## THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

**If you are in any doubt** as to any aspect of this offer or as to the action to be taken, you should consult your licensed securities dealer or registered institution in securities, bank manager, solicitor, professional accountant or other professional adviser.

**If you have sold or transferred** all your shares in **Kee Shing Investment (BVI) Limited**, you should at once hand this Composite Offer Document and the accompanying Form of Acceptance to the purchaser or transferee, or to the bank, licensed securities dealer or registered institution in securities or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

This Composite Offer Document should be read in conjunction with the accompanying Form of Acceptance, the provisions of which form part of the terms of the KSL Offer contained herein.

**Merit Gala Limited** (Incorporated in the British Virgin Islands with limited liability) Kee Shing Investment (BVI) Limited

(Incorporated in the British Virgin Islands with limited liability)

# COMPOSITE OFFER AND RESPONSE DOCUMENT RELATING TO THE UNCONDITIONAL VOLUNTARY CASH OFFER BY OPTIMA CAPITAL ON BEHALF OF MERIT GALA FOR THE VGO KSL SHARES

Financial adviser to Merit Gala Limited

Independent financial adviser to the Qualifying KSL Shareholders

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Capitalised terms used in this cover page shall have the same meanings as those defined in the section headed "Definitions" in this Composite Offer Document.

A letter from the Board is set out on pages 6 to 8 of this Composite Offer Document. A letter from Optima Capital is set out on pages 9 to 14 of this Composite Offer Document. A letter from Partners Capital containing their advice to the Qualifying KSL Shareholders in respect of the KSL Offer contained herein is set out on pages 15 to 25 of this Composite Offer Document.

The procedures for acceptance and settlement of the KSL Offer contained herein are set out in Appendix I to this Composite Offer Document and in the accompanying Form of Acceptance. Acceptances of the KSL Offer should be received by the Transfer Agent (Tricor Investor Services Limited at 26th Floor, Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong) by no later than 4:00 p.m. on Thursday, 11 November 2010.

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FORM OF ACCEPTANCE

# **EXPECTED TIMETABLE**

## 2010

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All time references contained in this Composite Offer Document and the Form of Acceptance refer to Hong Kong time.

In this Composite Offer Document and the Form of Acceptance, unless the context requires otherwise, the following expressions shall have the meanings set out below:

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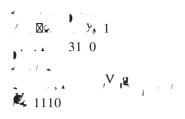
# **KEE SHING INVESTMENT (BVI) LIMITED**

(Incorporated in the British Virgin Islands with limited liability)

#### Directors:

- . Jan<sup>g</sup> Jan Kn<sup>g</sup>, ∕ ∕

Registered office:



Correspondence address in Hong Kong:  $3 \downarrow$ , K,  $1^{\text{Q}}$ ,  $1^{\text$ 

21 . 2010

To the Qualifying KSL Shareholders

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## UNCONDITIONAL VOLUNTARY CASH OFFER BY OPTIMA CAPITAL ON BEHALF OF MERIT GALA FOR THE VGO KSL SHARES

#### **INTRODUCTION**

 $\begin{bmatrix} \mathbf{y}_{1} & 2010, \mathbf{K}_{1} & \mathbf{y}_{2} & \mathbf{y}_{1} & \mathbf{y}_{2} &$ 

## **LETTER FROM THE BOARD**

### THE KSL OFFER

for every KSL Share held ......HK\$0.192 in cash

 $K = K = K^{(0)} + K^{(0)$ 

#### **INFORMATION ON KSL**

#### INTENTION OF MERIT GALA REGARDING THE KSL GROUP

#### RECOMMENDATION

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### **ADDITIONAL INFORMATION**

> لع لع کې کې KEE SHING INVESTMENT (BVI) LIMITED Leung Shu Wing Director

•

## LETTER FROM OPTIMA CAPITAL

#### FINANCING OF THE KSL OFFER

#### **COMPULSORY ACQUISITION**

 $\mathbf{x}_{1}, \mathbf{y}_{2}, \mathbf{y}_{2}, \mathbf{y}_{3}, \mathbf{y}$ 

### DEALING AND INTERESTS IN THE KSL'S SECURITIES

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#### **INFORMATION ON MERIT GALA**

## LETTER FROM OPTIMA CAPITAL

### EFFECT OF ACCEPTING THE KSL OFFER

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#### HONG KONG STAMP DUTY

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#### ACCEPTANCE AND SETTLEMENT

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#### TAXATION

#### **QUALIFYING KSL SHAREHOLDERS OUTSIDE HONG KONG**

# LETTER FROM OPTIMA CAPITAL

### **INDEPENDENT ADVICE**

 $\mathbf{K} = \{1, 2\}, \{2, 3\}, \{3, 4\}, \{4, 5$ 

### **FURTHER INFORMATION**

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OPTIMA CAPITAL LIMITED Mei H. Leung Chairman

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### THE KSL OFFER

#### **Principal factors and reasons considered**

 $\mathbf{r} = \mathbf{r} + \mathbf{r} +$ 

### *(i) Review of financial performance*

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			Six months				
			ended				
Year	Year ended 31 December						
2007	2008	2009	2010				

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 $y_{2} = y_{2} + y_{3} + y_{4} + y_{5} + y_{5$ 

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#### *(ii)* The principal terms of the KSL Offer

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### (iii) Price-earnings multiple

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$\frac{\mathbf{P}}{\mathbf{r}} = \frac{\mathbf{P}}{\mathbf{r}} + \frac{\mathbf{P}}{\mathbf{r}$	La y <sub>≜</sub> , La <sub>I</sub> <sup>Q</sup> La		2 I <mark>9</mark> 2
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Company name		Year end date	as at 11 June 2010	Approximate Market Capitalisation (HK\$ million)	Latest published earnings per share before the First Last Trading Day (HKS)	Price/ earnings multiple (times)
К. / <sup>д</sup> А.А , Ч.,	(Note 1)	31	0, 0	· ·	0.12	. <b>.</b>
$\mathbf{A} \mathbf{A} = \mathbf{A} \mathbf{A} \mathbf{A} \mathbf{A} \mathbf{A} \mathbf{A} \mathbf{A} \mathbf{A}$	(Note 2)	31	0. 10	3, 30.3	0.0 1	.13
					× 1	.2
					, I - ,	.2
KSL Offer Price (H	IKS)	31 December	0.192	N/A (Note 3)	<b>0.0178</b> (Note 4)	10.79

#### Source: www.hkex.com.hk

#### Notes:

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#### *(iv)* Net Assets

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				Premium/
				(discount)
				of the closing
				share price on
				11 June 2010
			Latest	over/(to) the
		Closing	published	latest
		share	net asset	published
		price as at	value	net asset value
Company name	Year end date	11 June 2010	per share	per share
		(HK\$)	(HK\$)	

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#### RECOMMENDATION

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 $\mathbf{K} = \{\mathbf{y}_{1}, \mathbf{y}_{2}, \mathbf{y}_{3}, \mathbf{y}_{4}, \mathbf{y}_{5}, \mathbf{x}_{5}, \mathbf{x}_{5}, \mathbf{x}_{5}, \mathbf{y}_{5}, \mathbf{y}_{5}, \mathbf{y}_{5}, \mathbf{y}_{5}, \mathbf{x}_{5}, \mathbf{x}_{$ 

 $[\mathbf{x}_{1}, \mathbf{y}_{2}, \mathbf{x}_{2}, \mathbf{y}_{1}, \mathbf{y}_{2}, \mathbf{w}_{2}, \mathbf{w$ 

La La Y<sub>4</sub>,

Partners Capital International Limited Alan Fung Managing Director

### **PROCEDURES FOR ACCEPTANCE**

The completed Form of Acceptance should then be forwarded by post or by hand marked "KSL Offer" on the envelope, to, which should also reach, the Tricor Investor Services Limited at 26th Floor, Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong by no later than 4:00 p.m. on Thursday, 11 November 2010 (being the Closing Date).

