themselves for re-election.

None of the Directors has a service contract with the Company which is not determinable by the Company within one year without payment of compensation other than statutory compensation.

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

Biographical details of Directors and senior management are set out on pages 25 to 27.

DIRECTORS’ INTERESTS IN TRANSACTIONS, ARRANGEMENT AND CONTRACTS

Beside the contracts amongst group companies, no other contracts of significance in relation to the Company’s business to which the Company, its subsidiaries, fellow subsidiaries or its parent companies was a party and in which a Director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

PERMITTED INDEMNITY PROVISIONS

Subject to the Bermuda Companies Act 1981, the Bye-Laws and other relevant statutes, the Directors for the time being acting in relation to any of the affair of the Company shall be indemnified and secured harmless out of the assets of the Company from and against all actions, costs, charges, losses, damages and expenses which they shall or may incur or sustain in the execution of their office. The Company has arranged appropriate Directors’ and Officers’ Liability Insurance Coverage for the Directors and officers of the Group.

Report of the Directors

ARRANGEMENTS TO PURCHASE SHARES OR DEBENTURES

Apart from the share option scheme of the Company as disclosed on pages 35 to 36, and that of its ultimate holding company, Asia Orient Holdings Limited (“Asia Orient”), and Asia Standard International Group Limited (“ASI”) remains as intermediate holding company, at no time during the year were the Company, its subsidiaries, its fellow subsidiaries or its holding companies a party to any arrangements to enable the Directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

DIRECTORS’ AND CHIEF EXECUTIVE’S INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES

As at 31st March 2016, the interests and short positions of the Directors and Chief Executive of the Company in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of the Securities and Futures Ordinance (the “SFO”)) which (a) are required to be notified to the Company and The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which are taken or deemed to have under such provisions of the SFO); or (b) were recorded in the register required to be kept under Section 352 of the SFO; or (c) were required to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”) as set out in Appendix 10 of the Listing Rules on the Stock Exchange were as follows:

(I) LONG POSITIONS IN SHARES

(a) The Company

Director	Number of shares held			Percentage of shares in issue (%)
	Personal interest	Corporate interest	Total	
Poon Jing	50,830	1,150,365,205	1,150,416,035	73.25

Note:

By virtue of Mr. Poon Jing’s interest in the Company through Asia Orient and its subsidiaries as disclosed under the heading “Substantial shareholders and other persons’ interests and short positions in shares and underlying shares” below, Mr. Poon is deemed to be interested in the shares of all of the Company’s subsidiaries.

Report of the Directors

(I) LONG POSITIONS IN SHARES (Continued)

(b) Associated corporations

Director	Associated corporation	Number of shares held			Total	Percentage of shares in issue (%)
		Personal interest	Family interest	Corporate interest		
Poon Jing	Asia Orient (Note 1)	269,194,664	5,233,013	142,871,744	417,299,421	50.34
Poon Jing	ASI (Note 2)	1,281,858	-	669,441,675	670,723,533	51.62
Poon Hai	Asia Orient	10,275,862	-	-	10,275,862	1.23
Fung Siu To, Clement	Asia Orient	15,191,190	-	-	15,191,190	1.83
Fung Siu To, Clement	Mark Honour Limited	9	-	-	9	0.01

Notes:

- (1) By virtue of Mr. Poon Jing's controlling interest (50.34%) in Asia Orient, he is deemed to be interested in the shares of the Company held by Asia Orient.
- (2) By virtue of Mr. Poon Jing's controlling interest in Asia Orient, he is deemed to be interested in the shares of ASI held by subsidiaries of Asia Orient.

(II) LONG POSITIONS IN UNDERLYING SHARES

Interests in share options

(a) The Company

As at 31st March 2016, details of the share options granted to Directors under the share option scheme of the Company adopted on 28th August 2006 (the "2006 Share Option Scheme") are as follows:

Director	Date of grant	Exercise price (HK\$)	Exercise period	Number of share options		
				outstanding as at 1st April 2015	granted during the year	outstanding as at 31st March 2016
Fung Siu To, Clement	29th March 2007	1.296	29th March 2007 to 28th March 2017	8,000,000	-	8,000,000
Lim Yin Cheng	2nd April 2007	1.300	2nd April 2007 to 1st April 2017	8,000,000	-	8,000,000
Woo Wei Chun, Joseph	2nd April 2007	1.300	2nd April 2007 to 1st April 2017	8,000,000	-	8,000,000
Poon Hai (Note 1)	11th December 2015	1.030	11th December 2015 to 10th December 2025	-	4,800,000	4,800,000
Poon Yeung, Roderick (Note 1)	11th December 2015	1.030	11th December 2015 to 10th December 2025	-	4,800,000	4,800,000

Notes:

- (1) The closing price of the shares of the Company immediately before the date on which the share options were granted was HK\$1.00 per share.
- (2) Save as disclosed above, during the year, no option was granted to the Directors and the options granted to the Directors have not been exercised, cancelled or lapsed.

Report of the Directors

(II) LONG POSITIONS IN UNDERLYING SHARES (Continued)

Interests in share options (Continued)

(b) Associated corporation – Asia Orient

Director	Number of share options		
	outstanding as at 1st April 2015	granted during the year	outstanding as at 31st March 2016
Lim Yin Cheng (Note 1)	2,126,301	-	2,126,301
Fung Siu To, Clement (Note 1)	2,126,301	-	2,126,301
Woo Wei Chun, Joseph (Note 1)	3,469,228	-	3,469,228
Poon Hai (Note 2)	-	3,500,000	3,500,000
Poon Yeung, Roderick (Note 2)	-	3,500,000	3,500,000

Notes:

- (1) Options were granted on 29th March 2007 under a share option scheme adopted by Asia Orient on 11th November 2002 and exercisable during the period from 29th March 2007 to 28th March 2017 at an exercise price of HK\$1.4315 (as adjusted) per share.
- (2) Options were granted on 11th December 2015 under a share option scheme adopted by Asia Orient on 29th August 2014 and exercisable during the period from 11th December 2015 to 10th December 2025 at an exercise price of HK\$1.42 per share. The closing price of the shares of Asia Orient immediately before the date on which the share options were granted was HK\$1.40 per share.
- (3) Save as disclosed above, during the year, no option was granted to the Directors and the options granted to the Directors have not been exercised, cancelled or lapsed.

(II) LONG POSITIONS IN UNDERLYING SHARES (Continued)**Interests in share options (Continued)***(c) Associated corporation – ASI*

Director	Number of share options		
	outstanding as at 1st April 2015	granted during the year	outstanding as at 31st March 2016
Poon Hai (Note 1)	-	3,500,000	3,500,000
Poon Yeung, Roderick (Note 1)	-	3,500,000	3,500,000

Notes:

- (1) Options were granted on 11th December 2015 under a share option scheme adopted by ASI on 29th August 2014 and exercisable during the period from 11th December 2015 to 10th December 2025 at an exercise price of HK\$1.38 per share. The closing price of the shares of ASI immediately before the date on which the share options were granted was HK\$1.39 per share.
- (2) Save as disclosed above, during the year, no option was granted to the Directors and the options granted to the Directors have not been exercised, cancelled or lapsed.

Save as disclosed above, as at 31st March 2016, none of the Directors or the Chief Executive (including their spouse and children under 18 years of age) of the Company had any interests or short positions in the shares, underlying shares or debentures of the Company or its associated corporations (within the meaning of the SFO) which (a) are required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which are taken or deemed to have under such provisions of the SFO); or (b) were recorded in the register required to be kept under Section 352 of the SFO; or (c) were required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

Report of the Directors

SUBSTANTIAL SHAREHOLDERS AND OTHER PERSONS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

The register of substantial shareholders maintained under Section 336 of the SFO shows that as at 31st March 2016, the Company had been notified of the following substantial shareholders' interests and short positions, being 5% or more of the Company's issued share capital. These interests are in addition to those disclosed above in respect of the Directors and the Chief Executive.

LONG POSITIONS IN SHARES OF THE COMPANY

Shareholder	Number of shares held	Percentage (%)
Asia Standard Development (Holdings) Limited ("ASDHL")	373,712,100	23.79
Asia Standard International Limited ("ASIL")	728,180,083	46.36
ASI (Note 1)	1,102,916,383	70.23
Asia Orient Holdings (BVI) Limited (Note 2)	1,150,365,205	73.25
Asia Orient (Note 3)	1,150,365,205	73.25
Lo Yuk Sui ("Mr. Lo") (Note 4)	188,902,844	12.03
YSL International Holdings Limited ("YSL") (Note 4)	188,902,844	12.03
Century City International Holdings Limited ("CCIHL") (Note 4)	188,902,844	12.03
Paliburg Holdings Limited ("PHL") (Note 4)	188,902,844	12.03
Regal Hotels International Holdings Limited ("RHIHL") (Note 4)	188,902,844	12.03
Tenshine Limited ("Tenshine") (Note 4)	152,460,937	9.71

Notes:

- (1) ASDHL and ASIL are the wholly owned subsidiaries of ASI. ASI is deemed to be interested in and duplicate the interest held by ASDHL and ASIL.
- (2) Asia Orient Holdings (BVI) Limited and its subsidiaries together hold more than one-half of the issued shares of ASI and are deemed to be interested in and duplicate the interest held by ASI.

SUBSTANTIAL SHAREHOLDERS AND OTHER PERSONS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES (Continued)

LONG POSITIONS IN SHARES OF THE COMPANY (Continued)

- (3) Asia Orient Holdings (BVI) Limited is a wholly owned subsidiary of Asia Orient. Asia Orient is deemed to be interested in and duplicate the interest held by Asia Orient Holdings (BVI) Limited and its subsidiaries.
- (4) Based on the Disclosure of Interests Forms filed with the Company, Tenshine holds the 152,460,937 shares as beneficial owner. RHIHL is deemed to be interested in an aggregate of 188,902,844 shares, which comprise 152,460,937 shares held by Tenshine and 36,441,907 shares held by its indirect wholly-owned subsidiary and its immediate holding company. PHL is deemed to be interested in the 188,902,844 shares held by RHIHL as PHL indirectly controls 66.76% of the voting power at the general meetings of RHIHL. CCIHL is deemed to be interested in the 188,902,844 shares held by PHL as CCIHL indirectly controls 62.23% of the voting power at the general meeting of PHL. YSL is also deemed to be interested in the same 188,902,844 shares held by CCIHL as YSL indirectly controls 50.89% of the voting power at the general meetings of CCIHL. Mr. Lo is also deemed to be interested in the same 188,902,844 shares held by YSL as YSL is 100% controlled by Mr. Lo.

Save as disclosed above, as at 31st March 2016, the Directors are not aware of any other persons who had interests or short positions in the shares or underlying shares of the Company which are required to be recorded in the register required to be kept under Section 336 of the SFO.

SHARE OPTION SCHEME

SHARE OPTION SCHEME ADOPTED ON 28TH AUGUST 2006 (THE "2006 SHARE OPTION SCHEME")

The 2006 Share Option Scheme was adopted on 28th August 2006. Under the 2006 Share Option Scheme, the Board of Directors of the Company may grant options to any Director, employee, consultant, customer, supplier, agent, partner or advisers of or contractor to the Company, its subsidiary or any invested entity, their discretionary trust or the companies owned by them. The purpose was to provide incentives, recognise and acknowledge the contributions of, motivate and maintain relationship with the eligible participants.

The total number of shares available for issue upon exercise of all options to be granted under the 2006 Share Option Scheme must not exceed 125,088,061 shares, representing about 7.96% of the shares in issue at the date of this report. The total maximum number of shares which might be issued upon exercise of all outstanding options granted and yet to be exercised under the 2006 Share Option Scheme and any other share option scheme must not exceed 30% of the shares in issue from time to time. The maximum number of shares in respect of which options might be granted to a participant, when aggregated with shares issued and issuable (including exercised, outstanding and cancelled options) under any options granted to the same participant under the 2006 Share Option Scheme or any other share option scheme within any 12 months period, must not exceed 1% of the shares in issue from time to time.

There was no requirement for a grantee to hold the option for a certain period before exercising the option unless otherwise determined by the Directors. The exercise period should be any period determined by the Board of the Directors but in any event the exercise period should not be later than 10 years from the date of grant. The grantee has to accept an option within 21 days from the date of offer by making a non-refundable payment of HK\$1 to the Company.

Report of the Directors

SHARE OPTION SCHEME (Continued)

SHARE OPTION SCHEME ADOPTED ON 28TH AUGUST 2006 (THE “2006 SHARE OPTION SCHEME”) (Continued)

The subscription price shall be at the discretion of the Board of the Directors provided that it shall be not less than the highest of (i) the closing price of a share on the relevant date of grant; (ii) the average of the closing prices of the shares for the five trading days immediately preceding the date of grant; and (iii) the nominal value of a share. The 2006 Share Option Scheme is effective for 10 years from 28th August 2006.

The following table discloses details of Company's share options granted under the 2006 Share Option Scheme held by employees (including Directors):

Grantee	Date of grant	Exercise price (HK\$)	Exercise period	Number of share options		
				outstanding as at 1st April 2015	granted during the year	outstanding as at 31st March 2016
Directors	29th March 2007	1.296	29th March 2007 to 28th March 2017	8,000,000	-	8,000,000
	2nd April 2007	1.300	2nd April 2007 to 1st April 2017	16,000,000	-	16,000,000
	11th December 2015	1.030	11th December 2015 to 10th December 2025	-	9,600,000	9,600,000
Directors of holding companies	2nd April 2007	1.300	2nd April 2007 to 1st April 2017	16,000,000	-	16,000,000
Employees of holding companies	2nd April 2007	1.300	2nd April 2007 to 1st April 2017	23,000,000	-	23,000,000
Employees of a subsidiary	29th March 2007	1.296	29th March 2007 to 28th March 2017	8,000,000	-	8,000,000
Employee of subsidiaries	2nd April 2007	1.300	2nd April 2007 to 1st April 2017	7,999,999	-	7,999,999
				78,999,999	9,600,000	88,599,999

Note:

Save as disclosed above, during the year, no option was granted, exercised, cancelled or lapsed.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

During the year, the Company had not redeemed any of its shares. Neither the Company nor any of its subsidiaries purchased or sold any of the Company's listed securities during the year.

