The following is the text of a report received from the Company's reporting accountants, Ernst & Young, Certified Public Accountants, Hong Kong, prepared for the purpose of incorporation in this ***[REDACTED]****.*

[●]

[●]

The Directors
Wang On Properties Limited
CLC International Limited
Kingston Corporate Finance Limited

Dear Sirs,

We set out below our report on the financial information of Wang On Properties Limited (the "Company") and its subsidiaries (hereinafter collectively referred to as the "Group") comprising the combined statements of profit or loss and other comprehensive income, combined statements of changes in equity and combined statements of cash flows of the Group for each of the years ended 31 March 2013, 2014 and 2015, and the six months ended 30 September 2015 (the "Track Record Period"), and the combined statements of financial position of the Group as at 31 March 2013, 2014 and 2015 and 30 September 2015, together with the notes thereto (the "Financial Information"), and the combined statement of profit or loss and other comprehensive income, combined statement of changes in equity and combined statement of cash flows of the Group for the six months ended 30 September 2014 (the "Interim Comparative Information"), prepared on the basis of presentation set out in note 2.1 of Section II below, for inclusion in the **[REDACTED]** of the Company dated [●] (the "**[REDACTED]**") in connection with the **[REDACTED]** of the shares of the Company on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange").

The Company was incorporated in Bermuda as a company with limited liability on 19 November 2015. Pursuant to a group reorganisation (the "Reorganisation") as more fully explained in the paragraph headed "Reorganisation" in the section headed "History, Development and Reorganisation" in the **[REDACTED]** which was completed on 16 March 2016, the Company became the holding company of the subsidiaries now comprising the Group. Apart from the Reorganisation, the Company has not commenced any business or operation since its incorporation.

As at the date of this report, no statutory financial statements have been prepared for the Company, as it is not subject to statutory audit requirements under the relevant rules and regulations in its jurisdiction of incorporation.

As at the date of this report, the Company has direct and indirect interests in the subsidiaries as set out in note 1 of Section II below. All companies now comprising the Group have adopted 31 March as their financial year end date. The statutory financial statements of the companies now comprising the Group were prepared in accordance with the relevant accounting principles applicable to these companies in the countries in which they were incorporated and/or established. Details of their statutory auditors during the Track Record Period are set out in note 1 of Section II below.

For the purpose of this report, the directors of the Company (the "Directors") have prepared the combined financial statements of the Group (the "Underlying Financial Statements") for the Track Record Period in accordance with Hong Kong Financial Reporting Standards ("HKFRSs"), which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("HKASs") and Interpretations issued by the Hong Kong Institute of Certified Public Accountants (the "HKICPA"). The Underlying Financial Statements for each of the years ended 31 March 2013, 2014 and 2015, and the six months ended 30 September 2015 were audited by us in accordance with Hong Kong Standards on Auditing issued by the HKICPA.

The Financial Information set out in this report has been prepared from the Underlying Financial Statements with no adjustments made thereon.

Directors' responsibility

The Directors are responsible for the preparation of the Underlying Financial Statements, the Financial Information and the Interim Comparative Information that give a true and fair view in accordance with HKFRSs, and for such internal control as the Directors determine is necessary to enable the preparation of the Underlying Financial Statements, the Financial Information and the Interim Comparative Information that are free from material misstatement, whether due to fraud or error.

Reporting accountants' responsibility

It is our responsibility to form an independent opinion and a review conclusion on the Financial Information and the Interim Comparative Information, respectively, and to report our opinion and review conclusion thereon to you.

For the purpose of this report, we have carried out procedures on the Financial Information in accordance with Auditing Guideline 3.340 *Prospectuses and the Reporting Accountant* issued by the HKICPA.

We have also performed a review of the Interim Comparative Information in accordance with Hong Kong Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity* issued by the HKICPA. A review consists principally of making enquiries of management and applying analytical procedures to the financial information and, based thereon, assessing whether the accounting policies and presentation have been consistently applied unless otherwise disclosed. A review excludes audit procedures such as tests of controls and verification of assets and liabilities and transactions. It is substantially less in scope than an audit and therefore provides a lower level of assurance than an audit. Accordingly, we do not express an opinion on the Interim Comparative Information.

Opinion in respect of the Financial Information

In our opinion, for the purpose of this report and on the basis of presentation set out in note 2.1 of Section II below, the Financial Information gives a true and fair view of the combined financial position of the Group as at 31 March 2013, 2014 and 2015 and 30 September 2015 and of the combined financial performance and cash flows of the Group for each of the Track Record Period.

Review conclusion in respect of the Interim Comparative Information

Based on our review which does not constitute an audit, for the purpose of this report, nothing has come to our attention that causes us to believe that the Interim Comparative Information is not prepared, in all material respects, in accordance with the same basis adopted in respect of the Financial Information.

I. FINANCIAL INFORMATION

(A) COMBINED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

		Year ended 31 March			Six months ended 30 September	
		2013	2014	2015	2014	2015
	Notes	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
					(Unaudited)	
REVENUE	*6*	509,833	1,389,372	1,228,771	506,875	535,026
Cost of sales		(201,448)	(596,540)	(666,005)	(220,219)	(351,853)
Gross profit		308,385	792,832	562,766	286,656	183,173
Other income and gains, net	*6*	597	8,429	20,101	6,172	3,284
Selling and distribution costs		(41,678)	(55,981)	(64,277)	(19,607)	(32,603)
Administrative expenses		(60,721)	(97,088)	(107,918)	(44,631)	(48,841)
Fair value gains/(losses) on investment properties, net		68,262	(25,301)	47,588	16,312	39,224
Fair value gain upon transfer of a property held for sale to an investment property		—	—	107,725	—	—
Write-down of properties under development to net realisable value, net		(36,049)	(73,068)	—	—	—
Other expenses		(1,929)	—	(698)	(660)	—
Finance costs	*8*	(11,090)	(18,950)	(24,649)	(10,316)	(15,135)
PROFIT BEFORE TAX	*7*	225,777	530,873	540,638	233,926	129,102
Income tax expenses	*11*	(38,596)	(103,866)	(80,950)	(38,677)	(20,591)
PROFIT AND TOTAL COMPREHENSIVE INCOME FOR THE YEAR/PERIOD		187,181	427,007	459,688	195,249	108,511
Profit and total comprehensive income attributable to:						
Owners of the Company		187,181	427,319	459,864	195,350	109,254
Non-controlling interests		—	(312)	(176)	(101)	(743)
		187,181	427,007	459,688	195,249	108,511

(B) COMBINED STATEMENTS OF FINANCIAL POSITION

		As at 31 March			As at 30 September
		2013	2014	2015	2015
	Notes	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
NON-CURRENT ASSETS					
Property, plant and equipment	*14*	81	77	—	78
Investment properties	*15*	386,100	898,600	1,263,900	1,146,500
Properties under development	*16*	791,000	700,000	300,273	300,436
Deposit paid	*18*	101,654	54	54	99
Deferred tax assets	*25*	—	—	3,460	—
Total non-current assets		1,278,835	1,598,731	1,567,687	1,447,113
CURRENT ASSETS					
Properties under development	*16*	1,051,952	567,283	2,354,889	2,436,704
Properties held for sale	*17*	167,346	345,712	439,134	75,546
Due from the Remaining Parentco Group	*20*	946,524	1,232,833	1,099,334	1,123,301
Prepayments, deposits and other receivables	*18*	273,988	320,561	151,713	111,993
Tax recoverable		231	243	3,084	488
Cash and cash equivalents	*19*	102,162	84,950	242,239	102,722
		2,542,203	2,551,582	4,290,393	3,850,754
Assets classified as held for sale	*21*	—	—	—	159,200
Total current assets		2,542,203	2,551,582	4,290,393	4,009,954
CURRENT LIABILITIES					
Trade payables	*22*	24,221	46,264	78,135	35,188
Due to the Remaining Parentco Group	*20*	1,400,742	1,993,004	2,516,663	2,521,094
Loans from WOG	*20*	395,422	187,622	352,743	352,743
Other payables and accruals	*23*	17,310	12,570	19,470	7,842
Deposits received and receipts in advance		309,453	306,443	155,580	20,546
Interest-bearing bank and other loans	*24*	210,316	392,923	667,971	520,565
Tax payable		38,662	145,036	141,759	55,999
		2,396,126	3,083,862	3,932,321	3,513,977
Liabilities directly associated with the assets classified as held for sale	*21*	—	—	—	128,011
Total current liabilities		2,396,126	3,083,862	3,932,321	3,641,988
NET CURRENT ASSETS/ (LIABILITIES)		146,077	(532,280)	358,072	367,966
TOTAL ASSETS LESS CURRENT LIABILITIES		1,424,912	1,066,451	1,925,759	1,815,079

		As at 31 March			As at 30 September
		2013	**2014**	**2015**	**2015**
	Notes	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
NON-CURRENT LIABILITIES					
Interest-bearing bank and other loans	*24*	1,328,244	804,140	1,672,266	1,615,976
Deferred tax liabilities	*25*	6,791	2,407	5,204	5,260
Other payables	*23*	4,264	984	7,581	14,714
Total non-current liabilities		1,339,299	807,531	1,685,051	1,635,950
Net assets		85,613	258,920	240,708	179,129
EQUITY					
Equity attributable to owners of the Company					
Share capital	*26*	—	—	—	—
Reserves	*27*	85,613	259,232	240,765	179,929
		85,613	259,232	240,765	179,929
Non-controlling interests		—	(312)	(57)	(800)
Total equity		85,613	258,920	240,708	179,129

(C) COMBINED STATEMENTS OF CHANGES IN EQUITY

	Attributable to owners of the Company						
	Issued capital	Capital reserve	Merger reserve	Retained profits	Total	Non-controlling interests	Total equity
	HK$'000	*HK$'000*	*HK$'000* *(Note 27(b))*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
At 1 April 2012	—	—	—	142,432	142,432	—	142,432
Profit and total comprehensive income for the year	—	—	—	187,181	187,181	—	187,181
Dividend paid to the then shareholders	—	—	—	(244,000)	(244,000)	—	(244,000)
At 31 March 2013 and 1 April 2013	—	—*	—*	85,613*	85,613	—	85,613
Profit and total comprehensive income for the year	—	—	—	427,319	427,319	(312)	427,007
Dividend paid to the then shareholders	—	—	—	(253,700)	(253,700)	—	(253,700)
At 31 March 2014 and 1 April 2014	—	—*	—*	259,232*	259,232	(312)	258,920
Profit and total comprehensive income for the year	—	—	—	459,864	459,864	(176)	459,688
Dividend paid to the then shareholders	—	—	—	(477,900)	(477,900)	—	(477,900)
Deemed disposal of partial interests in a subsidiary	—	11	—	—	11	(11)	—
Acquisition of non-controlling interests	—	(442)	—	—	(442)	442	—
At 31 March 2015 and 1 April 2015	—	(431)*	—*	241,196*	240,765	(57)	240,708
Profit and total comprehensive income for the period	—	—	—	109,254	109,254	(743)	108,511
Dividend paid to the then shareholders	—	—	—	(170,000)	(170,000)	—	(170,000)
Deemed distribution to the Remaining Parentco Group	—	—	(90)	—	(90)	—	(90)
At 30 September 2015	—	(431)*	(90)*	180,450*	179,929	(800)	179,129
At 1 April 2014	—	—	—	259,232	259,232	(312)	258,920
Profit and total comprehensive income for the period (unaudited)	—	—	—	195,350	195,350	(101)	195,249
Deemed disposal of partial interests in a subsidiary (unaudited)	—	11	—	—	11	(11)	—
At 30 September 2014 (unaudited)	—	11	—	454,582	454,593	(424)	454,169

* *These reserve accounts comprise the combined reserves of HK$85,613,000, HK$259,232,000, HK$240,765,000 and HK$179,929,000 in the combined statements of financial position as at 31 March 2013, 2014 and 2015 and 30 September 2015, respectively.*

(D) COMBINED STATEMENTS OF CASH FLOWS

		Year ended 31 March			Six months ended 30 September	
		2013	2014	2015	2014	2015
	Notes	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
					(Unaudited)	
CASH FLOWS FROM OPERATING ACTIVITIES						
Profit before tax		225,777	530,873	540,638	233,926	129,102
Adjustments for:						
Finance costs	*8*	11,090	18,950	24,649	10,316	15,135
Bank and other interest income	*6*	(7)	(99)	(9)	(4)	(110)
Loss on disposal of items of property, plant and equipment	*7*	5	—	38	—	—
Loss on disposal of investment properties	*7*	1,924	—	660	660	—
Fair value losses/(gains) on investment properties, net	*15*	(68,262)	25,301	(47,588)	(16,312)	(39,224)
Fair value gain upon transfer of a property held for sale to an investment property	*15*	—	—	(107,725)	—	—
Depreciation	*7*	97	62	39	32	4
Write-down of properties under development to net realisable value, net	*16*	36,049	73,068	—	—	—
Reversal of provision for tax indemnity	*6*	—	(6,112)	—	—	—
Accrued rent-free rental income	*15*	(438)	360	(2,555)	74	(1,106)
		206,235	642,403	408,147	228,692	103,801
Decrease in properties held for sale		197,168	577,435	658,350	216,336	363,588
Increase in properties under development		(119,071)	(231,757)	(2,142,469)	(1,232,706)	(63,848)
Decrease/(increase) in prepayments, deposits and other receivables		(337,660)	55,027	168,848	87,828	39,675
Increase/(decrease) in amounts due to the Remaining Parentco Group		34,839	39,376	(17,719)	(19,196)	36,533
Increase/(decrease) in trade payables		16,759	22,043	31,871	(12,978)	(42,947)
Increase/(decrease) in other payables and accruals		10,157	(988)	5,358	(6,827)	(11,666)
Increase/(decrease) in deposits received and receipts in advance		262,235	(3,010)	(150,863)	101,426	(135,034)
Cash generated from/(used in) operations		270,662	1,100,529	(1,038,477)	(637,425)	290,102
Profits tax paid		(3,324)	(1,888)	(87,731)	(3,218)	(99,109)
Net cash from/(used in) operating activities		267,338	1,098,641	(1,126,208)	(640,643)	190,993