## FURTHER TERMS OF THE KSL OFFER

 $\mathbf{K} = \mathbf{K} + \mathbf{K} +$ 

#### NOMINEE REGISTRATION

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	e e e e K 💪 e e e e e e e e e e e e e	, 1 <b>9</b>

#### ACCEPTANCE PERIOD, EXTENSIONS AND REVISIONS

Unless the KSL Offer has previously been extended or revised, the latest time for acceptance under the KSL Offer is at 4:00 p.m. on Thursday, 11 November 2010 (being the Closing Date).

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### **RIGHT OF WITHDRAWAL**

 $\mathbf{K} = \begin{bmatrix} \mathbf{K} & \mathbf{K}$ 

y<sub>4</sub> y<sub>4</sub> k y<sub>4</sub>

## **FURTHER TERMS OF THE KSL OFFER**

- ()  $\mathbf{K}$  ,  $\mathbf{K}$

# APPENDIX II FINANCIAL INFORMATION ON THE KSL GROUP

### 1. FINANCIAL SUMMARY

Set out below is a financial summary of the KSL Group for the three financial years ended 31 December 2009 and for the six months ended 30 June 2010 (save for the earnings (loss) per KSL Share and the dividend per KSL Share which are calculated based on the figures extracted from the accountants' report of the KSL Group) extracted from the accountants' report on the KSL Group set out in the Circular:

				Six month	s ended	
	Year ended 31 December			<b>30 June</b>		
		HK\$'000	HK\$'000	<b>2009</b> <i>HK\$'000</i> (• (• (• (• (• (• (• (• (• (• (• (• (• (		
La	2, ,130	1, 2,2	, , 21	1, .	1, 2	
] /( )	( , 0)	(10, 1) 1, 3	1, 0 (, 00)	(12,10) (1,02)	1 ,33 ( , 20)	
) /( )	3,	(10,)	., 0	(13,13)	13, 1	
A H K K H L	,	(10,302)	, 2	(13, )	11, 1	

#### Notes:

- () A  $y_{4}$   $y_{4}$
- ()  $\mathbf{L}$   $\mathbf{L}$
- ()  $\mathbf{P}$  ()  $\mathbf{K}$  ,  $\mathbf{P}$  ()  $\mathbf{F}$  ()
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## A. FINANCIAL INFORMATION

### **Combined Statements of Comprehensive Income**

					Six mont	hs ended
		Year e	ended 31 Dece	mber	30 J	une
		2007	2008	2009	2009	2010
	Notes	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
La Ai		2, ,130	1, 2,2	, , 21	1, .	1, 2

# FINANCIAL INFORMATION ON THE KSL GROUP

		Year e	ended 31 Dece	Six months ended 30 June		
	Notes	<b>2007</b> HK\$`000	<b>2008</b> HK\$`000	<b>2009</b> HK\$'000	<b>2009</b> <i>HK\$'000</i> (+ (+ (+ (+ (+ (+ (+ (+ (+ (+ (+ (+ (+ (	<b>2010</b> HK\$'000
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() <u>y</u>		1, 13	3,3		(1,0)	
( , , ) , , , , , , , , , , , , , , , ,		,0	(103, 3)	10, 3	(1,231)	1 ,0 2
- I <sup>Q</sup> - I		, ,001	(10,302) (2,1)	2,0 2	(13,)	11, 1 1, 3
		. 3,	(10, )	., 0	(13,13)	13, 1
( , , ), L, , , , , , , , , , , , , , , ,						
- I <sup>Q</sup>			(101, 、) (1, 1)		(1, 2) 3 1	12, 20 1, 2
		,0	(103, 3)	10, 3	(1 ,231)	1 ,Q 2

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## FINANCIAL INFORMATION ON THE KSL GROUP

### **Combined Statements of Financial Position**

				As at
	As a	t 31 Decemb	er	30 June
	2007	2008	2009	2010
Notes	HK\$'000	HK\$'000	HK\$'000	HK\$'000

**Non-current Assets** У, 1

# FINANCIAL INFORMATION ON THE KSL GROUP

		As	As at 30 June		
	Notes	<b>2007</b> HK\$'000	<b>2008</b> HK\$`000	<b>2009</b> HK\$`000	<b>2010</b> HK\$'000
Capital and Reserves	20	1,	, 3, 0	, , 1	. , 11
La Y, La K Cz La		1,	, 3, 0	,,1	. , 11

## **Combined Statements of Changes in Equity**

		Share capital HKS'000	Capital reserve HK\$'000	Property revaluation reserve HKS'000	Translation reserve HK\$'000		ttributable to owners of the KSL Group entities HKS'000	Non- controlling interests HK\$'000	Total HK\$'000
$\mathbf{A} = \frac{1}{T} \underbrace{\mathbf{y}}_{\mathbf{y}} \underbrace{\mathbf{y}}_{\mathbf{y}} 200.$	2		<b>9</b>	<b>9</b>	1, .	111,	123,	1,	1 0, 30
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х					. 2	,	. ,3	,,0	,0
	l.,		2, 30				2, 30	(32)	2, 30 (32)
A 31 200			. ,	<b>,</b>	2, .	1., 22	1,	22,32	21 ,0 2
	1			. 0			. 0		. 0
q	, ,				3,3.3	(10 ,302)	3,3.3 (10,302)	330 (2,1)	3,. 03 (10. , )
( , , ) У <sub>4</sub> , ,				. 0	3,3 3	(10,302)	(101, , )	(1, 1)	(103, 3)
$I \downarrow I \downarrow \downarrow I$								(3_)	(3_)
A 31 200	!		.,	, 3.	, 1	, 20	, 3, 0	20,11	11 ,02
	1 <b>2</b> .					., 2	.,2	301 2,0 2	., 0
х						, 2	,3	2,3 3	10, 3
1. 1 - i 1						(1.,300)		(2, 32)	(20,232)
A 31	!		. ,	, 3.	, 2	,2	,, 1	1,0	10 , 31

# FINANCIAL INFORMATION ON THE KSL GROUP

			Property			ttributable to owners of the	Non-	
	Share capital HK\$'000	Capital reserve HK\$'000	revaluation reserve HK\$'000	Translation reserve HK\$'000	Retained profits HK\$'000	KSL Group entities HK\$'000	controlling interests HK\$'000	<b>Total</b> HKS'000
, , , , , , , , , , , , , , , , , , ,				3	11, 1	3	13.	13, 1
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1. 1. 1					(22,000)	(22,000)	(3, 31)	(2 , 31)
A 30 L 2010		.,	, 3.	,	,22	. , 11	1.,3.1	, 2, , 2

## **Combined Statements of Cash Flows**

	Year ei	nded 31 De	Six months ended 30 June		
	2007	2008	2009	2009	2010
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
			ţ.	<b>(4</b> <i>t</i> ) ()	
$A = \begin{bmatrix} A \\ A \end{bmatrix} $	.,21	(10 , 1)	1,0	(12,10)	1 ,33
	1,3 1	1,1	1,0、	. 0	30
	(12, 3)	1, 11	(2,2)	10,3	,3 2
	( . )	( )	(112)	(3)	
- · · · · · · · · · · · · · · · · · · ·			3		
		,32			
· · · · · · · · · · · · · · · · · · ·	. 3	11, 2	11,233	,3 1	310
<ul> <li></li></ul>	(1,110)	(1, 32)	(1,2 1)	(1,312)	( 1)
		20,	(1, ,1, 3)	(11, 3)	(2, , , )
, La	(0,0)	(3, 33)	(, 1)	( ,21 )	(12, 0)
			3,0.0		
(4.) 1					
			1		(1)
	(2, , )	(1, 31)	(1)	(2, 2)	(3 0)

# FINANCIAL INFORMATION ON THE KSL GROUP

	Year er	nded 31 Dec	cember	Six months ended 30 June		
	<b>2007</b> HK\$'000		<b>2009</b> HK\$'000 [*			
			( 3) 2,1			
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	(3, 2)	(12,0)	( , 2 )	(1, )	10,1	
			、, 10 ( ,001)			
	3, 31	21 , 3	, Q	., 30	( ,22 )	
	(, , 10)					
La	( ) 2, ,	(1) 1,31	(0) (0)	(3) 22	(33) 30	
)	2 , 1	20,	3., 3	, 2	1 ,132	
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		0	13.		<b>`</b>	
	20,	22,002	.,2 .	. ,	1 ,1	

