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(Incorporated in Hong Kong with limited liability) (Stock Code: 666)

ANNOUNCEMENT OF 2010 RESULTS

RESULTS

The Board of Directors (the "Board") of SHK Hong Kong Industries Limited (the "Company") announces the audited consolidated results of the Company and its subsidiaries (the "Group") for the year ended 31st December, 2010 as follows:

CONSOLIDATED INCOME STATEMENT

FOR THE YEAR ENDED 31ST DECEMBER, 2010

	Notes	2010 HK\$'000	2009 HK\$'000
Revenue	3	44,064	38,993
Other net income	4	89,028	301,099
Administrative and other operating expenses		(43,230)	(43,969)
Operating profit		89,862	296,123
Finance costs	5	(446)	(480)
Profit before income tax	6	89,416	295,643
Income tax expense	7	(137)	(61)
Profit for the year attributable to the owners			
of the Company	_	89,279	295,582
Earnings per share attributable to the owners of the Company (HK cents)	9		
– Basic	-	2.34	9.34
– Diluted	-	2.24	9.03

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31ST DECEMBER, 2010

	2010 HK\$'000	2009 HK\$'000
Profit for the year	89,279	295,582
Other comprehensive income Change in fair value of available-for-sale financial assets Reclassification adjustment upon disposal of	18,100	64,812
available-for-sale financial assets	(25,464)	
Other comprehensive (expenses)/income for the year, net of tax	(7,364)	64,812
Total comprehensive income for the year attributable to the owners of the Company	81,915	360,394

CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31ST DECEMBER, 2010

	Notes	2010 HK\$'000	2009 HK\$'000
ASSETS AND LIABILITIES			
Non-current assets			
Interests in associates		18,155	18,155
Available-for-sale financial assets	10	521,573	381,256
Held-to-maturity investments	11 _		51,516
		539,728	450,927
Current assets			
Trade and other receivables and prepayment	12	461	8,634
Amount due from a fellow subsidiary Financial assets at fair value through		30	256
profit or loss	13	813,747	534,350
Pledged bank deposits	15	1,497	3,955
Cash and cash equivalents	_	22,133	247,110
		837,868	794,305
Current liabilities			
Other payables and accrued expenses		1,611	12,051
Amount due to a holding company		293	293
Amount due to a fellow subsidiary		17,438	4,627
Borrowings Financial liabilities at fair value		23,410	27,216
through profit or loss	14	68,712	59,216
Taxation payable	-	137	1,271
	-	111,601	104,674
Net current assets	-	726,267	689,631
Total assets less current liabilities	-	1,265,995	1,140,558
Net assets	-	1,265,995	1,140,558

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Cont'd) AS AT 31ST DECEMBER, 2010

	Notes	2010 HK\$'000	2009 HK\$'000
EQUITY			
Equity attributable to the owners of the Company			
Share capital		409,350	373,879
Reserves		848,594	766,679
		1,257,944	1,140,558
Non-controlling interests		8,051	
Total equity		1,265,995	1,140,558
Net asset value per share attributable to the owners of the Company (HK\$)	15	0.31	0.31

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST DECEMBER, 2010

		E	quity attributal	ble to the owners	s of the Company	Ŷ		Non- controlling interests	Total Equity
	Share capital HK\$'000	Share premium HK\$'000	Capital redemption reserve HK\$'000	Capital contribution reserve HK\$'000		Accumulated losses)/ retained earnings HK\$'000	Total <i>HK\$'000</i>	HK\$'000	HK\$'000
								ΠΚΦ 000	
At 1st January, 2009	186,917	492,746	20,032	367	(4,776)	(97,114)	598,172		598,172
Profit for the year Other comprehensive income: Change in fair value of available-for-sale	-	_	-	-	-	295,582	295,582	-	295,582
financial assets					64,812		64,812		64,812
Total comprehensive income for the year					64,812	295,582	360,394		360,394
Proceeds from shares issued	186,917	_	_	_	_	_	186,917	_	186,917
Share issuance expenses Exercise of warrants	45	(4,970)	-	-	-	-	(4,970) 45	-	(4,970) 45
Exercise of warrants	4.5								45
Transactions with owners	186,962	(4,970)					181,992		181,992
At 31st December, 2009 and 1st January, 2010	373,879	487,776*	20,032*	367*	60,036*	198,468*	1,140,558	-	1,140,558
Profit for the year Other comprehensive income: Change in fair value of	-	-	-	-	-	89,279	89,279	-	89,279
available-for-sale financial assets Reclassification adjustment upon disposal of available-for-sale	-	-	-	-	18,100	-	18,100	-	18,100
financial assets					(25,464)		(25,464)		(25,464)
Total comprehensive (expenses) / income for the year	_	_	_	_	(7,364)	89,279	81,915	_	81,915
Capital contribution by non- controlling interests Exercise of warrants	35,471		-	-		-	35,471	8,051	8,051 35,471
Transactions with owners	35,471						35,471	8,051	43,522
At 31st December, 2010	409,350	487,776*	20,032*	367*	52,672*	287,747*	1,257,944	8,051	1,265,995

