Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

New World China Land Limited
新世界中國地產有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 917)

ANNUAL RESULTS ANNOUNCEMENT 2011/2012

RESULTS

The board of directors of New World China Land Limited (the "Company") is pleased to announce the audited consolidated results of the Company and its subsidiaries (the "Group") for the year ended 30th June 2012:

Consolidated Income Statement
For the year ended 30th June 2012

	Note	**2012 HK$'000**	2011 HK$'000
Revenues	2	**12,528,755**	13,557,227
Cost of sales		**(6,887,239)**	(9,300,950)
Gross profit		**5,641,516**	4,256,277
Other income	3	**772,288**	879,277
Other gains, net	4	**249,186**	680,239
Changes in fair value of investment properties		**1,025,791**	386,890
Selling expenses		**(420,724)**	(267,034)
Administrative and other operating expenses		**(1,256,521)**	(981,636)
Operating profit before finance costs	5	**6,011,536**	4,954,013
Finance costs		**(292,503)**	(268,470)
Share of results of			
Associated companies		**16,844**	18,864
Jointly controlled entities		**356,327**	359,312
Profit before taxation		**6,092,204**	5,063,719
Taxation charge	6	**(2,812,704)**	(1,917,443)
Profit for the year		**3,279,500**	3,146,276
Attributable to:			
Equity holders of the Company		**3,080,929**	3,025,826
Non-controlling interests		**198,571**	120,450
		3,279,500	3,146,276
Earnings per share	7		
Basic		**42.04 cents**	50.55 cents
Diluted		**41.72 cents**	50.06 cents
Dividends	8	**605,409**	403,364

Consolidated Statement of Comprehensive Income
For the year ended 30th June 2012

	2012 HK$'000	2011 HK$'000
Profit for the year	**3,279,500**	3,146,276
Other comprehensive income:		
Changes in fair value of available-for-sale financial assets	**–**	(34,048)
Disposal of available-for-sale financial assets	**–**	(34,049)
Translation differences	**207,509**	1,280,728
Share of other comprehensive income of jointly controlled entities	**35,180**	326,244
Share of other comprehensive income of associated companies	**(594)**	(3,232)
Realisation of translation differences upon disposal of a subsidiary	**(12,291)**	–
Other comprehensive income for the year	**229,804**	1,535,643
Total comprehensive income for the year	**3,509,304**	4,681,919
Total comprehensive income attributable to:		
Equity holders of the Company	**3,306,889**	4,555,089
Non-controlling interests	**202,415**	126,830
	3,509,304	4,681,919

Consolidated Statement of Financial Position

As at 30th June 2012

	Note	**2012 HK$'000**	2011 HK$'000
ASSETS			
Non-current assets			
Property, plant and equipment		**2,660,411**	1,832,310
Investment properties		**17,165,024**	14,197,823
Land use rights		**679,009**	693,090
Intangible assets		**1,925,141**	23,394
Properties held for development		**15,864,552**	12,478,678
Associated companies		**429,774**	413,476
Jointly controlled entities		**11,072,950**	9,633,728
Available-for-sale financial assets		**108,457**	58,362
		49,905,318	39,330,861
Current assets			
Properties under development		**17,951,504**	15,214,997
Completed properties held for sale		**5,060,918**	2,767,280
Hotel inventories, at cost		**4,181**	4,653
Prepayments, debtors and other receivables	9	**11,339,135**	10,976,586
Amounts due from related companies		**604,929**	589,809
Cash and bank balances, restricted		**–**	10,355
Cash and bank balances, unrestricted		**13,257,612**	10,640,373
		48,218,279	40,204,053
Total assets		**98,123,597**	79,534,914
EQUITY			
Capital and reserves attributable to the Company's equity holders			
Share capital		**864,979**	576,239
Reserves		**47,540,960**	40,887,420
Proposed final dividend		**346,034**	230,505
		48,751,973	41,694,164
Non-controlling interests		**2,973,143**	2,354,690
Total equity		**51,725,116**	44,048,854

Consolidated Statement of Financial Position (Continued)
As at 30th June 2012

	Note	**2012 HK$'000**	2011 HK$'000
LIABILITIES			
Non-current liabilities			
Long term borrowings		**22,919,267**	14,151,021
Deferred tax liabilities		**2,460,377**	2,185,100
		25,379,644	16,336,121
Current liabilities			
Creditors and accruals	10	**5,883,221**	3,714,991
Deposits received on sale of properties		**5,161,655**	4,819,682
Amounts due to related companies		**1,345,767**	1,337,068
Short term loans		**270,699**	370,087
Current portion of long term borrowings		**5,267,457**	6,382,934
Amounts due to non-controlling interests		**101,916**	101,512
Taxes payable		**2,988,122**	2,423,665
		21,018,837	19,149,939
Total liabilities		**46,398,481**	35,486,060
Total equity and liabilities		**98,123,597**	79,534,914
Net current assets		**27,199,442**	21,054,114
Total assets less current liabilities		**77,104,760**	60,384,975

Notes

1 Basis of preparation

The financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRS") issued by the Hong Kong Institute of Certified Public Accountants. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of investment properties and available-for-sale financial assets, which are measured at fair value.

(i) Adoption of new or revised HKFRS

The Group has adopted the following revised standard, amendments to standards and interpretation which are mandatory for the financial year ended 30th June 2012:

HKFRSs Amendments	Improvements to HKFRSs 2010
HKFRS 1 Amendment	Severe Hyperinflation and Removal of Fixed Dates for First-time Adopters
HKFRS 7 Amendment	Disclosures – Transfers of Financial Assets
HKAS 24 (Revised)	Related Party Disclosures
HK(IFRIC) – Int 14 Amendment	Prepayments of a Minimum Funding Requirement

The adoption of these revised standard, amendments to standards and interpretation does not have a significant impact on the results and financial position of the Group.