PRE-EMPTIVE RIGHTS

No pre-emptive rights exist in Bermuda in respect of the Company's share capital.

MANAGEMENT CONTRACTS

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

BUSINESS REVIEW

A fair review of business of the Group, particulars of important events affecting the Group that have occurred since the end of the financial year, if any, an analysis using financial key performance indicators and indication of likely future development of the Group are set out in the section "Management Discussion and Analysis" on pages 8 to 12. Discussion on environmental policies and performance of the Group and the account of the key relationships with its stakeholders are set out in the sections "Corporate Social Responsibility Report" on pages 22 to 24 and "Report of the Directors" on pages 28 to 40.

COMPLIANCE WITH LAWS AND REGULATIONS

The Group recognises the importance of compliance with laws and regulations. Compliance procedures are in place to ensure adherence to applicable laws, rules and regulations in particular, those have significant impact on the Group.

The Group has been allocating resources to ensure ongoing compliance with rules and regulations and any changes in the applicable laws, rules and regulations are brought to the attention of relevant employees and relevant operation units from time to time.

PRINCIPAL RISKS AND UNCERTAINTIES

The Company believes that the factors described below represent the principal risks and uncertainties which may potentially affect the Group's business, financial conditions, operations and future prospect of the business. The Company does not represent that the factors described below are exhaustive.

Risks pertaining to Hotel and Travel Operations

The Group's hotel and travel agency business may be significantly affected by factors outside our control such as government regulation, changes in market conditions, competition in the industry, excess hotel supply or reduced international or local demand for hotel rooms and associated services, foreign exchange fluctuations, the interest rate environment, and other natural and social factors which may affect the level of global travel and business activity.

As three of the Group's hotels are located in Hong Kong, the revenue from this business is sensitive to changes in the tourism industry in Hong Kong, which is greatly influenced by the attractiveness of Hong Kong as a destination for tourists, business travellers and conferences, particular for those from the PRC which comprised over 65% of the total overnight visitor arrivals to Hong Kong, and is the major source of business for our hotels.

Report of the Directors

Risks pertaining to Hotel Developments

The Group engages external contractors to provide various services, including the construction of hotel development projects and hotel expansions. Completion of these projects is subject to the performance of external contractors, including the pre-agreed schedule for completion.

Risks pertaining to Financial Investments

The Group's financial performance is exposed to financial and capital market risks, including changes in interest rates, foreign exchange rates, credit spreads, equity prices, the performance of the economy in general and other factors outside our control. For further details of such risks and relevant management policies, please refer to note 3 to the financial statements from pages 64 to 71.

MAJOR CUSTOMERS AND SUPPLIERS

The percentages of the Group's purchases and sales for the year attributable to major suppliers and customers were as follows:

Percentage of purchases attributable to the Group's largest supplier	36.10%
Percentage of purchases attributable to the Group's five largest suppliers	63.54%
Percentage of sales attributable to the Group's largest customer	12.80%
Percentage of sales attributable to the Group's five largest customers	35.72%

None of the Directors, their associates or shareholders, which to the knowledge of the Directors, held any interests in the share capital of the suppliers or customers noted above.

CONNECTED TRANSACTIONS

The Group had the following continuing connected transactions with related parties during the year:

JBC TENANCY AGREEMENTS

Pursuant to the tenancy agreement dated 27th August 2013 entered into between JBC Travel Company Limited ("JBC"), the Company's wholly owned subsidiary, and Tilpifa Company Limited ("Tilpifa"), a subsidiary of ASI, JBC has been leasing an office situated in 12th Floor, Asia Orient Tower, Town Place, 33 Lockhart Road, Wanchai, Hong Kong from Tilpifa for a period of three years commencing from 1st September 2013 to 31st August 2016 at a monthly rental of HK\$171,500. The annual cap in respect of the amount of annual rent and related expense is not exceeding HK\$2,500,000, HK\$2,500,000 and HK\$1,100,000 for the years ended 31st March 2015 and 2016 and year ending 31st March 2017 respectively.

During the year ended 31st March 2016, a total rent and related expense of HK\$2,244,000 (2015: HK\$2,223,000) was paid by JBC to Tilpifa for the aforesaid tenancy agreement.

PROJECT MANAGEMENT SERVICES AGREEMENTS

Pursuant to a master agreement dated 31st March 2015 entered into between the Company and Winfast Engineering Limited (“Winfast”), a subsidiary of ASI, Winfast provides the project management services to the member(s) of the Group in connection with the regular building maintenance services, fitting-out works, improvement works and/or other works incidental thereto at the hotels owned and operated by and the properties owned by the Group (the “Project Management Services”) for a period of three years commencing from 1st April 2015 to 31st March 2018. The annual cap in respect of the amount of project management fees is not exceeding HK\$5,000,000, HK\$5,700,000 and HK\$6,500,000 for the years ended 31st March 2016 and year ending 31st March 2017 and 2018 respectively.

During the year ended 31st March 2016, a total project management fees of HK\$4,500,000 (2015: HK\$4,300,000) was paid by the subsidiaries of the Company to Winfast for the aforesaid project management services agreement.

Tilpifa and Winfast are the indirect wholly owned subsidiaries of ASI, which is in turn a substantial shareholder of the Company holding approximately 70.23% of the issued share capital of the Company. Tilpifa, Winfast and ASI are regarded as connected persons of the Company under the Listing Rules. Accordingly, the aforesaid tenancy agreement and project management service agreement constitute continuing connected transactions of the Company for the purpose of the Listing Rules.

Pursuant to Rule 14A.55 of the Listing Rules, the Independent Non-executive Directors of the Company have reviewed the continuing connected transactions and confirmed that the continuing connected transactions have been entered into (a) in the ordinary and usual course of business of the Group; (b) on normal commercial terms or better; and (c) according to the relevant agreements governing them on terms that are fair and reasonable and in the interests of the shareholders of the Company as a whole.

Pursuant to Rule 14A.56 of the Listing Rules, the Board of Directors engaged the independent auditor to report on the Group’s continuing connected transactions in accordance with Hong Kong Standard on Assurance Engagements 3000 “Assurance Engagements Other Than Audits or Reviews of Historical Financial Information” and with reference to Practice Note 740 “Auditor’s Letter on Continuing Connected Transactions under the Hong Kong Listing Rules” issued by the Hong Kong Institute of Certified Public Accountants. The auditor has issued his unqualified letter containing his findings and conclusion in respect of the above continuing connected transactions. A copy of the auditor’s letter has been provided by the Company to the Stock Exchange.

SUBSEQUENT EVENTS

Details of the subsequent events are disclosed in note 32 to the financial statements.

INDEPENDENT NON-EXECUTIVE DIRECTORS

Confirmation of independence pursuant to the independence guidelines under the Listing Rules on the Stock Exchange has been received from each of the Independent Non-executive Directors of the Company and the Company considers all existing Independent Non-executive Directors are independent.

Report of the Directors

SUFFICIENCY OF PUBLIC FLOAT

On 30th December 2015, immediately following the increase of the interests of Mr. Lo Yuk Sui and associates in the Company to 12.03%, the public float of the Company fell below 14.72% and remained below the minimum 25% requirement as required by Rule 8.08(1)(a) of the Listing Rules. Trading in the shares of the Company was suspended pending the release of an announcement in relation to the restoration of the public float.

Details of public float status of the Company have been disclosed in the Company's announcements dated 7th January 2015, 6th February 2015, 6th March 2015, 2nd April 2015, 6th May 2015, 5th June 2015, 7th July 2015, 7th August 2015, 7th September 2015, 18th September 2015, 5th October 2015, 4th November 2015, 3rd December 2015, 29th December 2015, 9th March 2016, 7th April 2016, 5th May 2016 and 6th June 2016.

The Company will continue to publish a monthly announcement to update its shareholders and potential investors on the status of the public float of the Company and measures that may be introduced by the Company to restore its public float.

Details of the shareholdings of the substantial shareholders in the Company as at 31st March 2016 are disclosed under the section "Substantial Shareholders and Other Persons' Interests and Short Positions in Shares and Underlying Shares" in this report.

AUDITOR

The financial statements have been audited by PricewaterhouseCoopers who retire and, being eligible, offer themselves for re-appointment.

On behalf of the Board

POON JING

Chairman

Hong Kong, 24th June 2016

Independent Auditor's Report

To the Shareholders of Asia Standard Hotel Group Limited

(incorporated in Bermuda with limited liability)

We have audited the consolidated financial statements of Asia Standard Hotel Group Limited (the "Company") and its subsidiaries set out on pages 43 to 112, which comprise the consolidated balance sheet as at 31st March 2016, and the consolidated profit and loss account, the consolidated statement of comprehensive income, the consolidated statement of cash flows and the consolidated statement of changes in equity for the year then ended, and a summary of significant accounting policies and other explanatory information.

DIRECTORS' RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The directors of the Company are responsible for the preparation of consolidated financial statements that give a true and fair view in accordance with Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants and the disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on these consolidated financial statements based on our audit and to report our opinion solely to you, as a body, in accordance with Section 90 of the Companies Act 1981 of Bermuda and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

We conducted our audit in accordance with Hong Kong Standards on Auditing issued by the Hong Kong Institute of Certified Public Accountants. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of consolidated financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the consolidated financial statements.

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

Independent Auditor's Report

OPINION

In our opinion, the consolidated financial statements give a true and fair view of the financial position of the Company and its subsidiaries as at 31st March 2016, and of their financial performance and cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

PricewaterhouseCoopers

Certified Public Accountants

Hong Kong, 24th June 2016

Consolidated Profit and Loss Account

For the year ended 31st March 2016

	<i>Note</i>	2016 HK\$'000	2015 HK\$'000
Revenue	5	676,989	699,633
Cost of sales		(231,618)	(226,475)
Gross profit		445,371	473,158
Selling and administrative expenses		(138,540)	(132,990)
Depreciation		(84,153)	(87,428)
Net investment gain/(loss)	6	70,579	(104,763)
Operating profit		293,257	147,977
Net finance costs	10	(33,237)	(10,241)
Share of losses of joint ventures		(140)	-
Profit before income tax		259,880	137,736
Income tax expense	11	(9,268)	(17,675)
Profit for the year attributable to shareholders		250,612	120,061
Earnings per share (HK cents)			
Basic	13	15.96	7.70
Diluted	13	15.95	7.70

Consolidated Statement of Comprehensive Income

For the year ended 31st March 2016

	2016 HK\$'000	2015 HK\$'000
Profit for the year	250,612	120,061
Other comprehensive (charge)/income		
Items that have been reclassified or may be reclassified subsequently to profit or loss:		
Net fair value loss on available-for-sale investments	(53,883)	(34,034)
Currency translation differences	5,359	(20,975)
	(48,524)	(55,009)
Total comprehensive income for the year attributable to shareholders	202,088	65,052

Consolidated Balance Sheet

As at 31st March 2016

	Note	2016 HK\$'000	2015 HK\$'000
Non-current assets			
Property, plant and equipment	14	3,131,745	3,064,217
Joint ventures	15	221,124	-
Available-for-sale investments	16	143,587	190,757
Deferred income tax assets	24	3,364	5,213
		3,499,820	3,260,187
Current assets			
Inventories		15,342	1,290
Trade and other receivables	18	135,864	127,015
Income tax recoverable		1,949	1,457
Financial assets at fair value through profit or loss	17	1,817,819	1,586,394
Bank balances and cash	19	316,981	182,388
		2,287,955	1,898,544
Current liabilities			
Trade and other payables	20	103,920	80,928
Borrowings	23	268,331	238,143
Income tax payable		14,918	17,437
		387,169	336,508
Net current assets		1,900,786	1,562,036

Consolidated Balance Sheet

As at 31st March 2016

	<i>Note</i>	2016 HK\$'000	2015 HK\$'000
Non-current liabilities			
Long term borrowings	23	1,898,481	1,510,968
Deferred income tax liabilities	24	47,584	46,521
		1,946,065	1,557,489
<hr/>			
Net assets		3,454,541	3,264,734
Equity			
Share capital	21	31,408	31,408
Reserves	22	3,423,133	3,233,326
		3,454,541	3,264,734

Lim Yin Cheng
Director

Woo Wei Chun, Joseph
Director

Consolidated Statement of Cash Flows

For the year ended 31st March 2016

	Note	2016 HK\$'000	2015 HK\$'000
Cash flows from operating activities			
Net cash generated from operations	28	140,125	244,814
Income tax paid		(9,368)	(23,118)
Interest paid		(36,313)	(33,857)
Interest received from bank deposits and loan receivables		1,378	1,974
Net cash generated from operating activities		95,822	189,813
Cash flows from investing activities			
Addition of property, plant and equipment		(142,103)	(85,849)
Proceeds from disposal of property, plant and equipment		857	-
Increase in investment in joint ventures		(44,031)	-
Advances to in joint ventures		(168,403)	-
Net cash used in investing activities		(353,680)	(85,849)
Net cash (used in)/generated from before financing activities		(257,858)	103,964
Cash flows from financing activities			
Drawdown of long term borrowings		996,120	420,000
Repayment of long term borrowings		(503,250)	(205,375)
Net decrease in short term borrowings		(84,861)	(247,105)
Dividend paid		(15,704)	(4,113)
Net cash generated from/(used in) financing activities		392,305	(36,593)
Net increase in cash and cash equivalents		134,447	67,371
Cash and cash equivalents at the beginning of the year		182,388	113,015
Changes in exchange rates		146	2,002
Cash and cash equivalents at the end of the year		316,981	182,388
Analysis of the balances of cash and cash equivalents			
Bank balances and cash	19	316,981	182,388

Consolidated Statement of Changes in Equity

For the year ended 31st March 2016

	Share capital HK\$'000	Other reserves HK\$'000	Revenue reserve HK\$'000	Total HK\$'000
At 31st March 2014	30,997	2,415,359	757,439	3,203,795
Net fair value loss on available-for-sale investments	-	(34,034)	-	(34,034)
Currency translation differences	-	(20,975)	-	(20,975)
Profit for the year	-	-	120,061	120,061
Total comprehensive income for the year	-	(55,009)	120,061	65,052
2014 final dividend	411	22,598	(27,122)	(4,113)
Total transactions with owners	411	22,598	(27,122)	(4,113)
At 31st March 2015	31,408	2,382,948	850,378	3,264,734
Net fair value loss on available-for-sale investments	-	(53,883)	-	(53,883)
Currency translation differences	-	5,359	-	5,359
Profit for the year	-	-	250,612	250,612
Total comprehensive income for the year	-	(48,524)	250,612	202,088
Share options granted	-	3,423	-	3,423
2015 final dividend	-	-	(15,704)	(15,704)
Total transactions with owners	-	3,423	(15,704)	(12,281)
At 31st March 2016	31,408	2,337,847	1,085,286	3,454,541

Notes to the Financial Statements

1 GENERAL INFORMATION

Asia Standard Hotel Group Limited (the “Company”) is a limited liability company incorporated in Bermuda and listed on The Stock Exchange of Hong Kong Limited. The address of its registered office is 30th Floor, Asia Orient Tower, Town Place, 33 Lockhart Road, Wanchai, Hong Kong.