		Year ended 31 March			Six months ended 30 September	
		2013	2014	2015	2014	2015
	Notes	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
					(Unaudited)	
CASH FLOWS FROM INVESTING ACTIVITIES						
Bank and other interest income	*6*	7	99	9	4	110
Acquisition of a subsidiary that is not a business	*29*	(475,613)	—	—	—	—
Additions to investment properties	*15*	—	(538,161)	(235,157)	(3,616)	(270)
Purchases of items of property, plant and equipment	*14*	—	(58)	—	—	(82)
Proceeds from disposal of investment properties		131,176	—	59,340	59,340	—
Decrease/(increase) in amounts due from the Remaining Parentco Group		(558,675)	(286,309)	133,499	(68,497)	(23,966)
Net cash used in investing activities		(903,105)	(824,429)	(42,309)	(12,769)	(24,208)
CASH FLOWS FROM FINANCING ACTIVITIES						
Interest paid		(27,894)	(38,754)	(45,507)	(16,827)	(25,077)
Dividends paid		(244,000)	(253,700)	(477,900)	—	(170,000)
Repayment of bank loans		(173,178)	(772,056)	(308,043)	(197,256)	(132,314)
New bank loans		814,000	428,000	1,215,595	742,900	40,677
New other loans		—	—	235,162	230,000	4,000
Increase/(decrease) in amounts due to the Remaining Parentco Group		357,752	552,886	541,378	(280,080)	(22,388)
New loans from WOG		—	—	352,743	345,538	—
Repayment of loans from WOG		—	(207,800)	(187,622)	(187,622)	—
Net cash from/(used in) financing activities		726,680	(291,424)	1,325,806	636,653	(305,102)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS		90,913	(17,212)	157,289	(16,759)	(138,317)
Cash and cash equivalents at beginning of year/period		11,249	102,162	84,950	84,950	242,239
CASH AND CASH EQUIVALENTS AT END OF YEAR/PERIOD		102,162	84,950	242,239	68,191	103,922

		Year ended 31 March			Six months ended 30 September	
		2013	**2014**	**2015**	**2014**	**2015**
	Notes	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000* (Unaudited)	*HK$'000*
ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS						
Cash and bank balances	*19*	102,162	84,950	242,239	68,191	103,922
Less: included in the assets classified as held for sale	*21*	—	—	—	—	(1,200)
Cash and cash equivalents as stated in the combined statements of cash flows and combined statements of financial position		102,162	84,950	242,239	68,191	102,722

II. NOTES TO FINANCIAL INFORMATION

1. CORPORATE AND GROUP INFORMATION

The Company is a limited liability company incorporated in Bermuda. The registered office of the Company is Clarendon House, 2 Church Street, Hamilton HM11, Bermuda. The principal place of business of the Company is located at 5B, Wai Yuen Tong Medicine Building, 9 Wang Kwong Road, Kowloon Bay, Kowloon, Hong Kong.

The Company is an investment holding company. During the Track Record Period, the Company's subsidiaries were engaged in the property development and property investment businesses.

In the opinion of the Directors, Earnest Spot Limited ("Earnest Spot"), a company incorporated in the British Virgin Islands ("BVI"), is the immediate holding company of the Company, and Wang On Group Limited ("WOG"), a company incorporated in Bermuda and listed on the Main Board of the Stock Exchange, is the ultimate holding company of the Company.

The Company and its subsidiaries are hereafter collectively referred to as the "Group"; whereas WOG and its subsidiaries, but excluding the Group, are collectively referred to as the "Remaining Parentco Group".

The Company and its subsidiaries now comprising the Group underwent the Reorganisation as set out in the paragraph headed "Reorganisation" in the section headed "History, Development and Reorganisation" in the **[REDACTED]**.

As at the date of this report, the Company had direct and indirect interests in its subsidiaries, all of which are private limited liability companies (or, if incorporated outside Hong Kong, have substantially similar characteristics to a private company incorporated in Hong Kong), the particulars of which are set out below:

Company name	Place and date of incorporation/ registration and place of operations	Issued ordinary share capital	Percentage of equity attributable to the Company Direct	Indirect	Principal activities
Miracle Cheer Limited *(Note (a))*	BVI 18 November 2015	Ordinary US$1	100	—	Investment holding
Ace Solar Limited *(Note (a))*	BVI 2 January 2015	Ordinary US$1	—	100	Investment holding
Antic Investment Limited *(Note (e))*	Hong Kong 24 March 2005	Ordinary HK$1	—	100	Property investment
Best Genius Investments Limited *(Note (a))*	BVI 11 January 2013	Ordinary US$1	—	100	Investment holding
Beyond Dragon Investments Limited *(Note (a))*	BVI 27 May 2014	Ordinary US$1	—	100	Investment holding
Billion Ease Limited *(Note (a))*	BVI 29 July 2014	Ordinary US$1	—	100	Investment holding
Billion Group Limited *(Note (e))*	Hong Kong 22 December 2011	Ordinary HK$1	—	100	Investment holding
Century Link Investments Limited *(Note (e))*	Hong Kong 12 October 2007	Ordinary HK$1	—	100	Dormant
Champford Investment Limited *(Note (e))*	Hong Kong 7 March 2005	Ordinary HK$1	—	100	Property investment

Company name	Place and date of incorporation/ registration and place of operations	Issued ordinary share capital	Percentage of equity attributable to the Company Direct	Indirect	Principal activities
Champion Value Limited *(Note (f))*	Hong Kong 28 October 2013	Ordinary HK$1	—	100	Property development
China Tech Limited *(Note (b))**	Hong Kong 30 March 2009	Ordinary HK$1	—	100	Property development
City Global Limited *(Note (e))*	Hong Kong 18 March 2009	Ordinary HK$1	—	100	Property investment
City Target Limited *(Note (b))**	Hong Kong 18 March 2009	Ordinary HK$1	—	100	Property development
Delight Keen Limited *(Note (a))*	BVI 3 July 2015	Ordinary US$1	—	100	Dormant
Double Bright Limited *(Note (e))**/#/@	Hong Kong 9 January 2009	Ordinary HK$1	—	100	Property development
Double Vantage Limited *(Note (c))**	Hong Kong 20 April 2010	Ordinary HK$1	—	100	Property development
Ease Mind Investments Limited *(Note (a))*	BVI 30 January 2008	Ordinary US$1	—	100	Investment holding
East Run Investments Limited ("East Run") *(Note (a))*	BVI 9 April 2008	Ordinary US$1	—	100	Investment holding
Ever World Limited *(Note (e))*#/@	Hong Kong 12 September 2007	Ordinary HK$1	—	100	Property development
Expert Path Limited *(Note (a))*	BVI 3 September 2014	Ordinary US$1	—	100	Investment holding
First World Investments Limited *(Note (e))*	Hong Kong 17 January 2008	Ordinary HK$1	—	100	Property investment
Fly Star Limited *(Note (e))*	Hong Kong 23 November 2007	Ordinary HK$1	—	100	Property investment
Full Mighty Investments Limited *(Note (a))*	BVI 8 March 2013	Ordinary US$1	—	100	Investment holding
Grandwall Investment Limited *(Note (d))*#/@	Hong Kong 13 May 2011	Ordinary HK$100	—	60	Property development
Great Apex Limited *(Note (f))*	Hong Kong 26 March 2014	Ordinary HK$1	—	100	Property investment
Hero Strength Limited *(Note (a))*	BVI 15 May 2009	Ordinary US$1	—	100	Investment holding

Company name	Place and date of incorporation/ registration and place of operations	Issued ordinary share capital	Percentage of equity attributable to the Company Direct	Indirect	Principal activities
Honland Limited *(Note (e))*	Hong Kong 4 January 2008	Ordinary HK$1	—	100	Property investment
Hovan Investments Limited *(Note (e))*	Hong Kong 1 November 2007	Ordinary HK$1	—	100	Property investment
Join Hero Investment Limited *(Note (e))*	Hong Kong 12 December 2007	Ordinary HK$1	—	100	Property investment
Joyful Lake Limited *(Note (a))*	BVI 6 July 2015	Ordinary US$1	—	100	Investment holding
Kova Investments Limited *(Note (e))*	Hong Kong 17 January 2008	Ordinary HK$1	—	100	Property investment
Longable Limited *(Note (e))*	Hong Kong 8 September 2004	Ordinary HK$1	—	100	Property investment
Makwin Investment Limited *(Note (e))*	Hong Kong 26 April 2004	Ordinary HK$1	—	100	Property investment
Million Link Investments Limited *(Note (f))*	Hong Kong 22 November 2013	Ordinary HK$1	—	100	Property investment
More Action Investments Limited ("More Action") *(Note (a))*	BVI 22 May 2008	Ordinary US$1	—	100	Investment holding
New Earth Investments Limited *(Note (e))*	Hong Kong 11 January 2011	Ordinary HK$1	—	100	Property investment
New Golden Investments Limited *(Note (e))*	Hong Kong 14 May 2007	Ordinary HK$1	—	100	Property investment
New Rich Investments Limited *(Note (d))*#/@	Hong Kong 1 November 2007	Ordinary HK$100	—	60	Property development
Oriental Sino Investments Limited *(Note (e))*	Hong Kong 16 January 2009	Ordinary HK$2	—	100	Property investment
Path Smart Limited *(Note (a))*	BVI 7 January 2015	Ordinary US$1	—	100	Investment holding
Profit Million Investment Limited *(Note (e))*	Hong Kong 22 September 2004	Ordinary HK$1	—	100	Dormant
Rich System Investments Limited *(Note (d))**/#	Hong Kong 6 July 2010	Ordinary HK$1	—	100	Property development

Company name	Place and date of incorporation/ registration and place of operations	Issued ordinary share capital	Percentage of equity attributable to the Company Direct	Indirect	Principal activities
Shiny World Investment Limited *(Note (e))*	Hong Kong 26 January 2005	Ordinary HK$1	—	100	Property investment
Silver World Investments Limited *(Note (a))*	BVI 28 September 2012	Ordinary US$1	—	100	Investment holding
Sky Super Limited *(Note (e))*	Hong Kong 18 March 2013	Ordinary HK$100	—	100	Property development
Smart Full Limited *(Note (a))*	BVI 10 July 2009	Ordinary US$1	—	100	Investment holding
Sparkle Hope Limited *(Note (a))*	BVI 18 November 2015	Ordinary US$1	—	100	Investment holding
Swift Prosper Limited *(Note (a))*	BVI 22 February 2011	Ordinary US$1	—	100	Investment holding
Synergy Best Limited *(Note (a))*	BVI 18 November 2013	Ordinary US$1	—	100	Investment holding
Top Strong Investment Limited *(Note (e))*	Hong Kong 28 July 2010	Ordinary HK$1	—	100	Dormant
United Horizon Limited *(Note (f))*	Hong Kong 26 March 2014	Ordinary HK$1	—	100	Property development
Vincent Investments Limited *(Note (e))*[*/#/@]	Hong Kong 19 October 2001	Ordinary HK$2	—	100	Property development
Wang On Asset Management Limited *(Note (f))*	Hong Kong 4 July 2014	Ordinary HK$1	—	100	Provision of consultation services
Wang On Properties Group Limited *(Note (g))*	Hong Kong 29 October 2015	Ordinary HK$1	—	100	Provision of corporate services
Wang On Properties Secretarial Services Limited *(Note (g))*	Hong Kong 2 November 2015	Ordinary HK$1	—	100	Provision of secretarial corporate services
Wang On Services Limited *(Note (g))*	Hong Kong 27 October 2015	Ordinary HK$1	—	100	Provision of management services
Wang To Investments Limited *(Note (e))*	Hong Kong 26 May 1994	Ordinary HK$2	—	100	Property investment
Win Regent Limited *(Note (e))*	Hong Kong 30 March 2009	Ordinary HK$1	—	100	Property investment

Company name	Place and date of incorporation/ registration and place of operations	Issued ordinary share capital	Percentage of equity attributable to the Company Direct	Indirect	Principal activities
Wonder Sign Limited *(Note (a))*	BVI 10 July 2009	Ordinary US$1	—	100	Investment holding
World Score Investments Limited *(Note (e))*	Hong Kong 1 November 2007	Ordinary HK$1	—	100	Property investment

Notes:

(a) No audited financial statements have been prepared for these entities for the years ended 31 March 2013, 2014 and 2015 as these entities were not subject to any statutory audit requirements under the relevant rules and regulations in their jurisdictions of incorporation.

(b) The statutory financial statements of these entities for the years ended 31 March 2013, 2014 and 2015 prepared under HKFRSs were audited by Ernst & Young, Hong Kong.

(c) The statutory financial statements of this entity for the year ended 31 March 2013 prepared under HKFRSs were audited by FTO CPA Limited (certified public accountant registered in Hong Kong), and the statutory financial statements of this entity for the years ended 31 March 2014 and 2015 prepared under HKFRSs were audited by Ernst & Young, Hong Kong.

(d) The statutory financial statements of these entities for the years ended 31 March 2013 and 2014 prepared under HKFRSs were audited by FTO CPA Limited, and the statutory financial statements of these entities for the year ended 31 March 2015 prepared under HKFRSs were audited by Ernst & Young, Hong Kong.