(ii) Standards, amendments to standards and interpretation which are not yet effective

The following new or revised standards, amendments to standards and interpretation are mandatory for accounting periods beginning on or after 1st January 2012 or later periods but which the Group has not early adopted:

Effective for the year ending 30th June 2013 or after

HKFRS 1 Amendment	Government loans
HKFRS 7 Amendment	Financial instruments: Disclosures – Offsetting Financial Assets and Financial Liabilities
HKFRS 7 and HKFRS 9 Amendments	Mandatory Effective Date of HKFRS 9 and Transition Disclosures
HKFRS 9	Financial Instruments
HKFRS 10	Consolidated Financial Statements
HKFRS 11	Joint Arrangements
HKFRS 12	Disclosure of Interests in Other Entities
HKFRS 13	Fair Value Measurement
Amendments to HKFRS 10, HKFRS 11 and HKFRS 12	Consolidated Financial Statements, Joint Arrangements and Disclosures of Interest in Other Entities: Transition Guidance
HKAS 1 Amendment	Presentation of Items of Other Comprehensive Income
HKAS 19 (2011)	Employee Benefits
HKAS 27 (2011)	Separate Financial Statements
HKAS 28 (2011)	Associates and Joint Ventures
HKAS 32 Amendment	Financial Instruments: Presentation – Offsetting Financial Assets and Financial Liabilities
HK(IFRIC) – Int 20	Stripping Costs in the Production Phase of a Surface Mine
Annual Improvements Projects	Annual Improvements to 2009-2011 Cycle

The Group has already commenced an assessment of the impact of these new or revised standards, amendments to standards and interpretation, certain of which may be relevant to the Group’s operation and may give rise to changes in accounting policies, changes in disclosures and remeasurement of certain items in the financial statements.

(iii) During the year ended 30th June 2012, the Group acquired certain subsidiaries and intangible assets were recognised at the date of acquisition. The accounting policies on the intangible assets other than goodwill are as follows:-

(1) Trademarks

Separately acquired trademarks are shown at historical cost. Trademarks acquired in a business combination are recognised at fair value at the date of acquisition. Trademarks with indefinite life are carried at cost less impairment and are not amortised.

(2) Hotel management contracts

Separately acquired hotel management contracts are shown at historical cost. Hotel management contracts acquired in a business combination are recognised at fair value at the date of acquisition. Hotel management contracts have a finite useful life and are carried at cost less accumulated amortisation. Amortisation is calculated using the straight-line method to allocate the cost of hotel management contracts over their estimated useful lives of 20 years.

(3) Customer relationships

Customer relationships acquired in a business combination are recognised at fair value at the date of acquisition. Customer relationships have a finite useful life and are carried at cost less accumulated amortisation. Amortisation is calculated using the straight-line method to allocate the cost of customer relationships over their estimated useful lives of 20 years.

(4) Process, technology and know-how

Process, technology and know-how acquired in a business combination are recognised at fair value at the date of acquisition. Process, technology and know-how have a finite useful life and are carried at cost less accumulated amortisation. Amortisation is calculated using the straight-line method to allocate the cost of process, technology and know-how over their estimated useful lives of 10 years.

(iv) During the year ended 30th June 2012, the Group recognised income from land preparatory work. Income from land preparatory work is recognised when the outcome of performing the work can be reliably estimated.

2 Revenues and segment information

(a) The Group is principally engaged in investment in and development of property projects in the People's Republic of China (the "PRC"). Revenues comprise turnover which include gross proceeds from sale of properties, income from land preparatory work, revenue from rental and hotel operation, property management services fee income, project management fee income and hotel management services fee income.

	2012	2011
	HK$'000	HK$'000
Sale of properties	**9,887,886**	12,434,039
Income from land preparatory work	**723,795**	–
Rental income	**693,369**	542,151
Income from hotel operation	**364,512**	397,240
Property management services fee income	**285,246**	126,363
Project management fee income	**105,014**	25,451
Hotel management services fee income	**468,933**	31,983
	12,528,755	13,557,227

(b) The chief operating decision-maker has been identified as the executive committee. This committee reviews the Group's internal reporting in order to assess performance and allocate resources. Management has determined the operating segments based on these reports.

The committee considers the business from the perspective of the services and products. The management assesses the performance of property sales, land preparatory work, rental operation, hotel operation, property management services and hotel management services operations. Other operations include ancillary services in property projects.

The executive committee assesses the performance of the operating segments based on a measure of attributable operating profit ("AOP") before finance costs and taxation charge. This measurement basis excludes the effects of changes in fair value of investment properties, gains and losses from changes in group structure, amortisation of intangible assets acquired from business combinations, income and expenses at corporate office. Interest income is included in the result of each operating segment that is reviewed by the executive committee.

Sales between segments are carried out in accordance with terms agreed by the parties involved. The revenue from external parties reported to the executive committee is measured in a manner consistent with that in the consolidated income statement.

Segment assets consist primarily of property, plant and equipment, investment properties, land use rights, properties held for/under development, intangible assets, prepayments, debtors and other receivables, amounts due from related companies and completed properties held for sale. They exclude cash and bank balances, available-for-sale financial assets and prepayment for proposed development projects held and managed at corporate office. These are part of the reconciliation to total assets on the consolidated statement of financial position.

Segment liabilities comprise mainly creditors and accruals, deposits received on sale of properties and amounts due to related companies. They exclude bank and other borrowings, deferred tax liabilities, taxes payable, other creditors and accruals at corporate office. These are part of the reconciliation to total liabilities on the consolidated statement of financial position.

The majority of the assets and operations of the Group are located in the PRC. Revenues are mainly derived from the PRC. Non-current assets other than financial instruments are mainly located in the PRC.

(c) For the year ended 30th June 2011, approximately 27.8% of the Group's total revenue is derived from a single external customer which is attributable to the sale of properties segment. For the year ended 30th June 2012, there was no revenue derived from a single external customer exceeding 10% of total revenue.