# FINANCIAL INFORMATION ON THE KSL GROUP

			Six months	s ended	
Year end	led 31 Dece	mber	<b>30 Ju</b>	ne	
2007	2008	2009	2009	<b>2n90</b>	-1.43

## FINANCIAL INFORMATION ON THE KSL GROUP

### Notes to the Financial Information

1. GENERAL

 $\mathbf{K}_{\mathbf{r}} = \mathbf{I}_{\mathbf{r}}^{\mathbf{q}} + \mathbf{I}_{\mathbf{r}}^{\mathbf{r}} + \mathbf{I}_{\mathbf{r}}^{\mathbf$ 

- $\mathbf{K} \stackrel{\mathbf{q}}{=} \begin{array}{c} \mathbf{y}_{1} \\ \mathbf{x}_{2} \\ \mathbf{y}_{3} \\ \mathbf{x}_{4} \\$
- A construction of  $\mathbf{K}_{\mathbf{k}}$  and  $\mathbf{K}_{\mathbf{k}$

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K(, , ) 1 K(, , , , ) 1	$ \begin{array}{c} \mathbf{L}_{\mathbf{q}} \\ \mathbf{X}_{\mathbf{q}} \\ \mathbf{Y}_{\mathbf{q}} \end{array} $ $ \begin{array}{c} \mathbf{L}_{\mathbf{q}} \\ \mathbf{L}_{\mathbf{q}} \\ \mathbf{X}_{\mathbf{q}} \end{array} $
K(, ) 1	i se i se
1 <b>A</b>	$1_{T} = 1_{T} = 1_{T$
2	$i^{\text{a}}$ $i^{\text{a}}$ $i^{\text{a}}$ $i^{\text{a}}$ $i^{\text{b}}$
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	$1  1^{\mathfrak{g}}  1^{\mathfrak{g}}  2  1^{\mathfrak{g}}  2010$
	$1  1^{\texttt{Q}}  1^{\texttt{Q}}  1^{\texttt{T}}  1^{\texttt{T}}  2011$
······	
	, , , <b>, , , ,</b> , , ,

### 3. SIGNIFICANT ACCOUNTING POLICIES

#### **Revenue recognition**

- $\mathbf{r}_{\mathbf{r}} = \mathbf{r}_{\mathbf{r}} \mathbf{r}} \mathbf{r}_{\mathbf{r}} \mathbf{r}} \mathbf{r}_{\mathbf{r}} \mathbf{r}_{\mathbf{r}} \mathbf{r}_{\mathbf{r}} \mathbf{r}_{\mathbf{r}} \mathbf{r}_{\mathbf{r}} \mathbf{r}_{\mathbf{r}} \mathbf{r}} \mathbf{r}_{\mathbf{r}} \mathbf{r}_{\mathbf{r}} \mathbf{r}_{\mathbf{r}} \mathbf{r}_{\mathbf{r}} \mathbf{r}_{\mathbf{r}} \mathbf{r}} \mathbf{r}_{\mathbf{r}} \mathbf{r}_{\mathbf{r}} \mathbf{r}_{\mathbf{r}} \mathbf{r}} \mathbf{r}_{\mathbf{r}} \mathbf{r}_{\mathbf{r}} \mathbf{r}} \mathbf{r}_{\mathbf{r}} \mathbf{$

#### Leasehold land and building

#### Associates

#### Inventories

#### **Impairment of tangible assets**

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#### **Financial instruments**

#### Financial assets

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#### Effective interest method

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### Financial assets at FVTPL

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### Loans and receivables

### Impairment of financial assets

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#### Financial liabilities and equity

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#### Equity instruments

#### Derecognition

 $\begin{array}{c} \begin{array}{c} & \\ & \\ \end{array} \end{array} \xrightarrow{} \left( \begin{array}{c} \\ \end{array} \right) = \left( \begin{array}{c} \end{array} \right)$ 

 $\begin{array}{c} \mathbf{x} & \mathbf{y} & \mathbf$ 

#### Taxation

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#### Leasing

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### 4. SEGMENT INFORMATION

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For the year ended 31 December 2007

	Sales of chemicals and metals HKS'000	Property investments HKS'000		Eliminations HKS'000	<b>Combined</b> <i>HKS'000</i>
Turnover					
, <b>-</b> 1 <sup>€</sup> , , , ,	2, ,2,	3, 2	,1 、	(,,,)	
	2, ,2,	,2 .	,1 、	(,,)	2, ,130
	3 ,11	0, 2	1 ,13		103, 0 2, .
					1, ( ) (2 ,0 )
					, ,21

# FINANCIAL INFORMATION ON THE KSL GROUP

For the year ended 31 December 2008

	Sales of chemicals and metals HK\$'000	Property investments HKS'000	Securities investments HK\$'000		Combined HK\$'000
Turnover					
, - 1 <sup>2</sup>	1, ,2	3, 1	3, , 3	(, )	1, 2,2

	Sales of chemicals and metals HK\$'000	Property investments HKS'000		Eliminations HK\$'000	<b>Combined</b> <i>HKS'000</i>
Turnover					
, , <b>- 1<sup>2</sup> , , , ,</b> ,	3 ,10 20	1, 0	. 2	()	1,
	3 ,12	2,20	. 2	()	1, .
	(, 3)	3,	(,3)		$(10,002) \\ 2 2 \\ ( ) \\ (2, 0 ) \\ (12,10 ) \\ (12,10 ) \\ (12,20 ) \\ (10,002) $
$\Gamma^{(1)}$ , $\tau^{(1)}$ , $\tau^{(2)}$ , $\tau^{(2)}$					(1,02)

For the six months ended 30 June 2009 (unaudited)

For the six months period ended 30 June 2010

	Sales of chemicals and metals HKS'000	Property investments HKS'000		Eliminations HKS'000	<b>Combined</b> <i>HKS'000</i>
Turnover					
- 1 <sup>8</sup>	. , . 0	1, , 2	3 0	(0)	1, 2
Le .	. , 0	2,100	3 0	(0)	1, 2
	, ,02	1,	(, 0)		$20, 30 \\ 3 0 \\ 1 \\ (1,1 2) \\ (2,1 , ) \\ \hline 1,33 \\ (, 20)$
<b>)</b>					13, 1

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## FINANCIAL INFORMATION ON THE KSL GROUP

For the year ended 31 December 2007

Other segment information

Sales of

## FINANCIAL INFORMATION ON THE KSL GROUP

For the year ended 31 December 2009

Other segment information

	Sales of chemicals and metals HK\$'000	Property investments HKS'000	Securities investments HKS'000	Segment Total HK\$'000
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For the six months ended 30 June 2009 (unaudited)

Other segment information

	Sales of chemicals and metals HKS'000	Property investments HKS'000	Securities investments HKS'000	Segment Total HKS'000
A m - to a m	1.			. 20
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		,21		,21
the state of the			10,3	10,3
$1^{\underline{q}} + 1^{\underline{q}} $			3	3
(1 <sup>9</sup> ) 1		(3)		
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	11, 3			11, 3

## FINANCIAL INFORMATION ON THE KSL GROUP

For the six months ended 30 June 2010

Other segment information

Sales of			
chemicals	Property	Securities	Segment
and metals	investments	investments	Total
HK\$'000	HK\$'000	HK\$'000	HK\$'000

### 7. INCOME TAX EXPENSE (CREDIT)

	Year ended 31 December			Six months ended 30 June	
	<b>2007</b> HK\$'000	<b>2008</b> HK\$'000	<b>2009</b> HK\$`000	<b>2009</b> <i>HK\$'000</i>	<b>2010</b> HK\$`000
	1,0 1,2 3	1, 、	13	11.	1 3 3,1
	2,3 0	1, 2	, 3		3,2
() je za Syna Ala za 1 <sup>g</sup> K 1 <sup>g</sup> je za za 1 <sup>g</sup> K 1 <sup>g</sup>	(2)	( ) (1 3)	(23)		33
	(1)	(2)	(,)		33
	1,	1,31	· · ·	<u> </u>	3,331
(note 21)	3, 1	(1, 3) (1,01)	(31)	13	1, ,
	3, 0	(2, , )	(2)	13	1, .
	, 0	(1, 3)	, 00	1,02	, 20