2 PRINCIPAL ACCOUNTING POLICIES

(A) BASIS OF PREPARATION

The consolidated financial statements have been prepared under the historical cost convention, as modified by the revaluation of available-for-sale investments and financial assets at fair value through profit or loss, which are carried at fair value, and in accordance with all applicable Hong Kong Financial Reporting Standard (“HKFRS”).

The principal accounting policies applied by the Company and its subsidiaries (collectively, the “Group”) in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

The preparation of financial statements in conformity with HKFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group’s accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements, are disclosed in note 4.

(B) THE ADOPTION OF NEW/REVISED HKFRS AND NEW HONG KONG COMPANIES ORDINANCE (CAP. 622)

The accounting policies and methods of computation used in the preparation of these annual financial statements are consistent with those used in 2015. There are no new or revised standards or interpretations that are effective for the first time this year which are relevant to the Group’s operations and have a material impact on the Group’s annual financial statements.

Notes to the Financial Statements

2 PRINCIPAL ACCOUNTING POLICIES (Continued)

(B) THE ADOPTION OF NEW/REVISED HKFRS AND NEW HONG KONG COMPANIES ORDINANCE (CAP. 622) (Continued)

The following new/amended standards are relevant to the Group's operations but not yet effective

Effective for accounting period beginning on or after:

1st January 2016

Amendment to HKAS 1	Presentation of Financial Statements
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1st January 2018

HKFRS 9	Financial Instruments
HKFRS 15	Revenue from Contracts with Customers

1st January 2019

HKFRS 16	Leases
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Amendment to HKAS 1 clarifies guidance in HKAS 1 on materiality and aggregation, the presentation of subtotals, the structure of financial statements and the disclosure of accounting policies. Although the amendment does not require specific changes, it clarifies a number of presentation issues and highlight that preparers are permitted to tailor the format and presentation of the financial statements to their circumstances and the needs of users.

HKFRS 9, "Financial Instruments", addresses the classification, measurement and recognition of financial assets and financial liabilities. The complete version of HKFRS 9 was issued in July 2014. It replaces the guidance in HKAS 39 that relates to the classification and measurement of financial instruments. HKFRS 9 retains but simplifies the mixed measurement model and establishes three primary measurement categories for financial assets: amortised cost, fair value through other comprehensive income and fair value through profit or loss. The basis of classification depends on the entity's business model and the contractual cash flow characteristics of the financial asset. Investments in equity instruments are required to be measured at fair value through profit or loss with the irrevocable option at inception to present changes in fair value in other comprehensive income not recycling. There is now a new expected credit losses model that replaces the incurred loss impairment model used in HKAS 39. For financial liabilities there were no changes to classification and measurement except for the recognition of changes in own credit risk in other comprehensive income, for liabilities designated at fair value through profit or loss. HKFRS 9 relaxes the requirements for hedge effectiveness by replacing the bright line hedge effectiveness tests. It requires an economic relationship between the hedged item and hedging instrument and for the 'hedged ratio' to be the same as the one management actually use for risk management purposes.

Contemporaneous documentation is still required but is different to that currently prepared under HKAS 39.

2 PRINCIPAL ACCOUNTING POLICIES (Continued)

(B) THE ADOPTION OF NEW/REVISED HKFRS AND NEW HONG KONG COMPANIES ORDINANCE (CAP. 622) (Continued)

HKFRS 15, “Revenue from contracts with customers” deals with revenue recognition and establishes principles for reporting useful information to users of financial statements about the nature, amount, timing and uncertainty of revenue and cash flows arising from an entity’s contracts with customers. Revenue is recognised when a customer obtains control of a good or service and thus has the ability to direct the use and obtain the benefits from the good or service. The standard replaces HKAS 18 “Revenue” and HKAS 11 “Construction contracts” and related interpretations.

HKFRS 16, “Leases” addresses the definition of a lease, recognition and measurement of leases and establishes principles for reporting useful information to users of financial statements about the leasing activities of both lessees and lessors. A key change arising from HKFRS 16 is that most operating leases will be accounted for on balance sheet for lessees. The standard replace HKAS 17 “Leases”, and related interpretations.

The Group has not early adopted the above new/amended standards. The Group has already commenced an assessment of the related impact to the Group. The Group is not yet in a position to state whether they will have substantial changes to the Group’s accounting policies and presentation of the financial statements.

New Hong Kong Companies Ordinance (Cap.622)

The requirements of Part 9 “Accounts and Audit” of the new Hong Kong Companies Ordinance (Cap. 622) come into operation during the financial year, as a result, there are changes to presentation and disclosure of certain information in the consolidated financial statements.

(C) BASIS OF CONSOLIDATION

The consolidated financial statements of the Group include the financial statements of the Company and all its subsidiaries made up to 31st March.

The Group uses the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Acquisition-related costs are expensed as incurred. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. On an acquisition-by-acquisition basis, the Group recognises any non-controlling interest in the acquiree either at fair value or at the non-controlling interest’s proportionate share of the acquiree’s identifiable net assets.

Notes to the Financial Statements

2 PRINCIPAL ACCOUNTING POLICIES (Continued)

(C) BASIS OF CONSOLIDATION (Continued)

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets acquired is recorded as goodwill. If the total of consideration transferred, non-controlling interests recognised and previously held interest measured is less than the fair value of the net assets of the subsidiary acquired in the case of a bargain purchase, the difference is recognised directly in the profit and loss account.

Inter-company transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated. Accounting policies of subsidiaries have been changed where necessary in the consolidated financial statements to ensure consistency with the accounting policies adopted by the Group.

Non-controlling interests represent the interests of outside shareholders in the operating results and net assets of subsidiaries.

When the Group ceases to have control, any retained interest in the entity is remeasured to its fair value at the date when control is lost, with the change in carrying amount recognised in profit or loss. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to profit or loss.

(D) SUBSIDIARIES

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date control ceases.

In the Company's balance sheet, the investments in subsidiaries are stated at cost less provision for impairment losses. Cost is adjusted to reflect changes in consideration arising from contingent consideration amendments. Cost also includes direct attributable costs of investment. The results of subsidiaries are accounted for by the Company on the basis of dividend received and receivable.

2 PRINCIPAL ACCOUNTING POLICIES (Continued)

(D) SUBSIDIARIES (Continued)

Impairment testing of the investments in subsidiaries is required upon receiving a dividend from these investments if the dividend exceeds the total comprehensive income of the subsidiary in the period the dividend is declared or if the carrying amount of the investment in the separate financial statements exceeds the carrying amount in the consolidated financial statements of the investee's net assets including goodwill.

(E) JOINT ARRANGEMENTS

Under HKFRS 11, investments in joint arrangements are classified as either joint operations or joint ventures depending on the contractual rights and obligations each investor. The Group has assessed the nature of its joint arrangements and determined them to be joint ventures. Investments in joint ventures are accounted for using the equity method of accounting and are initially recognised at cost.

The Group's share of its joint ventures' post-acquisition profits or losses is recognised in the profit and loss account, and its share of post-acquisition movements in other comprehensive income is recognised in the Group's other comprehensive income. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. When the Group's share of losses in a joint venture equals or exceeds its interest in the joint venture, including any other unsecured receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the joint venture.

Unrealised gains on transactions between the Group and its joint ventures are eliminated to the extent of the Group's interest in the joint ventures. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of joint ventures have been changed where necessary to ensure consistency with the accounting policies adopted by the Group.

The Group determines at each reporting date whether there is any objective evidence that the investment in the joint ventures is impaired. If this is the case, the Group calculates the amount of impairment as the difference between the recoverable amount of the joint ventures and its carrying value and recognises the amount adjacent to "share of losses of joint ventures" in the profit and loss account.

Notes to the Financial Statements

2 PRINCIPAL ACCOUNTING POLICIES (Continued)

(F) BALANCES WITH SUBSIDIARIES AND JOINT VENTURES

Balances with subsidiaries and joint ventures are split into its financial assets/liabilities and equity components at initial recognition. The financial assets/liabilities component is initially stated at fair value and subsequently carried at amortised cost. The equity component is recognised at cost.

(G) FINANCIAL ASSETS/LIABILITIES

The Group classifies its investments and other financial assets in the following categories: financial assets at fair value through profit or loss, loans and receivables and available-for-sale investments. The classification depends on the purpose for which the investments were acquired. Management determines the classification of its investments and other financial assets at initial recognition.

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

This category represents financial assets that are either designated in this category at inception by the management or held for trading, i.e. if acquired for the purpose of selling them in the short term. Assets in this category are classified as current assets if they are either held for trading or are expected to be realised within 12 months of the balance sheet date.

(ii) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They arise when the Group provides money, goods or services directly to a debtor with no intention of trading the receivable. They are included in current assets, except for maturities greater than 12 months after the balance sheet date. These are classified as non-current assets.

(iii) Available-for-sale investments

Available-for-sale investments are non-derivatives that are either designated in this category or not classified in any of the other categories. They are included in non-current assets unless the investment matures or management intends to dispose of it within 12 months of the balance sheet date.

2 PRINCIPAL ACCOUNTING POLICIES (Continued)

(G) FINANCIAL ASSETS/LIABILITIES (Continued)

Purchases and sales of investments are recognised on trade-date – the date on which the Group commits to purchase or sell the asset. Investments are initially recognised at fair value plus transaction costs for all financial assets not carried at fair value through profit or loss. Financial assets carried at fair value through profit or loss are initially recognised at fair value and transaction costs are expensed in the profit and loss account. Investments are derecognised when the rights to receive cash flows from the investments have expired or have been transferred and the Group has transferred substantially all risks and rewards of ownership. Financial assets at fair value through profit or loss and available-for-sale investments are subsequently carried at fair value. Loans and receivables are carried at amortised cost using the effective interest method.

Gains and losses arising from changes in the fair value of the “financial assets at fair value through profit or loss” category are included in the profit and loss account in the period in which they arise. Dividend income from financial assets at fair value through profit or loss and available-for-sale investments is recognised in the profit and loss account when the right to receive payment is established. Changes in the fair value of available-for-sale investments are recognised in other comprehensive income. When securities classified as available-for-sale investments are sold or impaired, the accumulated fair value adjustments recognised in equity are included in the profit and loss account as “net investment gain or loss”.

The Group assesses at each balance sheet date whether there is objective evidence that a financial asset or a group of financial assets is impaired. In the case of equity securities classified as available-for-sale investments, a significant or prolonged decline in the fair value of the securities below its cost is considered as an indicator that the securities are impaired. If any such evidence exists for available-for-sale investments, the cumulative loss – measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognised in the profit and loss – is removed from equity and recognised in the profit and loss account. Impairment losses recognised in the profit and loss account on equity instruments are not reversed through the profit and loss account. Impairment test of receivables is described in note 2(K).

The Group may choose to reclassify a non-derivative trading financial asset out of the held for trading category if the financial asset is no longer held for the purpose of selling it in the near term. Financial assets other than loans and receivables are permitted to be reclassified out of the held for trading category only in rare circumstances arising from a single event that is unusual and highly unlikely to recur in the near term. In addition, the Group may choose to reclassify financial assets that would meet the definition of loans and receivables or held-to-maturity investments out of the held-for-trading or available-for-sale categories if the Group has the intention and ability to hold these financial assets for the foreseeable future or until maturity at the date of reclassification.

Notes to the Financial Statements

2 PRINCIPAL ACCOUNTING POLICIES (Continued)

(G) FINANCIAL ASSETS/LIABILITIES (Continued)

Reclassifications are made at fair value as of the reclassification date. Fair value becomes the new cost or amortised cost as applicable, and no reversals of fair value gains or losses recorded before reclassification date are subsequently made. Effective interest rates for financial assets reclassified to loans and receivables and held-to-maturity categories are determined at the reclassification date. Further increases in estimates of cash flows adjust effective interest rates prospectively.

Financial assets and liabilities are offset and the net amount reported in the balance sheet when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the company or the counterparty.

(H) PROPERTY, PLANT AND EQUIPMENT

Property, plant and equipment are stated at historical cost less depreciation and impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognised. All other repairs and maintenance are expensed in the profit and loss account during the financial period in which they are incurred.

Leasehold land classified as finance lease commences amortisation from the time when the land interest become available for its intended use. Amortisation on leasehold land classified as finance lease and depreciation of property, plant and equipment is calculated using straight-line method to allocate the cost to their residual values over their estimated useful lives, as follows:

Leasehold land classified as finance lease	Remaining lease term
Hotel and other buildings in Hong Kong	Shorter of 50 years or the remaining lease period of the land on which the buildings are located
Hotel buildings in overseas	25 years
Plant and equipment	3 – 10 years

No depreciation is provided for hotel properties under development.

2 PRINCIPAL ACCOUNTING POLICIES (Continued)

(H) PROPERTY, PLANT AND EQUIPMENT (Continued)

Freehold land is not amortised.

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each balance sheet date.