(e) The statutory financial statements of these entities for the years ended 31 March 2013, 2014 and 2015 prepared under HKFRSs were audited by FTO CPA Limited.

(f) The statutory financial statements of these entities for the year ended 31 March 2015 prepared under HKFRSs were audited by FTO CPA Limited. No audited financial statements have been prepared for these entities for the years ended 31 March 2013 and 2014, as they were newly incorporated during the years ended 31 March 2014 and 31 March 2015.

(g) No audited financial statements have been prepared for these entities.

* Certain bank loans of the Group are secured by share charges in respect of the equity interests of these subsidiaries of the Group, which are engaged in property development as at 31 March 2013 and 2014 (note 16).

\# Certain bank loans of the Group are secured by share charges in respect of the equity interests of these subsidiaries of the Group, which are engaged in property development as at 31 March 2015 (note 16).

@ Certain bank loans of the Group are secured by share charges in respect of the equity interests of these subsidiaries of the Group, which are engaged in property development as at 30 September 2015 (note 16).

2.1 BASIS OF PRESENTATION

Pursuant to the Reorganisation as more fully explained in the paragraph headed "Reorganisation" in the section headed "History, Development and Reorganisation" in the **[REDACTED]**, the Company became the holding company of the companies now comprising the Group subsequent to the end of the Track Record Period on 16 March 2016. The companies now comprising the Group were under the common control of the same controlling shareholder before and after the Reorganisation. Accordingly, for the purpose of this report, the Financial Information has been prepared on a combined basis by applying the principles of merger accounting as if the Reorganisation had been completed at the beginning of the Track Record Period.

The combined statements of profit or loss and other comprehensive income, statements of changes in equity and statements of cash flows of the Group for the Track Record Period and the six months ended 30 September 2014 include the results and cash flows of all companies now comprising the Group from the earliest date presented or since the date when the subsidiaries and/or businesses first came under the common control of the controlling shareholder, where this is a shorter period. The combined statements of financial position of the Group as at 31 March 2013, 2014 and 2015 and 30 September 2015 have been prepared to present the assets and liabilities of the subsidiaries and/or businesses using the existing book values from the controlling shareholder's perspective. No adjustments are made to reflect fair values, or recognise any new assets or liabilities as a result of the Reorganisation.

Equity interests in companies now comprising the Group held by parties other than the controlling shareholder and changes therein prior to the Reorganisation are presented as non-controlling interests in equity in applying the principles of merger accounting. All intra-group transactions and balances have been eliminated on combination.

During the Track Record Period, China Coin Management Limited and Hanwin Investment Limited were both subsidiaries of WOG and principally engaged in property investment. Their financial results for each of the Track Record Period and their financial position as at 31 March 2013, 2014 and 2015 have been combined in this Financial Information. As at 30 September 2015, these companies were dormant and the net assets of which have been distributed to and retained by the Remaining Parentco Group.

2.2 BASIS OF PREPARATION

The Financial Information has been prepared in accordance with HKFRSs (which include all HKFRSs, HKASs and Interpretations) issued by the HKICPA and accounting principles generally accepted in Hong Kong. All HKFRSs effective for the accounting period commencing from 1 April 2015, together with the relevant transitional provisions, have been early adopted by the Group in the preparation of the Financial Information throughout the Track Record Period and in the period covered by the Interim Comparative Information.

The Financial Information has been prepared under the historical cost convention, except for investment properties which have been measured at fair value, and is presented in Hong Kong dollars ("HK$") and all values are rounded to the nearest thousand except when otherwise indicated.

2.3 ISSUED BUT NOT YET EFFECTIVE HKFRSs

The Group has not applied the following new and revised HKFRSs, that have been issued but are not yet effective, in the Financial Information.

HKFRS 9	*Financial Instruments*[2]
Amendments to HKFRS 10 and HKAS 28 (2011)	*Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*[4]
Amendments to HKFRS 10, HKFRS 12 and HKAS 28 (2011)	*Investment Entities: Applying the Consolidation Exception*[1]
Amendments to HKFRS 11	*Accounting for Acquisitions of Interests in Joint Operations*[1]
HKFRS 14	*Regulatory Deferral Accounts*[3]
HKFRS 15	*Revenue from Contracts with Customers*[2]
Amendments to HKAS 1	*Disclosure Initiative*[1]
Amendments to HKAS 16 and HKAS 38	*Clarification of Acceptable Methods of Depreciation and Amortisation*[1]
Amendments to HKAS 16 and HKAS 41	*Agriculture: Bearer Plants*[1]
Amendments to HKAS 27 (2011)	*Equity Method in Separate Financial Statements*[1]
Annual Improvements 2012–2014 Cycle	Amendments to a number of HKFRSs[1]

1 Effective for annual periods beginning on or after 1 January 2016
2 Effective for annual periods beginning on or after 1 January 2018
3 Effective for an entity that first adopts HKFRSs for its annual financial statements beginning on or after 1 April 2016 and therefore is not applicable to the Group
4 No mandatory effective date is determined but is available for early adoption

Further information about those HKFRSs is as follows:

In September 2014, the HKICPA issued the final version of HKFRS 9, bringing together all phases of the financial instruments project to replace HKAS 39 and all previous versions of HKFRS 9. The standard introduces new requirements for classification and measurement, impairment and hedge accounting. The Group expects to adopt HKFRS 9 from 1 April 2018. The Group expects that the adoption of HKFRS 9 will have an impact on the classification and measurement of the Group's financial assets. Further information about the impact will be available nearer the implementation date of the standard.

Amendments to HKFRS 10 clarify that the exemption from presenting consolidated financial statements applies to a parent entity that is a subsidiary of an investment entity, when the investment entity measures all of its subsidiaries at fair value. The amendments to HKFRS 10 also clarify that only a subsidiary that is not an investment entity itself and provides support services to the investment entity is consolidated. All other subsidiaries of an investment entity are measured at fair value. Consequential amendments were made to HKFRS 12 to require an investment entity that prepares financial statements in which all of its subsidiaries are measured at fair value through profit or loss in accordance with HKFRS 9 to present the disclosures in respect of investment entities in accordance with HKFRS 12. HKAS 28 (2011) was also amended to allow an investor that is not itself an investment entity, and has an interest in an investment entity associate or joint venture, to retain the fair value measurement applied by the investment entity associate or joint venture to the interests in its subsidiaries. The amendments are not expected to have any impact on the Group as the Company is not an investment entity as defined in HKFRS 10.

The amendments to HKFRS 11 require that an acquirer of an interest in a joint operation in which the activity of the joint operation constitutes a business must apply the relevant principles for business combinations in HKFRS 3. The amendments also clarify that a previously held interest in a joint operation is not remeasured on the acquisition of an additional interest in the same joint operation while joint control is retained. In addition, a scope exclusion has been added to HKFRS 11 to specify that the amendments do not apply when the parties sharing joint control, including the reporting entity, are under common control of the same ultimate controlling party. The amendments apply to both the acquisition of the initial interest in a joint operation and the acquisition of any additional interests in the same joint operation. The amendments are not expected to have any impact on the financial position or performance of the Group upon adoption on 1 April 2016.

HKFRS 15 establishes a new five-step model that will apply to revenue arising from contracts with customers. Under HKFRS 15, revenue is recognised at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer. The principles in HKFRS 15 provide a more structured approach for measuring and recognising revenue. The standard also introduces extensive qualitative and quantitative disclosure requirements, including disaggregation of total revenue, information about performance obligations, changes in contract asset and liability account balances between periods and key judgements and estimates. The standard will supersede all current revenue recognition requirements under HKFRSs. The Group expects to adopt HKFRS 15 on 1 April 2018 and is currently assessing the impact of HKFRS 15 upon adoption.

Amendments to HKAS 1 include narrow-focus improvements in respect of the presentation and disclosure in financial statements in five areas, including materiality, disaggregation and subtotals, notes structure, disclosure of accounting policies and presentation of items of other comprehensive income arising from equity accounted investments. The amendments further encourage entities to apply professional judgement in determining what information to disclose and how to structure the disclosure in the financial statements. The Group expects to adopt the amendments from 1 April 2016.

Amendments to HKAS 16 and HKAS 38 clarify the principle in HKAS 16 and HKAS 38 that revenue reflects a pattern of economic benefits that are generated from operating business (of which the asset is part) rather than the economic benefits that are consumed through the use of the asset. As a result, a revenue-based method cannot be used to depreciate property, plant and equipment and may only be used in very limited circumstances to amortise intangible assets. The amendments are to be applied prospectively. The amendments are not expected to have any impact on the financial position or performance of the Group upon adoption on 1 April 2016 as the Group has not used a revenue-based method for the calculation of depreciation of its non-current assets.

The HKAS 16 and HKAS 41 Amendments change the accounting requirements for biological assets that meet the definition of bearer plants. Under the amendments, biological assets that meet the definition of bearer plants will be within the scope of HKAS 16 instead of HKAS 41. After initial recognition, bearer plants will be measured under HKAS 16 at accumulated cost before maturity. After the bearer plants mature, they will be measured either using the cost model or revaluation model in accordance with HKAS 16. The amendments also require that produce growing on the bearer plants will remain in the scope of HKAS 41 and is measured at fair value less costs to sell. Government grants relating to bearer plants will now be accounted for in accordance with

HKAS 20 *Accounting for Government Grants and Disclosure of Government Assistance*. The Group expects to adopt the amendments from 1 April 2016. The amendments are not expected to have any impact on the Group as the Group does not have any bearer plants.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of combination and business combinations

This Financial Information includes the financial statements of the Company and its subsidiaries now comprising the Group for the Track Record Period. As explained in note 2.1 above, the acquisition of subsidiaries and business under common control has been accounted for using merger accounting.

The acquisition of subsidiaries other than those under common control has been accounted for using the acquisition method.

The financial statements of the subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies. Except for the common control combination as mentioned above, the results of subsidiaries are combined from the date of acquisition, being the date on which the Group obtains control, and continue to be combined until the date that such control ceases. All intra-group balances, transactions, unrealised gains and losses resulting from intra-group transactions and dividends are eliminated on combination in full.

Adjustments are made to bring into line any dissimilar accounting policies that may exist.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

If the Group loses control over a subsidiary, it derecognises (i) the assets (including goodwill) and liabilities of the subsidiary, (ii) the carrying amount of any non-controlling interest and (iii) the cumulative translation differences recorded in equity; and recognises (i) the fair value of the consideration received, (ii) the fair value of any investment retained and (iii) any resulting surplus or deficit in profit or loss. The Group's share of components previously recognised in other comprehensive income is reclassified to profit or loss or retained profits, as appropriate.

Subsidiaries

A subsidiary is an entity (including a structured entity), directly or indirectly, controlled by the Company. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee (i.e., existing rights that give the Group the current ability to direct the relevant activities of the investee).

When the Company has, directly or indirectly, less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

(a) the contractual arrangement with the other vote holders of the investee;

(b) rights arising from other contractual arrangements; and

(c) the Group's voting rights and potential voting rights.

The results of subsidiaries are included in the Company's statement of profit or loss to the extent of dividends received and receivable. The Company's investments in subsidiaries that are not classified as held for sale in accordance with HKFRS 5 *Non-current Assets Held for Sale and Discontinued Operations* are stated at cost less any impairment losses.

Fair value measurement

The Group measures its investment properties at fair value at the end of each reporting period. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability, or in the absence of a principal market, in the most advantageous market for the asset or liability. The principal or the most advantageous market must be accessible by the Group. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1	—	based on quoted prices (unadjusted) in active markets for identical assets or liabilities
Level 2	—	based on valuation techniques for which the lowest level input that is significant to the fair value measurement is observable, either directly or indirectly
Level 3	—	based on valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by reassessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Impairment of non-financial assets

Where an indication of impairment exists, or when annual impairment testing for an asset is required (other than inventories and financial assets), the asset's recoverable amount is estimated. An asset's recoverable amount is the higher of the asset's or cash-generating unit's value in use and its fair value less costs of disposal, and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets, in which case the recoverable amount is determined for the cash-generating unit to which the asset belongs.

An impairment loss is recognised only if the carrying amount of an asset exceeds its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. An impairment loss is charged to profit or loss in the period in which it arises in those expense categories consistent with the function of the impaired asset.

An assessment is made at the end of each reporting period as to whether there is an indication that previously recognised impairment losses may no longer exist or may have decreased. If such an indication exists, the recoverable amount is estimated. A previously recognised impairment loss of an asset other than goodwill is reversed only if there has been a change in the estimates used to determine the recoverable amount of that asset, but not to an amount higher than the carrying amount that would have been determined (net of any depreciation/amortisation) had no impairment loss been recognised for the asset in prior years. A reversal of such an impairment loss is credited to profit or loss in the period in which it arises.

Related parties

A party is considered to be related to the Group if:

(a) the party is a person or a close member of that person's family and that person

(i) has control or joint control over the Group;

(ii) has significant influence over the Group; or

(iii) is a member of the key management personnel of the Group or of a parent of the Group;

or

(b) the party is an entity where any of the following conditions applies:

(i) the entity and the Group are members of the same group;

(ii) one entity is an associate or joint venture of the other entity (or of a parent, subsidiary or fellow subsidiary of the other entity);

(iii) the entity and the Group are joint ventures of the same third party;

(iv) one entity is a joint venture of a third entity and the other entity is an associate of the third entity;

(v) the entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group;

(vi) the entity is controlled or jointly controlled by a person identified in (a);

(vii) a person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity); and

(viii) the entity, or any member of a group of which it is a part, provides key management personnel services to the Group or to the parent of the Group.