 $2 \frac{1}{2} \times 200, \qquad \mathbf{r}^{\mathbf{g}} \mathbf{K} \mathbf{r}^{\mathbf{g}} \mathbf{r}^{\mathbf{g}} = \frac{1}{2} \times \frac{$ 

 $\mathbf{x}_{i} = \left\{ \mathbf{y}_{i} = \left\{$ 

### 8. PROFIT (LOSS) FOR THE YEAR/PERIOD

				Six month	is ended
	Year	ended 31 Dece	mber	30 Ju	ine
	2007	2008	2009	2009	2010
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
				(• .•	
y y / s	1,132	1,131	1,12	1	1
La de la companya de Managente de la companya de la	2		20	20	
	1,1	1,131	1,1	1	1
the second secon	. 3	11, 2	11,233	,3 1	310
μ.,		,32			

## FINANCIAL INFORMATION ON THE KSL GROUP

### 9. INVESTMENT PROPERTIES

	HK\$'000
X A A $1_{\gamma}$ $y_{\gamma}$ 200.	3,213 2 3 0,0 (2 , 1 )
A 31 200.	$ \begin{array}{c} (2, 1) \\ 10, 13 \\ 3, 3 \\ 3, 33 \\ (20,) \end{array} $
A 31	$\begin{array}{c} & & & & \\ & & & & \\ & & & & \\ & & & & $
A 31	, 22 12, 0 (1,132)
A 30 k 2010	0,3

K & Le '

	A	s at 31 December		As at 30 June
	<b>2007</b> HK\$'000	<b>2008</b> HK\$'000	<b>2009</b> HK\$`000	<b>2010</b> <i>HK\$`000</i>
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 $K = \frac{1}{2} + \frac{1}{2} +$ 

	Leasehold land and buildings				
		s at 31 December	8000	As at 30 June	
	<b>2007</b> HK\$'000	<b>2008</b> HK\$`000	<b>2009</b> HK\$`000	<b>2010</b> HK\$`000	
$\frac{1}{12} \frac{1}{K} \frac{1}{12}$	, 3	3.	, 3	,	
	,3	,1	,1	,10	
=	12,30	11, 2	11, 1	11, 、	

### FINANCIAL INFORMATION ON THE KSL GROUP

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	As	s at 31 December		As at 30 June
	<b>2007</b> HK\$`000	<b>2008</b> HK\$`000	<b>2009</b> HK\$`000	<b>2010</b> <i>HK\$`000</i>
• · · · · · · · · · · · ·	. 2	. 2		
К 🦕 Ч. – – – – – – – – – – – – – – – – – –	3	3		

### 12. FOREIGN EXCHANGE YIELD LINKED DEPOSIT

 $\mathbf{P} = \mathbf{P} + \mathbf{P} +$ 

alORIES3 -2.33 tINKE1m /-tie884 0 TD .025 Tc 14.724 Tw [( As )14699(at)]TJ -32.2884 -1.375 TD .025 Tw [( )-25910(As at 31 D

## FINANCIAL INFORMATION ON THE KSL GROUP

A Ben Marcon Antonio (1997)
 A Ben Antonio (1997)

	A	s at 31 December		As at 30 June
	<b>2007</b> HK\$'000	<b>2008</b> HK\$`000	<b>2009</b> HK\$`000	<b>2010</b> HK\$`000
0 30 : У	10 , 2	2, 1	,00	, 1
31 0 1 24	、, 11	10, 2	11, 23	1,30
1 0 / Уд	2,	1 , 2	, 0	., 0
1 120 · Y	., 0	10, 、		1,10
121 3 <i>y</i>	., Q	<b>9</b>	31	-
	211,	. 1, .	, 1.	,0

## FINANCIAL INFORMATION ON THE KSL GROUP

### Movement in the allowance for doubtful debts

	As at 31 December			As at 30 June
	2007	2008	2009	2010
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
A	12, 0	11, 1	1,.	20,202
	(., 0)	(1, )	(, 3)	

### **16. OTHER FINANCIAL ASSETS**

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### 17. CREDITORS AND ACCRUED CHARGES

	A	s at 31 December		As at 30 June
	<b>2007</b> <i>HK\$`000</i>	<b>2008</b> HK\$'000	<b>2009</b> HK\$`000	<b>2010</b> HK\$'000
Sala sala Sala sala sa kari Maka a 🔒	30,	1,	,0 , 12,	23,1
	0,	2 ,3 .	1,0	2,1
and the second sec	a an an the and the second		, 1	l∰ , tran

	A	As at 30 June		
	<b>2007</b> <i>HK\$`000</i>	<b>2008</b> HK\$`000	<b>2009</b> HK\$`000	<b>2010</b> HK\$'000
$\begin{array}{ccc} 0 & 30 \neq y_{4} \\ 31 & 0 \neq y_{4} \end{array}$	30, 2	1 ,3 0	,0	23,0 1
0 : У4	10			-
	30,	1,	,0 、	23,1

Anat

# APPENDIX II FINANCIAL INFORMATION ON THE KSL GROUP

# 18. AMOUNTS DUE FROM/TO RELATED COMPANIES AND NON-CONTROLLING SHAREHOLDERS OF SUBSIDIARIES

Constant of the second of th

### **19. BANK BORROWINGS**

	A	s at 31 December		As at 30 June
	2007	2008	2009	2010
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Note)	1, 3	10, 2	1,22	,12
		, 3	, 02	12, 10
	3 , 02	1 1, .	1 ,1 2	1.1, 3
	3,3	12,	1,2	1.,.

 $\begin{array}{c} & & & & & \\ & & & & \\ & & & & & \\ & & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & &$ 

n a Bie i Rein and a practice in a second a second se

As at 31 December						
2007	2008	2009	2010			
[\$'000	HK\$'000	HK\$'000	HK\$'000			
2 ,220	20,0 3	22,112	,1.0			
,033	., 3	., 02	10,110			
2	2007 <i>xs</i> '000 2 ,220 , ,033	<i>K\$'000 HK\$'000</i> 2 ,220 20,0 3	K\$'000         HK\$'000         HK\$'000           2,220         20,0,3         22,112			

### 21. DEFERRED TAX LIABILITIES

-							-
. к 🤇	بي ا	1	1 2	· -		<u>ц</u>	,

	Fair value change of investment properties HKS'000	Revaluation of leasehold land and buildings HKS'000	Accelerated tax depreciation <i>HKS'000</i>	<b>Tax loss</b> HKS'000	Total HKS'000
$\mathbf{A} = 1_{T} \underbrace{\mathbf{y}}_{\mathbf{y}} \underbrace{\mathbf{y}}_{\mathbf{y}} 200.$	, 21	1,223	12		,
	,0.3 (3) 2		(122) (11) 3		3, 1 () 2
A 31 200	, 3	1,223	2		10,
	( ) ( ) 132	(. 0)	(31) (3)	(1,01.)	(1, 3) (1,0) 1
A 31	,3 2	1,1 3	13	(, 3)	,12
, μ <sup>2</sup> , μ <sup></sup>	(2 , ) (22) 1		10 (1)	(,)	(31) 2 ()
A 31 200	.,0	1,1 3	22	(1,01)	. , 2.
	1, Q		(20)	(1)	1, , (1)
A 30 H 2010	<b>9</b> ·	1,1 3	02	(1,01)	, ,31

### 22. OPERATING LEASE COMMITMENTS

### The KSL Group as lessee:

<b>A</b> , ,	1	la l	έ,	K	¢,	Ļ	. 1	Ļ	, 1	۱ <mark>۶</mark>		ષ્યપ્	La A	
y,														

		A	As at 31 December		As at 30 June
		2007	2008	2009	2010
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
/		1,	2,	1,.0	<b>.</b> .
1	Y <sub>4</sub> L	2,	1, .	2	
		, 3	,	2,01	