* The aggregate amount of these balances of HK\$848,594,000 (2009: HK\$766,679,000) represents the reserves in the consolidated statement of financial position.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. Basis of preparation

The consolidated financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") which collective term includes all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards and Interpretations issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and the Hong Kong Companies Ordinance. The financial statements also include the applicable disclosure requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

2. Adoption of new or revised HKFRSs

In the current year, the Group has applied for the first time the following new standards, amendments and interpretations (the "new HKFRSs") issued by the HKICPA, which are relevant to and effective for the Group's financial statements for the annual period beginning on 1st January, 2010.

HKFRSs (Amendments)	Improvements to HKFRSs
Amendments to HKAS 39	Eligible Hedged Items
Amendments to HKFRS 2	Share-based Payment – Group Cash-settled Share-based Payment
	Transactions
HKAS 27 (Revised)	Consolidated and Separate Financial Statements
HKFRS 3 (Revised)	Business Combinations
HK(IFRIC) – Interpretation 17	Distributions of Non-cash Assets to Owners
HK Interpretation 5	Presentation of Financial Statements - Classification by the Borrower
	of a Term Loan that Contains a Repayment on Demand Clause

Except for as explained below, the adoption of these new HKFRSs has no significant impact on the Group's financial statements.

HKFRS 3 (Revised) – Business Combinations and HKAS 27 (Revised) – Consolidated and Separate Financial Statements

The revised accounting policies are effective prospectively for business combinations effected in financial periods beginning on or after 1st July, 2009. Changes in HKFRS 3 include the valuation of non-controlling interest, the accounting for transaction costs, the initial recognition and subsequent measurement of a contingent consideration and business combinations achieved in stages. These changes impact the amount of goodwill and the results in the period that an acquisition occurs and future results. The adoption of revised HKFRS 3 has no impact to the financial statements as there has been no business combination transaction during the year.

The revised HKAS 27 requires that a change in the ownership interest of a subsidiary (without loss of control) is accounted for as a transaction with owners in their capacity as owners, accordingly, such transactions are recognised within equity. When control is lost and any remaining interest in the entity is re-measured to fair value, and a gain or loss is recognised in profit or loss. The adoption of the revised HKAS 27 has no material impact on the Group in the current year.

HK Interpretation 5 – Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause

The Interpretation is a clarification of an existing standard, HKAS 1 Presentation of Financial Statements. It sets out the conclusion reached by the HKICPA that a term loan which contains a clause which gives the lender the unconditional right to demand repayment at any time shall be classified as a current liability in accordance with paragraph 69(d) of HKAS 1 irrespective of the probability that the lender will invoke the clause without cause. The adoption of the interpretation has no impact to the Group's financial statements as the Group's borrowings are short-term in nature.

3. Revenue and segment information

Turnover of the Group is the revenue from the investments in listed and unlisted financial instruments.

	2010 HK\$'000	2009 <i>HK\$`000</i>
Interest income from available-for-sale financial assets and		
held-to-maturity investments	28,612	28,361
Interest income from bank deposits	160	519
Dividend income		
– listed investments	14,277	9,745
- unlisted investments	1,015	368
	44,064	38,993

Under HKFRS 8, reported segment information is based on internal management reporting information that is regularly reviewed by the Executive Directors. The Executive Directors assess segment profit or loss using a measure of operating profit. The measurement policies the Group uses for segment reporting under HKFRS 8 are the same as those used in its HKFRS financial statements.