The gain or loss on disposal of an asset is the difference between the net sales proceeds and the carrying amount of the relevant asset, and is recognised in the profit and loss account.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount (note 2(I)).

(I) IMPAIRMENT OF NON-FINANCIAL ASSETS

Assets that have an indefinite useful life or are not yet available for use are not subject to depreciation or amortisation and are tested annually for impairment. Assets that are subject to depreciation or amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

(J) INVENTORIES

Inventories comprise primarily food, beverages and operating supplies and are stated at the lower of cost and net realisable value. Cost is calculated on the weighted average basis. Net realisable value is the estimated selling price in the ordinary course of business, less selling expenses.

Notes to the Financial Statements

2 PRINCIPAL ACCOUNTING POLICIES (Continued)

(K) TRADE AND OTHER RECEIVABLES

Trade and other receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for impairment of trade and other receivables is established when there is objective evidence that the Group will not be able to collect all amounts due according to the original terms of receivables. Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation, and default or delinquency in payments are considered indicators that the receivable is impaired. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate. The carrying amount of the assets is reduced through the use of an allowance account, and the amount of the loss is recognised in the profit and loss account within "selling and administrative expenses". When a receivable is uncollectible, it is written off against the allowance account for receivables. Subsequent recoveries of amounts previously written off are credited against "selling and administrative expenses" in the profit and loss account. Trade and other receivables in the consolidated balance sheet are stated net of such provision.

(L) TRADE PAYABLES

Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

(M) PROVISIONS

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events, it is more likely than not an outflow of resources will be required to settle the obligation, and the amount can be reliably estimated. Provisions are not recognised for future operating losses.

(N) BORROWINGS

Borrowings are recognised initially at fair value, net of transaction costs incurred. Transaction costs are incremental costs that are directly attributable to the initiation of the borrowings, including fees and commissions paid to agents, advisers, brokers and dealers, levies by regulatory agencies and securities exchanges, and transfer taxes and duties. Borrowings are subsequently stated at amortised cost with any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the profit and loss account or capitalised when applicable (note 2(U)) over the period of the borrowings using the effective interest method. Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

2 PRINCIPAL ACCOUNTING POLICIES (Continued)

(O) EMPLOYEE BENEFITS

(i) Employee leave entitlements

Employee entitlements to annual leave and long service leave are recognised when they accrue to employees. A provision is made for the estimated liability for annual leave and long service leave as a result of services rendered by employees up to the balance sheet date.

Employee entitlements to sick leave and maternity leave are not recognised until the time of leave.

(ii) Retirement benefits obligations

The Group contributes to several defined contribution retirement schemes which are available to employees. The assets of the schemes are held separately from those of the Group in independently administered funds. The Group has no further payment obligations once the contributions have been paid. The Group's contributions to these schemes are expensed as incurred.

(iii) Share-based compensation

The Group operates an equity-settled, share-based compensation plan. The fair value of the employee services received in exchange for the grant of the options is recognised as an expense. The total amount to be expensed over the vesting period is determined by reference to the fair value of the options granted, excluding the impact of any non-market vesting conditions (for example, profitability and sales growth targets). Non-market vesting conditions are included in assumptions about the number of options that are expected to vest. At each balance sheet date, the Group revises its estimates of the number of options that are expected to vest based on the non-market vesting conditions. It recognises the impact of the revision of original estimates, if any, in the profit and loss account, with a corresponding adjustment to equity.

When the options are exercised, the Company will issue new shares. The proceeds received net of any directly attributable transaction costs are credited to share capital (nominal value) and share premium.

(P) CURRENT AND DEFERRED INCOME TAX

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the balance sheet date in the countries where the Company, its subsidiaries and joint ventures operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation and establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Notes to the Financial Statements

2 PRINCIPAL ACCOUNTING POLICIES (Continued)

(P) CURRENT AND DEFERRED INCOME TAX (Continued)

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled. However, the deferred income tax is not accounted for if it arises from initial recognition of an asset or a liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred income tax is provided on temporary differences arising on investments in subsidiaries and joint ventures, except for deferred income tax liability where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes assets and liabilities relate to income taxes levied by the same taxation authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

(Q) SHARE CAPITAL

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction, net of tax, from the proceeds.

(R) SEGMENT REPORTING

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources, assessing performance of the operating segments and making strategies decisions, is identified as the Board of Directors of the Company.

2 PRINCIPAL ACCOUNTING POLICIES (Continued)

(S) REVENUE RECOGNITION

Revenue comprises the fair value of the consideration received or receivable for the sales of goods and services in ordinary course of the Group's activities. Revenue is recognised as follows:

Revenue from hotel and catering operations is recognised upon provision of services.

Operating lease rental income is recognised on a straight-line basis over the term of the respective lease.

Revenue from sale of air tickets is recognised as agency commission earned when the tickets are issued.

Revenue from incentive travel tours is recognised as gross when the service is delivered.

Revenue from hotel reservation arrangement is recognised as agency commission earned when the confirmation document is issued.

Interest income is recognised on a time proportion basis using the effective interest method.

Dividend income is recognised when the right to receive payment is established.

(T) FOREIGN CURRENCY TRANSLATION

(i) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The consolidated financial statements are presented in Hong Kong dollars, which are the Company's functional and the Group's presentation currency.

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the profit and loss account.

Notes to the Financial Statements

2 PRINCIPAL ACCOUNTING POLICIES (Continued)

(T) FOREIGN CURRENCY TRANSLATION (Continued)

(ii) Transactions and balances (Continued)

Changes in the fair value of monetary securities denominated in foreign currency classified as available-for-sale are analysed between translation differences resulting from changes in the amortised cost of the securities and other changes in the carrying amount of the securities. Translation differences related to changes in the amortised cost are recognised in the profit and loss account, and other changes in the carrying amount are recognised in other comprehensive income.

Translation differences on non-monetary financial assets and liabilities such as equities held at fair value through profit or loss are recognised in the profit and loss account as part of the fair value gain or loss. Translation differences on non-monetary financial assets such as equities classified as available-for-sale are included in other comprehensive income.

(iii) Group companies

The results and financial position of all the group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- (a) assets and liabilities for each balance sheet presented are translated at the closing rate at the date of that balance sheet;
- (b) income and expenses for each profit and loss account are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the dates of the transactions); and
- (c) all resulting currency translation differences are recognised in other comprehensive income.

On consolidation, currency translation differences arising from the translation of the net investment in foreign operations, are taken to other comprehensive income. When a foreign operation is sold, all of the differences accumulated in equity are reclassified to the profit and loss account as part of the gain or loss on disposal.

Fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing rate. Currency translation differences arising are recognised in other comprehensive income.

2 PRINCIPAL ACCOUNTING POLICIES (Continued)

(U) BORROWING COSTS

Borrowing costs incurred on hotel properties under development that necessarily take a substantial period of time to get ready for their intended use are capitalised as part of the cost of the hotel properties under development.

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

(V) OPERATING LEASES

Leases in which a significant portion of the risks and rewards of ownership and retained by the lessors are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessors), are charged in the profit and loss account on a straight-line basis over the period of the lease.

(W) CASH AND CASH EQUIVALENTS

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short term highly liquid investments with original maturities of three months or less and bank overdrafts.

(X) RELATED PARTIES

Related parties are individuals and companies, including subsidiaries, fellow subsidiaries, joint ventures and key management (including close members of their families), where the individual, company or group has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions.

(Y) DIVIDEND DISTRIBUTION

Dividend distribution to the Company's shareholders is recognised as a liability in the Group's and the Company's financial statements in the period in which the dividends are approved by the Company's shareholders or directors where appropriate.

(Z) FINANCIAL GUARANTEE (INSURANCE CONTRACTS)

The Company assesses at each balance sheet date the liabilities under its financial guarantee contracts using current estimates of future cash flows. Changes in carrying amount of these liabilities are recognised in the profit and loss account.

The Company accounts for its financial guarantee contracts in respect of guarantees provided to its subsidiaries and joint ventures in accordance with HKFRS 4, "Insurance Contracts".

Notes to the Financial Statements

3 FINANCIAL RISK MANAGEMENT

(I) FINANCIAL RISK FACTORS

The Group's activities expose it to a variety of financial risks: market risk (including foreign exchange risk, price risk and cash flow interest rate risk), credit risk and liquidity risk. The Group's overall risk management seeks to minimise potential adverse effects on the Group's financial performance.

(a) Market risk

(i) Foreign exchange risk

The Group's operations are mainly in Hong Kong. Entities within the Group are exposed to foreign exchange risk from future commercial transactions and monetary assets and liabilities that are denominated in a currency that is not the entity's functional currency.

The Group has certain investments in foreign operation including Canada, whose net assets are exposed to foreign currency translation risk. Currency exposure arising from the net assets of the Group's foreign operation is managed primarily through borrowings denominated in the relevant foreign currency.

The Group currently does not have a foreign currency hedging policy. It manages its foreign currency risk by closely monitoring the movement of the foreign currency rates and will consider entering into forward foreign exchange contracts to reduce the exposure should the need arise.

Currency risks as defined by HKFRS 7 arise on account of monetary assets and liabilities being denominated in a currency that is not the functional currency, differences resulting from the translation of financial statements into the Group's presentation currency are not taken into consideration.

The Group is also exposed to foreign currency risk with respect to financial assets at fair value through profit or loss, bank balances and borrowings which are denominated in United States dollar, Sterling pound, Euro, Renminbi and Japanese Yen.

At 31st March 2016, the Group's entities with functional currency of Hong Kong dollar had United States dollar net monetary assets of HK\$1,653,948,000 (2015: HK\$1,399,972,000). Under the Linked Exchange Rate System in Hong Kong, Hong Kong dollar is pegged to United States dollar, management considers that there is no significant foreign exchange risk with respect to United States dollar.

3 FINANCIAL RISK MANAGEMENT (Continued)

(I) FINANCIAL RISK FACTORS (Continued)

(a) Market risk (Continued)

(i) Foreign exchange risk (Continued)

If the foreign currency had strengthened/weakened by 5%, with all other variables held constant, the Group's post tax result would have the following changes:

	2016			2015		
	Net monetary assets/ (liabilities) amount HK\$'000	Effect on post tax result if exchange rate changes by		Net monetary assets/ (liabilities) amount HK\$'000	Effect on post tax result if exchange rate changes by	
		+5%	-5%		+5%	-5%
		HK\$'000	HK\$'000		HK\$'000	HK\$'000
Sterling	138,614	6,929	(6,929)	218,260	10,912	(10,912)
Euro	79,956	3,993	(3,993)	2,305	110	(110)
Renminbi	6,909	339	(339)	50,664	2,454	(2,454)
Japanese Yen	(43,869)	(1,832)	1,832	(43,870)	(1,832)	1,832

(ii) Price risk

The Group is exposed to equity and debt securities price risk from the Group's available-for-sale investments and financial assets at fair value through profit or loss. The performance of the Group's investments are closely monitored, together with an assessment of their relevance to the Group's long term strategic plans.

The Group's listed investments in equity and debt securities of other entities (classified as "available-for-sale investments" and "financial assets at fair value through profit or loss") are traded in the Hong Kong Stock Exchange, London Stock Exchange, New York Stock Exchange, Singapore Stock Exchange and Luxembourg Stock Exchange. Gains and losses arising from changes in fair value of available-for-sale investments and financial assets at fair value through profit or loss are dealt with in other comprehensive income and the profit and loss account respectively.

Notes to the Financial Statements

3 FINANCIAL RISK MANAGEMENT (Continued)

(I) FINANCIAL RISK FACTORS (Continued)

(a) Market risk (Continued)

(ii) Price risk (Continued)

For every 10% increase/decrease in the prices of financial instruments or underlying assets, with all other variables held constant, the Group's post tax result would have the following changes:

	2016				2015			
	Effect on post tax result if the price changes by		Effect on available-for-sale investments reserve if the price changes by		Effect on post tax result if the price changes by		Effect on available-for-sale investments reserve if the price changes by	
	+10%	-10%	+10%	-10%	+10%	-10%	+10%	-10%
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Financial assets at fair value through profit or loss	179,889	(179,889)	-	-	154,985	(154,985)	-	-
Available-for-sale investments	-	(10,960)	14,359	(3,399)	-	-	19,076	(19,076)

(iii) Cash flow interest rate risk

Other than bank balances and deposits, financial investments with fixed coupon and loan receivables (collectively "Interest Bearing Assets"), the Group has no other significant interest bearing assets. The Group's interest rate risk also arises from borrowings ("Interest Bearing Liabilities").

Interest Bearing Assets are mostly at fixed rates. Interest Bearing Liabilities are primarily issued at variable rates which therefore expose the Group to cash flow interest rate risk.

At 31st March 2016, with all other variables held constant, if the interest rate had increased/decreased by 10 basis point, the Group's post tax profit would have been HK\$1,778,000 (2015: HK\$1,420,000) lower/higher.

(b) Credit risk

The credit risk of the Group mainly arises from bank balances and cash (note 19), financial assets at fair value through profit or loss (note 17) as well as credit exposures to trade and other receivables (note 18).

Sales are either made in cash, via major credit cards or to customers with appropriate credit history.

3 FINANCIAL RISK MANAGEMENT (Continued)

(I) FINANCIAL RISK FACTORS (Continued)

(b) Credit risk (Continued)

The Group has limited its credit exposure by restricting their selection of financial institutions. Trade and other receivables and debt securities are assessed based on the credit quality of the debtors, taking into account their financial position, past experience and other factors. Individual risk limits are set by management and the utilisation of credit limits is regularly monitored.

(c) Liquidity risk

Liquidity risk is the risk that the Group is unable to meet its current obligations when they fall due. The Group closely monitors its liquidity through maintaining sufficient cash and marketable securities, the availability of funding through an adequate amount of credit facilities and compliance of financial covenants of borrowings. The Group maintains flexibility in funding by keeping credit lines available and maintaining a reasonable level of marketable securities to meet any unexpected and material cash requirements in the course of ordinary business and to provide contingency liquidity support.

The Group had a total of HK\$317 million in unrestricted cash balances, and the unused portion of revolving credit and construction credit facilities amounted to HK\$1,306 million and HK\$315 million, respectively as at 31st March 2016.