### 26. RELATED PARTY TRANSACTIONS

	Year	ended 31 Dece	mber	Six months ended 30 June		
	2007	2008	2009	2009	2010	
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	
KSH						
2 - 2 <b>19</b> - 2 - 2 - 2 - 4	10,1 0	, 3	, 3	,2	,2	
	2,		1,1 3		1,0 、	
			1,300		22,000	
• • • • • • • • • • • • • •			1,011		2	
· · · · · · · · · · · · · · · · · · ·	322		3	21	23	
<i>t</i>		1 .	20	13		
Subsidiaries of KSH not						
included in KSL Group entities						
i i i i i i i i i i i i i i i i i i i	3	Q	32	20	3	
•		1.	2	1 .	13	
- y						

### 27. KEY SOURCES OF ESTIMATION UNCERTAINTY

### Allowance of doubtful debts

# APPENDIX II FINANCIAL INFORMATION ON THE KSL GROUP

### Net realisable value of inventories

 $y_{2} = y_{2} + y_{3} + y_{4} + y_{5} + y_{5$ 

### 28. CAPITAL RISK MANAGEMENT

- , . . . In the Index of the Source of the state of the state of the Source of the So

### 29. FINANCIAL INSTRUMENTS

#### (a) Categories of financial instruments

	A	s at 31 December		As at 30 June
	<b>2007</b> HK\$'000	<b>2008</b> <i>HK\$'000</i>	<b>2009</b> HK\$`000	<b>2010</b> <i>HK\$'000</i>
N A A A A A A A A A A A A A A A A A A A				
	1,11	10 , Q , 1	,02	. , 0
	00,113	2. ,	3 ,.	,
A sta	. 1 ,0	0. ,. 3	0,112	0,.0

### (b) Financial risk management objectives and policies

- ו<mark>∄</mark> K 🗣 4 ୍ୟୁ ×. K . La Alexandre K હ્યુ , У, L. Y₄ ⊠⊊ Øke i XX, . . . . L. L , ել

#### (c) Foreign currency risk management

 $\begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \end{array} \end{array} \end{array} \end{array} \end{array} \end{array} \end{array} \end{array} = \left\{ \begin{array}{c} \begin{array}{c} \\ \end{array} \end{array} \end{array} \end{array} = \left\{ \begin{array}{c} \end{array} \end{array} \end{array} = \left\{ \begin{array}{c} \\ \end{array} \end{array} \end{array} \end{array} = \left\{ \begin{array}{c} \end{array} \end{array} \end{array} = \left\{ \begin{array}{c} \end{array} \end{array} \end{array} \end{array} = \left\{ \begin{array}{c} \end{array} \end{array} \end{array} \end{array} = \left\{ \begin{array}{c} \end{array} \end{array} \end{array} = \left\{ \begin{array}{c} \end{array} \end{array} \end{array} \end{array} = \left\{ \begin{array}{c} \end{array} \end{array} = \left\{ \begin{array}{c} \end{array} \end{array} = \left\{ \begin{array}{c} \end{array} \end{array} \end{array} = \left\{ \begin{array}{c} \end{array} \end{array} \end{array} = \left\{ \begin{array}{c} \end{array} \end{array} = \left\{ \end{array} \end{array} = \left\{ \begin{array}{c} \end{array} \end{array} = \left\{ \end{array} \end{array} = \left\{ \end{array} \end{array} = \left\{ \begin{array}{c} \end{array} \end{array} = \left\{ \end{array} = \left\{ \end{array} \end{array} = \left\{ \end{array} = \left$ 

 $\sum_{i=1}^{n} \sum_{i=1}^{n} \frac{|\mathbf{x}_{i}|^{2}}{|\mathbf{x}_{i}|^{2}} = \mathbf{K} \left\{ \mathbf{x}_{i} \mathbf{x}_{i}^{2} + \sum_{i=1}^{n} \frac{|\mathbf{x}_{i}|^{2}}{|\mathbf{x}_{i}|^{2}} + \sum_{i=1}^{n} \frac{|\mathbf{x}_{i}|^{2}}{|\mathbf$ 

	Ass	ets		Liabilities				
	As at		As at		As at		As at	
3	1 Decembe	r	30 June	<b>31 December</b>			30 June	
2007	2008	2009	2010	2007	2008	2009	2010	
HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	

## FINANCIAL INFORMATION ON THE KSL GROUP

			As at 30 June					
	20	07	20	08	20	09 2010		
	Increase (decrease) in foreign exchange rates		Increase (decrease) in foreign exchange rates	Effect	Increase (decrease) in foreign exchange rates	Effect on profit or loss	exchange rates	Effect on profit or loss
	HK\$'000		HK\$'000		HK\$'000		HK\$'000	
	10%	(2)	10%	(2)	10%	1	10%	(1,00)
Provide the second s	(10%)	2	(10%)	2	(10%)	(1)	(10%)	1,00
La J <mark>8</mark>	10%	23	10%		10%		10%	32
ı <sup>⊈</sup> Kı <sup>⊈</sup> ∕	(10%)	(23)	(10%)	( )	(10%)	( )	(10%)	(32)
4	10%	1	10%	21	10%	3.	10%	20
ı <sup>⊈</sup> Kı <sup>⊈</sup> ∕	(10%)	(1)	(10%)	(21)	(10%)	(3,)	(10%)	(20)
e e e e e e e e	1%		1%		10%	11	10%	
	(1%)	(,)	(1%)	( )	(10%)	(11)	(10%)	

### (d) Interest rate risk management

Interest rate sensitivity

### (e) Other price risks

### Price sensitivity

# FINANCIAL INFORMATION ON THE KSL GROUP

 $\begin{array}{c} \mathbf{k} & \mathbf{y} \\ \mathbf{k} & \mathbf{k} \\ \mathbf{k} & \mathbf{y} \\ \mathbf{k} & \mathbf{k} \\ \mathbf{k} \\ \mathbf{k} & \mathbf{k} \\ \mathbf$ 

# FINANCIAL INFORMATION ON THE KSL GROUP

	Weighted average effective interest rate %	Less than 1 month HKS'000	1-3 months HKS'000	Over 3 months HKS'000	Total undiscounted cash flows HKS'000	Carrying amount HKS'000
31 December 2007						
A. 4. 14. 1997		3,2		1,1	3., .	3., .
A la la -	l₫	210,2			210,2	210,2
		3,2			3,2	3,2
. ⊠∢ I <sup>g</sup>		,3 2	1 ,0		., 3	.,1 2
	•-	2 ,32	111,		3 ,103	3,3
		., 2	12, 2	1,1	. 1 ,	. 1 ,0
31 December 2008						
in the second se		20, 3	0.	1,11	22,3	22,3
A to the second		322,0			322,0	322,0
A la da, -,	la T	1			1	1
. N⊊ I <sup>Q</sup>		1, .	,3 .		1 3,1	1 2, .
		,,,2	,00	1,11	0,3	0. ,. 3
31 December 2009						
in a star a star a barta star star star star star star star		,02	23	2, 2	11,0	11,0
A la la sout		32.,0			32.,0	32,0
. Nic I <sup>Q</sup>	1.13	13 , 11	31, 、		1 ,20	1,2
		., 1	31, 30	2, 2	0,33	0 ,112
30 June 2010						
_ st statistick. Not		23,	1.	3,1	2.,32	2,32
A 4 14 14		3,0			3 ,0	3,0
	<sup>1</sup> g	3, 00			3, 00	3, 00
	1.3	1.,3	13, 2		1, 0,01	1., .
		, 22	13, 1	3,1	0,3	0,.0

### (h) Fair value of financial instruments

Fair value measurements recognised in the combined statements of financial position

	As at 3	31 December	2009	As at 30 June 2010			
			<b>Total</b> <i>HKS'000</i>	Level 1	Level 2 HKS'000	Total	
	1113 000	11K\$ 000	11K\$ 000	11K\$ 000	11K\$ 000	11K\$ 000	
	3, 1	32,0 3	,02	2,	33,33	. , 0	
•	1	2.					
, , , <b>y</b> , ,							
• , f , , , , f, , ,							

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# FINANCIAL INFORMATION ON THE KSL GROUP