Year ended 30th June 2012	Property sales HK$'000	Land preparatory work HK$'000	Rental operation HK$'000	Hotel operation HK$'000	Property management services HK$'000	Hotel management services HK$'000	Other operations HK$'000	Total HK$'000
Segment revenues								
Company and subsidiaries								
Total revenues	**9,992,900**	**723,795**	**713,756**	**380,297**	**341,245**	**487,133**	**–**	**12,639,126**
Inter-segment revenues	**–**	**–**	**(20,387)**	**(15,785)**	**(55,999)**	**(18,200)**	**–**	**(110,371)**
External revenues	**9,992,900**	**723,795**	**693,369**	**364,512**	**285,246**	**468,933**	**–**	**12,528,755**
Associated companies - attributable to the Group	**19,028**	**–**	**22,551**	**21,382**	**2,114**	**–**	**–**	**65,075**
Jointly controlled entities - attributable to the Group	**581,512**	**–**	**340,890**	**84,888**	**74,993**	**–**	**–**	**1,082,283**
	10,593,440	**723,795**	**1,056,810**	**470,782**	**362,353**	**468,933**	**–**	**13,676,113**
Segment bank and other interest	**74,331**	**163**	**7,931**	**392**	**918**	**2,697**	**40**	**86,472**
AOP before finance costs and taxation charge								
Company and subsidiaries	**3,917,060**	**17,707**	**272,902**	**(84,847)**	**(52,683)**	**32,601**	**(376)**	**4,102,364**
Associated companies	**2,942**	**–**	**8,623**	**(5,231)**	**57**	**–**	**–**	**6,391**
Jointly controlled entities	**327,111**	**–**	**179,954**	**(37,809)**	**(1,913)**	**–**	**8,051**	**475,394**
	4,247,113	**17,707**	**461,479**	**(127,887)**	**(54,539)**	**32,601**	**7,675**	**4,584,149**
Additions to non-current assets other than financial instruments	**3,754,730**	**396**	**742,154**	**221,799**	**3,303**	**1,975,043**	**1,133**	**6,698,558**
Depreciation and amortisation	**53,703**	**200**	**14,669**	**139,457**	**1,872**	**52,063**	**1,172**	**263,136**
Share of results of								
Associated companies	**4,911**	**–**	**17,168**	**(5,229)**	**(6)**	**–**	**–**	**16,844**
Jointly controlled entities	**(55,241)**	**–**	**462,304**	**(45,530)**	**(3,675)**	**–**	**(1,531)**	**356,327**

As at 30th June 2012	Property sales HK$'000	Land preparatory work HK$'000	Rental operation HK$'000	Hotel operation HK$'000	Property management services HK$'000	Hotel management services HK$'000	Other operations HK$'000	Total HK$'000
Segment assets	**53,928,098**	**2,567,739**	**17,674,896**	**2,293,302**	**204,733**	**2,097,686**	**4,430**	**78,770,884**
Associated companies and jointly controlled entities	**3,373,635**	**(16,574)**	**7,715,589**	**415,252**	**(2,035)**	**7,735**	**9,122**	**11,502,724**
Available-for-sale financial assets								**108,457**
Property, plant and equipment at corporate office								**4,271**
Prepayments, debtors and other receivables at corporate office								**175,293**
Amounts due from related companies at corporate office								**585,231**
Cash and bank balances at corporate office								**6,976,737**
Total assets								**98,123,597**
Segment liabilities	**11,988,516**	**1,473**	**379,304**	**60,969**	**153,736**	**57,415**	**1,196**	**12,642,609**
Creditors and accruals at corporate office								**133,296**
Taxes payable								**2,704,776**
Borrowings								**28,457,423**
Deferred tax liabilities								**2,460,377**
Total liabilities								**46,398,481**

Year ended 30th June 2011	Property sales HK$'000	Rental operation HK$'000	Hotel operation HK$'000	Property management services HK$'000	Hotel management services HK$'000	Other operations HK$'000	Total HK$'000
Segment revenues							
Company and subsidiaries							
Total revenues	12,459,490	567,082	397,240	159,160	50,250	–	13,633,222
Inter-segment revenues	–	(24,931)	–	(32,797)	(18,267)	–	(75,995)
External revenues	12,459,490	542,151	397,240	126,363	31,983	–	13,557,227
Associated companies - attributable to the Group	64,733	20,244	21,215	–	–	–	106,192
Jointly controlled entities - attributable to the Group	1,485,357	338,098	84,164	51,245	–	–	1,958,864
	14,009,580	900,493	502,619	177,608	31,983	–	15,622,283
Segment bank and other interest income	43,074	11,849	589	249	–	21	55,782
AOP before finance costs and taxation charge							
Company and subsidiaries	3,232,278	251,826	(16,177)	(26,953)	(63,882)	(49)	3,377,043
Associated companies	17,296	8,343	(4,663)	–	–	–	20,976
Jointly controlled entities	743,586	181,958	(35,177)	3,895	–	3,932	898,194
	3,993,160	442,127	(56,017)	(23,058)	(63,882)	3,883	4,296,213
Additions to non-current assets other than financial instruments	3,750,252	970,352	85,125	2,140	1,027	1,292	4,810,188
Depreciation and amortisation	43,016	17,872	132,736	1,129	1,180	1,446	197,379
Share of results of							
Associated companies	12,542	10,983	(4,661)	–	–	–	18,864
Jointly controlled entities	290,287	104,179	(41,977)	3,119	–	3,704	359,312

As at 30th June 2011	Property sales HK$'000	Rental operation HK$'000	Hotel operation HK$'000	Property management services HK$'000	Hotel management services HK$'000	Other operations HK$'000	Total HK$'000
Segment assets	49,983,526	14,694,057	1,983,805	113,237	192,837	7,403	66,974,865
Associated companies and jointly controlled entities	2,206,986	7,233,642	582,208	9,756	4,194	10,418	10,047,204
Available-for-sale financial assets							58,362
Property, plant and equipment at corporate office							4,310
Prepayments, debtors and other receivables at corporate office							109,404
Amounts due from related companies at corporate office							568,092
Cash and bank balances at corporate office							1,772,677
Total assets							79,534,914
Segment liabilities	9,890,605	285,487	76,723	67,429	16,280	1,023	10,337,547
Creditors and accruals at corporate office							53,951
Taxes payable							2,005,420
Borrowings							20,904,042
Deferred tax liabilities							2,185,100
Total liabilities							35,486,060

Reconciliations of reportable segment revenues to revenues of the Group and reportable AOP before finance costs and taxation charge to profit before taxation:

		2012 HK$'000	2011 HK$'000
(i)	**Revenues**		
	Total segment revenues	**13,676,113**	15,622,283
	Less:		
	Revenues of associated companies and jointly controlled entities, attributable to the Group	**(1,147,358)**	(2,065,056)
	Revenues as presented in consolidated income statement	**12,528,755**	13,557,227
(ii)	**Profit before taxation**		
	AOP before finance costs and taxation charge	**4,584,149**	4,296,213
	Finance costs – project loans	**(208,030)**	(248,896)
	Corporate income tax and land appreciation tax, net of tax indemnity	**(2,071,574)**	(1,353,562)
	AOP after finance costs and taxation charge	**2,304,545**	2,693,755
	Bank and other interest income - corporate	**25,311**	4,941
	Deferred tax credit/(charges) on undistributed profits	**3,385**	(161,816)
	Finance costs – corporate loans	**(79,332)**	(50,172)
	Corporate administrative expenses	**(222,136)**	(210,939)
	AOP after corporate items	**2,031,773**	2,275,769
	Changes in fair value of investment properties, net of deferred taxation	**938,177**	119,883
	Net foreign exchange gains	**159,137**	627,531
	Amortisation of intangible assets	**(48,158)**	–
	Gain on disposal of available-for-sale financial assets	–	24,875
	Gain on repurchase of convertible bonds	–	1,268
	Write back of provision for amount due by a jointly controlled entity	–	1,000
	Provision for amount due by a jointly controlled entity	–	(24,500)
		1,049,156	750,057
	Profit attributable to equity holders of the Company	**3,080,929**	3,025,826
	Taxation charge	**2,812,704**	1,917,443
	Profit attributable to non-controlling interests	**198,571**	120,450
	Profit before taxation	**6,092,204**	5,063,719