Property, plant and equipment and depreciation

Property, plant and equipment are stated at cost less accumulated depreciation and any impairment losses. The cost of an item of property, plant and equipment comprises its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use.

Expenditure incurred after items of property, plant and equipment have been put into operation, such as repairs and maintenance, is normally charged to profit or loss in the period in which it is incurred. In situations where the recognition criteria are satisfied, the expenditure for a major inspection is capitalised in the carrying amount of the asset as a replacement. Where significant parts of property, plant and equipment are required to be replaced at intervals, the Group recognises such parts as individual assets with specific useful lives and depreciates them accordingly.

Depreciation is calculated on the straight-line basis to write off the cost of each item of property, plant and equipment to its residual value over its estimated useful life. The principal annual rates used for this purpose are as follows:

Leasehold improvements	15% to 33% or over the lease term
Furniture, fixtures and office equipment	15% to 50%
Motor vehicles	20%
Computer equipment	15% to 33%

Where parts of an item of property, plant and equipment have different useful lives, the cost of that item is allocated on a reasonable basis among the parts and each part is depreciated separately. Residual values, useful lives and the depreciation method are reviewed, and adjusted if appropriate, at least at each financial year end.

An item of property, plant and equipment including significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss on disposal or retirement recognised in profit or loss in the year the asset is derecognised is the difference between the net sales proceeds and the carrying amount of the relevant asset.

Investment properties

Investment properties are interests in land and buildings (including the leasehold interest under an operating lease for a property which would otherwise meet the definition of an investment property) held to earn rental income and/or for capital appreciation, rather than for use in the production or supply of goods or services or for administrative purposes; or for sale in the ordinary course of business. Such properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at fair value, which reflects market conditions at the end of the reporting period.

Gains or losses arising from changes in the fair values of investment properties are included in profit or loss in the year in which they arise.

Any gains or losses on the retirement or disposal of an investment property are recognised in profit or loss in the year of the retirement or disposal.

When an operating lease contract is entered into with another party on a property originally held for sale and upon the commencement of the lease, the property is transferred to investment property.

The difference between the fair value of the property at the date of transfer and its previous carrying amount is recognised in profit or loss.

Non-current assets and disposal groups held for sale

Non-current assets and disposal groups are classified as held for sale if their carrying amounts will be recovered principally through a sales transaction rather than through continuing use. For this to be the case, the asset or disposal group must be available for immediate sale in its present condition subject only to terms that are usual and customary for the sale of such assets or disposal groups and its sale must be highly probable. All assets and liabilities of a subsidiary classified as a disposal group are reclassified as held for sale regardless of whether the Group retains a non-controlling interest in its former subsidiary after the sale.

Non-current assets and disposal groups (other than investment properties and financial assets) classified as held for sale are measured at the lower of their carrying amounts and fair values less costs to sell.

Leases

Leases that transfer substantially all the rewards and risks of ownership of assets to the Group, other than legal title, are accounted for as finance leases. At the inception of a finance lease, the cost of the leased asset is capitalised at the present value of the minimum lease payments and recorded together with the obligation, excluding the interest element, to reflect the purchase and financing. Assets held under capitalised finance leases, including prepaid land lease payments under finance leases, are included in property, plant and equipment, and depreciated over the shorter of the lease terms and the estimated useful lives of the assets. The finance costs of such leases are charged to profit or loss so as to provide a constant periodic rate of charge over the lease terms.

Leases where substantially all the rewards and risks of ownership of assets remain with the lessor are accounted for as operating leases. Where the Group is the lessor, assets leased by the Group under operating leases are included in non-current assets, and rentals receivable under the operating leases are credited to profit or loss on the straight-line basis over the lease terms.

Properties under development

Properties under development are stated at the lower of cost and net realisable value and comprise construction costs, borrowing costs, professional fees, payments for land use rights and other costs directly attributable to such properties incurred during the development period.

Properties under development are classified as current assets unless the construction of the relevant property development project is expected to be completed beyond the normal operating cycle. On completion, the properties are transferred to completed properties held for sale.

Sales deposits/instalments received and receivable from purchasers in respect of the pre-sale of properties under development prior to completion of the development are included in current liabilities.

Properties held for sale

Properties held for sale are stated at the lower of cost and net realisable value. Cost is determined by an apportionment of the total land and building costs attributable to unsold properties. Net realisable value is estimated by the directors based on the prevailing market prices on an individual property basis.

Investments and other financial assets

Initial recognition and measurement

Financial assets are classified, at initial recognition, as loans and receivables, as appropriate. When financial assets are recognised initially, they are measured at fair value plus transaction costs that are attributable to the acquisition of the financial assets.

All regular way purchases and sales of financial assets are recognised on the trade date, that is, the date that the Group commits to purchase or sell the asset. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the period generally established by regulation or convention in the marketplace.

The Group's financial assets include cash and cash equivalents and deposits and other receivables.

Subsequent measurement

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. After initial measurement, such assets are subsequently measured at amortised cost using the effective interest rate method less any allowance for impairment. Amortised cost is calculated by taking into account any discount or premium on acquisition and includes fees or costs that are an integral part of the effective interest rate. The effective interest rate amortisation is included in interest income in the profit or loss. The loss arising from impairment is recognised in profit or loss in finance costs for loans and in other expenses for receivables.

Derecognition of financial assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primary derecognised (i.e., removed from the Group's combined statement of financial position) when:

- the rights to receive cash flows from the asset have expired; or

- the Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a "pass-through" arrangement; and either (a) the Group has transferred substantially all the risks and rewards of the asset, or (b) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risk and rewards of ownership of the asset. When it has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the Group continues to recognise the transferred asset to the extent of the Group's continuing involvement. In that case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Impairment of financial assets

The Group assesses at the end of each reporting period whether there is objective evidence that a financial asset or a group of financial assets is impaired. An impairment exists of one or more events that occurred after the initial recognition of the asset have an impact on the estimated future cash flows of the financial asset or the group of financial assets that can be reliably estimated. Evidence of impairment may include indications that a debtor or a group of debtors is experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganisation and observable data indicating that there is a measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

Financial assets carried at amortised cost

For financial assets carried at amortised cost, the Group first assesses whether impairment exists individually for financial assets that are individually significant, or collectively for financial assets that are not individually significant. If the Group determines that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, it includes the asset in a group of financial assets with similar credit risk characteristics and collectively assesses them for impairment. Assets that are individually assessed for impairment and for which an impairment loss is, or continues to be, recognised are not included in a collective assessment of impairment.

The amount of any impairment loss identified is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not yet been incurred). The present value of the estimated future cash flows is discounted at the financial asset's original effective interest rate (i.e., the effective interest rate computed at initial recognition).

The carrying amount of the asset is reduced through the use of an allowance account and the amount of the loss is recognised in profit or loss. Interest income continues to be accrued on the reduced carrying amount and is accrued using the rate of interest used to discount the future cash flows for the purpose of measuring the impairment loss. Loans and receivables together with any associated allowance are written off when there is no realistic prospect of future recovery and all collateral has been realised or has been transferred to the Group.

If, in a subsequent period, the amount of the estimated impairment loss increases or decreases because of an event occurring after the impairment was recognised, the previously recognised impairment loss is increased or reduced by adjusting the allowance account. If a write-off is later recovered, the recovery is credited to other expenses in profit or loss.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as loans and borrowings, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings, net of directly attributable transaction costs.

The Group's financial liabilities include trade and other payables, accruals and interest-bearing bank and other loans.

Subsequent measurement

Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost, using the effective interest rate method unless the effect of discounting would be immaterial, in which case they are stated at cost. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the effective interest rate amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate. The effective interest rate amortisation is included in finance costs in profit or loss.

Derecognition of financial liabilities

A financial liability is derecognised when the obligation under the liability is discharged or cancelled, or expires.

When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and a recognition of a new liability, and the difference between the respective carrying amounts is recognised in profit or loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the statement of financial position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise and settle the liabilities simultaneously.

Cash and cash equivalents

For the purpose of the combined statements of cash flows, cash and cash equivalents comprise cash on hand and demand deposits, and short term highly liquid investments that are readily convertible into known amounts of cash, are subject to an insignificant risk of changes in value, and have a short maturity of generally within three months when acquired, less bank overdrafts which are repayable on demand and form an integral part of the Group's cash management.

For the purpose of the combined statements of financial position, cash and cash equivalents comprise cash on hand and at banks, including term deposits, and assets similar in nature to cash, which are not restricted as to use.

Provisions

A provision is recognised when a present obligation (legal or constructive) has arisen as a result of a past event and it is probable that a future outflow of resources will be required to settle the obligation, provided that a reliable estimate can be made of the amount of the obligation.

When the effect of discounting is material, the amount recognised for a provision is the present value at the end of the reporting period of the future expenditures expected to be required to settle the obligation. The increase in the discounted present value amount arising from the passage of time is included in finance costs in profit or loss.

Income tax

Income tax comprises current and deferred tax. Income tax relating to items recognised outside profit or loss is recognised outside profit or loss, either in other comprehensive income or directly in equity.

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period, taking into consideration interpretations and practices prevailing in the countries in which the Group operates.

Deferred tax is provided, using the liability method, on all temporary differences at the end of the reporting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- when the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and

- in respect of taxable temporary differences associated with investments in subsidiaries, an associate and a joint venture, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, the carryforward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, the carryforward of unused tax credits and unused tax losses can be utilised, except:

- when the deferred tax asset relating to the deductible temporary differences arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and

- in respect of deductible temporary differences associated with investments in subsidiaries, an associate and a joint venture, deferred tax assets are only recognised to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

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

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

For the purposes of measuring deferred tax liabilities and deferred tax assets for investment properties that are measured using the fair value model in accordance with HKAS 40 *Investment Property*, the carrying amounts of such properties are presumed to be recovered through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model of the Group whose business objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale. If the presumption is rebutted, deferred tax liabilities and deferred tax assets for such investment properties are measured in accordance with the above general principles set out in HKAS 12 *Income Tax*, i.e. based on the expected manner as to how the properties will be recovered.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Revenue recognition

Revenue is recognised when it is probable that the economic benefits will flow to the Group and when the revenue can be measured reliably, on the following bases:

(a) rental income, on a time proportion basis over the lease terms;

(b) from the provision of services, when the services are rendered;

(c) from the sale of properties (including properties under development and completed properties held for sale), when the sale agreement becomes unconditional; and

(d) interest income, on an accrual basis using the effective interest rate method by applying the rate that exactly discounts the estimated future cash receipts over the expected life of the financial instrument or a shorter period, when appropriate, to the net carrying amount of the financial asset.

Employee benefits

Pension scheme

The Group operates a defined contribution Mandatory Provident Fund retirement benefit scheme (the "MPF Scheme") under the Mandatory Provident Fund Schemes Ordinance for those employees who are eligible to participate in the MPF Scheme. Contributions are made based on a percentage of the employees' basic salaries and are charged to profit or loss as they become payable in accordance with the rules of the MPF Scheme. The assets of the MPF Scheme are held separately from those of the Group in an independently administered fund. The Group's employer contributions vest fully with the employees when contributed into the MPF Scheme.

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, i.e., assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets. The capitalisation of such borrowing costs ceases when the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs capitalised. All other borrowing costs are expensed in the period in which they are incurred. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Dividends

Final dividends are recognised as a liability when they are approved by the shareholders in a general meeting.

Interim dividends are simultaneously proposed and declared, because the Company's memorandum and bye-laws grant the directors the authority to declare interim dividends. Consequently, interim dividends are recognised immediately as a liability when they are proposed and declared.

4. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

The preparation of the Group's Financial Information requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and their accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amounts of the assets or liabilities affected in the future.

Judgements

In the process of applying the Group's accounting policies, management has made the following judgements, apart from those involving estimations, which have the most significant effect on the amounts recognised in the Financial Information.

Operating lease commitments — Group as lessor

The Group has entered into property leases on its investment property portfolio. The Group has determined, based on an evaluation of terms and conditions of the arrangements, that it retains all the significant risks and rewards of ownership of these properties which are leased out on operating leases.

Estimation uncertainty

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

Deferred tax assets

Deferred tax assets are recognised for unused tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and level of future taxable profits together with future tax planning strategies. Further details on deferred tax assets are included in note 25 to the financial information.

Valuation of properties under development and properties held for sale

Properties under development and properties held for sale are stated at the lower of cost and net realisable value. The cost of each unit in each phase of development is determined using the weighted average method. The estimated net realisable value is the estimated selling price less selling expenses and the estimated cost of completion (if any), which are estimated based on the best available information.

If there is an increase in costs to completion or a decrease in net sales value, the net realisable value will decrease and this may result in a provision for properties under development and properties held for sale. Such provision requires the use of judgement and estimates. Where the expectation is different from the original estimate, the carrying value and provision for properties in the periods in which the estimate is changed will be adjusted accordingly.

The amounts of write-down of properties under development of HK$36,049,000 and HK$73,068,000, respectively were recognised in profit or loss for the years ended 31 March 2013 and 2014. There was no write-down of properties under development recognised in profit or loss for the year ended 31 March 2015 and the six months ended 30 September 2015.

Estimation of fair value of investment properties

In the absence of current prices in an active market for similar properties, the Group considers information from a variety of sources, including:

(a) current prices in an active market for properties of a different nature, condition or location or subject to different leases or other contracts, adjusted to reflect those differences;

(b) recent prices of similar properties on less active markets, with adjustments to reflect any changes in economic conditions since the date of the transactions that occurred at those prices; and

(c) discounted cash flow projections based on reliable estimates of future cash flows, supported by the terms of any existing lease and other contracts and (when possible) by external evidence such as current market rents for similar properties in the same location and condition, and using discount rates that reflect current market assessments of the uncertainty in the amount and timing of the cash flows.