) · · · · · · · · · · · · · · · · · · ·	, statistics in the state of t	ç 🕻 🦌 30	La 2010			
Name of entities	Place of incorporation/ registration	Principal place of operation		apital Non-voting preferred**	Percentage of issued/registered capital held %	Principal activities
A	ı <sup>g</sup> Kı <sup>g</sup>	ı <sup>g</sup> Kı <sup>g</sup>	K\$1,000,000		100*	, կայ, կայ, β , , , , , , , , β , , , , , , , , ,
• 1 <sup>9</sup>		ı <sup>g</sup> Kı <sup>g</sup>	\$1,000		100	, <b>1</b> 8
¥,	I <sup>Q</sup> K IQ	ı≇Kı≇	K\$1,000,000		100	у. У.
	ı <sup>g</sup> Kıg	ı <sup>g</sup> Kı <sup>g</sup>	K\$2		100*	
P <sup>2</sup> ℓ <sup>1</sup>	r <sup>Q</sup> K r <sup>Q</sup>	l <sup>g</sup> K lg	K\$10,000		100*	, la, la, l≌, , , ,,, l≌, ,, , , l≌, ,,, ,, , , , la,
$\frac{1}{a^1}$ ) $\frac{1}{a^1}$	I <sup>Q</sup> K I <sup>Q</sup>	) <b>'</b> -	K\$10,000		. 0	р. У.,
$\mathbf{G}_{\mathbf{k}} = \frac{1}{2} e^{-\frac{1}{\mathbf{k}} \cdot \mathbf{r} \cdot \mathbf{r}} 1 + \frac{1}{2} e^{-\frac{1}{2} \mathbf{r} \cdot \mathbf{r}} 1$	1 <sup>8</sup> K 1 <sup>8</sup>	) <b>'</b> -	K\$10,000		. 0	р
$ \overset{\bullet}{\overset{\bullet}{\overset{\bullet}{\overset{\bullet}{\overset{\bullet}}}}} = A = \frac{1}{2^{2}} 1^{-1} = 1 = 1 $	1 <sup>92</sup> K 1 <sup>92</sup>	л на с Л 1 <sup>4</sup> -	K\$10,000		. 0	р. У <sub>4</sub>
$ \begin{pmatrix} \mathbf{x}_{\mathbf{y}} & \mathbf{y}_{\mathbf{y}} \\ (\mathbf{x}_{\mathbf{y}} & \mathbf{y}_{\mathbf{y}} \\ (\mathbf{x}_{\mathbf{y}} & \mathbf{y}_{\mathbf{y}} \\ \mathbf{y}_{\mathbf{y}} \end{pmatrix}_{\mathbf{x}_{\mathbf{y}}} \mathbf{y}_{\mathbf{y}} \mathbf{y}_{\mathbf{y}} \mathbf{y}_{\mathbf{y}}^{2} $	· · · <sup>1</sup> <sup>4</sup> · · )*-		\$3 0,000		100#	, et l <sup>Q</sup> − e e e

### 30. ENTITIES COMPRISING KSL GROUP

# FINANCIAL INFORMATION ON THE KSL GROUP

Name of entities	Place of incorporation/ registration	Principal place of operation	Issued/regis fully paid Ordinary		Percentage of issued/registered capital held %	Principal activities
K 1 <sup>8</sup>	ı <sup>g</sup> Kıg	)*	K\$10,000		. 0	у, У,
К <sub>П</sub> ( 1 <sup>д</sup> ) <sub>1</sub> <sup>3</sup>	د لم عالي الع الح	2 2 2	\$1,000,000		1	, an Real and a Real and an an an an an an an Real Age
$\mathbf{p}^{i_1} = \mathbf{A}_{i_1,i_2} + \dots + \dots + \dots$	ı <sup>g</sup> Kıg	1 <sup>2</sup> K 1 <sup>2</sup>	K\$10,000		100*	1.1.1
$\mathbf{J}^{(1)} = \frac{f(t)}{t^{1}} \mathbf{J}^{(1)} = \frac{f(t)}{t^{1}}$	ı≇ <u>k</u> ı≇	, <b>)</b> , -	K\$10,000		. 0	у, у,
, / <mark>8</mark> , , , , , , , , , , , , , , , , , , ,	ı≇Kı≇	, <b>)</b> ,-	K\$1, 2 ,200	K\$2,1 0,000	100*	, et i <sup>¶</sup> − e e e e e e e e e e e e e e e e e e
4 <b>G y</b> , <b>V 4 .</b> ,	,V <u>e</u>	А. Ц	_ \$2		100	1 1 <sup>g</sup>
• • • • • • • • • • • • • • • • • • •	ı <sup>₽</sup> K ı <sup>₽</sup>	л <b>)</b> *-	K\$10,000		. 0	) · · · · · · · · · · · · · · · · · · ·
$\sum_{i=1}^{\infty} \frac{1}{2^{i}} \sum_{j=1}^{n-1} \frac{1}{2^{i}}$	ı <sup>g</sup> Kıg	· )'-	K\$10,000		. 0	) <sup>y</sup> ,
$\frac{1}{r^1}$	ı <sup>₽</sup> K ı <sup>₽</sup>	· )'-	K\$10,000		. 0	) · · · <sup>y</sup> , · · · · ·
<b>)</b>	ı <sup>₽</sup> K ı <sup>₽</sup>	, <b>)</b> , -	K\$10,000		. 0	) <sup>y</sup> ,
/	ı <sup>g</sup> K ı <sup>g</sup>	) <b>`</b>	K\$10,000		. 0	y,

\*\*  $- \mathbf{1}^{\mathbf{Q}}$  , if  $\mathbf{x}_{1}$ , if  $\mathbf{y}_{1}$ ,  $\mathbf{y}_{2}$ ,  $\mathbf{y}_{3}$ ,  $\mathbf{y}_{3}$ ,  $\mathbf{y}_{3}$ ,  $\mathbf{y}_{4}$ ,  $\mathbf$ 

# FINANCIAL INFORMATION ON THE KSL GROUP

### Notes:

- 2.  $y_{\theta} = y_{\theta}$  is the second sec
- 3. *Y*<sub>2</sub> *y*<sub>4</sub> *y*<sub>5</sub> *y*<sub>5</sub> *y*<sub>6</sub> *y*<sub>6</sub>

# APPENDIX II FINANCIAL INFORMATION ON THE KSL GROUP

### 3. STATEMENT OF INDEBTEDNESS

A  $1 \frac{1}{4} \frac{31}{4} \frac{1}{4} \frac{31}{4} \frac{1}{4} \frac{31}{4} \frac{1}{4} \frac{31}{4} \frac{1}{4} \frac{31}{4} \frac{1}{4} \frac{31}{4} \frac{1}{4} \frac{$ 

 $K \subseteq \mathbb{Q}^{2} \times \mathbb{Z}_{2} \otimes \mathbb{Q}^{2} \times \mathbb{Q}^$ 

### 4. MATERIAL CHANGE

A  $K = \frac{19}{100}$   $K = \frac{19}{100}$   $M = \frac{19}{100}$ 

# UNAUDITED PRO FORMA FINANCIAL INFORMATION ON THE KSL GROUP

The unaudited pro forma financial information on the KSL Group contained in the Circular is reproduced below. Capitalised terms used in this section shall have the same meanings as those defined in the Circular.

# "1. UNAUDITED PRO FORMA STATEMENT OF FINANCIAL POSITION OF THE KSL GROUP

L. K ( . 4 C. -) . 1 L, g Ç, L S. 30 4 Ļ 2010.

L. 30 2010 1. . 1 K 🕻 L L L L А 1 , 1 L А ſ ( 11 L L 1 Ç, ų L. Ļ У<sub>А</sub> ુધ્ 1 ... У, <mark>9</mark> L Ļ У ,

Ļ A L. 7 . I L ( ا<sup>ھ</sup> ) y, У L . **ب**ر L У., L. 30 🎽 2010 y, lala g, L K 🕻 1. Cz – g, 4 .