3 Other income

	2012	2011
	HK$'000	HK$'000
Tax indemnity from the ultimate holding company	**503,477**	654,285
Bank and other interest income	**106,969**	86,209
Interest income from jointly controlled entities, net of withholding tax (note)	**80,319**	94,522
Trademark fee income from jointly controlled entities	**79,669**	44,261
Dividend income from available-for-sale financial asset	**1,854**	−
	772,288	879,277

Note:

The property projects of the Group's jointly controlled entities have been partly financed by the Group in the form of equity capital and unsecured shareholder's advances, majority of which are interest bearing. The Group's attributable share of shareholders' loan interest expenses of jointly controlled entities is included in the share of results of jointly controlled entities as follows:

	2012	2011
	HK$'000	HK$'000
Share of shareholders' loan interest expenses of jointly controlled entities	**(66,498)**	(82,085)

4 Other gains, net

	2012	2011
	HK$'000	HK$'000
Net foreign exchange gains	**157,954**	639,432
Gain on disposal of investment properties	**53,640**	81,074
Gain on disposal of a subsidiary	**37,592**	−
Gain on disposal of available-for-sale financial assets	−	24,875
Gain on repurchase of convertible bonds	−	1,268
Write back of provision for amount due by a jointly controlled entity	−	1,000
Provision for amount due by a jointly controlled entity	−	(24,500)
Fee for buyout of hotel management contracts	−	(42,910)
	249,186	680,239

5 Operating profit before finance costs

	2012	2011
	HK$'000	HK$'000
Operating profit before finance costs is arrived at after charging:		
Cost of properties sold	**5,023,921**	8,642,454
Depreciation of property, plant and equipment	**192,616**	178,293
Amortisation of land use rights	**22,362**	19,086
Amortisation of intangible assets	**48,158**	–

6 Taxation charge

	2012	2011
	HK$'000	HK$'000
Current taxation		
PRC corporate income tax	**769,077**	893,373
PRC land appreciation tax	**1,788,555**	1,229,145
Deferred taxation	**255,072**	(205,075)
	2,812,704	1,917,443

Share of taxation of associated companies and jointly controlled entities for the year ended 30th June 2012 of HK$6,080,000 (2011: HK$1,029,000) and HK$218,758,000 (2011: HK$313,844,000) respectively are included in the consolidated income statement as share of results of associated companies and jointly controlled entities.

No provision for Hong Kong profits tax has been made as the Group has no estimated assessable profits in Hong Kong for the year (2011: Nil). PRC corporate income tax has been provided on the estimated assessable profits of subsidiaries, associated companies and jointly controlled entities operating in the PRC at 25% (2011: 25%). PRC land appreciation tax is provided at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds of sale of properties less deductible expenditures including costs of land use rights and property development expenditures.

7 Earnings per share

The calculation of basic and diluted earnings per share for the year is based on the following:

	2012 **HK$'000**	2011 HK$'000
Profit attributable to equity holders of the Company	**3,080,929**	3,025,826
Less: gain on repurchase of convertible bonds	**–**	(1,268)
Profit used to determine diluted earnings per share	**3,080,929**	3,024,558

	Number of shares	
	2012	2011
Weighted average number of shares for calculating basic earnings per share	**7,328,152,646**	5,985,270,202
Effect of dilutive potential shares:		
Share options	**4,070,275**	7,369,618
Convertible bonds	**52,802,526**	49,102,256
Weighted average number of shares for calculating diluted earnings per share	**7,385,025,447**	6,041,742,076

The earnings per share for the year ended 30th June 2011 have been adjusted to reflect the effect of rights issue during the year.

8 Dividends

	2012 **HK$'000**	2011 HK$'000
Interim dividend paid of HK$0.03 (2011: HK$0.03) per share	**259,375**	172,859
Final dividend proposed of HK$0.04 (2011: HK$0.04) per share	**346,034**	230,505
	605,409	403,364

At a meeting held on 26th September 2012, the directors recommended a final dividend of HK$0.04 per share. This proposed dividend is not reflected as dividend payable in these financial statements, but will be reflected as an appropriation of contributed surplus for the year ending 30th June 2013.

9 Prepayments, debtors and other receivables

Prepayments, debtors and other receivables include trade debtors, prepaid land preparatory cost, deposits for purchase of land, prepayment for proposed development projects, prepaid taxes, other prepayments, deposits and receivables. The ageing analysis of trade debtors based on invoice date is as follows:

	As at 30th June 2012 HK$'000	As at 30th June 2011 HK$'000
0 to 30 days	**851,533**	1,158,412
31 to 60 days	**120,811**	32,553
61 to 90 days	**56,752**	73,326
Over 90 days	**585,479**	219,144
	1,614,575	1,483,435

Sales proceed receivables in respect of sale of properties are settled in accordance with the instalment schedules as stipulated in the sale and purchase agreements. Monthly rental in respect of rental properties are payable in advance by tenants in accordance with the lease agreements. Monthly property management fees are payable in advance in accordance with the agreements.

10 Creditors and accruals

Creditors and accruals include trade creditors, retention payables of construction costs, other payables and various accruals. The ageing analysis of trade creditors is as follows:

	As at 30th June 2012 HK$'000	As at 30th June 2011 HK$'000
0 to 30 days	**4,350,401**	2,565,894
31 to 60 days	**24,877**	42,531
61 to 90 days	**38,421**	60,061
Over 90 days	**330,258**	290,714
	4,743,957	2,959,200

BUSINESS REVIEW

In the year of 2011, the global economy overshadowed with complicated effect from the threat of euro-zone sovereign debt crisis worsening and slow recovery of US economy. Despite the uncertain global economic situation, the Chinese economy performed well in the year 2011 with gross domestic product ("GDP") registered at 9.2% year on year increase reaching RMB47.29 trillion. The growth rate was 1.1 percentage point lower than that registered last year. However, as the US economy recovery remained weak and the euro-zone sovereign debt crisis prolonged into 2012 for which no effective solution has yet been achieved, the Chinese economy was inevitably impacted. The Chinese GDP growth rate has slowed to 7.8% in the first half of 2012 with weakening external demand and falling fixed asset investment growth.