The principal assumptions for the Group's estimation of the fair value include those related to current market rents for similar properties in the same location and condition, appropriate discount rates, expected future market rents and future maintenance costs.

5. OPERATING SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on their products and services and has two reportable operating segments as follows:

(a) the property development segment engages in the development of properties;

(b) the property investment segment engages in investment and the trading of industrial and commercial premises for rental or for sale;

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resources allocation and performance assessment. Segment performance is evaluated based on reportable segment profit/(loss), which is a measure of adjusted profit/(loss) before tax. The adjusted profit before tax is measured consistently with the Group's profit before tax except that interest income, finance costs and head office and corporate income and expenses are excluded from such measurement.

The Group's revenue from external customers was derived solely from its operations in Hong Kong during the Track Record Period and the six months ended 30 September 2014, and the non-current assets of the Group were all located in Hong Kong as at 31 March 2013, 2014 and 2015 and 30 September 2015.

	Property development					Property investment					Total				
	Year ended 31 March			Six months ended 30 September		Year ended 31 March			Six months ended 30 September		Year ended 31 March			Six months ended 30 September	
	2013	**2014**	**2015**	**2014**	**2015**	**2013**	**2014**	**2015**	**2014**	**2015**	**2013**	**2014**	**2015**	**2014**	**2015**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
				(Unaudited)					(Unaudited)					(Unaudited)	
Segment revenue:															
Sales to external customers	24	899,046	1,210,177	498,434	520,446	509,809	490,326	18,594	8,441	14,580	509,833	1,389,372	1,228,771	506,875	535,026
Other revenue	1	2,041	127,547	6,058	2,871	68,851	6,289	49,394	16,422	39,853	68,852	8,330	176,941	22,480	42,724
Total	25	901,087	1,337,724	504,492	523,317	578,660	496,615	67,988	24,863	54,433	578,685	1,397,702	1,405,712	529,355	577,750
Segment results	(96,717)	267,403	512,803	228,697	97,511	333,577	282,321	52,475	15,541	46,616	236,860	549,724	565,278	244,238	144,127
Reconciliation:															
Bank and other interest income											7	99	9	4	110
Finance costs											(11,090)	(18,950)	(24,649)	(10,316)	(15,135)
Profit before tax											225,777	530,873	540,638	233,926	129,102
Income tax expenses											(38,596)	(103,866)	(80,950)	(38,677)	(20,591)
Profit for the year/period											187,181	427,007	459,688	195,249	108,511
Other segment information:															
Depreciation	53	53	39	32	4	44	9	—	—	—	97	62	39	32	4
Write-down of properties under development to net realisable value, net	36,049	73,068	—	—	—	—	—	—	—	—	36,049	73,068	—	—	—
Capital expenditure*	—	58	—	—	82	—	538,161	235,157	3,616	270	—	538,219	235,157	3,616	352
Fair value gains/(losses) on investment properties, net	—	—	(1,536)	—	(326)	68,262	(25,301)	49,124	16,312	39,550	68,262	(25,301)	47,588	16,312	39,224
Fair value gain upon transfer of a property held for sale to an investment property	—	—	107,725	—	—	—	—	—	—	—	—	—	107,725	—	—

* Capital expenditure consists of additions to property, plant and equipment and investment properties.

Information about major customers

Revenue from each major customer which accounted for 10% or more of the Group's revenue for each of the Track Record Period, is set out below:

	Year ended 31 March			Six months ended 30 September	
	2013	2014	2015	2014	2015
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000* (Unaudited)	*HK$'000*
Customer A	62,277	N/A*	N/A*	N/A*	N/A*
Customer B	N/A*	210,000	N/A*	N/A*	N/A*
Customer C	N/A*	N/A*	N/A*	112,200	N/A*
Customer D	N/A*	N/A*	N/A*	61,800	N/A*
Customer E	N/A*	N/A*	N/A*	61,800	N/A*
Customer F	N/A*	N/A*	N/A*	55,000	N/A*
Customer G	N/A*	N/A*	N/A*	55,000	N/A*
Customer H	N/A*	N/A*	N/A*	55,000	N/A*
Customer I	N/A*	N/A*	N/A*	52,800	N/A*

* *Nil or less than 10% of revenue*

For the year ended 31 March 2015 and the six months ended 30 September 2015, no revenue from transactions with a single external customer amounted to 10% or more of the Group's total revenue.

The revenue from the above major customers was all derived from the sale of properties.

6. REVENUE, OTHER INCOME AND GAINS, NET

Revenue represents gross rental income received and receivable from investment properties and proceeds from the sale of properties.

An analysis of the Group's revenue, other income and gains, net is as follows:

	Year ended 31 March			Six months ended 30 September	
	2013	2014	2015	2014	2015
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000* (Unaudited)	*HK$'000*
Revenue					
Gross rental income	39,193	26,860	18,054	7,421	16,012
Sale of properties	469,183	1,359,256	1,208,641	498,400	518,278
Property management fee income	1,457	3,256	2,076	1,054	736
	509,833	1,389,372	1,228,771	506,875	535,026
Other income and gains					
Bank and other interest income	7	99	9	4	110
Forfeiture of deposits from customers	—	—	18,913	6,051	2,461
Gain on voluntary winding-up of subsidiaries	—	1,126	48	—	—
Reversal of provision for tax indemnity	—	6,112	—	—	—
Others	590	1,092	1,131	117	713
	597	8,429	20,101	6,172	3,284

7. PROFIT BEFORE TAX

The Group's profit before tax is arrived at after charging/(crediting):

		Year ended 31 March			Six months ended 30 September	
		2013	2014	2015	2014	2015
	Notes	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
					(Unaudited)	
Cost of properties sold		198,465	577,440	658,349	216,334	348,466
Cost of services provided		2,470	18,640	7,229	3,655	3,187
Depreciation	*14*	97	62	39	32	4
Auditors' remuneration		1,096	874	673	327	351
Employee benefit expense (including directors' remuneration *(note 9)*):						
Wages and salaries		50,625	74,145	97,827	37,828	36,311
Pension scheme contributions		350	579	674	327	343
Less: Amount capitalised		(5,532)	(8,702)	(19,679)	(10,282)	(7,081)
		45,443	66,022	78,822	27,873	29,573
Direct operating expenses (including repairs and maintenance) arising from rental-earning investment properties		513	460	427	230	200
Loss on disposal of investment properties*		1,924	—	660	660	—
Loss on disposal of items of property, plant and equipment*		5	—	38	—	—

* *These expenses are included in "Other expenses" on the face of the combined statements of profit or loss and other comprehensive income.*

8. FINANCE COSTS

	Year ended 31 March			Six months ended 30 September	
	2013	2014	2015	2014	2015
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
				(Unaudited)	
Interest on bank and other loans	27,454	40,393	54,106	18,631	33,265
Less: Interest capitalised	(16,364)	(21,443)	(29,457)	(8,315)	(18,130)
	11,090	18,950	24,649	10,316	15,135

9. DIRECTORS' AND CHIEF EXECUTIVE'S REMUNERATION

The Company did not have any chief executive, executive directors, non-executive directors and independent non-executive directors at any time during the Track Record Period since the Company was only incorporated subsequent to the end of the Track Record Period on 19 November 2015.

Subsequent to the end of the Track Record Period, Mr. Wong Yiu Hung Gary and Mr. Tang Ho Hong were appointed as executive directors of the Company on 3 December 2015. Mr. Chan Chun Hong was appointed as a non-executive director of the Company on 23 December 2015. Mr. Li Wing Sum, Mr. Sung Tze Wah and Mr. Leung Tony Ka Tung were appointed as independent non-executive directors of the Company on 17 March 2016, and Mr. Wong Yiu Hung Gary was appointed as the chief executive of the Company on 23 December 2015.

Certain of the directors received remuneration from the subsidiaries now comprising the Group for their appointment as directors or officers of these subsidiaries. The remuneration of each of these directors as recorded in the financial statements of the subsidiaries is set out below:

	Year ended 31 March			Six months ended 30 September	
	2013	**2014**	**2015**	**2014**	**2015**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000* (Unaudited)	*HK$'000*
Fees	—	—	—	—	—
Other emoluments:					
Salaries, allowances and benefits in kind	1,398	2,426	3,625	1,776	1,881
Performance-related bonuses	8,703	6,856	13,468	5,554	3,937
Pension scheme contributions	70	81	98	48	48
	10,171	9,363	17,191	7,378	5,866
	10,171	9,363	17,191	7,378	5,866

Executive directors and a non-executive director

Year ended 31 March 2013	**Fees**	**Salaries, allowances and benefits in kind**	**Performance-related bonuses**	**Pension scheme contributions**	**Total**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
Executive directors					
Mr. Wong Yiu Hung Gary	—	—	—	—	—
Mr. Tang Ho Hong	—	240	60	12	312
	—	240	60	12	312
Non-executive director					
Mr. Chan Chun Hong	—	1,158	8,643	58	9,859
	—	1,398	8,703	70	10,171

Year ended 31 March 2014	**Fees**	**Salaries, allowances and benefits in kind**	**Performance-related bonuses**	**Pension scheme contributions**	**Total**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
Executive directors					
Mr. Wong Yiu Hung Gary	—	848	340	7	1,195
Mr. Tang Ho Hong	—	366	120	14	500
	—	1,214	460	21	1,695
Non-executive director					
Mr. Chan Chun Hong	—	1,212	6,396	60	7,668
	—	2,426	6,856	81	9,363

Year ended 31 March 2015	**Fees**	**Salaries, allowances and benefits in kind**	**Performance-related bonuses**	**Pension scheme contributions**	**Total**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
Executive directors					
Mr. Wong Yiu Hung Gary	—	1,733	5,777	17	7,527
Mr. Tang Ho Hong	—	624	327	18	969
	—	2,357	6,104	35	8,496
Non-executive director					
Mr. Chan Chun Hong	—	1,268	7,364	63	8,695
	—	3,625	13,468	98	17,191

Six months ended 30 September 2015	**Fees**	**Salaries, allowances and benefits in kind**	**Performance-related bonuses**	**Pension scheme contributions**	**Total**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
Executive directors					
Mr. Wong Yiu Hung Gary	—	887	3,709	8	4,604
Mr. Tang Ho Hong	—	351	228	9	588
	—	1,238	3,937	17	5,192
Non-executive director					
Mr. Chan Chun Hong	—	643	—	31	674
	—	1,881	3,937	48	5,866

Six months ended 30 September 2014 (Unaudited)	**Fees**	**Salaries, allowances and benefits in kind**	**Performance-related bonuses**	**Pension scheme contributions**	**Total**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
Executive directors					
Mr. Wong Yiu Hung Gary	—	867	5,434	8	6,309
Mr. Tang Ho Hong	—	282	120	9	411
	—	1,149	5,554	17	6,720
Non-executive director					
Mr. Chan Chun Hong	—	627	—	31	658
	—	1,776	5,554	48	7,378

There was no arrangement under which a director waived or agreed to waive any remuneration during the Track Record Period and the six months ended 30 September 2014.

During the Track Record Period and the six months ended 30 September 2014, no remuneration was paid by the Group to the directors as an inducement to join or upon joining the Group or as compensation for loss of office.

10. FIVE HIGHEST PAID INDIVIDUALS

The five highest paid employees during the years ended 31 March 2013, 2014 and 2015 and the six months ended 30 September 2014 and 2015 included one, two, two, one and one director(s), respectively, details of whose remuneration are set out in note 9 above. Details of the remuneration of the remaining non-director, highest paid employees for the Track Record Period and the six months ended 30 September 2014 are as follows:

	Year ended 31 March			**Six months ended 30 September**	
	2013	**2014**	**2015**	**2014**	**2015**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000* (Unaudited)	*HK$'000*
Salaries, allowances and benefits in kind	9,539	14,134	13,646	7,896	9,027
Performance-related bonuses	11,698	17,809	17,610	804	567
Pension scheme contributions	53	40	53	31	33
	21,290	31,983	31,309	8,731	9,627

The number of the non-director, highest paid employees whose remuneration fell within the following bands is as follows:

	Year ended 31 March			Six months ended 30 September	
	2013	**2014**	**2015**	**2014**	**2015**
				(Unaudited)	
Nil to HK$1,000,000	0	0	0	1	1
HK$1,000,001 to HK$1,500,000	1	0	0	0	1
HK$1,500,001 to HK$2,000,000	1	0	0	2	0
HK$2,000,001 to HK$2,500,000	0	0	0	0	1
HK$2,500,001 to HK$3,000,000	0	1	1	0	0
HK$3,000,001 to HK$3,500,000	0	0	0	0	0
HK$3,500,001 to HK$4,000,000	1	0	0	0	0
Over HK$4,000,001	1	2	2	1	1
	4	3	3	4	4

During the Track Record Period and the six months ended 30 September 2014, no emoluments were paid by the Group to the directors or any of the non-director, highest paid employees as an inducement to join or upon joining the Group or as compensation for loss of office nor has any director waived or agreed to waive any emoluments.

11. INCOME TAX

Pursuant to the rules and regulations of the Bermuda and the BVI, the Group is not subject to any income tax in the Bermuda and the BVI. Hong Kong profits tax has been provided at the rate of 16.5% on the estimated assessable profits arising in Hong Kong for each of the Track Record Period and the six months ended 30 September 2014.