On adoption of HKFRS 8, based on the regular internal financial information reported to the Group's Executive Directors for their decisions about resources allocation to the Group's business components and review of these components' performance, the Group has identified only one operating segment, financial instruments investments. Accordingly, segment disclosures are not presented.

4. Other net income

5.

	2010 HK\$'000	2009 HK\$'000
Fair value gain on financial assets and liabilities at fair value		
through profit or loss	45,796	243,232
Gain on disposal/redemption of available-for-sale financial assets and	,	,
held-to maturity investments	43,032	8,238
Sundry income	581	177
Exchange loss, net	(381)	(548)
Receipts on interests in Grand China Shares		50,000
_	89,028	301,099
Finance costs		
	2010	2009
	HK\$'000	HK\$'000
Interest on bank borrowings wholly repayable within five years	446	480

6. **Profit before income tax**

	2010 HK\$'000	2009 HK\$'000
Profit before income tax is arrived at after charging:		
Employee benefit expense (including Directors' emoluments) Management fee Performance fee Write-off of trade receivable	3,300 17,722 12,291	5,403 14,124

7. Income tax expense

Hong Kong profits tax has been provided at the rate of 16.5% (2009: 16.5%) on the estimated assessable profits for the year.

	2010 HK\$'000	2009 HK\$'000
Current tax – under provision in prior year	137	61

8. Dividend

The Directors propose to preserve cash for investment activities and do not recommend any dividend for the year ended 31st December, 2010 and 2009.

9. Earnings per share

The calculation of basic earnings per share is based on the profit attributable to the owners of the Company of approximately HK\$89,279,000 (2009: profit of approximately HK\$295,582,000) and on the weighted average number of approximately 3,816,044,000 (2009: approximately 3,164,880,000) ordinary shares in issue during the year.

The calculation of diluted earnings per share is based on the adjusted profit attributable to the owners of the Company of approximately HK\$89,279,000 (2009: profit of approximately HK\$295,582,000) and on the weighted average number of approximately 3,989,809,000 (2009: approximately 3,272,433,000) ordinary shares outstanding during the year, after adjusting for the effect of dilutive potential ordinary shares for warrants.

The calculation of basic and diluted earnings per share attributable to the owners of the Company is based on the following:

	2010 HK\$'000	2009 <i>HK\$`000</i>
Earnings Earnings for the purpose of basic earnings per share (profit for the year attributable to the owners of the Company)	89,279	295,582
Adjustments to earnings in respect of the effect of dilutive potential ordinary shares arising from warrants of the Company	-	
Earnings for the purpose of diluted earnings per share	89,279	295,582

9. Earnings per share (Cont'd)

		2010 '000	2009 ' <i>000</i>
	Number of shares		
	Weighted average number of ordinary shares for the purpose of basic	2 916 044	2 164 990
	earnings per share Effect of dilutive potential ordinary shares for warrants	3,816,044 173,765	3,164,880 107,553
	Effect of diffutive potential ordinary shares for warrants	1/3,705	107,555
	Weighted average number of ordinary shares for the purpose of diluted		
	earnings per share	3,989,809	3,272,433
10.	Available-for-sale financial assets		
		2010	2009
		HK\$'000	HK\$'000
	Listed equity and debt securities, at fair value	461,322	347,900
	Unlisted equity securities, at fair value	37,396	33,356
	Unlisted debt securities, at fair value	22,855	
		521,573	381,256
	-	,	,
11.	Held-to-maturity investments		
		2010	2009
		HK\$'000	HK\$'000
	Unlisted debt securities, at amortised cost	_	16,990
	Listed debt securities, at amortised cost	-	34,526
	—		51 516
	_		51,516

During the year ended 31st December,2010, held-to-maturity debt securities at amortised cost of approximately HK\$14,156,000 (2009: Nil) were disposed of at a profit of approximately HK\$4,507,000 (2009: Nil). The disposal was to modify the maturity and risk profile of the investment portfolio. Based on this change, the management have reclassified all the held-to-maturity debt securities, with carrying amount at amortised cost of approximately HK\$38,372,000, from the held-to-maturity category to the available-for-sale category, with fair value of approximately HK\$48,332,000 on date of reclassification.