On the regulatory front, the Central government maintained its prudent macro policies and various tightening measures on property market throughout the year under review to suppress speculative demands and to contain inflation, while at the same time support a balanced economic growth for the country. With the continuing enforcement of the tight credit policy and restrictions on home purchases throughout the year 2011, the China property market has inevitably slowed down in the fourth quarter of 2011, particularly in the residential property market. Total transacted area of primary residential properties in 20 major cities had witnessed a drop of 6.4% quarter on quarter or a significant decline of 45.4% year on year in the fourth quarter of 2011. The contraction in transaction volume persisted in the first few months of 2012 where the broad policy direction on curbing property market remained unchanged. On the contrary, the less restricted commercial and office market which are not affected by the home purchase restriction and related mortgage policies, had saw an upturn in sales in the first quarter of 2012.

The Group's secured contracted sales for the year ended 30th June 2012 dropped by 27% to gross floor area ("GFA") of 780,379 sq. m. and gross sale proceeds decreased by 26% to RMB9,805.06 million compared to contracted sales secured in the corresponding period last year. The decrease in sales volume reflected the intermittent slowdown in contracted sales resulted from home purchase restrictions, property price-cap policies and tight home mortgage policy. Included in the remaining contracted sales to be recorded, approximately 398,400 sq. m. GFA with gross sales proceeds of approximately RMB4,613.43 million are for those projects scheduled to be completed within the next 12 months and their corresponding sales revenues shall be recorded in the consolidated income statement of FY2013.

For the year ended 30th June 2012, the Group recorded a profit attributable to shareholders of HK$3,080.93 million which represents a year-on-year increase of 1.8% from HK$3,025.83 million achieved in FY2011. The Group's attributable operating profit ("AOP") before finance costs and taxation charge during FY2012 recorded at HK$4,584.15 million, an increase of 6.7% from HK$4,296.21 million recorded in the corresponding period last year. The increase in AOP was mainly attributable to the increase in operating results from sale of properties despite a decrease in recorded sale volume due to both decrease in completion of property projects and the adverse impact of austerity measures. The adverse sale volume effect was mitigated by the increase in overall gross profit margin driven by the sale of a high end property project in Guangzhou and sales of less restricted commercial properties which produced higher gross profit margin.

Analysis of Attributable operating profit

	FY2012 **HK$'000**	FY2011 HK$'000
Property sales	**4,247,113**	3,993,160
Land preparatory work	**17,707**	–
Rental operation	**461,479**	442,127
Hotel operation	**(127,887)**	(56,017)
Property management services	**(54,539)**	(23,058)
Hotel management services	**32,601**	(63,882)
Other operations	**7,675**	3,883
AOP before finance costs and taxation charge	**4,584,149**	4,296,213
Finance costs – project loans	**(208,030)**	(248,896)
Corporate income tax and land appreciation tax, net of tax indemnity	**(2,071,574)**	(1,353,562)
AOP after finance costs and taxation charge	**2,304,545**	2,693,755
Bank and other interest income - corporate	**25,311**	4,941
Deferred tax credit/(charges) on undistributed profits	**3,385**	(161,816)
Finance costs – corporate loans	**(79,332)**	(50,172)
Corporate administrative expenses	**(222,136)**	(210,939)
AOP after corporate items	**2,031,773**	2,275,769
Changes in fair value of investment properties, net of deferred taxation	**938,177**	119,883
Net foreign exchange gains	**159,137**	627,531
Amortisation of intangible assets	**(48,158)**	–
Gain on disposal of available-for-sale financial assets	–	24,875
Gain on repurchase of convertible bonds	–	1,268
Write back of provision for amount due by a jointly controlled entity	–	1,000
Provision for amount due by a jointly controlled entity	–	(24,500)
	1,049,156	750,057
Profit attributable to equity holders of the Company	**3,080,929**	3,025,826

Property sales

During the year under review, the Group's AOP from property sales operation rose 6% from an AOP of HK$3,993.16 million achieved in FY2011 to HK$4,247.11 million. While the AOP from property sale increase, the overall property sale volume of the Group recorded a decrease in GFA of 50% to 657,059 sq. m. with gross sale proceeds registered at approximately RMB9,090.20 million. The decrease in recorded property sale volume was mainly due to prolonged impact of mortgage restriction measures implemented since April 2010 and purchase restriction measures introduced thereafter, to presales of those property projects completed during the year under review, and the decrease in completion of projects from 1,364,214 sq. m. in FY2011 to 828,153 sq. m. in FY2012 which represent a 39% dropped year-on-year. Nonetheless, the adverse sale volume effect was mitigated by the increased in overall gross profit margin during the year under review.

The Group's overall gross profit margin achieved during the year under review had improved further to 50% from a gross profit margin of 33% achieved in FY2011 mainly due to difference in sale mix of both periods and upward adjustment of selling price on subsequent phases of residential properties. Included in the property sale revenue for the year ended 30th June 2012 were sales of a high-end property project in Guangzhou Central Park-view, sales of commercial properties which attracted higher gross profit margin.

In FY2012, the Group has completed 9 property development projects in Wuhan, Chengdu, Changsha, Guangzhou, Guiyang and Zhaoqing with a total GFA of 828,153 sq. m., dropped 39% comparing from that of FY2011.