	Year ended 31 March			Six months ended 30 September	
	2013	**2014**	**2015**	**2014**	**2015**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
				(Unaudited)	
Current — Hong Kong					
Charge for the year/period	38,637	107,791	82,072	41,982	16,117
Under/(over) provision in prior years/periods	133	459	(459)	(493)	(127)
Deferred *(note 25)*	(174)	(4,384)	(663)	(2,812)	4,601
Total tax charge for the year/period	38,596	103,866	80,950	38,677	20,591

A reconciliation of the tax expense applicable to profit before tax at the statutory rate for the tax expense at the effective tax rate is as follows:

	Year ended 31 March			Six months ended 30 September	
	2013	**2014**	**2015**	**2014**	**2015**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000* (Unaudited)	*HK$'000*
Profit before tax	225,777	530,873	540,638	233,926	129,102
Tax at the Hong Kong statutory tax rate of 16.5%	37,253	87,594	89,205	38,598	21,302
Adjustments in respect of current tax of previous years/periods	133	459	(459)	(493)	(127)
Adjustments in respect of deferred tax of previous years/periods	—	—	(2,908)	(2,908)	—
Income not subject to tax	(12,565)	(12,275)	(5,967)	(2,373)	(4,602)
Expenses not deductible for tax	2,533	31,230	906	401	892
Tax losses utilised from previous years/periods	(4,290)	(4,971)	(5,338)	(1,126)	(92)
Tax losses not recognised	16,094	6,434	3,877	4,911	3,218
Others	(562)	(4,605)	1,634	1,667	—
Tax charge at the Group's effective tax rate	38,596	103,866	80,950	38,677	20,591

12. DIVIDENDS

No dividend has been paid or declared by the Company since its date of incorporation.

The dividends declared/paid by the Company's subsidiaries to their then shareholders during the Track Record Period and the six months ended 30 September 2014 were as follows:

	Year ended 31 March			Six months ended 30 September	
	2013	**2014**	**2015**	**2014**	**2015**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000* (Unaudited)	*HK$'000*
Special dividends	244,000	253,700	477,900	—	170,000

13. EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY

Earnings per share information is not presented as its inclusion, for the purpose of this report, is not considered meaningful due to the Reorganisation and the preparation of the results of the Group for the Track Record Period and the six months ended 30 September 2014 on a combined basis as disclosed in note 2.1 above.

14. PROPERTY, PLANT AND EQUIPMENT

	Leasehold improvements *HK$'000*	Furniture, fixtures and office equipment *HK$'000*	Motor vehicles *HK$'000*	Computer equipment *HK$'000*	Total *HK$'000*
31 March 2013					
At 1 April 2012:					
Cost	—	98	—	312	410
Accumulated depreciation	—	(81)	—	(146)	(227)
Net carrying amount	—	17	—	166	183
At 1 April 2012, net of accumulated depreciation	—	17	—	166	183
Disposals	—	(5)	—	—	(5)
Depreciation provided for the year	—	(12)	—	(85)	(97)
At 31 March 2013, net of accumulated depreciation	—	—	—	81	81
At 31 March 2013:					
Cost	—	86	—	312	398
Accumulated depreciation	—	(86)	—	(231)	(317)
Net carrying amount	—	—	—	81	81
31 March 2014					
At 1 April 2013:					
Cost	—	86	—	312	398
Accumulated depreciation	—	(86)	—	(231)	(317)
Net carrying amount	—	—	—	81	81
At 1 April 2013, net of accumulated depreciation	—	—	—	81	81
Additions	11	19	—	28	58
Depreciation provided for the year	(2)	(3)	—	(57)	(62)
At 31 March 2014, net of accumulated depreciation	9	16	—	52	77
At 31 March 2014:					
Cost	11	105	—	340	456
Accumulated depreciation	(2)	(89)	—	(288)	(379)
Net carrying amount	9	16	—	52	77

	Leasehold improvements *HK$'000*	Furniture, fixtures and office equipment *HK$'000*	Motor vehicles *HK$'000*	Computer equipment *HK$'000*	Total *HK$'000*
31 March 2015					
At 1 April 2014:					
Cost	11	105	—	340	456
Accumulated depreciation	(2)	(89)	—	(288)	(379)
Net carrying amount	9	16	—	52	77
At 1 April 2014, net of accumulated depreciation	9	16	—	52	77
Disposals	(7)	(12)	—	(19)	(38)
Depreciation provided for the year	(2)	(4)	—	(33)	(39)
At 31 March 2015, net of accumulated depreciation	—	—	—	—	—
At 31 March 2015:					
Cost	—	86	—	312	398
Accumulated depreciation	—	(86)	—	(312)	(398)
Net carrying amount	—	—	—	—	—
30 September 2015					
At 1 April 2015:					
Cost	—	86	—	312	398
Accumulated depreciation	—	(86)	—	(312)	(398)
Net carrying amount	—	—	—	—	—
At 1 April 2015, net of accumulated depreciation	—	—	—	—	—
Additions	—	—	82	—	82
Depreciation provided for the period	—	—	(4)	—	(4)
At 30 September 2015, net of accumulated depreciation	—	—	78	—	78
At 30 September 2015:					
Cost	—	86	82	312	480
Accumulated depreciation	—	(86)	(4)	(312)	(402)
Net carrying amount	—	—	78	—	78

15. INVESTMENT PROPERTIES

	31 March			30 September
	2013	**2014**	**2015**	**2015**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*
Carrying amount at beginning of year/period	450,500	386,100	898,600	1,263,900
Additions	—	538,161	235,157	270
Disposals	(133,100)	—	(60,000)	—
Net gains/(losses) from fair value adjustments	68,262	(25,301)	47,588	39,224
Accrued rent-free rental income	438	(360)	2,555	1,106
Transfer from properties held for sale	—	—	32,275	—
Fair value gain upon transfer of a property held for sale to an investment property	—	—	107,725	—
	386,100	898,600	1,263,900	1,304,500
Transferred to assets held for sale *(note 21)*	—	—	—	(158,000)
Carrying amount at end of year/period	386,100	898,600	1,263,900	1,146,500

The directors of the Company have determined that the investment properties consist of two classes of asset, i.e., commercial and industrial, based on the nature, characteristics and risks of each property. The Group's investment properties were revalued on 31 March 2013, 2014 and 2015 and 30 September 2015 by Asset Appraisal Limited, independent professionally qualified valuers, at HK$386,100,000, HK$898,600,000, HK$1,263,900,000 and HK$1,304,500,000, respectively. Each year/period, the Group's financial controller decides to appoint which external valuers to be responsible for the external valuations of the Group's properties. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained. The Group's financial controller has discussions with the valuers on the valuation assumptions and valuation results twice a year when the valuation is performed for interim and annual financial reporting.

The investment properties are leased to third parties and a related party under operating leases, further summary details of which are included in notes 30 and 32 to the financial statements.

The Group's investment properties with an aggregate carrying value of HK$370,600,000, HK$883,100,000, HK$1,247,100,000 and HK$1,287,700,000 as at 31 March 2013, 2014 and 2015 and 30 September 2015, respectively and certain rental income generated therefrom was pledged to secure the Group's general banking facilities granted to the Group (note 24).

Fair value hierarchy

The following table illustrates the fair value measurement hierarchy of the Group's investment properties:

	Fair value measurement using significant unobservable inputs (Level 3)			
	As at 31 March			As at 30 September
	2013	**2014**	**2015**	**2015**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*
Recurring fair value measurement for:				
Commercial properties	370,600	883,100	1,247,100	1,287,700
Industrial property	15,500	15,500	16,800	16,800
	386,100	898,600	1,263,900	1,304,500
Transferred to assets held for sale *(note 21)*	—	—	—	(158,000)
	386,100	898,600	1,263,900	1,146,500

During the Track Record Period, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers into or out of Level 3.

Reconciliation of fair value measurements categorised within Level 3 of the fair value hierarchy:

	Commercial properties	Industrial property	Total
	HK$'000	*HK$'000*	*HK$'000*
Carrying amount at 1 April 2012	441,700	8,800	450,500
Disposals	(133,100)	—	(133,100)
Accrued rent-free rental income	438	—	438
Net gain from fair value adjustments	61,562	6,700	68,262
Carrying amount at 31 March 2013 and 1 April 2013	370,600	15,500	386,100
Additions	538,161	—	538,161
Accrued rent-free rental income	(360)	—	(360)
Net loss from fair value adjustments	(25,301)	—	(25,301)
Carrying amount at 31 March 2014 and 1 April 2014	883,100	15,500	898,600
Additions	235,157	—	235,157
Disposals	(60,000)	—	(60,000)
Accrued rent-free rental income	2,555	—	2,555
Net gain from fair value adjustments	46,288	1,300	47,588
Transfer from properties held for sale	32,275	—	32,275
Fair value gain upon transfer of a property held for sale to an investment property	107,725	—	107,725
Carrying amount at 31 March 2015 and 1 April 2015	1,247,100	16,800	1,263,900
Additions	270	—	270
Accrued rent-free rental income	1,106	—	1,106
Net gain from fair value adjustments	39,224	—	39,224
	1,287,700	16,800	1,304,500
Transferred to assets held for sale *(note 21)*	(158,000)	—	(158,000)
Carrying amount at 30 September 2015	1,129,700	16,800	1,146,500

Below is a summary of the valuation techniques used and the key inputs to the valuation of investment properties:

	Valuation techniques	Significant unobservable inputs	Range or weighted average
As at 31 March 2013			
Commercial properties	Direct comparison method	Price per square feet	HK$30,899 to HK$72,892
Industrial property	Direct comparison method	Price per square feet	HK$5,244
As at 31 March 2014			
Commercial properties	Direct comparison method	Price per square feet	HK$2,000 to HK$124,740
Industrial property	Direct comparison method	Price per square feet	HK$5,244
As at 31 March 2015			
Commercial properties	Investment method and direct comparison method	Estimated rental value per square feet and per month	HK$405
		Capitalisation rate	2.3%
		Price per square feet	HK$2,000 to HK$85,437
Industrial property	Direct comparison method	Price per square feet	HK$5,683
As at 30 September 2015			
Commercial properties	Investment method and direct comparison method	Estimated rental value per square feet and per month	HK$405
		Capitalisation rate	2.3%
		Price per square feet	HK$2,021 to HK$75,930
Industrial property	Direct comparison method	Price per square feet	HK$5,683

As at the end of each Track Record Period, the valuations of investment properties were based on either the investment method which capitalises the rent receivable from the existing tenancies and the potential reversionary market rent of the properties or direct comparison method by reference to comparable market transactions.

Significant increases/(decreases) in estimated rental value per square feet or price per square feet in isolation would result in a significantly higher/(lower) fair value of the investment properties. Significant increases/(decreases) in the capitalisation rate in isolation would result in a significantly lower/(higher) fair value of the investment properties.

Generally, a change in the assumption made for the estimated rental value per square feet or price per square feet is accompanied by a directionally opposite change in the capitalisation rate.

16. PROPERTIES UNDER DEVELOPMENT

	31 March			30 September
	2013	2014	2015	2015
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*
Carrying amount at beginning of year/period	1,266,712	1,842,952	1,267,283	2,655,162
Additions (including development costs and capitalised interest)	135,436	253,200	2,171,926	81,978
Acquisition of a subsidiary *(note 29)*	476,853	—	—	—
Transfer to properties held for sale	—	(755,801)	(784,047)	—
Write-down to net realisable value, net	(36,049)	(73,068)	—	—
Carrying amount at end of year/period	1,842,952	1,267,283	2,655,162	2,737,140

Properties under development expected to be completed:

	As at 31 March			As at 30 September
	2013	2014	2015	2015
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*
Beyond normal operating cycle included under non-current assets	791,000	700,000	300,273	300,436
Within normal operating cycle included under current assets	1,051,952	567,283	2,354,889	2,436,704
	1,842,952	1,267,283	2,655,162	2,737,140

Properties under development expected to be completed within normal operating cycle and recovered:

	As at 31 March			As at 30 September
	2013	2014	2015	2015
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*
Within one year	593,790	348,926	—	—
After one year	458,162	218,357	2,354,889	2,436,704
	1,051,952	567,283	2,354,889	2,436,704

The Group's properties under development with an aggregate carrying value of HK$1,842,952,000, HK$1,267,283,000, HK$2,655,162,000 and HK$2,737,140,000 as at 31 March 2013, 2014 and 2015 and 30 September 2015, respectively, were pledged to secure the Group's general banking facilities (note 24).

17. PROPERTIES HELD FOR SALE

	As at 31 March			As at 30 September
	2013	2014	2015	2015
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*
Properties held for sale	167,346	345,712	439,134	75,546

The Group's properties held for sale with an aggregate carrying value of HK$166,226,000, HK$317,955,000, HK$359,109,000 and HK$24,843,000 as at 31 March 2013, 2014 and 2015 and 30 September 2015, respectively, were pledged to secure the Group's general banking facilities (note 24).

18. PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES

			As at 31 March		As at 30 September
		2013	2014	2015	2015
	Notes	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
Prepayments		11,117	16,691	6,208	1,890
Deposits	*(a)*	102,785	28,493	32,463	79,797
Other receivables	*(b)*	261,740	275,431	113,096	30,405
		375,642	320,615	151,767	112,092
Less: Deposits classified as non-current assets		(101,654)	(54)	(54)	(99)
Current portion		273,988	320,561	151,713	111,993

Notes:

(a) The deposits as at 31 March 2013 included a deposit of HK$101,600,000 paid to an independent third party for the acquisition of a shopping mall for rental-earning purposes.

(b) The Group's sales proceeds from the pre-sale of properties under development with an aggregate carrying value of HK$229,726,000, HK$239,940,000 and HK$111,662,000 as at 31 March 2013, 2014 and 2015, respectively, were pledged to secure the Group's general banking facilities (note 24). No sales proceeds from the pre-sale of properties under development as at 30 September 2015 are pledged for any bank loans of the Group.