The Group measures its liquidity using the gearing ratio, which represents the net debt against the net assets, after taking into account the fair value of hotel properties in operation. Currently it is at a relatively low level compared to the thresholds stated at the financial covenants of the bank borrowings.

The relevant maturity groupings on the contractual undiscounted cash flow based on the remaining period at the balance sheet date to the contractual maturity date of the Group's financial liabilities are analysed in the financial statements.

The tables below analyse the Group's financial liabilities that will be settled into relevant maturity groupings based on the remaining period at the balance sheet date to the contractual maturity date. The amounts disclosed in the table are the contractual face value without applying discounted cash flow model based on the earliest date on which the Group is required to pay.

Notes to the Financial Statements

3 FINANCIAL RISK MANAGEMENT (Continued)

(I) FINANCIAL RISK FACTORS (Continued)

(c) Liquidity risk (Continued)

Specifically, for term loans which contain a repayment on demand clause which can be exercised at the bank's sole discretion, the analysis shows the cash outflow based on the earliest period in which the entity can be required to pay, that is if the lenders were to invoke their unconditional rights to call the loans with immediate effect. The maturity analysis for other borrowings is prepared based on the scheduled repayment dates.

	On demand HK\$'000	Within 1 year HK\$'000	Between 1 to 5 years HK\$'000	After 5 years HK\$'000	Total undiscounted cash flow HK\$'000
At 31st March 2016					
Non-derivative financial liabilities					
Trade and other payables	-	103,920	-	-	103,920
Borrowings	70,816	234,372	1,902,036	87,746	2,294,970
	70,816	338,292	1,902,036	87,746	2,398,890
At 31st March 2015					
Non-derivative financial liabilities					
Trade and other payables	-	80,928	-	-	80,928
Borrowings	156,660	107,723	1,432,469	129,470	1,826,322
	156,660	188,651	1,432,469	129,470	1,907,250

The table that follows summarises the maturity analysis of term loans with a repayment on demand clause based on agreed scheduled repayments set out in the loan agreements. The amount includes interest payments computed using contractual rates. Taking into account the Group's financial position, the directors do not consider that it is probable that the bank will exercise its discretion to demand immediate repayment. The directors believe that such term loans will be repaid in accordance with the scheduled repayment dates set out in the loan agreements.

	Within 1 year HK\$'000	Between 1 to 5 years HK\$'000	Total undiscounted cash flow HK\$'000
31st March 2016	9,168	15,561	24,729
31st March 2015	9,630	25,334	34,964

3 FINANCIAL RISK MANAGEMENT (Continued)

(II) CAPITAL RISK MANAGEMENT

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt. The Group monitors capital on the basis of the gearing ratio against revalued net assets. Revalued net assets are prepared having taken into account the fair value of hotel properties, net of relevant deferred income taxes, in addition to the net assets as shown in the consolidated balance sheet prepared in accordance with HKFRS. According to the Group's accounting policies, no properties are to be carried at valuation. Details of the valuation of the hotel properties in operation, prepared for readers' information only, are set out in note 14(a) to the financial statements.

The gearing ratio against Revalued net assets is calculated as net debt divided by Revalued net assets. Net debt is calculated as total borrowings (including current and non-current as shown in the consolidated balance sheet) less bank balances and cash.

The gearing ratios at 31st March 2016 and 2015 were as follows:

	2016 HK\$'000	2015 HK\$'000
Borrowings (note 23)	2,166,812	1,749,111
Less: bank balances and cash (note 19)	(316,981)	(182,388)
Net debt	1,849,831	1,566,723
Revalued net assets	10,875,000	10,782,000
Gearing ratio against Revalued net assets	17%	15%

Notes to the Financial Statements

3 FINANCIAL RISK MANAGEMENT (Continued)

(III) FAIR VALUE ESTIMATION

The table below analyses financial instruments carried at fair value, by valuation method. The different levels have been defined as follows:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

The following table presents the Group's financial instruments that are measured at fair value at 31st March.

	Level 1 HK\$'000	Level 2 HK\$'000	Total HK\$'000
2016			
Assets			
Financial assets at fair value through profit or loss	332,849	1,484,970	1,817,819
Available-for-sale investments	143,587	-	143,587
	476,436	1,484,970	1,961,406
2015			
Assets			
Financial assets at fair value through profit or loss	467,836	1,118,558	1,586,394
Available-for-sale investments	190,757	-	190,757
	658,593	1,118,558	1,777,151

3 FINANCIAL RISK MANAGEMENT (Continued)

(III) FAIR VALUE ESTIMATION (Continued)

(i) Financial instruments in level 1

The fair value of financial instruments traded in active markets (such as trading and available-for-sale securities) is based on quoted market prices at the balance sheet date. A market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, and those prices represent actual and regularly occurring market transactions on an arm's length basis. The quoted market price used for financial assets held by the Group is the current bid price; the appropriate quoted market price for financial liabilities is the current ask price. These instruments are included in level 1.

(ii) Financial instruments in level 2

The fair value of financial instruments that are not traded in an active market (over-the-counter investments and derivatives) is determined by using latest available transaction price or valuation techniques. Judgements as to whether there is an active market may include, but not restricted to, consideration of factors such as the magnitude and frequency of trading activities, the availability of prices and the size of bid/offer spreads. The Group uses a variety of methods and makes assumptions that are based on market conditions existing at each balance sheet date. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 2 investments include positions that are not traded in active markets and/or are subject to transfer restrictions, valuations may be adjusted to reflect illiquidity and/or non-transferability, which are generally based on available market information.

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are set out below.

(A) IMPAIRMENT OF TRADE AND OTHER RECEIVABLES

The policy for provision for impairment of receivables of the Group is based on the evaluation of collectability and aging analysis and by management judgement. A considerable amount of judgement is required in assessing the ultimate realisation of these receivables.

Notes to the Financial Statements

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (Continued)

(B) INCOME TAXES

The Group is subject to income taxes in Hong Kong and other jurisdictions. Judgement is required in certain provision for income taxes for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognises liabilities for potential tax exposures based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the current and deferred income tax provisions in the period in which such determination is made.

Recognition of deferred income tax assets (note 24), which principally relate to tax losses, depends on the management's expectation of future taxable profits that will be available against which tax losses can be utilised. The outcome of their actual utilisation may be different.

(C) IMPAIRMENT OF AVAILABLE-FOR-SALE INVESTMENTS

The Group follows the guidance of HKAS 39 to determine when an available-for-sale investment is impaired. This determination requires significant judgement. In making this judgement, the Group evaluates, among other factors, the duration and extent to which the fair value of an investment is less than its cost.

(D) REVENUE RECOGNITION ON A GROSS VERSUS NET BASIS FOR TRAVEL OPERATION

Determining whether the Group is acting as a principal or as an agent requires judgement and consideration of all relevant facts and circumstances, including the factors whether (1) the Group is the primary obligor in the provision of travel related services from the perspective of the customer; (2) the Group retains the general inventory risk of air tickets or hotel room bookings before and after the customer order; (3) the Group has the latitude in establishing ticket pricing, hotel room rate or tour pricing; and (4) the Group bears the credit risk for collecting cash from customers. If the conclusion reaches that the Group acts as an agent without assuming all the risks and rewards of travel related services rendered/to be rendered, revenue recognised by the Group should only be its commission.

5 SEGMENT INFORMATION

The Group is principally engaged in hotel operation and development, travel operation and securities investment. Revenue includes revenue from hotel and travel operations, interest income and dividend income.

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker ("CODM"). The CODM is responsible for allocating resources and assessing performance of the operating segments. The operating segments were determined based on the reports reviewed by the CODM.

5 SEGMENT INFORMATION (Continued)

The Group is organised into four main operating segments, comprising hotel operation, hotel development, travel operation and financial investments.

Hotel operation	-	hotel operation in Hong Kong and Canada
Hotel development	-	hotel development in Hong Kong
Travel operation	-	sale of air tickets, arrange of tour and package and hotel reservation service in Hong Kong
Financial investments	-	Investments in financial instruments

Segment assets consist primarily of property, plant and equipment, inventories, trade and other receivables, available-for-sale investments and financial assets at fair value through profit or loss. Segment liabilities comprise mainly borrowings.

	Hotel operation HK\$000	Hotel development HK\$000	Travel operation HK\$000	Financial investments HK\$000	Others HK\$000	Total HK\$000
2016						
Gross income	404,049	-	247,895	596,310	2,773	1,251,027
Segment revenue	404,049	-	80,784	189,383	2,773	676,989
Contribution to segment results	158,311	(133)	342	189,058	1,095	348,673
Depreciation	(83,113)	-	(341)	-	(699)	(84,153)
Net investment gain	-	-	-	70,579	-	70,579
Share of losses of joint ventures	-	-	-	-	(140)	(140)
Segment results	75,198	(133)	1	259,637	256	334,959
Unallocated corporate expenses						(41,842)
Net finance costs						(33,237)
Profit before income tax						259,880

Notes to the Financial Statements

5 SEGMENT INFORMATION (Continued)

	Hotel operation HK\$'000	Hotel development HK\$'000	Travel operation HK\$'000	Financial investments HK\$'000	Others HK\$'000	Total HK\$'000
2015						
Gross income	460,334	-	266,416	446,035	2,233	1,175,018
Segment revenue	460,334	-	75,533	161,533	2,233	699,633
Contribution to segment results	212,267	(174)	955	160,205	4,389	377,642
Depreciation	(86,426)	-	(335)	-	(667)	(87,428)
Net investment loss	-	-	-	(104,763)	-	(104,763)
Segment results	125,841	(174)	620	55,442	3,722	185,451
Unallocated corporate expenses						(37,474)
Net finance costs						(10,241)
Profit before income tax						137,736

Notes:

(a) Hotel operation revenue

	2016 HK\$'000	2015 HK\$'000
Room rentals	338,081	389,161
Food and beverages	47,453	51,735
Ancillary services	4,037	4,130
Space rental	14,478	15,308
	404,049	460,334

(b) Management regards gross income of travel operation as gross sales proceeds from the sales of air-ticket, hotel reservation arrangement and incentive travel tours.

(c) Management regards gross income of financial investments as comprising these revenue as defined under generally accepted accounting principles together with gross consideration from disposal of financial assets at fair value through profit or loss.

5 SEGMENT INFORMATION (Continued)

	Business segments						Total HK\$'000
	Hotel operation HK\$'000	Hotel development HK\$'000	Travel operation HK\$'000	Financial investments HK\$'000	Others HK\$'000	Unallocated HK\$'000	
2016							
Assets	2,301,844	879,001	24,694	2,000,416	225,301	356,519	5,787,775
Assets include:							
Joint ventures	-	-	-	-	221,124	-	221,124
Addition to non-current assets*	16,148	141,466	22	-	44,036	236	201,908
Liabilities							
Borrowings	1,065,834	628,955	-	126,896	212,434	132,693	2,166,812
Other unallocated liabilities							166,422
							2,333,234
2015							
Assets	2,364,326	735,100	25,302	1,817,560	27,385	189,058	5,158,731
Addition to non-current assets*	12,862	86,704	234	-	637	89	100,526
Liabilities							
Borrowings	1,136,844	488,955	-	123,312	-	-	1,749,111
Other unallocated liabilities							144,886
							1,893,997

* These amounts exclude financial instruments and deferred income tax assets.

Notes to the Financial Statements

5 SEGMENT INFORMATION (Continued)

	2016 HK\$'000	2015 HK\$'000
Revenue		
Hong Kong	406,593	454,958
Overseas	270,396	244,675
	676,989	699,633
Non-current assets*		
Hong Kong	2,994,294	2,910,970
Overseas	358,575	153,247
	3,352,869	3,064,217

* These amounts exclude financial instruments and deferred income tax assets.

6 NET INVESTMENT GAIN/(LOSS)

	2016 HK\$'000	2015 HK\$'000
Financial assets at fair value through profit or loss		
- net realised gain/(loss) (note)	32,007	(18,606)
- net unrealised gain/(loss) from market price movements	39,948	(32,054)
- net unrealised exchange loss	(1,376)	(54,103)
	70,579	(104,763)
Note:		
Net realised gain/(loss) on financial assets at fair value through profit or loss		
Gross consideration	406,927	284,502
Cost of investments	(371,332)	(282,221)
Total gain	35,595	2,281
Less: net unrealised gain recognised in prior years	(3,588)	(20,887)
Net realised gain/(loss) recognised in current year	32,007	(18,606)

Supplementary information of net investment gain on financial assets at fair value through profit or loss:

During the year, the Group had disposed of 1 equity and 28 debt securities. Listed below the disposal of securities that contributed to the majority of realised gain:

	Coupon rate	Category	Realised gain HK\$'000	% to realised gain
Renhe Commercial Holdings Company Limited ("Renhe")	13.000%	Debt	11,804	37%
Future Land Development Holdings Limited ("Future Land")	10.250%	Debt	4,217	13%
China Aoyuan Property Group Limited ("China Aoyuan")	13.875%	Debt	3,697	12%
Others (note (a))	N/A	N/A	12,289	38%
			32,007	100%

Notes to the Financial Statements

6 NET INVESTMENT GAIN/(LOSS) (Continued)

Renhe is principally engaged in development, lease and management of shopping mall and operation of agriculture wholesale market in the PRC. Its shares are listed in the Stock Exchange of Hong Kong Limited ("HKEX") (stock code: 1387). The bond denominated in United States dollar ("US\$") carry fixed rate of 13% per annum and rated "CC" by Standard & Poor's Ratings Services (S&P) was listed in Singapore Stock Exchange ("SGX-ST"). A total nominal value of US\$15,000,000 at the investment cost of US\$14,764,850 held by the Group was redeemed by Renhe at the maturity date on 10th March 2016 at 100% of the nominal value.

Future Land is principally engaged in development of residential properties, mixed-use complexes for sale and investment and property management in the Yangtze River Delta of the PRC. Its shares are listed in HKEX (stock code: 1030). The bond denominated in US\$ carry fixed rate of 10.25% per annum and rated "B+" by S&P was listed in SGX-ST. A total nominal value of US\$9,000,000 at the investment cost of US\$8,435,000 held by the Group was redeemed by Future Land on 20th November 2015 and 31st January 2016 respectively at 105.75% and 105.125% of the nominal value upon exercised the redemption option.