Development property projects completed in FY2012	Usage	Total GFA (sq. m.)	NWCL's interest
Wuhan Guanggu New World (武漢光谷新世界)	R	137,434	100%
Wuhan Menghu Garden Phase III (武漢夢湖香郡三期)	R	21,005	100%
Wuhan Changqing Garden Phase VII (武漢常青花園七期)	R, C	34,282	60%
Chengdu New World Riverside Phase I (成都河畔新世界一期)	R	143,553	30%
Changsha La Ville New World Phase II B (長沙新城新世界二期 B)	R, P	117,398	48%
Guangzhou Central Park-view Phase II (廣州凱旋新世界二期)	R	115,401	91%
Guangzhou Park Paradise Phase II E (廣州嶺南新世界二期 E)	R, C, P	45,390	100%
Guangzhou Park Paradise Phase IV A (廣州嶺南新世界四期 A)	R, P	26,820	100%
Guangzhou Park Paradise Phase IV B (廣州嶺南新世界四期 B)	R, P	75,814	100%
Guiyang Jinyang Sunny Town Phase I (貴陽金陽新世界一期)	R, P	29,260	50%
Zhaoqing New World Garden Phase III (肇慶新世界花園三期)	R, C, P	81,796	100%
Total		**828,153**	

R: Residential
C: Commercial
O: Office
E: Exhibition Centre
H: Hotel
P: Carpark

Rental operation

In FY2012, the Group's rental operation recorded an AOP of HK$461.48 million, representing a 4% increase compared to FY2011. The slight increase in AOP from rental operation was mainly due to increase in rental contributions from Beijing New World Shopping Mall and Guangzhou The Canton Residence. The effect of such increase in rental income was offset by the combined effect of reduced rental contribution from Shanghai Hong Kong New World Tower resulted from closure of shopping arcade for renovation during the year.

Hotel operation

During the year under review, the AOP from hotel operation recorded at a loss of HK$127.89 million as opposed to a loss of HK$56.02 million recorded in the corresponding period last year. The decrease in overall AOP from hotel operation was mainly due to decrease in room rate and occupancy rate of New World Shanghai Hotel and pentahotel Beijing which were undergoing renovation during the year. Moreover, intense competition in the hospitality market resulted from increase in hotel supply in Mainland China coupled with weakening external demand which led to decrease in corporate customers, also impacted the overall performance of the Group's hotel operation for the year under review.

The Group's hotel portfolio currently comprises seven hotels with 2,546 rooms.

Hotel portfolio	**Number of rooms**
pentahotel Beijing (北京貝爾特酒店)	307
New World Shanghai Hotel (上海巴黎春天新世界酒店)	605
pentahotel Shanghai (上海貝爾特酒店)	258
New World Shenyang Hotel (瀋陽新世界酒店)	259
New World Dalian Hotel (大連新世界酒店)	420
New World Wuhan Hotel (武漢新世界酒店)	327
New World Shunde Hotel (順德新世界酒店)	370
Total	**2,546**

Hotel management services

During the year under review, the AOP from hotel management services recorded at a profit of HK$32.60 million as opposed to a loss of HK$63.88 million recorded in FY2011. The increase in AOP from hotel management services was mainly attributable to the increase in hotel management fee income due to acquisition of Rosewood Hotels and Resorts Group during the year and also securing new hotel management contracts and technical service contracts obtained in the fourth quarter of FY2011, amongst others, Chancery Court Hotel London, New World Saigon Hotel and 2 MacDonnell Road Hostel.

OUTLOOK

As the property market is one of the important growth drivers of the Chinese economy, the Central Government emphasised that it will insist on strengthening property market control in recent years, so as to ensure execution and functioning of control policies. In fact, purchase limit and credit control measures implemented in a number of major cities in 2011 have already resulted in substantial adjustment to transaction volume and over property prices of residential sector. Such measures have been proved successful in curbing speculative activities and bringing property prices back to reasonable levels. Entering March of 2012, the Central

Government and financial institutions moderately adjusted control measures to increase market liquidity in response to community development and property market trend. As concrete demand for new purchases and upgrades increased given the low probability for a new round of control measures, the property market sentiment gradually picked up with higher transaction volume and stable property prices.

Indeed, Wen Jiabao, Premier of the State Council reiterated that the Central Government will continue to put efforts on property market regulation and low-income housing construction in the 2012 government's work report. Provided that quality is ensured, 5 million units of low-income housing will be completed and 7 million units will commence construction. Low-income housing construction, allocation, administration and exit systems will be further optimised. Effective measures will be adopted to increase ordinary commodity housing supply, reform the property taxation system and promote steady and healthy development of the property market in the long run. On such development basis, the property and real estate markets in Mainland China are expected to undergo further consolidation. On the supply chain front, less competitive small- to medium-sized enterprises will be eliminated, providing the market with solid development foundation and the room for development of more outstanding enterprises. On the demand chain front, low-income individuals will be given opportunities to move up to the middle-income class through low-income housing, nurturing new driving forces for the property market. Both of the foregoing will benefit market development in the long run.

Under the current worldwide market conditions, it is generally anticipated that the Central Government, around the convening of the 18th National People's Congress, will adhere to its stable principle on economic development so as to prevent overheating and volatility in the market. Through adopting relaxed monetary policies and persistent attitude towards the property market, initiatives will be taken to intensify and adjust macroeconomic measures already introduced in a timely manner. Efforts will also be put to boost domestic consumption and consumer demand, and actively promote trade balance, in a bid to maintain the stable development momentum of the overall economy and the overall focus to ensure healthy and steady development of the property market.

Leveraging upon its extensive experience in property development and its veteran and practical management team, NWCL is committed to maintaining its creativity and adaptability. Throughout years, NWCL has already established itself as a creditworthy national brand by catering to the needs of various home buyers in the market with its sound resource management and diverse property development concept, as well as dual development of high-end and quality products suiting the general public. In response to the vast concrete demand for home purchase generated from the property market which has returned to a more rational position, we offer unit types catering to the actual needs of the market and the mass public, thereby creating spacious room for development. In response to the demand from upgraders with strong financial strength generated from the rapid economic development in recent years, we also offer deluxe, superior and multi-functional products catering to the lifting lifestyle in Mainland China.

The Group currently has a landbank of over 27 million sq. m. in Mainland China with projects spreading across over 20 major hub cities of different tiers. Of which, over 70% of our residential floor area are in second- and third-tier cities. Greater development potential were seen in second- and third-tier cities, where economic development is rapid, room for population growth is ample and urban redevelopment projects have created strong inelastic demand for housing. Projects in these areas, which are making increasing profit contributions to the property sales segment of the Group, achieved satisfactory growth in overall gross profit margin.

The Group will continue to develop property operations in Mainland China by adopting diversified property development concepts, closely monitoring overall environment at home and abroad and adhering to our prudent management principle and innovative ideas. We will focus on development of our existing landbank, expedite development progress, improve production flow and strictly control costs through product standardisation and centralised regional procurement, timely adjust development plans based on market changes and maintain good progress of property sales, so as to achieve the goal of rapid sales and high turnover. While accelerating capital returns, customers will enjoy the best experience we offer with our quality products, customer-oriented sales and after sale service.