Other than the aforementioned impaired other receivables, none of the above assets is either past due or impaired. The financial assets included in the above balances relate to the receivables for which there was no recent history of default. The carrying amounts of prepayments, deposits and other receivables approximate to their fair values.

19. CASH AND CASH EQUIVALENTS

		As at 31 March		As at 30 September
	2013	2014	2015	2015
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*
Cash and bank balances	102,162	84,950	242,239	103,922
Less: Included in the assets classified as held for sale *(note 21)*	—	—	—	(1,200)
	102,162	84,950	242,239	102,722

Cash at banks earns interest at floating rates based on daily bank deposit rates. Short term time deposits are made for varying periods of between one day and three months depending on the immediate cash requirements of the Group, and earn interest at the respective short term time deposit rates. The bank balances and time deposits are deposited with creditworthy banks with no recent history of default. The carrying amounts of the cash and cash equivalents approximate to their fair values.

20. BALANCES WITH THE REMAINING PARENTCO GROUP

As at 31 March 2013, 2014 and 2015 and 30 September 2015, the amounts were unsecured, interest-free and have no fixed terms of repayment, except for the loans from WOG of HK$395,422,000, HK$187,622,000, HK$352,743,000 and HK$352,743,000 as at 31 March 2013, 2014 and 2015 and 30 September 2015, respectively, which borne interest at 5%, 5%, 3% and 3%, respectively. The balances are non-trade in nature and the carrying amounts of these balances approximate to their fair values.

Subsequent to the end of the Track Record Period, on 16 March 2016, and pursuant to the Reorganisation, Earnest Spot assigned an aggregate amount of HK$2,047,989,000 (which included the aggregate consideration of HK$496,443,000 for the acquisition of the entire issued share capital of East Run and More Action on 16 March 2016) owned by the Group to the Remaining Parentco Group to the Company for a consideration of HK$1.00.

21. ASSETS CLASSIFIED AS HELD FOR SALE AND LIABILITIES DIRECTLY ASSOCIATED WITH THE ASSETS CLASSIFIED AS HELD FOR SALE

On 12 August 2015, the Group entered into a conditional agreement with an independent third party to dispose of the Group's entire equity interest in Easy Kingdom Limited ("Easy Kingdom"), a wholly-owned subsidiary of the Group, which is principally engaged in property investment in Hong Kong, together with the shareholder's loan advanced by the Group, at a consideration of HK$158,000,000 (the "Consideration"). The transaction was completed on 11 November 2015.

The assets and liabilities of Easy Kingdom (excluding the shareholder's loan which is eliminated on combination) as at 30 September 2015 are as follows:

	HK$'000
Assets	
Investment property *(note 15)*	158,000
Cash and cash equivalents *(note 19)*	1,200
Assets classified as held for sale	159,200
Liabilities	
Other payables and accruals	(158)
Interest-bearing bank and other loans	(117,008)
Tax payable	(45)
Due to the Remaining Parentco Group	(9,715)
Deferred tax liabilities *(note 25)*	(1,085)
Liabilities directly associated with the assets classified as held for sale	(128,011)
Net assets directly associated with Easy Kingdom	31,189

22. TRADE PAYABLES

An aged analysis of the trade payables as at the end of the reporting period, based on the invoice date, is as follows:

	As at 31 March			As at 30 September
	2013	**2014**	**2015**	**2015**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*
Within 90 days	24,221	46,264	78,135	35,188

The trade payables are non-interest-bearing and have an average term of 30 days. The carrying amounts of the trade payables approximate to their fair values.

23. OTHER PAYABLES AND ACCRUALS

	As at 31 March 2013	As at 31 March 2014	As at 31 March 2015	As at 30 September 2015
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*
Other payables	19,182	7,527	13,029	17,854
Accruals	2,392	6,027	14,022	4,702
	21,574	13,554	27,051	22,556
Less: Other payables classified as non-current liabilities	(4,264)	(984)	(7,581)	(14,714)
Current portion	17,310	12,570	19,470	7,842

Note: Other payables are non-interest-bearing and there are generally no credit terms. The carrying amounts of the above other payables approximate to their fair values.

24. INTEREST-BEARING BANK AND OTHER LOANS

	As at 31 March 2013			2014			2015			As at 30 September 2015		
	Effective interest rate (%)	*Maturity*	*HK$'000*	*Effective interest rate (%)*	*Maturity*	*HK$'000*	*Effective interest rate (%)*	*Maturity*	*HK$'000*	*Effective interest rate (%)*	*Maturity*	*HK$'000*
Current												
Bank loans — secured	HIBOR+ (1.06–2.16)/ Prime rate-2.75	2014 or on demand	62,365	HIBOR+ (1.20–3.05)/ Prime rate-2.75	2015 or on demand	369,622	HIBOR+ (1.25–3.05)/ Prime rate-2.75	2016 or on demand	660,713	HIBOR+ (1.25–2.3)/ Prime rate-2.75	2016 or on demand	513,623
Long term banks loan repayable on demand — secured	HIBOR+ (1.058–2.158)	On demand	147,951	HIBOR+ (1.20–2.30)	On demand	23,301	HIBOR+ 1.25	On demand	7,258	HIBOR+ 1.25	On demand	6,942
			210,316			392,923			667,971			520,565
Non-current												
Bank loans — secured	HIBOR+ (1.63–3.26)	2014–2025	1,328,244	HIBOR+ (1.62–3.26)	2015–2025	804,140	HIBOR+ (1.52–2.24)	2016–2025	1,437,104	HIBOR+ (1.28–2.3)	2016–2025	1,376,814
Other loans — unsecured			—			—	6	2018	235,162	6	2018	239,162
			1,328,244			804,140			1,672,266			1,615,976
			1,538,560			1,197,063			2,340,237			2,136,541

	As at 31 March			As at 30 September
	2013	2014	2015	2015
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*
Analysed into:				
Bank loans repayable:				
Within one year or on demand *(Note)*	210,316	392,923	667,971	520,565
In the second year	746,279	658,767	312,008	296,458
In the third to fifth years, inclusive	411,075	121,982	778,881	786,943
Beyond five years	170,890	23,391	346,215	293,413
	1,538,560	1,197,063	2,105,075	1,897,379
Analysed into:				
Other loans repayable:				
Within one year or on demand	—	—	—	—
In the second year	—	—	—	—
In the third to fifth years, inclusive	—	—	235,162	239,162
Beyond five years	—	—	—	—
	—	—	235,162	239,162
	1,538,560	1,197,063	2,340,237	2,136,541

Note: As further explained in note 35 to the Financial Information, the Group's term loans with an aggregate amount of HK$178,027,000, HK$54,915,000, HK$111,301,000 and HK$70,132,000 as at 31 March 2013, 2014 and 2015 and 30 September 2015, respectively, containing an on-demand clause have been classified as current liabilities. For the purpose of the above analysis, the loans are included within current interest-bearing bank and other loans and analysed into bank and other loans repayable within one year or on demand.

At the end of the reporting period, the maturity profile of interest-bearing loans based on the scheduled repayment dates set out in the loan agreements is as follows:

	As at 31 March			As at 30 September
	2013	2014	2015	2015
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*
Bank loans repayable:				
Within one year or on demand	62,365	369,622	660,713	513,623
In the second year	761,389	287,445	312,826	297,102
In the third to fifth years, inclusive	456,708	257,809	778,681	788,965
Beyond five years	258,098	282,187	352,855	297,689
	1,538,560	1,197,063	2,105,075	1,897,379
Other loans repayable:				
Within one year or on demand	—	—	—	—
In the second year	—	—	—	—
In the third to fifth years, inclusive	—	—	235,162	239,162
Beyond five years	—	—	—	—
	—	—	235,162	239,162
	1,538,560	1,197,063	2,340,237	2,136,541

Notes:

(a) Certain bank loans of the Group are secured by the Group's investment properties and certain rental income generated therefrom (note 15), properties under development (note 16); properties held for sale (note 17); sales proceeds from the pre-sale of properties under development (note 18(b)) and share charges in respect of the equity interests of six, six, six and five subsidiaries of the Company as at 31 March 2013, 2014 and 2015 and 30 September 2015, which are engaged in property development.

In addition, WOG has guaranteed the Group's interest-bearing bank loans and certain general banking facilities up to HK$2,296,005,000, HK$2,393,240,000, HK$4,312,595,000 and HK$4,083,395,000 as at 31 March 2013, 2014 and 2015 and 30 September 2015, respectively.

(b) All bank loans of the Group bear interests at floating interest rates.

(c) All other loans of the Group represented the loans advanced from non-controlling shareholders from certain subsidiaries of the Group.

(d) The carrying amounts of the bank and other loans of the Group approximate to their fair values.

25. DEFERRED TAX

The components of deferred tax liabilities and assets during the Track Record Period are as follows:

Deferred tax liabilities

	Depreciation allowance in excess of related depreciation *HK$'000*
At 1 April 2012	6,965
Deferred tax credited to profit or loss during the year *(note 11)*	(174)
At 31 March 2013 and 1 April 2013	6,791
Deferred tax credited to profit or loss during the year *(note 11)*	(4,384)
At 31 March 2014 and 1 April 2014	2,407
Deferred tax charged to profit or loss during the year *(note 11)*	2,797
At 31 March 2015 and 1 April 2015	5,204
Deferred tax charged to profit or loss during the period *(note 11)*	1,141
Transferred to liabilities directly associated with the assets classified as held for sale *(note 21)*	(1,085)
At 30 September 2015	5,260

Deferred tax assets

	Losses available for offsetting against future taxable profits
	HK$'000
At 1 April 2012, 31 March 2013, 1 April 2013, 31 March 2014 and 1 April 2014	—
Deferred tax credited to profit or loss during the year *(note 11)*	3,460
At 31 March 2015 and 1 April 2015	3,460
Deferred tax charged to profit or loss during the period *(note 11)*	(3,460)
At 30 September 2015	—

The Group has tax losses arising in Hong Kong of HK$183,968,000, HK$192,835,000, HK$180,891,000 and HK$177,643,000 as at 31 March 2013, 2014 and 2015 and 30 September 2015, respectively, that are available indefinitely for offsetting against future taxable profits of the companies in which the losses arose. Deferred tax assets have not been recognised in respect of these losses as they have arisen in subsidiaries that have been loss-making for some time and it is not considered probable that taxable profits will be available against which the tax losses can be utilised.

26. SHARE CAPITAL

The Company was incorporated on 19 November 2015 with initial authorised share capital of HK$100,000 divided into 10,000,000 shares of a par value of HK$0.01 each. On the date of incorporation, 100,000 ordinary shares of HK$1,000 were allotted and issued by the Company.

Changes in share capital of the Company pursuant to the Reorganisation are set out in the section headed "History, Development and Reorganisation" in the **[REDACTED]**.

27. RESERVES

(a) Group

The amounts of the Group's reserves and the movements therein for each of the Track Record Period are presented in the combined statements of changes in equity on page I-6 of this report.

(b) Merger reserve

Merger reserve represents the net assets value of subsidiaries of the Group retained by the Remaining Parentco Group during the Track Record Period.

28. SUBSIDIARIES WITH MATERIAL NON-CONTROLLING INTERESTS

Details of the Group's subsidiaries that have material non-controlling interests are set out below:

	31 March 2015	**30 September 2015**
Percentage of equity interest held by non-controlling interests		
New Rich Investments Limited ("New Rich")	40%	40%
Grandwall Investment Limited ("Grandwall")	40%	40%

	31 March 2015 *HK$'000*	**30 September 2015** *HK$'000*
Loss for the year/period allocated to non-controlling interests:		
New Rich	(4)	(269)
Grandwall	(42)	(474)
Accumulated balances of non-controlling interests at the reporting dates:		
New Rich	(15)	(284)
Grandwall	(42)	(516)

The following tables illustrate the summarised financial information of the above subsidiaries. The amounts disclosed are before any inter-company eliminations:

	New Rich *HK$'000*	**Grandwall** *HK$'000*
31 March 2015		
Revenue	—	—
Total expenses	(10)	(105)
Loss and total comprehensive loss for the year	(10)	(105)
Current assets	445,693	733,275
Current liabilities	2,369	2,515
Non-current liabilities	443,361	730,865
Net cash flows used in operating activities	(432,052)	(712,046)
Net cash flows from investing activities	—	—
Net cash flows from financing activities	433,658	713,308
Net increase in cash and cash equivalents	1,606	1,262

	New Rich	Grandwall
	HK$'000	*HK$'000*
30 September 2015		
Revenue	—	—
Total expenses	(673)	(1,184)
Loss and total comprehensive loss for the period	(673)	(1,184)
Current assets	454,697	764,928
Current liabilities	406	3,757
Non-current liabilities	455,002	762,460
Net cash flows used in operating activities	(7,169)	(19,529)
Net cash flows from investing activities	—	—
Net cash flows from financing activities	6,349	20,293
Net increase/(decrease) in cash and cash equivalents	(820)	764

29. ACQUISITION OF A SUBSIDIARY THAT IS NOT A BUSINESS

Year ended 31 March 2013

On 8 February 2013, the Group entered into a sale and purchase agreement with Woomera International Limited, an independent third party, to acquire the entire equity interests in Vincent Investments Limited ("Vincent Investments") and the shareholder's loan owed by Vincent Investments to its then shareholder, at a cash consideration of HK$475,771,000. The transaction was completed on 22 March 2013. Vincent Investments is principally engaged in property development in Hong Kong and up to the date of acquisition, Vincent Investments has not carried out any significant business transaction except for holding certain properties in Hong Kong.

The above acquisition has been accounted for by the Group as an acquisition of assets as the entity acquired by the Group does not constitute a business.