12. Trade and other receivables and prepayment

		2010 HK\$'000	2009 <i>HK\$`000</i>
	Prepayment	461	636
	Trade receivables Other receivables	-	7,985 13
	Other receivables		13
		461	8,634
	The ageing analysis of the trade receivables was as follows:		
		2010	2009
		HK\$'000	HK\$'000
	Within one year		7,985
13.	Financial assets at fair value through profit or loss		
		2010	2009
		HK\$'000	HK\$'000
	Equity securities held for trading		
	– Listed in Hong Kong	725,361	451,493
	- Listed outside Hong Kong	80,602	52,083
	Market value of listed securities	805,963	503,576
	Conversion options embedded in convertible bonds, at fair value	5,630	9,178
	Unlisted warrants, at fair value	2,154	12,540
	Unlisted equity securities, at fair value		9,056
		813,747	534,350
14.	Financial liabilities at fair value through profit or loss		
		2010	2009
		HK\$'000	HK\$'000
	Call options embedded in bonds and notes, at fair value	68,712	59,216

15. Net asset value per share attributable to the owners of the Company

The calculation of net asset value per share is based on the net assets attributable to the owners of the Company of approximately HK\$1,257,944,000 (2009: approximately HK\$1,140,558,000) and 4,093,504,791 (2009: 3,738,789,813) ordinary shares in issue as at 31st December, 2010.

OVERVIEW

The Group's profit for the year ended 31st December, 2010 was derived primarily from investments in equities and bonds.

The Group made a net profit of HK\$101.6 million for the year as compared to HK\$295.6 million in 2009, before deducting the performance fee of HK\$12.3 million. Net profit after tax for the year was HK\$89.3 million (2009: HK\$295.6 million), including (before fees, expenses and finance costs) HK\$72.2 million from equity related investments (2009: HK\$236.0 million) and HK\$54.6 million from bond investments (2009: HK\$45.2 million).

As at 31st December, 2010, the Group's net assets attributable to the owners of the Company increased by 10.3% to approximately HK\$1,257.9 million (or 7.2% excluding effects of HK\$35.5 million for the exercise of warrants into shares of the Company). For comparison, Hang Seng Index rose by 5.3% and Hang Seng China Enterprises Index dropped by 0.8% during 2010.

INVESTMENT REVIEW

Return of our investment outperformed the Hong Kong stock market for three consecutive years. It is worth noting that we achieved the results with a balanced portfolio of equities, bonds and cash, which we consider as bearing lower risk than a pure equity portfolio.

As at 31st December, 2010, the Group's major investments were as follows:

Investments	Description		
Listed Equities	HK\$820.9 million of a portfolio of listed shares in 59 companies		
Bonds	HK\$406.1 million of bonds issued by 13 companies listed in Hong Kong and overseas		
Investment Funds	HK\$37.4 million in 2 investment funds		
Direct Investment in Unlisted Equity	HK\$10.1 million in 1 direct investment in unlisted equity		
Unlisted Warrants	HK\$2.2 million in 60,000 warrants in Asia Alliance Holdings Co., Limited (formerly known as J. Bridge Corp.), a company listed on the 2nd Section of Tokyo Stock Exchange		

The Group's portfolio of investment comprises securities in Hong Kong, Malaysia, Taiwan, United States, Australia, Japan and China. The value of our equities portfolio increased mainly in the second half of 2010.

INVESTMENT REVIEW (Cont'd)

The Group made a direct investment in unlisted equity in a business providing online education services in the Mainland. No material gain or loss was recorded for the direct investment in the year.

The five most profitable equity securities in our portfolio during the year are shares in Dan Form Holdings Company Limited, Viva China Holdings Limited, TCL Communication Technology Holdings Limited, Anhui Conch Cement Company Limited and Hutchison Whampoa Limited.

The five most profitable fixed income securities in our portfolio during the year are issued by companies related to New World Development Company Limited, Mulpha International Bhd, PCCW Limited, Barclays PLC and China Properties Group Limited.

DIVIDENDS

The directors of the Company ("Directors") propose to preserve cash for investment activities and do not recommend any dividend for the year ended 31st December, 2010 (2009: Nil).