With a sound financial position of a healthy net gearing level and sufficient credit facilities, the Group will be able to grasp market opportunities and respond to challenges. While remaining cautiously optimistic about the Mainland China property market, the Group will also keep a close eye on the overall situation at home and abroad so as to safeguard the best interest of its stakeholders.

In FY2013, the Group plans to complete 23 projects with a total residential GFA of 1,583,734 sq. m..

Properties to be completed in FY2013	Usage	Total GFA (sq. m.)	NWCL's interest
Beijing New View Garden Phase III (北京新景家園三期)	R, C	20,414	70%
Beijing Xin Yi Garden Phase III (北京新怡家園三期)	C, H, O, P	85,626	70%
Beijing Yanjing Building (北京燕京大廈)	C, P	30,627	70%
Langfang Zhougezhuang (廊坊周各庄)	C	4,516	100%
Shenyang New World Garden Phase II B (瀋陽新世界花園二期 B)	R	58,716	90%
Shenyang New World Commercial Centre Phase I (瀋陽新世界商業中心一期)	R, C, P	73,847	100%
Shenyang New World Centre Phase I (瀋陽新世界中心一期)	E, H, P	353,641	90%
Anshan New World Garden Phase I A (鞍山新世界花園一期 A)	R, C, P	143,696	100%
Anshan New World Garden Phase II A (鞍山新世界花園二期 A)	R	24,969	100%
Dalian New World Tower (大連新世界大廈)	R	83,571	100%
Wuhan Guanggu New World (武漢光谷新世界)	R, C	142,566	100%
Wuhan Changqing Garden Phase VII (武漢常青花園七期)	R, C	39,613	60%
Wuhan Changqing Garden Phase VIII (武漢常青花園八期)	R, C, P	113,515	60%
Wuhan Menghu Garden Phase III (武漢夢湖香郡三期)	R	4,614	100%
Changsha La Ville New World Phase II A (長沙新城新世界二期 A)	R, C	26,795	48%
Changsha La Ville New World Phase III A (長沙新城新世界三期 A)	R, P	177,825	48%
Guangzhou New World Oriental Garden Phase III (廣州東方新世界三期)	R, P	93,009	100%
Guangzhou Covent Garden Phase III (廣州逸彩庭園三期)	R, C, P	125,706	100%
Guangzhou Park Paradise Phase IV (廣州嶺南新世界四期)	R, P	56,501	100%
Guiyang Jinyang Sunny Town Phase II (貴陽金陽新世界二期)	R, C, H, P	303,828	50%
Guangzhou Xintang New World Garden Phase V B (廣州新塘新世界花園五期 B)	R	72,201	63%
Shenzhen Jian Gang Shan Project (深圳尖岡山項目)	R, P	64,427	100%
Haikou New World Garden Phase III (海口新世界花園三期)	R	124,352	100%
Haikou Meilisha Project Phase I (海口美麗沙項目一期)	R, C, P	78,827	100%
Huizhou Changhuyuan Phase III (惠州長湖苑三期)	R, C, P	144,170	63%
Huiyang Palm Island Resort Phase VI (惠陽棕櫚島六期)	R	17,080	59%
Total		**2,464,652**	

LIQUIDITY AND CAPITAL RESOURCES

As at 30th June 2012, the Group's cash and bank deposits amounted to HK$13,258 million (30th June 2011: HK$10,651 million). During the year ended 30th June 2012, the Company issued 2,881,306,455 shares of HK$0.10 each at HK$1.49 per rights share by way of rights issue on the basis of one rights share for every existing two shares. The net proceed is used for general working capital of the Group.

During the year under review, the Company raised an aggregate amount of RMB4,300 million in the bond market by way of issuance of 8.50 percent RMB Bonds due 2015 (Stock code : 86021).

The Group's consolidated net debt (aggregate of borrowings, net of cash and bank balances) amounted to HK$15,200 million (30th June 2011: HK$10,253 million), translating into a gearing ratio of 29% (30th June 2011: 23%). The gearing ratio is calculated on the basis of net debts over total equity.

The Group's borrowings from banks and fellow subsidiaries and liabilities of bonds as at 30th June 2012 totalled HK$26,255 million (30th June 2011: HK$19,110 million) of which 21% were secured by way of charges over assets and 79% were unsecured.

The maturity profile of the Group's borrowings from banks and fellow subsidiaries and liabilities of bonds is set out as follows:

	As at 30th June 2012 HK$'million	As at 30th June 2011 HK$'million
Repayable:		
Within one year	**5,538**	6,753
Between one and two years	**6,255**	4,110
Between two and five years	**12,486**	6,086
After five years	**1,976**	2,161
Total	**26,255**	19,110

As at 30th June 2012, the Group's committed unutilised bank loan facilities amounted to HK$4,936 million (30th June 2011: HK$5,821 million).

Capital expenditure commitments

The capital expenditure commitments of the Group as at 30th June 2012 were HK$4,872,232,000 (30th June 2011: HK$2,271,422,000) of which HK$4,480,885,000 (30th June 2011: HK$2,163,422,000) were contracted but not provided for in the financial statements and HK$391,347,000 (30th June 2011: HK$108,000,000) were authorised but not contracted for. The Group's share of capital expenditure commitments of jointly controlled entities amounted to HK$156,827,000 (30th June 2011: HK$229,597,000). The sources of funding for capital commitments are internally generated resources and bank loan facilities.

Foreign currency exposure

The Group conducts its business mainly in Renminbi. Other than certain bank balances and borrowings denominated in Hong Kong dollar and United States dollar, the Group does not have any material direct exposure to foreign exchange fluctuations. During the year under review, the Group has not used any foreign currency derivative product to hedge its exposure to currency risk.

CONTINGENT LIABILITIES

As at 30th June 2012, the Group has contingent liabilities of approximately HK$1,851,736,000 (30th June 2011: HK$2,254,955,000) relating to corporate guarantees given in respect of bank loan facilities extended to certain jointly controlled entities.

As at 30th June 2012, the Group had provided guarantees in respect of mortgage facilities granted by certain banks relating to the mortgage loans arranged for certain purchasers of properties developed by certain subsidiaries of the Group and the Group's attributable portion of outstanding mortgage loans under these guarantees amounted to HK$1,557,714,000 (30th June 2011: HK$1,158,962,000).