The net assets acquired by the Group in the above transaction are as follows:

	HK$'000
Net assets acquired:	
Properties held for development	476,853
Bank balances	158
Deposits received	(613)
Accruals	(149)
Deferred tax liabilities	(478)
	475,771
Satisfied by:	
Cash	475,771

An analysis of the cash flows in respect of the acquisition of Vincent Investments is as follows:

	HK$'000
Cash consideration	(475,771)
Bank balances acquired	158
Net outflow of cash and cash equivalents in respect of the acquisition of a subsidiary	(475,613)
Transaction costs of the acquisition included in cash flows from operating activities	(1,013)
	(476,626)

30. OPERATING LEASE ARRANGEMENT

As lessor

The Group leases its investment properties (note 15) under operating lease arrangements, with leases negotiated for terms ranging from one years to four years. The terms of the leases also require the tenants to pay security deposits, which is provided for periodic rental adjustments according to the then prevailing market conditions and include conditions on contingent rental upon which monthly rental is based on the higher of the turnover rent and basic rent.

At the end of each of the Track Record Period, the Group had total future minimum lease receivables under non-cancellable operating leases with its tenants falling due as follows:

	As at 31 March			**As at 30 September**
	2013	**2014**	**2015**	**2015**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*
Within one year	24,412	10,968	20,257	31,018
In the second to fifth years, inclusive	18,085	2,836	35,054	42,759
	42,497	13,804	55,311	73,777

31. COMMITMENTS

At the end of each of the Track Record Period, the Group had the following capital commitments:

	As at 31 March			**As at 30 September**
	2013	**2014**	**2015**	**2015**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*
Contracted, but not provided for:				
Properties under development	291,932	211,309	42,757	216,779
Investment properties	406,400	9,824	6,981	7,351
	698,332	221,133	49,738	224,130

32. RELATED PARTY TRANSACTIONS

(a) In addition to the transactions detailed elsewhere in the Financial Information, the Group had the following transactions with related parties during the Track Record Period and the six months ended 30 September 2014:

	Year ended 31 March			Six months ended 30 September	
	2013	**2014**	**2015**	**2014**	**2015**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
				(Unaudited)	
Recurring:					
Rental income from an associate of WOG	1,470	1,507	2,084	427	5,513
Non-recurring:					
Management fees paid to the Remaining Parentco Group	5,240	9,357	12,270	5,803	7,290
Interest paid to WOG	7,908	6,402	7,084	1,924	5,189

The transactions were conducted at terms and conditions mutually agreed between the relevant parties. The Directors are of the opinion that those related party transactions were conducted in the ordinary course of business of the Group.

(b) WOG had given guarantees to a bank in respect of the bank loans granted to the Company (note 24). WOG received no consideration for providing these guarantees.

(c) Compensation of key management personnel of the Group

	Year ended 31 March			Six months ended 30 September	
	2013	**2014**	**2015**	**2014**	**2015**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
				(Unaudited)	
Short term employment benefits	23,146	34,566	39,087	10,178	11,360
Post-employment benefits	87	80	120	59	60
Total compensation paid to key management personnel	23,233	34,646	39,207	10,237	11,420

The above compensation of key management personnel excludes the directors' remuneration, details of which are set out in note 9 to the financial statements.

33. FINANCIAL INSTRUMENTS BY CATEGORY

All financial assets and liabilities of the Group as at the end of each of the Track Record Period are loans and receivables, and financial liabilities at amortised cost, respectively.

34. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS

Management has assessed that the fair values of cash and bank balances, trade payables, financial assets included in prepayments, deposits and other receivables, financial liabilities included in other payables and accruals and the current portion of interest-bearing bank and other loans approximate to their carrying amounts largely due to the short term maturities of these instruments.

The Group's finance department headed by a director is responsible for determining the policies and procedures for the fair value measurement of financial instruments. The finance department reports directly to the director. At each reporting date, the finance department analyses the movements in the values of financial instruments and determines the major inputs applied in the valuation. The valuation is reviewed and approved by the director. The valuation process and results are discussed with the audit committee twice a year for interim and annual financial reporting.

The fair values of the financial assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The following methods and assumptions were used to estimate the fair values:

The fair values of the non-current portion of interest-bearing bank and other loans and other payables have been calculated by discounting the expected future cash flows using rates currently available for instruments with similar terms, credit risk and remaining maturities. The Group's own non-performance risk for interest-bearing bank and other loans as at the end of the Track Record Period was assessed to be insignificant.

35. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group's principal financial instruments include other receivables, deposits, trade and other payables, deposits received, cash and bank balances and bank and other borrowings.

The main risks arising from the Group's financial instruments are interest rate risk, credit risk and liquidity risk. The board of directors reviews and agrees policies for managing each of these risks and they are summarised below.

Interest rate risk

The Group's exposure to changes in market interest rates relates primarily to the Group's bank loans with floating interest rates. The Group has not used any interest rate swaps to hedge its interest rate risk, and will consider hedging significant interest rate risk should the need arise.

The following table demonstrates the sensitivity to a reasonably possible change in interest rate, with all other variables held constant, of the Group's profit before tax. There is no material impact on other components of the Group's equity.

	Increase/ (decrease) in basis points	**Increase/ (decrease) in profit before tax**
		HK$'000
31 March 2013		
HK$	100	(15,386)
HK$	(100)	15,386
31 March 2014		
HK$	100	(11,971)
HK$	(100)	11,971
31 March 2015		
HK$	100	(21,051)
HK$	(100)	21,051
30 September 2015		
HK$	100	(18,973)
HK$	(100)	18,973

Credit risk

The Group's credit risk is primarily attributable to other receivables. Management has a credit policy in place and the exposure to these credit risks are monitored on an ongoing basis. The maximum exposure of these financial assets is equal to the carrying amounts of these instruments.

In respect of other receivables, credit evaluations are performed on all customers requiring credit over a certain amount.

The credit risk of debt securities mainly arises from the risk that the issuer might default on a payment or go into liquidation. Debt securities by different types of issuers are generally subject to different degrees of credit risk. Management regularly reviews the credit exposure and does not expect any investment counterparty to fail to meet its obligations.

The credit risk of the Group's other financial assets, which include cash and cash equivalents, with the maximum exposure equal to the carrying amounts of these instruments.

Further quantitative data in respect of the Group's exposure to credit risk arising from other receivables (note 18) are disclosed in the corresponding notes to the Financial Information.

Liquidity risk

The Group monitors its risk to a shortage of funds using a recurring liquidity planning tool. This tool considers the maturity of both its financial instruments and financial assets and projected cash flows from operations.

The Group's objective is to maintain a balance between continuity of funding and flexibility through the use of bank loans.

The maturity profile of the Group's financial liabilities as at the end of each of the Track Record Period, based on the contractual and undiscounted payments, was as follows:

	On demand	**Within 1 year**	**1 to 2 years**	**3 to 5 years**	**Over 5 years**	**Total**
	HK\$'000	*HK\$'000*	*HK\$'000*	*HK\$'000*	*HK\$'000*	*HK\$'000*
As at 31 March 2013						
Bank loans *(Note)*	178,027	61,036	776,743	425,393	174,596	1,615,795
Trade payables *(note 22)*	—	24,221	—	—	—	24,221
Other payables and accruals *(note 23)*	—	17,310	4,264	—	—	21,574
Loans from WOG *(note 20)*	395,422	—	—	—	—	395,422
Due to the Remaining Parentco Group *(note 20)*	1,400,742	—	—	—	—	1,400,742
	1,974,191	102,567	781,007	425,393	174,596	3,457,754

	On demand	Within 1 year	1 to 2 years	3 to 5 years	Over 5 years	Total
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
As at 31 March 2014						
Bank loans *(Note)*	54,915	362,449	675,864	125,385	23,734	1,242,347
Trade payables *(note 22)*	—	46,264	—	—	—	46,264
Other payables and accruals *(note 23)*	—	12,570	984	—	—	13,554
Loans from WOG *(note 20)*	187,622	—	—	—	—	187,622
Due to the Remaining Parentco Group *(note 20)*	1,993,004	—	—	—	—	1,993,004
	2,235,541	421,283	676,848	125,385	23,734	3,482,791

	On demand	Within 1 year	1 to 2 years	3 to 5 years	Over 5 years	Total
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
As at 31 March 2015						
Bank loans *(Note)*	111,301	599,131	343,206	803,827	355,801	2,213,266
Other loans *(note 24)*	—	—	—	277,491	—	277,491
Trade payables *(note 22)*	—	78,135	—	—	—	78,135
Other payables and accruals *(note 23)*	—	19,470	—	7,581	—	27,051
Loans from WOG *(note 20)*	352,743	—	—	—	—	352,743
Due to the Remaining Parentco Group *(note 20)*	2,516,663	—	—	—	—	2,516,663
	2,980,707	696,736	343,206	1,088,899	355,801	5,465,349

	On demand	Within 1 year	1 to 2 years	3 to 5 years	Over 5 years	Total
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
As at 30 September 2015						
Bank loans *(Note)*	70,132	489,738	330,685	812,224	299,658	2,002,437
Other loans *(note 24)*	—	—	—	275,036	—	275,036
Trade payables *(note 22)*	—	35,188	—	—	—	35,188
Other payables and accruals *(note 23)*	—	7,842	—	14,714	—	22,556
Loans from WOG *(note 20)*	352,743	—	—	—	—	352,743
Due to the Remaining Parentco Group *(note 20)*	2,521,094	—	—	—	—	2,521,094
	2,943,969	532,768	330,685	1,101,974	299,658	5,209,054

Note:

Included in interest-bearing bank loans of the Group are term loans with an aggregate principal amounting to HK$178,027,000, HK$54,915,000, HK$111,301,000 and HK$70,132,000 as at 31 March 2013, 2014 and 2015 and 30 September 2015, respectively, of which the respective loan agreements contain a repayment on-demand clause giving the bank the unconditional right to call in the loans at any time and therefore, for the purpose of the above maturity profile, the total amount is classified as "on demand".

Notwithstanding the above clause, the Directors do not believe that these loans will be called in their entirety within 12 months, and they consider that the loans will be repaid in accordance with the maturity dates as set out in the respective loan agreements. This evaluation was made considering: the financial position of the Group at the date of approval of the financial statements; the Group's compliance with the loan covenants; the lack of events of default, and the fact that the Group has made all previously scheduled repayments on time. In accordance with the terms of the loans, the contractual undiscounted payments are as follows:

	Within 1 year	**1 to 2 years**	**3 to 5 years**	**Over 5 years**	**Total**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
31 March 2013	33,384	17,848	48,094	88,830	188,156
31 March 2014	32,727	2,061	5,463	8,729	48,980
31 March 2015	106,582	745	2,097	4,691	114,115
30 September 2015	64,695	748	2,115	4,340	71,898

Capital management

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

The Group manages its capital structure and makes adjustments to it in light of changes in economic conditions. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders and return capital to shareholders. No changes were made in the objectives, policies or processes for managing capital during the Track Record Period.

The Group monitors capital using a debt-to-adjusted capital ratio, which is net debt divided by adjusted capital. Net debt includes interest-bearing bank and other loans and loans from WOG, less cash and cash equivalents. Adjusted capital comprises all components of equity (i.e. share capital, reserves and non-controlling interests) and the net amount due to the Remaining Parentco Group. The Group's policy is to maintain a stable debt-to-adjusted capital ratio. The debt-to-adjusted capital ratios as at the end of the Track Record Period were as follows:

	As at 31 March			As at 30 September
	2013	**2014**	**2015**	**2015**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*
Interest-bearing bank and other loans	1,538,560	1,197,063	2,340,237	2,136,541
Loans from WOG	395,422	187,622	352,743	352,743
Bank loans included in liabilities directly associated with the assets classified as held for sale	—	—	—	117,008
Less: Cash and cash equivalents	(102,162)	(84,950)	(242,239)	(102,722)
Net debt	1,831,820	1,299,735	2,450,741	2,503,570
Total equity	85,613	258,920	240,708	179,129
Add: Due to the Remaining Parentco Group	1,400,742	1,993,004	2,516,663	2,521,094
Due to the Remaining Parentco Group included in liabilities directly associated with the assets classified as held for sale	—	—	—	9,715
Less: Due from the Remaining Parentco Group	(946,524)	(1,232,833)	(1,099,334)	(1,123,301)
Adjusted Capital	539,831	1,019,091	1,658,037	1,586,637
Debt-to-adjusted capital	339.33%	127.54%	147.81%	157.79%

III. EVENTS AFTER THE REPORTING PERIOD

(a) On 25 November 2015, the Group entered into a provisional sale and purchase agreement with a wholly-owned subsidiary of Wai Yuen Tong Medicine Holdings Limited, an associate of WOG, to dispose of its entire interests in Good Excellent Limited and Sunbo Investment Limited, which are the holding companies of two properties located in Hong Kong, at a total consideration of HK$70,000,000. The transaction was completed on 23 December 2015.

(b) On 1 December 2015, the Group entered into a sale and purchase agreement with an independent third party to dispose of its entire interests in Level Success Limited, which is principally engaged in investment holding and is the holding company of a property holding subsidiary, at a total consideration of HK$823,000,000. The transaction was completed on 15 February 2016.

(c) On 16 March 2016, the companies now comprising the Group completed the Reorganisation in preparation for the **[REDACTED]** of the Company's shares on the Stock Exchange. Further details of the Reorganisation are set out in the section headed "History, Development and Reorganisation" in the **[REDACTED]**.

IV. SUBSEQUENT FINANCIAL STATEMENTS

No audited financial statements have been prepared by the Group or any of its subsidiaries in respect of any period subsequent to 30 September 2015.

Yours faithfully,
[●]
Certified Public Accountants
Hong Kong