China Aoyuan is principally engaged in property development and investment and hotel operation in the PRC. Its shares are listed in HKEX (stock code: 3883). The bond denominated in US\$ carry fixed rate of 13.875% per annum and rated "B3" by Moody's Investors Service was listed in HKEX. A total nominal value of US\$15,000,000 at the investment cost of US\$15,558,300 held by the Group was redeemed by China Aoyuan on 23rd November 2015 and 11th February 2016 respectively at 106.9375% of the nominal value upon exercised the redemption option.

Others (note (a)) - It comprised 1 listed equity security and 25 listed debt securities, and the realised gain contributed from each of them is less than HK\$2 million.

The unrealised gain/(loss) for the year was generated from the fair value changes of the financial assets at fair value through profit or loss that comprised 43 listed securities as at 31st March 2016. Please refer to note 17 for the details.

Summary of unrealised gain/(loss) for the year:

	2016 HK\$'000	2015 HK\$'000
Equity securities	(125,060)	9,993
Debt securities	163,632	(96,150)
	38,572	(86,157)

7 INCOME AND EXPENSES BY NATURE

	2016 HK\$'000	2015 HK\$'000
Income		
Operating lease rental income for hotel buildings	14,478	15,308
Interest income		
- Listed investments	173,594	148,662
- Loan receivables	1,875	1,750
- Bank deposits	67	224
Dividend income		
- Listed investments	12,305	11,458
Expenses		
Auditor's remuneration		
- Audit services	3,081	3,446
- Non-audit services	408	735
Cost of goods sold	76,741	71,480
Employee benefit expense including Director's emoluments (note 8)	144,417	135,466
Loss on disposal of property, plant and equipment	1,721	10
Operating lease rental expense for land and buildings	2,862	2,592

Notes to the Financial Statements

8 EMPLOYEE BENEFIT EXPENSE

	2016 HK\$'000	2015 HK\$'000
Wages and salaries	136,107	130,749
Share option expenses	3,423	-
Retirement benefits costs (note (a))	4,887	4,717
	144,417	135,466

Staff costs are stated inclusive of Directors' emoluments and are included in cost of sales and selling and administrative expenses.

Notes:

(a) Retirement benefits cost

	2016 HK\$'000	2015 HK\$'000
Gross contributions	4,559	4,577
Termination benefit	328	140
	4,887	4,717

The Group participates in various types of defined contribution schemes for employees, namely the Mandatory Provident Fund ("MPF") Scheme and Occupational Retirement Scheme Ordinance ("ORSO") Scheme in Hong Kong, Canada Pension Plan ("CPP") in Canada.

In Hong Kong, the Group participates in defined contribution schemes under the ORSO which are available to employees joining before 1st December 2000. Under these schemes, contribution of 5% of the employee's monthly salaries are made by the employees and by the Group. The Group's contributions may be reduced by contributions forfeited by those employees who leave the schemes prior to vesting fully in the contributions.

The Group also participates in the MPF schemes, which are available to all employees not joining the ORSO schemes in Hong Kong and in the CPP organised by the Canadian Government for all employees in Canada. Monthly contributions to the MPF scheme and CPP are made equal to 5% (2015: 5%) and 4.95% (2015: 4.95%) respectively, or a fixed sum of the employee's relevant income in accordance with the local legislative requirements.

As at 31st March 2016, no forfeiture (2015: Nil) was available to reduce the Group's future contributions to the ORSO scheme.

8 EMPLOYEE BENEFIT EXPENSE (Continued)

(b) Share options

The Company operates share option scheme, whereby options may be granted to employees of the Group including the Executive Directors to subscribe for shares of the Company. The consideration to be paid on each grant of option is HK\$1.

Details of share options held under the share option scheme of the Company as at 31st March 2016 are as follows:

Date of grant	Exercise price per share	Expiry date	Number of share options		
			outstanding at 1st April 2015	granted during the year	outstanding at 31st March 2016
29th March 2007	HK\$1.296	28th March 2017			
Director			8,000,000	-	8,000,000
Employee			8,000,000	-	8,000,000
2nd April 2007	HK\$1.300	1st April 2017			
Directors			16,000,000	-	16,000,000
Employees			46,999,999	-	46,999,999
11th December 2015	HK\$1.030	10th December 2025			
Directors			-	9,600,000	9,600,000
			78,999,999	9,600,000	88,599,999

During the year, 9,600,000 (2015: Nil) options to subscribe for shares of the Company were granted. No options were exercised, cancelled or lapsed for both years.

Notes to the Financial Statements

8 EMPLOYEE BENEFIT EXPENSE (Continued)

(b) Share options (Continued)

The fair value of the options granted and vested in the current year determined using the Binomial option pricing model is HK\$3,424,000 and is recognised in the profit and loss account. The following assumptions were used to calculate the fair values of share options granted on 11th December 2015:

Closing share price at the date of grant (HK\$)	1.03
Exercise price (HK\$)	1.03
Expected life of options (years)	5
Expected volatility (%) - note (i)	38.06
Expected dividend yield (%) - note (ii)	0.97
Risk free rate (%)	1.027

Notes:

- (i) The volatility measured at the standard deviation of expected share price returns is based on statistical analysis of daily share prices over one year immediately preceding the grant date. The above calculation is based on the assumption that there is no material difference between the expected volatility over the expected life of the options and the historical volatility of the shares.
- (ii) It is based on prospective dividend yield of the shares at 10th December 2015.

9 DIRECTORS' AND SENIOR MANAGEMENT'S EMOLUMENTS

- (a) The aggregate amount of emoluments paid and payable to Directors of the Company for the years ended 31st March 2016 and 2015 are set out as follows:

Name of Director	Fees	Salaries	Discretionary Bonuses	Housing and other allowances	Estimated money value of other benefits	Employer's contribution to retirement benefits scheme	Total emoluments
2016 (in HK\$'000)							
Executive							
Mr. Poon Jing	-	-	4,400	3,655	-	-	8,055
Dr. Lim Yin Cheng	-	1,200	-	982	-	60	2,242
Mr. Poon Hai	-	600	4,000	-	1,712	18	6,330
Mr. Poon Yeung, Roderick (appointed on 11th December 2015)	-	-	-	-	1,712	-	1,712
Mr. Fung Siu To, Clement	-	-	-	-	-	-	-
Mr. Woo Wei Chun, Joseph	-	1,200	150	-	-	18	1,368
	-	3,000	8,550	4,637	3,424	96	19,707
Independent Non-executive							
Mr. Ip Chi Wai	200	-	-	-	-	-	200
Mr. Hung Yat Ming	150	-	-	-	-	-	150
Mr. Leung Wai Keung	150	-	-	-	-	-	150
	500	-	-	-	-	-	500
	500	3,000	8,550	4,637	3,424	96	20,207

Notes to the Financial Statements

9 DIRECTORS' AND SENIOR MANAGEMENT'S EMOLUMENTS (Continued)

- (a) The aggregate amount of emoluments paid and payable to Directors of the Company for the years ended 31st March 2016 and 2015 are set out as follows: (Continued)

Name of Director	Fees	Salaries	Discretionary Bonuses	Housing and other allowances	Estimated money value of other benefits	Employer's contribution to retirement benefits scheme	Total emoluments
2015 (in HK\$'000) (restated)							
Certain of the comparative information previously disclosed in accordance with the predecessor Companies Ordinance have been restated in order to comply with the new scope and requirements by the Hong Kong Companies Ordinance (Cap.622).							
Executive							
Mr. Poon Jing	-	-	4,400	3,600	-	-	8,000
Dr. Lim Yin Cheng	-	1,200	-	937	-	60	2,197
Mr. Poon Hai	-	600	2,500	-	-	18	3,118
Mr. Fung Siu To, Clement	-	-	-	-	-	-	-
Mr. Woo Wei Chun, Joseph	-	1,200	200	-	-	18	1,418
	-	3,000	7,100	4,537	-	96	14,733
Independent Non-executive							
Mr. Ip Chi Wai	200	-	-	-	-	-	200
Mr. Hung Yat Ming	150	-	-	-	-	-	150
Mr. Leung Wai Keung	150	-	-	-	-	-	150
	500	-	-	-	-	-	500
	500	3,000	7,100	4,537	-	96	15,233

9 DIRECTORS' AND SENIOR MANAGEMENT'S EMOLUMENTS (Continued)

- (a) The aggregate amount of emoluments paid and payable to Directors of the Company for the years ended 31st March 2016 and 2015 are set out as follows: (Continued)

Notes:

- (i) Other benefits represent fair value of share options amounting to HK\$3,424,000, which was determined by using binomial pricing model and credited to share options reserve at the grant of share options.
- (ii) During the year, no emolument was paid or is payable by the Group to any of the above Directors in respect of accepting office as a director or as compensation for loss of office (2015: Nil).
- (iii) No transactions, arrangement and contracts of significance in relation to the Company's business to which its subsidiaries, fellow subsidiaries or its parent company was a party and in which a Director of the Company and his connected party had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year (2015: Nil).
- (b) The five highest paid individuals in the Group for the year include four (2015: three) Directors whose emoluments are already reflected in the analysis presented above. The emoluments payable to the remaining one (2015: two) individuals during the year are as follows:

	2016 HK\$'000	2015 HK\$'000
Basic salaries, allowances and benefits in kind	1,818	1,818
Bonus	225	1,800
	2,043	3,618

Notes to the Financial Statements

9 DIRECTORS' AND SENIOR MANAGEMENT'S EMOLUMENTS (Continued)

- (b) The five highest paid individuals in the Group for the year include four (2015: three) Directors whose emoluments are already reflected in the analysis presented above. The emoluments payable to the remaining one (2015: two) individuals during the year are as follows: (Continued)

The emoluments fell within the following band:

	Number of individuals	
	2016	2015
HK\$1,000,001 - HK\$2,000,000	-	1
HK\$2,000,001 - HK\$3,000,000	1	1

- (c) Senior management remuneration by band

The emoluments of the senior management fell within the following band:

	Number of individuals	
	2016	2015
Less than HK\$1,000,000	3	3
HK\$1,000,001 - HK\$2,000,000	1	1
HK\$2,000,001 - HK\$3,000,000	1	1

10 NET FINANCE COSTS

	2016 HK\$'000	2015 HK\$'000
Interest expense		
Long term bank loans	(31,824)	(32,664)
Short term bank loan and overdrafts	(4,227)	(1,091)
Interest capitalised to hotel properties under development (note)	15,774	14,677
	(20,277)	(19,078)
Other incidental borrowing costs	(4,515)	(3,789)
Net foreign exchange (loss)/gain on borrowings	(8,445)	12,626
	(33,237)	(10,241)

Note:

Borrowing costs were capitalised at rates ranging from 1.87% to 3.17% (2015: 1.58% to 3.19%) per annum.

11 INCOME TAX EXPENSE

	2016 HK\$'000	2015 HK\$'000
Current income tax expense		
Hong Kong profits tax	(11,161)	(20,302)
Over/(under) provision in prior years	4,805	(154)
	(6,356)	(20,456)
Deferred income tax (expense)/credit	(2,912)	2,781
	(9,268)	(17,675)

Hong Kong profits tax is provided at the rate of 16.5% (2015: 16.5%) on the estimated assessable profit for the year. No provision for overseas taxation has been made as there are no assessable profits for the year (2015: Nil).

Notes to the Financial Statements

11 INCOME TAX EXPENSE (Continued)

The income tax on the Group's profit before income tax differs from the theoretical amount that would arise using the tax rate of Hong Kong as follows:

	2016 HK\$'000	2015 HK\$'000
Profit before income tax	259,880	137,736
Share of losses of joint ventures	140	-
	260,020	137,736
Calculated at a tax rate of 16.5% (2015: 16.5%)	(42,903)	(22,726)
Over/(under) provision in prior years	4,805	(154)
Effect of different tax rates in other countries	(321)	1,877
Recognition of previously unrecognised tax losses	1,450	-
Income not subject to income tax	40,722	24,359
Expenses not deductible for tax purposes	(13,574)	(22,748)
Tax losses not recognised	(7,227)	(618)
Utilisation of previously unrecognised tax losses	1,973	507
Others	5,807	1,828
Income tax expense	(9,268)	(17,675)

12 DIVIDENDS

	2016 HK\$'000	2015 HK\$'000
Interim, nil (2015: Nil)	-	-
Final, proposed, of HK1.25 cents (2015: HK1 cent) per share	19,630	15,704
	19,630	15,704

At a meeting held on 24th June 2016, the Board of Directors has proposed to pay a final dividend for the year ended 31st March 2016 of HK1.25 cents (2015: HK1 cent) per share. The proposed dividend is not reflected in the financial statements, but will be reflected as an appropriation of revenue reserve in the year ending 31st March 2017.

The amount of HK\$19,630,000 is based on 1,570,386,829 issued shares as at 24th June 2016.

13 EARNINGS PER SHARE

The calculation of basic earnings per share is based on the profit for the year attributable to shareholders of the Company of HK\$250,612,000 (2015: HK\$120,061,000) and divided by the weighted average number of 1,570,386,829 (2015: 1,559,636,149) shares in issue during the year.

Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares arising from exercise of all outstanding dilutive share options granted under the Company's share option scheme. A calculation is done to determine the number of shares that could have been acquired at fair value (determined as the average market share price of the Company's shares for the period) based on the monetary value of the subscription rights attached to the outstanding share options. The number of shares calculated as above is compared with the number of shares that would have been issued assuming the exercise of the share options.

The calculation of diluted earnings per share for the year ended 31st March 2016 is based on the profit attributable to shareholders of HK\$250,612,000 and 1,570,828,427 share equaling to the weighted average number of 1,570,386,829 shares in issue during the year plus 441,598 potential shares deemed to be in issue assuming the share options had been exercised.

For the year ended 31st March 2015, the Company's outstanding share options did not have a dilution effect on the earnings per share, so the basic and diluted earnings per share were equal.