# UNAUDITED PRO FORMA FINANCIAL INFORMATION ON THE KSL GROUP

	KSL Group as at 30 June 2010	Pro forma a	adjustments	Pro forma KSL Group
	HK\$'000 (note 1)		HK\$'000 (note 3)	HK\$'000
Non-current Assets				
	0,3			0,3
Y <sub>4</sub> ,	12, 0			12, 0
				2, 1
Current Assets				
	, ,3			, ,3
• • • • • • • • • • • • • • • • • • •	,01 ,30			,01 ,30

# UNAUDITED PRO FORMA FINANCIAL INFORMATION ON THE KSL GROUP

# 2. UNAUDITED PRO FORMA STATEMENT OF COMPREHENSIVE INCOME OF THE KSL GROUP

 $\mathbf{K} = \mathbf{K} =$ 

 $\mathbf{K} = \mathbf{K} =$ 

A  $y_{a}$   $y_{b}$   $y_$ 

# UNAUDITED PRO FORMA FINANCIAL INFORMATION ON THE KSL GROUP

	KSL Group for the six months ended 30 June 2010 HK\$'000 (note 1)	Pro forma adjustment HK\$'000 (note 2)	Pro forma KSL Group HKS'000
INVESTING ACTIVITIES			
Le y, v v L Le v	(33)		(33)
	3 0	(1 .)	1 3
	1 ,132		1 ,132
y and the second s	,		,
	1 ,1		1 ,03

**FINANCING ACTIVITIES** 

## UNAUDITED PRO FORMA FINANCIAL INFORMATION ON THE KSL GROUP

Notes:

- 2.  $\begin{array}{c} & & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & & \\ & & & \\ & & & & & \\ & & & & \\ & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & & & \\ & & & &$

## **PROPERTY VALUATION ON THE KSL GROUP**

## PROPERTY CATEGORIZATION AND VALUATION METHODOLOGY

 $\begin{array}{c} \mathbf{f}_{\mathbf{x}} = \mathbf{f}_{\mathbf{x}} + \mathbf{f}_{\mathbf{$ 

### TITLE DOCUMENTS AND ENCUMBRANCES

A second se

### **INSPECTION AND MEASUREMENT**

•

# **PROPERTY VALUATION ON THE KSL GROUP**

### SUMMARY OF VALUATION

			Market Value in
			<b>Existing State</b>
			Attributable
		Market Value Interest	to the
		in Existing State Attributed	KSL Group
		as at to the	as at
No.	Property	31 July 2010 KSL Group	31 July 2010

Group I – Property held by the KSL Group for Owner-occupation in Hong Kong

1.	<b>A</b> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	K\$ 3,300,000	100%	K\$ 3,300,000
	Α,,,,,,,,			
	K. 1 <sup>2</sup> ,			

.

# **PROPERTY VALUATION ON THE KSL GROUP**

# **VALUATION REPORT**

## Group I – Property held by the KSL Group for Owner-occupation in Hong Kong

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 31 July 2010
, 3 t , <b>A</b> ,,,	,		
	$ \begin{array}{cccccccccccccccccccccccccccccccccccc$		
¢, ų, , K., I <sup>4</sup> , ,			
, K, K, I <sup>Q</sup> K I <sup>Q</sup> .	· · · · · · · · · · · · · · · · · · ·		
an de la seconda de la second	$1  0^{\frac{1}{2}}  1  0^{\frac{1}{2}}$		
	K\$1,2		

# **PROPERTY VALUATION ON THE KSL GROUP**

2 , V

roperty	Description and tenure	Particulars of occupancy	Market value in existing state as at 31 July 2010
2 .		Le la	K\$23, ,000
, K 🔎 📲	/ 1 - 🧏 ( 🔄 📲		(100%
. Y			
, I <sup>⊈</sup>	, y <sub>4</sub> 3, 1 .	K\$ ,000	
	• · · · · · · · · · · · · · · · · · · ·		
. <mark>الأ</mark>	1 0 <sup>5</sup> ,	A	
10			
. 1	K\$1,2	2010 · · · · · · ·	
	A , , , , , , , , , , , , , , , , , , ,	A, , A, , , , , , , , , , , , , , , , ,	$ \begin{array}{cccccccccccccccccccccccccccccccccccc$

## Group II – Property held by the KSL Group for Investment in Hong Kong

# **PROPERTY VALUATION ON THE KSL GROUP**

## Group III – Property held by the KSL Group for Investment in Singapore

	Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 31 July 2010	
3.		$y_{a} = 3 $ $y_{a} = -y_{a} $ $y_{a} = -y_{a} $ $y_{a} = -y_{a} $ $y_{a} = -y_{a} $	y <sub>4</sub> 4 y <sub>4</sub> y <sub>4</sub> y <sub>4</sub> 1 4 € 200 y <sub>4</sub> \$3,000	K\$ , ,000 ( 1% K\$3,0 , 0)	
		· · · · · · · · · · · · · · · · · · ·			
		$\frac{1}{1} \cdot \frac{1}{0} \cdot \frac{1}{2} \cdot \frac{1}$			
		A			
		200 200 1- 19 2.			

Note:  $Y_4 \in Y_4 \in Y_4$ 

# **PROPERTY VALUATION ON THE KSL GROUP**

Property	Description and tenure	Particulars of occupancy	Market value i existing state as a 31 July 201
10. #2 -10	Description and tenure $y_{4}$ $2$ $2 - y_{4}$ $2$ $2 - y_{4}$ $3$ 1 - 3t 1 - 3t 3 - 3 3 - 3 3 - 3 4 - 3 3 - 3 4 - 3 3 - 3 4 - 3 3 - 3 4 - 3 4 - 3 3 - 3 4 - 3	ца, уд. – Ца, ца, Ца, , , , Ца, , , , , , , , , , , , ,	31 July 201 K\$.,2 2,00 ( 1% K K\$3,., 20
	· · · · · · · · · · · · · · · · · · ·		
	200 <b>1</b>		

## Group IV – Property held by the KSL Group for Owner-occupation in Singapore

Note:  $y_{4} = K_{1} \left( \frac{g_{4}}{2} \right)_{1} = 1$ 

## APPENDIX V SUMMARY OF THE NEW ARTICLES OF ASSOCIATION OF KSL

Set out below is a summary of certain provisions of the Articles of Association (the "Articles") of Kee Shing Investment (BVI) Limited (referred to as the "Company" for the purpose of the summary below) which has been adopted on 14 October 2010 under the Group Reorganisation.

### (a) directors

### *(i) Power to allot and issue shares and warrants*

, V ي الجا ر 14 , ,**L** , Уд A ,La , I ( -) . . . 1 . 1. L. , У, , Уд y, L , Y<sub>A</sub> g g / g. 1 1, 1. ુદ્વ L , *Y*<sub>A</sub> *Y*<sub>A</sub> , У, Ļ , y, L , Уд ſ ( , ſ . .  $\mathcal{Y}_{\mathbf{A}}$   $( \mathbf{y}_{\mathbf{A}} \mathbf{y}_{\mathbf{A}}$ ), / \_ / / ( Y<sub>≜ 1</sub> بار. . jų A A , , , , Y, , 1 . ₽ , Y<sub>4</sub> , , ₽**g L** , У, **,** , Y<sub>A</sub> 1 , Уд У<sub>А</sub> У<sub>А</sub> . 1 . . . Ļ L YA I ▲ , f

₽**g** У L L L Ļ g, L Ч. , YA . . L ( У, y, 1. . .