DETAILS OF CHARGES ON GROUP'S ASSETS

As at 30th June 2012, the Group's property, plant and equipment, investment properties, land use rights, properties held for development and properties under development of HK$419,234,000 (30th June 2011: HK$461,162,000), HK$5,093,721,000 (30th June 2011: HK$4,527,171,000), HK$235,832,000 (30th June 2011: HK$239,538,000), HK$771,429,000 (30th June 2011: HK$1,067,140,000) and HK$4,807,135,000 (30th June 2011: HK$2,395,669,000) respectively have been pledged as securities for short term and long term bank borrowings. As at 30th June 2011, bank deposit of HK$10,355,000 had been pledged as security for a long term loan which was fully repaid during the year.

MAJOR ACQUISITION OR DISPOSAL

In July 2011, the Group acquired 100% interest in Rosewood Hotels and Resorts, L.L.C. ("Rosewood") and the intellectual property rights of "Carlyle", a hotel brand, for a consideration of HK$2,049,329,000. The acquisition was completed on 29th July 2011 and Rosewood became a wholly owned subsidiary of the Group.

EMPLOYEES AND REMUNERATION POLICY

As at 30th June 2012, the Group has 7,725 full-time employees. Total staff related costs incurred during the year under review were HK$449.57 million (2011: HK$369.06 million), of which retirement benefits were included. Remuneration of employees is reviewed annually based on assessment of individual performance. Discretionary year-end bonus was paid to employees based on individual performance.

AUDIT COMMITTEE

Audit committee was established in accordance with requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("Listing Rules") for the purposes of reviewing and providing supervision over the Group's financial reporting process and internal controls. The audit committee consists of three independent non-executive directors of the Company. The audit committee has reviewed the audited financial statements for the year ended 30th June 2012 and discussed the financial related matters with management and external auditor.

CODE ON CORPORATE GOVERNANCE PRACTICES

The Stock Exchange of Hong Kong Limited has revised and renamed the Code on Corporate Governance Practices (the "former Code") set out in Appendix 14 to Listing Rules to the Corporate Governance Code (the "new Code") effective from 1st April 2012. During the year ended 30th June 2012, the Company has complied with the respective provisions of the former Code and the new Code for the relevant periods in which they are in force, except for the following deviations:

Code provision A.2.1

The code provision A.2.1 provides that the roles of chairman and chief executive officer should be separate and should not be performed by the same individual.

Dr. Cheng Kar-shun, Henry acts as the Chairman and Managing Director of the Company. He is responsible for effective running of the board and formulating business strategies. He also provides leadership for effective running of the Company's business and implementing the policies devised by the board. The board believes that Dr. Cheng Kar-shun, Henry, in his dual capacity as the Chairman and Managing Director of the Company, will provide strong and consistent leadership for the development of the Group.

Code provisions A6.7 and E.1.2

The code provision A.6.7 which is effective from 1st April 2012 provides that independent non-executive directors and non-executive directors should attend general meetings and develop a balanced understanding of the views of shareholders. In addition, the code provision E.1.2 provides that the chairman of the independent board committee should be available to answer questions at any general meeting to approve a connected transaction or other transaction that requires independent shareholders' approval.

Dr. Cheng Wai-chee, Christopher, who is the chairman of the independent board committee, was not able to attend the extraordinary general meeting of the Company held on 27th June 2012 owing to other business commitment. The Company had invited the independent financial adviser to attend the meeting and answer questions from the shareholders at the meeting. Messrs. Doo Wai-hoi, William and Tien Pei-chun, James were also not able to attend the meeting owing to other business commitment.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers ("Model Code") in Appendix 10 to the Listing Rules as the code of conduct regarding directors' securities transactions. The Company has confirmed with the directors that they have complied with the standard set out in the Model Code during the year under review.

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

On 11th June 2012, the maturity date of the USD settled zero coupon guaranteed convertible bonds ("Bonds") (stock code : 01517) issued by New World China Land Finance Limited ("NWCLF"), an indirect wholly-owned subsidiary of the Company, all outstanding Bonds totaling 3,132 units with face value of RMB100,000 each were redeemed by NWCLF for an aggregate consideration of USD51,469,502.76 (before expenses) in accordance with the terms and conditions of the Bonds.

Save as disclosed above, neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's listed securities during the year.

DIVIDEND

The Directors have resolved to recommend the payment of a final dividend of HK$0.04 per share in respect of the year ended 30th June 2012. The proposed final dividend, if approved at the forthcoming Annual General Meeting, will be paid on or about Friday, 28th December 2012 to the shareholders on the Register of Members as at Wednesday, 28th November 2012.

CLOSURE OF REGISTER OF MEMBERS

For determining the entitlement to attend and vote at the Annual General Meeting to be held on 21st November 2012, the Register of Members will be closed from Monday, 19th November 2012 to Wednesday, 21st November 2012 (both days inclusive), during which period no transfer of shares will be effected. In order to qualify to attend and vote at the Annual General Meeting, all transfers accompanied by the relevant share certificates must be lodged with the Company’s branch share registrar in Hong Kong, Tricor Standard Limited at 26/F., Tesbury Centre, 28 Queen’s Road East, Hong Kong not later than 4:30 p.m. on Friday, 16th November 2012.

The proposed final dividend is subject to the passing of an ordinary resolution by the shareholders at the Annual General Meeting. For determining the entitlement to the proposed final dividend, the Register of Members will be closed for one day on Wednesday, 28th November 2012, during which period no transfer of shares will be effected. To qualify for the proposed final dividend, all transfers accompanied by the relevant share certificates must be lodged with the Company’s branch share registrar in Hong Kong, Tricor Standard Limited at 26/F., Tesbury Centre, 28 Queen’s Road East, Hong Kong not later than 4:30 p.m. on Tuesday, 27th November 2012.

Dr. Cheng Kar-shun, Henry
Chairman and Managing Director

Hong Kong, 26th September 2012

As at the date of this announcement, the board of directors of the Company comprises: (1) seven executive directors, namely Dr. Cheng Kar-shun, Henry, Mr. Cheng Kar-shing, Peter, Mr. Cheng Chi-kong, Adrian, Ms. Cheng Chi-man, Sonia, Mr. Cheng Chi-him, Conrad, Mr. Fong Shing-kwong, Michael and Ms. Ngan Man-ying, Lynda; (2) two non-executive directors, namely Mr. Doo Wai-hoi, William and Mr. Chow Yu-chun, Alexander; and (3) three independent non-executive directors, namely Dr. Cheng Wai-chee, Christopher, Mr. Tien Pei-chun, James and Mr. Lee Luen-wai, John.

The announcement is published on the websites of the Company (www.nwcl.com.hk) and The Stock Exchange of Hong Kong Limited (www.hkexnews.hk).