Notes to the Financial Statements

14 PROPERTY, PLANT AND EQUIPMENT

	Land and buildings HK\$'000	Plant and equipment HK\$'000	Total HK\$'000
Cost			
At 31st March 2014	3,747,108	542,800	4,289,908
Currency translation differences	(53,280)	(12,109)	(65,389)
Additions	86,705	13,821	100,526
Disposals	-	(222)	(222)
At 31st March 2015	3,780,533	544,290	4,324,823
Accumulated depreciation			
At 31st March 2014	848,758	367,042	1,215,800
Currency translation differences	(31,265)	(11,145)	(42,410)
Charge for the year	56,293	31,135	87,428
Disposals	-	(212)	(212)
At 31st March 2015	873,786	386,820	1,260,606
Net book value			
At 31st March 2015	2,906,747	157,470	3,064,217
Cost			
At 31st March 2015	3,780,533	544,290	4,324,823
Currency translation differences	(7,873)	(1,947)	(9,820)
Additions	139,675	18,202	157,877
Disposals	(827)	(4,372)	(5,199)
At 31st March 2016	3,911,508	556,173	4,467,681
Accumulated depreciation			
At 31st March 2015	873,786	386,820	1,260,606
Currency translation differences	(4,567)	(1,635)	(6,202)
Charge for the year	54,604	29,549	84,153
Disposals	(113)	(2,508)	(2,621)
At 31st March 2016	923,710	412,226	1,335,936
Net book value			
At 31st March 2016	2,987,798	143,947	3,131,745

14 PROPERTY, PLANT AND EQUIPMENT (Continued)

Notes:

- (a) Total carrying values of hotel properties comprise the following:

	2016 HK\$'000	2015 HK\$'000
Land and buildings	2,987,798	2,906,747
Plant and equipment	71,381	75,744
	3,059,179	2,982,491

Supplementary information with hotel properties in operation at valuation:

The following market value of the Group's hotel properties is for the reference to the readers only and is not accounted for in the Group's consolidated balance sheet and does not constitute a disclosure requirement under HKAS 16 and HKAS 17.

The aggregate open market value, on a highest and best use basis, of the four hotel properties in Hong Kong and Canada based on valuations conducted by Vigers Appraisal & Consulting Limited ("Vigers") and Burgess Cawley Sullivan & Associates Ltd ("BCS") (2015: Vigers and CBRE Limited ("CBRE")) respectively, independent professional valuers, amounted to HK\$9,658,292,000 (2015: HK\$9,798,616,000), is regarded as level 3 hierarchy for disclosure purpose under HKFRS 13.

The hotel properties portfolio in Hong Kong comprised 3 hotels. Vigers used the discounted cash flow ("DCF") method, which is considered the most appropriate valuation approach for assessing the market value of the properties as it would better reflect specific characteristics of the income-producing properties such as occupancies, average room rates, potential income growth and all out-goings, subject to future economic conditions in the markets. The direct comparison method was also used as a check on the valuation arrived at from the DCF method. For the hotel property in Canada, BCS (2015: CBRE) used the direct comparison method for assessing the market value of the property taking into account of its re-development potential. This approach directly uses market comparable transactions to determine the market value. Appropriate adjustments are applied to the comparable transactions to adjust for the discrepancies between the property and the comparables.

- (b) As at 31st March 2016, the aggregate net book value of hotel properties pledged as security for loans amounted to HK\$2,961,063,000 (2015: HK\$2,891,062,000).
- (c) As at 31st March 2016, the cost of hotel properties under development amounted to HK\$875,548,000 (2015: HK\$734,082,000) and HK\$141,466,000 (2015: HK\$86,705,000) was additions during the year.

Notes to the Financial Statements

15 JOINT VENTURES

	2016 HK\$'000	2015 HK\$'000
Share of net assets	46,442	-
Advances to joint ventures	174,682	-
	221,124	-

Advances to joint ventures are made to finance a property development project in Canada. The advances to joint ventures are denominated in Canadian dollar. The advances are bearing interest at 15% per annum, unsecured and repayable earlier of (a) 1st March 2022 with an option by the joint ventures to extend the original term for up to 2 years; or (b) dissolution of the joint ventures. The carrying amounts of the advances approximate their fair values.

The bank facilities of Canadian dollar 85,000,000 (equivalent to approximately HK\$508,309,000) were granted to the joint venture and guaranteed by the joint venture partners, which the Company is only responsible for 40% of such amount. At 31st March 2016, no borrowings was drawn by the joint venture in respect of these bank facilities. There are no contingent liabilities relating to the Group's interests in joint ventures.

Details of the principal joint ventures are set out in note 31. There is no joint venture as at 31st March 2016, which in the opinion of the Directors is individually materials to the Group.

16 AVAILABLE-FOR-SALE INVESTMENTS

	2016 HK\$'000	2015 HK\$'000
Equity securities listed in Hong Kong	143,587	190,757

No impairment provision for available-for-sale investments was made during the year (2015: Nil).

17 FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

	2016 HK\$'000	2015 HK\$'000
Equity securities		
- Listed in the USA	194,381	239,821
- Listed in Europe	138,468	218,088
- Listed in Hong Kong	-	9,927
	332,849	467,836
Debt securities		
- Listed in Singapore	1,291,285	826,410
- Listed in Hong Kong	114,723	211,549
- Listed in Europe	78,962	80,599
	1,484,970	1,118,558
	1,817,819	1,586,394

Financial assets at fair value through profit or loss are denominated in the following currency:

	2016 HK\$'000	2015 HK\$'000
United States dollar	1,594,421	1,237,721
Sterling	138,468	218,088
Euro	78,962	80,599
Renminbi	5,968	40,059
Hong Kong dollar	-	9,927
	1,817,819	1,586,394

Notes to the Financial Statements

17 FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (Continued)

Supplementary information of financial assets at fair value through profit or loss:

As at 31st March 2016, the Group held 2 equity securities (2015: 3 equity securities). Listed below the summary of equity securities portfolio of financial assets at fair value through profit or loss as at 31st March 2016:

EQUITY SECURITIES

	Market value as at 31st March		Dividend/interest income		Unrealised (loss)/gain	
	2016 HK\$'000	% of the portfolio	2015 HK\$'000	% of the portfolio	2016 HK\$'000	2015 HK\$'000
Citigroup Inc. ("Citigroup")	194,381	11	239,821	15	652	130
Royal Bank of Scotland Group ("RBS")	138,468	8	218,088	14	-	-
Others	-		9,927		-	249
	332,849		467,836		652	379
					(125,060)	9,993

Citigroup is a global bank that provides financial services, and its shares are listed in the New York Stock Exchange (stock code: C) with a "BBB+" rated by S&P. As at 31st March 2016, a total of 600,325 shares representing 0.02% shareholding of Citigroup was held by the Group.

RBS is a global bank that provides financial services, and its shares are listed in London Stock Exchange (stock code: RBS) with a "BBB-" rated by S&P. As at 31st March 2016, a total of 5,578,903 shares representing 0.01% shareholding of RBS was held by the Group.

As at 31st March 2016, the Group held 41 debt securities that are all listed securities (2015: 42 listed debt securities), 17 of them are listed in Singapore, 2 in Hong Kong and 22 in Europe. Approximately 95% (2015: 93%) of the mark to market valuation comprising 19 debt securities (2015: 20) were issued by PRC-based real estate companies, which are all listed in Hong Kong with the exception of 1 that is listed in the United States.

17 FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (Continued)

Listed below the summary of debt securities of financial assets at fair value through profit or loss as at 31st March:

DEBT SECURITIES

	2016			2015		
	Issued by PRC-based real estate companies HK\$'000	Others HK\$'000	Total HK\$'000	Issued by PRC-based real estate companies HK\$'000	Others HK\$'000	Total HK\$'000
Face value of bonds	1,449,925	141,180	1,591,105	1,168,670	175,081	1,343,751
Investment cost	1,338,795	43,876	1,382,671	1,118,861	56,502	1,175,363
Market value	1,406,008	78,962	1,484,970	1,037,958	80,600	1,118,558
Interest income	136,286	4,624	140,910	139,995	3,971	143,966
Unrealised gain/(loss) (note (a))	144,698	18,934	163,632	(31,120)	(65,030)	(96,150)
Coupon	7.875%-13.875%	3%-6%	3%-13.875%	7.875%-13.875%	2%-6%	2%-13.875%
Maturity	May 2016 - Aug 2020	Feb 2023 - Feb 2042 & 1 Perpetual	May 2016 - Feb 2042 & 1 Perpetual	Oct 2016 - Jan 2020	Feb 2023 - Feb 2042 & 1 Perpetual	Oct 2016 - Feb 2042 & 1 Perpetual
Rating	NR to B+	NR to B-	NR to B+	NR to B+	NR to B-	NR to B+

Notes:

- (a) As at 31st March 2016, the 41 listed debt securities (2015: 42) of financial assets at fair value through profit or loss gave rise to a net unrealised fair value gain of HK\$163.6 million (2015: net unrealised fair value loss of HK\$96.2 million) for the year. A total of 38 debt securities (2015: 3) have recorded unrealised fair value gain, with the remaining 3 debt securities (2015: 39) that recorded unrealised fair value losses.
- (b) The mark to market valuation of the largest single debt security within the Group's financial assets at fair value through profit or loss accounts for only approximately 1.4% of the Group's revalued total assets (2015: 1.1%).
- (c) At 31st March 2016, no financial assets at fair value through profit or loss (2015: HK\$113,438,000) is pledged as securities for borrowings.

Notes to the Financial Statements

18 TRADE AND OTHER RECEIVABLES

	2016 HK\$'000	2015 HK\$'000
Trade receivables		
Fully performing	18,305	24,820
Past due but not impaired	5,608	8,186
Loan receivables	23,913	33,006
Accrued interest and dividend receivable	27,000	25,000
Prepayments	39,010	40,398
Deposits	18,808	7,715
Other receivables	17,668	16,302
	9,465	4,594
	135,864	127,015

Aging analysis of trade receivables net of provision for impairment is as follows:

	2016 HK\$'000	2015 HK\$'000
0 month to 6 months	20,673	29,446
7 months to 12 months	-	614
More than 12 months	3,240	2,946
	23,913	33,006

18 TRADE AND OTHER RECEIVABLES (Continued)

The past due but not impaired trade receivables relate to a number of independent customers for whom there is no recent history of default. The aging analysis of these trade receivables is as follows:

	2016 HK\$'000	2015 HK\$'000
0 month to 6 months	2,368	4,913
7 months to 12 months	-	668
More than 12 months	3,240	2,605
	5,608	8,186

As at 31st March 2016, no trade receivables (2015: Nil) were impaired.

The credit terms given to the customers vary and are generally based on the financial strengths of individual customers. In order to effectively manage the credit risks associated with trade receivables, credit evaluations of customers are performed periodically.

The carrying amounts of the trade and other receivables approximate their fair values. They are denominated in the following currencies:

	2016 HK\$'000	2015 HK\$'000
Hong Kong dollar	92,539	83,791
United States dollar	33,639	34,465
Canadian dollar	9,147	7,268
Others	539	1,491
	135,864	127,015

Loan receivables were interest bearing at 2% above Hong Kong prime rate to 9% (2015: 2% above Hong Kong prime rate) per annum.

The maximum exposure to credit risk at the balance sheet date is the carrying value of each class of receivable mentioned above. The Group does not hold any collateral as security.

Notes to the Financial Statements

19 BANK BALANCES AND CASH

	2016 HK\$'000	2015 HK\$'000
Cash at bank and in hand	316,981	67,847
Short term bank deposits	-	114,541
	316,981	182,388

The carrying amounts of the bank balances and cash are denominated in the following currencies:

	2016 HK\$'000	2015 HK\$'000
Hong Kong dollar	279,528	37,649
United States dollar	25,888	127,786
Canadian dollar	6,969	6,492
Japanese Yen	3,027	36
Renminbi	779	9,582
Others	790	843
	316,981	182,388

20 TRADE AND OTHER PAYABLES

	2016 HK\$'000	2015 HK\$'000
Trade payables	13,713	12,110
Accrued expenses	64,587	49,889
Construction and retention payables	21,751	14,766
Other payables	3,869	4,163
	103,920	80,928

20 TRADE AND OTHER PAYABLES (Continued)

Aging analysis of trade payables is as follows:

	2016 HK\$'000	2015 HK\$'000
0 day to 60 days	13,163	11,340
61 days to 120 days	141	495
More than 120 days	409	275
	13,713	12,110

The carrying amounts of trade and other payables approximate their fair values.

The carrying amounts of trade and other payables of the Group are denominated in the following currencies:

	2016 HK\$'000	2015 HK\$'000
Hong Kong dollar	94,301	71,237
Canadian dollar	9,619	9,691
	103,920	80,928

Notes to the Financial Statements

21 SHARE CAPITAL

Shares of HK\$0.02 each	Number of shares	Amount HK\$'000
Authorised:		
At 31st March 2015 and 2016	35,000,000,000	700,000

	Number of shares		Amount	
	2016	2015	2016 HK\$'000	2015 HK\$'000
Issued and fully paid:				
At the beginning of the year	1,570,386,829	1,549,842,336	31,408	30,997
Scrip dividend (note)	-	20,544,493	-	411
At the end of the year	1,570,386,829	1,570,386,829	31,408	31,408

Note:

For the year ended 31st March 2016, no share was issued and allotted.

In October 2014, 20,544,493 new shares were allotted and issued at HK\$1.12 per share in lieu of final dividend for the year ended 31st March 2014.