 $\mathbf{A} = \{\mathbf{y}_{\mathbf{A}}, \dots, \mathbf{y}_{\mathbf{A}}\}$ ե У<sub>А</sub> , YA ۱<mark>۶</mark> А **g**. ₽**g** I<sup>Q</sup> , , , , , , Y<sub>A</sub> , , La, YA , . . . , У, , Уд L L. **,** ′ · · · · · 1 <u>م</u> У ୍ ାୟି L. L Ļ ſ • / Ļ Ļ . . ₩~ , <u></u> , 1 , 1 1. . 1

# APPENDIX V SUMMARY OF THE NEW ARTICLES OF ASSOCIATION OF KSL

Power to dispose of the assets of the Company or any subsidiary

(ii)

A set $\mathbf{I}^{\mathbf{Q}}$ is a set $\mathbf{I}$ set $$
(iii) Compensation or payments for loss of office
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$
$( \begin{array}{cccccccccccccccccccccccccccccccccccc$
<i>(iv)</i> Loans and provision of security for loans to directors
A Real Real Real Real Real Real Real Real
(v) Disclosure of interests in contracts with the Company or any of its subsidiaries
A $t = y_{4}$ $t $
$\begin{array}{cccccccccccccccccccccccccccccccccccc$
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$
10

## APPENDIX V SUMMARY OF THE NEW ARTICLES OF ASSOCIATION OF KSL

As the set of the set

- $(..), y_{a}, ..., ..., ..., ..., y_{a}, ..., y_{a},$

### (vi) Remuneration

A  $y_{g}$  : . . . ,  $y_{g}$  ,  $y_{g$ 

#### (vii) Retirement, appointment and removal

A I B	<b>1<sup>9</sup></b> , , , , , , , , , , , , , , , , , , ,	۲ ا <mark>ل</mark> ا	, <b>L</b>
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, <b>L</b> ette ( , , , )			
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· · · <del>·</del> · · · · ·	, f , , , , , , , , ,	······································	. <del>-</del> <i>I</i>
1			
1	<u>g</u>		У <sub>4</sub> 1 <sup>9</sup>

- $(..) \qquad \mathbf{1}^{\mathbf{q}} \qquad \dots \qquad \mathbf{1}^{\mathbf{q}} \qquad \mathbf$
- $(..), \underbrace{\mathbf{u}}_{\mathbf{x}} \dots \dots \underbrace{\mathbf{u}}_{\mathbf{x}} \dots \underbrace{\mathbf{u}}_{\mathbf{x}$
- $(a,b) \qquad a = \frac{g}{2} + \frac{$

	, <i>1</i>	y,	I <sup>g</sup> and t	, La	У,	
I ,						

 $\mathbf{x}_1 \mathbf{x}_2 \mathbf{y}_3 \mathbf{y}_3 \mathbf{y}_4 \mathbf{y}_5 \mathbf{y}_5$ 

А. , Уд.	ધ્ય	1 1	A	. 1 . I .	<b>ب</b> و ,	y,	У,
y La			, Y <sub>4</sub> , ,		ι,		<b>,</b>
, Y <sub>4</sub>							
Уда и 19 стала с							

### (f) Voting rights (generally and on a poll) and right to demand a poll

	La Y	la construction de la constructi	l <mark>a</mark>	· · · · · · · · · · · · · · · · · · ·	, Y <sub>4</sub>
У <sub>А</sub>	A	, , , y <sub>A</sub> 1 <sup>g</sup>	I E	· · · · · · · · · · · · · · · · · · ·	• *
	( I <sup>g</sup> .,	· • • • • •	Y,	$(\mathbf{y}_{\mathbf{y}}, \mathbf{y}_{\mathbf{y}}, \mathbf{y}_{\mathbf{y}}), \mathbf{y}_{\mathbf{y}}$	У,
· .		. Y <sub>4</sub>	. Y <sub>A</sub> Y <sub>A</sub>	<b>,</b>	I I I I I
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	, <u>i</u> , <u>i</u> , ,	, La , La ,	.1.,1.,	, , , , , , , , , , , , , , , , , , ,	. 1
,			, , <b>L</b>		1
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, Y <sub>4</sub>	, ),	1 1.1	Уд () с с с	I IIII	(), ., ., .,
(3)	,		· · · · · · · · · · · · · · · · · · ·	, y <sub>4</sub>	lay, la
У,					
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y,					
			(), , ,, ,,		
			<b>L</b>		
, la la					

### (g) Requirements for annual general meetings

 $(1) \stackrel{\text{\tiny $\mathbb{R}^{2}$}}{\longrightarrow} \dots \stackrel{\text{\tiny $\mathbb{R}^{2}$}}{\longrightarrow} \dots$ 

- ()  $\mathbf{1}^{\mathbf{q}}$ ,  $\mathbf$

- (...) is the state of the state

## (j) Transfer of shares

 $\mathbf{x} = \mathbf{x} + \mathbf{x} + \mathbf{x} + \mathbf{x} + \mathbf{x} + \mathbf{y} + \mathbf{x} + \mathbf{y} + \mathbf{x} + \mathbf{y} +$ 

La desta da Va

() ()2 Xz, Y, Y, Xz

### (m) Dividends and other methods of distribution

A set is a set of the terminal the set to be set the set of the se

#### (n) **Proxies**

### (o) Forfeiture of shares

 $\begin{bmatrix} f_{1} & f_{2} & f_{3} & f_$ 

A transform  $y_{g}$ , the second seco

#### (p) Inspection of share register

## (q) Quorum for meetings and separate class meetings

 $\begin{bmatrix} y_{1} & y_{2} & y_{3} & y_{4} & y_{5} & y_$ 

## (r) **Reserved matters**

## (s) **Procedures on liquidation**

₽**g** , Y<sub>A</sub> , I<sup>⊈</sup>, Ŀ Le Le . . . . . , . . I  $\mathbf{L}_{\mathbf{x}} = \mathbf{L}_{\mathbf{x}} + \mathbf{L}_{\mathbf{x}} +$ (). Уд , Уд L. ե ( in the second 1<sup>2</sup> La , , **L** L , Y<sub>A</sub> l Start L L ų, У<sub>А</sub> , jų į . , , , . . . У, , y, ել **L** .,. Уд. . . . . 1 . . . . 1 PL 1 YA YA.

, Y<sub>A</sub> La YA Ÿ**▲ ل**م ) La , , , Y<sub>A</sub> , , , , У, L ... . 1 **y**, A., 1 1 У, L J. ۱đ , Y<sub>4</sub> , 1 ÿ, 1 L YA **L** ų · · · · · · · · · У. ե L . , . I.I. I. I. I. I. YAT. . . 1 ų , Y<sub>4</sub>, **X** Уд, Уд L X la YA. L L L **L**, , . . . , <u>ل</u> y<sub>A</sub> Ø. YA. . . . . .

## (t) Untraceable members

# **GENERAL INFORMATION**

## SHAREHOLDINGS AND DEALINGS

## Interest in KSL

		Number of	Percentage of
Name	Capacity	KSL Shares held	shareholding

# **GENERAL INFORMATION**

### **Interest in Merit Gala**

A construction of the second sec

Name	Capacity	Number of shares in Merit Gala held	Percentage of shareholding
		0	0.0%
Le J		0	0.0%
	,	μ	 

### **Dealings in securities of KSL**

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,	1	, , 1,0	K _	· .	. <u>L</u>	1 <sup>9</sup> , /	21,0 0,000	K	. <b>4 4</b> , /
	2,	,000 K	<b>-</b> · ·	•	Ļų j≇	🎜 પ્	. 1 , .	, 0,000	K
		1			21,	,000 K	<b>.</b> .		

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## **MARKET PRICE**

### SERVICE CONTRACT

A construction of the formula (1) of (1) (1) (1) (2) (

### **EXPERTS AND CONSENTS**

 $\frac{g}{1} = \frac{1}{2} \left[ \frac{1}{2} + \frac{1$ 

Name	Qualification
· _ · ·	$\begin{array}{c} \mathbf{y} \\ $
), , <u> </u>	$\begin{array}{cccccccccccccccccccccccccccccccccccc$
(- , , -)	
	te e te e e e e e e e e e e e e e e e e
	$\mathbf{L}_{\mathbf{k}} = \left\{ \begin{array}{ccc} \mathbf{k} & \mathbf{k} \\ \mathbf{k}$

## LITIGATION

### **MATERIAL CONTRACTS**

 $\mathbf{K} = \{1, \dots, n\}, \quad \mathbf{M} = \{1, \dots, n\}, \quad \mathbf{M}$ 

### GENERAL

- $\begin{array}{c} ( ) & & & & \\ & & & & \\ & & & \\ &$
- $() \quad 1^{\underline{q}} \quad K^{\underline{q}} \quad K^{\underline$
- () 30, 3/, 13
- $\begin{array}{c} ( ) \\ \mathbf{A} \\ \mathbf{$

#### **DOCUMENTS AVAILABLE FOR INSPECTION**

# **GENERAL INFORMATION**

- () **A** 1<sup>**g**</sup> . .