22 RESERVES

	Share premium HK\$'000	Contributed surplus HK\$'000	Available- for-sale investments reserve HK\$'000	Currency translation reserve HK\$'000	Share option reserve HK\$'000	Revenue reserve HK\$'000	Total HK\$'000
At 31st March 2014	1,112,713	1,134,752	91,315	51,299	25,280	757,439	3,172,798
Net fair value loss on available-for-sale investments	-	-	(34,034)	-	-	-	(34,034)
Currency translation differences	-	-	-	(20,975)	-	-	(20,975)
Profit for the year	-	-	-	-	-	120,061	120,061
2014 final dividend	22,598	-	-	-	-	(27,122)	(4,524)
At 31st March 2015	1,135,311	1,134,752	57,281	30,324	25,280	850,378	3,233,326
Representing:							
2015 final dividend proposed	-	-	-	-	-	15,704	15,704
Others	1,135,311	1,134,752	57,281	30,324	25,280	834,674	3,217,622
At 31st March 2015	1,135,311	1,134,752	57,281	30,324	25,280	850,378	3,233,326
As 31st March 2015	1,135,311	1,134,752	57,281	30,324	25,280	850,378	3,233,326
Net fair value loss on available-for-sale investments	-	-	(53,883)	-	-	-	(53,883)
Currency translation differences	-	-	-	5,359	-	-	5,359
Profit for the year	-	-	-	-	-	250,612	250,612
Share options granted	-	-	-	-	3,423	-	3,423
2015 final dividend	-	-	-	-	-	(15,704)	(15,704)
At 31st March 2016	1,135,311	1,134,752	3,398	35,683	28,703	1,085,286	3,423,133
Representing:							
2016 final dividend proposed	-	-	-	-	-	19,630	19,630
Others	1,135,311	1,134,752	3,398	35,683	28,703	1,065,656	3,403,503
At 31st March 2016	1,135,311	1,134,752	3,398	35,683	28,703	1,085,286	3,423,133

Notes to the Financial Statements

23 BORROWINGS

	2016 HK\$'000	2015 HK\$'000
Current liabilities		
Short term bank loans, secured	46,896	123,312
Current portion of long term bank loans	206,213	90,376
Portion of long term bank loans containing a repayment on demand clause	15,222	24,455
	268,331	238,143
Non-current liabilities		
Long term bank loans, secured	1,898,481	1,510,968
	2,166,812	1,749,111

The maturities of long term bank loans, based on the scheduled repayment dates set out in the loan agreements and ignoring the effect of any repayment on demand clause, are as follows:

	2016 HK\$'000	2015 HK\$'000
Repayable within one year	206,213	90,376
Repayable between one and two years	128,840	439,892
Repayable between two to five years	1,697,865	968,551
Repayable after five years	86,998	126,980
	2,119,916	1,625,799
Current portion included in current liabilities	(206,213)	(90,376)
	1,913,703	1,535,423

23 BORROWINGS (Continued)

The carrying amounts of the borrowings are denominated in the following currencies:

	2016 HK\$'000	2015 HK\$'000
Hong Kong dollar	2,095,995	1,592,451
Japanese Yen	46,896	43,906
Canadian dollar	23,921	33,347
Euro	-	79,407
	2,166,812	1,749,111

The interest rates of the borrowings at the balance sheet date range from 1.41% to 3.17% (2015: 0.51% to 3.19%) per annum.

The carrying amounts of short term and long term borrowings approximate their fair values.

24 DEFERRED INCOME TAX

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current income tax assets with current income tax liabilities and when the deferred income tax related to the same tax jurisdiction. The offset amounts are as follows:

	2016 HK\$'000	2015 HK\$'000
Deferred income tax assets	3,364	5,213
Deferred income tax liabilities	(47,584)	(46,521)
	(44,220)	(41,308)

Notes to the Financial Statements

24 DEFERRED INCOME TAX (Continued)

The movement of deferred income tax assets and liabilities during the year, without taking into consideration the offsetting of balances within the same tax jurisdiction is as follows:

DEFERRED INCOME TAX ASSETS

	Accelerated accounting depreciation		Fair value adjustments		Tax loss		Total	
	2016 HK\$'000	2015 HK\$'000	2016 HK\$'000	2015 HK\$'000	2016 HK\$'000	2015 HK\$'000	2016 HK\$'000	2015 HK\$'000
At the beginning of the year	-	-	5,030	1,545	9,223	192	14,253	1,737
Recognised in profit and loss account	34	-	(4,081)	3,485	1,900	9,031	(2,147)	12,516
At the end of the year	34	-	949	5,030	11,123	9,223	12,106	14,253

DEFERRED INCOME TAX LIABILITIES

	Accelerated tax depreciation	
	2016 HK\$'000	2015 HK\$'000
At the beginning of the year	(55,561)	(45,826)
Recognised in profit and loss account	(765)	(9,735)
At the end of the year	(56,326)	(55,561)

Deferred income tax assets are recognised for tax loss carried forwards to the extent that realisation of the related tax benefit through the future taxable profits is probable. The Group did not recognise deferred income tax assets of HK\$13 million (2015: HK\$14 million) in respect of losses amounting to HK\$71 million (2015: HK\$82 million) that can be carried forward against future taxable income. Except for tax losses of HK\$68 million (2015: HK\$78 million) which have no expiry date, the balance will expire at various dates up to and including 2029 (2015: 2029).

25 CAPITAL COMMITMENTS

Capital commitments at the balance sheet date are as follows:

	2016 HK\$'000	2015 HK\$'000
Contracted but not provided for		
Property, plant and equipment	182,322	270,220
Joint ventures	203,563	-
	385,885	270,220

26 OPERATING LEASE ARRANGEMENTS

(A) LESSOR

At 31st March 2016, the future aggregate minimum rental receipts receivable under non-cancellable operating leases were as follows:

	2016 HK\$'000	2015 HK\$'000
In respect of land and buildings:		
Within one year	10,276	13,253
In the second to fifth year inclusive	4,476	10,473
	14,752	23,726

Notes to the Financial Statements

26 OPERATING LEASE ARRANGEMENTS (Continued)

(B) LESSEE

At 31st March 2016, the future aggregate minimum lease payments payable under non-cancellable operating leases were as follows:

	2016 HK\$'000	2015 HK\$'000
In respect of land and buildings:		
Within one year	1,782	3,119
In the second to fifth year inclusive	55	1,782
	1,837	4,901

27 FINANCIAL GUARANTEES

As at 31st March 2016 and 2015, the Group has no financial guarantees.

28 NOTES TO CONSOLIDATED STATEMENT OF CASH FLOWS

RECONCILIATION OF PROFIT BEFORE INCOME TAX TO NET CASH GENERATED FROM OPERATIONS

	2016 HK\$'000	2015 HK\$'000
Profit before income tax	259,880	137,736
Depreciation	84,153	87,428
Interest income	(1,942)	(1,974)
Finance costs	29,968	7,073
Loss on disposal of property, plant and equipment	1,721	10
Net investment (gain)/loss	(70,579)	104,763
Share of losses of joint ventures	140	-
Share option expenses	3,423	-
Operating profit before working capital changes	306,764	335,036
(Increase)/decrease in inventories	(14,052)	279
(Increase)/decrease in trade and other receivables	(14,996)	2,807
Increase in financial assets at fair value through profit or loss	(160,847)	(99,284)
Increase in trade and other payables	23,256	5,976
Net cash generated from operations	140,125	244,814

29 RELATED PARTY TRANSACTIONS

The major shareholders of the Group are Asia Standard International Group Limited ("ASI") and Asia Orient Holdings Limited ("Asia Orient"), companies incorporated in Bermuda and listed in Hong Kong. Asia Orient owns effectively 73.25% of the Company's shares. The remaining 26.75% shares are widely held.

Notes to the Financial Statements

29 RELATED PARTY TRANSACTIONS (Continued)

In addition to the related party information shown elsewhere in the financial statements, the following transactions were carried out with related parties:

(A) SALES AND PURCHASES OF GOODS AND SERVICES

	2016 HK\$'000	2015 HK\$'000
Income from holding companies		
Hotel services from ASI (note (i))	85	128
Hotel services from Asia Orient (note (i))	12	12
Travel agency service from ASI (note (i))	567	643
Income from related companies		
Travel agency service (note (i))	414	361
Expenses to fellow subsidiaries		
Operating lease rental expense for properties (note (ii))	(2,622)	(2,365)
Project management service expenses (note (iii))	(4,500)	(4,300)

Notes:

- (i) Hotel services income and travel agency service income are subject to mutually agreed fees.
- (ii) Rental expense is subject to terms agreed by the parties involved, which are at a fixed monthly fee.
- (iii) Project management service expenses are subject to mutually agreed terms.
- (iv) No significant transactions have been entered with the Directors of the Company (being the key management personnel) during the year other than the emoluments paid to them as disclosed in note 9.

(B) KEY MANAGEMENT COMPENSATION

	2016 HK\$'000	2015 HK\$'000
Fee	500	500
Salaries, allowances and benefits in kind	24,036	20,470
Employer's contribution to retirement benefits scheme	173	183
	24,709	21,153

Key management includes the Company's Directors and five (2015: five) senior management members of the Group.

30 BALANCE SHEET OF THE COMPANY

	2016 HK\$'000	2015 HK\$'000
Non-current assets		
Subsidiaries (note (a))	-	-
Current assets		
Amount due from subsidiaries	3,440,774	3,235,227
Trade and other receivables	291	291
Bank balances and cash	887	782
	3,441,952	3,236,300
Current liabilities		
Trade and other payables	1,567	1,664
Income tax payable	52	89
	1,619	1,753
Net current assets	3,440,333	3,234,547
Net assets	3,440,333	3,234,547
Equity		
Share capital	31,408	31,408
Reserves (note (b))	3,408,925	3,203,139
	3,440,333	3,234,547

Lim Yin Cheng
Director

Woo Wei Chun, Joseph
Director

Notes to the Financial Statements

30 BALANCE SHEET OF THE COMPANY (Continued)

Notes:

- (a) As at 31st March 2016 and 2015, the shares of certain subsidiaries are pledged to secure loan facilities granted to the Group.

Details of the principal subsidiaries are set out in note 31.

- (b) Reserve movement of the Company

	Share premium HK\$'000	Contributed surplus HK\$'000	Share option reserve HK\$'000	Revenue reserve HK\$'000	Total HK\$'000
At 31st March 2014	1,112,713	1,323,648	25,280	524,479	2,986,120
Profit for the year	-	-	-	221,543	221,543
2014 final dividend	22,598	-	-	(27,122)	(4,524)
At 31st March 2015	1,135,311	1,323,648	25,280	718,900	3,203,139
At 31st March 2015	1,135,311	1,323,648	25,280	718,900	3,203,139
Profit for the year	-	-	-	218,067	218,067
Share options granted	-	-	3,423	-	3,423
2015 final dividend	-	-	-	(15,704)	(15,704)
At 31st March 2016	1,135,311	1,323,648	28,703	921,263	3,408,925

The revenue reserve is distributable. Under the Companies Act of Bermuda and the Bye-Laws of the Company, the contributed surplus is also distributable.

31 PRINCIPAL SUBSIDIARIES AND JOINT VENTURES

Listed below are the principal subsidiaries and joint ventures which, in the opinion of the Directors, principally affect the results and/or net assets of the Group.

(A) SUBSIDIARIES

(Unless indicated otherwise, they are indirectly wholly owned by the Company and have their principal place of operations in Hong Kong)

Name	Principal activity	Issued and fully paid share capital
<i>Incorporated in Hong Kong</i>		
Asia Standard Hotel (Holdings) Limited	Investment holding	HK\$2
Empire Hotel International Company Limited	Securities investment	HK\$2
JBC Travel Company Limited	Travel agency	HK\$2,500,000
Master Asia Enterprises Limited	Hotel investment and operation	HK\$10,000
Pacific Crown Enterprises Limited	Hotel investment	HK\$1
Perfect Wave Limited	Catering operation	HK\$2
Stone Pole Limited	Hotel investment and operation	HK\$10
Sure Luck Development Limited	Hotel investment	HK\$1
Vinstar Development Limited	Hotel investment and operation	HK\$2
<i>Incorporated in the British Virgin Islands</i>		
Asia Standard Hotel (BVI) Limited ⁽ⁱ⁾	Investment holding	US\$1
Assets Century Global Limited	Investment holding	US\$1
Concept Eagle Limited	Investment holding	US\$1
Enrich Enterprise Ltd. ⁽ⁱⁱ⁾	Hotel investment	US\$1
Global Gateway Corp. ⁽ⁱⁱ⁾	Hotel operation	US\$1
Glory Ventures Enterprises Inc. ⁽ⁱⁱⁱ⁾	Hotel investment	US\$1
Greatime Limited	Securities investment	US\$1
Onrich Enterprises Limited	Securities investment	US\$1
<i>Incorporated in Canada</i>		
ASNA Alberni Holdings Limited	Investment holding	CAD\$100

Notes to the Financial Statements

31 PRINCIPAL SUBSIDIARIES AND JOINT VENTURES (Continued)

(B) JOINT VENTURES

Name	Principal activity	Issued and fully paid/ paid-up capital	Group equity interest
<i>Incorporated in Canada</i>			
1488 Alberni Holdings Limited ⁽ⁱⁱ⁾	General partner	CAD\$100	40%
1488 Alberni Development Holdings Limited Partnership ⁽ⁱⁱ⁾	Property development	CAD\$18,500,000	40%
1488 Alberni Investment Limited Partnership ⁽ⁱⁱ⁾	Property development	CAD\$973,683	40%

Notes:

(i) Directly wholly owned by the Company

(ii) Operates in Canada

32 SUBSEQUENT EVENT

In December 2015, the Group entered into a purchase and sale agreement for purchase certain lands and buildings located in Vancouver, Canada (the "Purchase and Sale Agreement") through the joint ventures at a consideration of CAD170,100,000 (equivalent to approximately HK\$1,017,217,000). The closing of the Purchase and Sale Agreement took place on 1st April 2016, and the balance of purchase consideration CAD\$85,000,000 (equivalent to approximately HK\$508,309,000) was funded by bank loans to the joint ventures. The bank loans are guaranteed by the joint venture partners in respect to their interests in the joint ventures. The Company is responsible for 40% of the bank loans amounted to CAD\$34,000,000 (equivalent to approximately HK\$203,324,000).

33 HOLDING COMPANIES

The Directors regard Asia Orient, incorporated in Bermuda and listed in Hong Kong, as being the ultimate holding company, and ASI, a company incorporated in Bermuda and listed in Hong Kong, as being the intermediate holding company.

34 APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved by the Board of Directors on 24th June 2016.