PROSPECTS

2010 was an eventful year, but ending with a lacklustre market performance. The market in 2010 was battered by the quantitative easing in the United States and economic growth in China on one hand, and sovereign debt crisis amongst certain members in European Union and credit tightening in China on the other hand. 2011 will be dominated by possible slower growth for China targeted in 2011, monetary tightening in Europe, the effect of the tragic earthquake in Japan and the political unrest in North Africa and Middle East. It is therefore expected that volatility will continue, especially in the emerging markets. Our investment strategy will be research and company based. We are also convinced that interest rates will no longer stay low, and will see a gradual tightening starting in Europe, and as such we have reduced our position significantly in bonds with a single digit yield in the first quarter of 2011. We will be watchful of events as they unfold and adjust our portfolio combinations prudently so as to maximize returns for our shareholders.

FINANCIAL POSITION AND GEARING RATIO

As at 31st December, 2010, the Group had cash, cash equivalents and pledged bank deposits totalling HK\$23.6 million, investments of approximately HK\$1,276.7 million and bank borrowings denominated in foreign currency equivalent to approximately HK\$23.4 million. The Group's gearing ratio, calculated by reference to the ratio of total borrowings to total equity attributable to the owners of the Company as at 31st December, 2010, was 2% (at 31st December, 2009: 2%).

FOREIGN EXCHANGE EXPOSURE

As at 31st December, 2010, the majority of the Group's investments was either denominated in Hong Kong dollar or United States dollar. Exposures to currency exchange rates still arise as the Group has certain overseas investments, which are primarily denominated in Japanese yen, Malaysian ringgit, Australian dollars, New Taiwan dollars, British pound and China Yuan Renminbi. Other than the British-pound denominated bank loans, the Group at present does not have any contracts to hedge against its foreign exchange risks. Should the Group consider its exposure and fluctuation in foreign currency justify hedging, the Group may use forward or hedging contracts to reduce the risks.

GUARANTEE

The Company has given guarantees to financial institutions to secure borrowing facilities available to its wholly-owned subsidiaries in the amount not exceeding HK\$555.5 million (as at 31st December, 2009: HK\$255.1 million). Facilities amounting to HK\$23.4 million (2009: HK\$27.2 million) were utilised as at 31st December, 2010.

STAFF COSTS

The Group's total staff costs (including Directors' emoluments) for the year ended 31st December, 2010 amounted to approximately HK\$3.3 million (2009: approximately HK\$5.4 million).

AUDIT COMMITTEE

The Audit Committee has reviewed with management of the Company the accounting principles and practices adopted by the Group and discussed internal controls and financial reporting matters, including review of annual results for the year ended 31st December, 2010. In addition, the Audit Committee has also reviewed the adequacy of resources, qualification and experience of staff of the Company's accounting and financial reporting function, and their training programmes and budget for the year ended 31st December, 2010.

COMPLIANCE WITH THE CODE ON CORPORATE GOVERNANCE PRACTICES AND NON-COMPLIANCE OF RULES 3.10(1) AND 3.21 OF THE LISTING RULES

The Company has applied the principles of, and complied with, the applicable code provisions of the Code on Corporate Governance Practices ("CG Code") as set out in Appendix 14 of the Listing Rules throughout the financial year ended 31st December, 2010, except for the following deviation. Also, the non-compliance of rules 3.10(1) and 3.21 of the Listing Rules is explained below.

Code provision B.1.1

The code provision B.1.1 of the CG Code states that a majority of the members of the remuneration committee should be independent non-executive directors.

The Company used to have a Remuneration Committee which comprised two Independent Non-Executive Directors and one Non-Executive Director. During the period from 12th April, 2010 to 25th August, 2010, there were only two members in the Remuneration Committee i.e. one Independent Non-Executive Director and one Non-Executive Director.

As mentioned in the next section, this constitutes a deviation from the code provision B.1.1 of the CG Code for the period from 12th April, 2010 to 25th August, 2010.

Non-compliance of rules 3.10(1) and 3.21 of the Listing Rules

On 12th April, 2010, Ms. Lam Tak Yee resigned as an Independent Non-Executive Director and member of Audit Committee and Remuneration Committee of the Company. Subsequent to the resignation of Ms. Lam, the Company had not been able to comply with the requirements of rule 3.10(1) (minimum of three independent non-executive directors) and rule 3.21 (minimum of three audit committee members with majority of independent non-executive directors) of the Listing Rules (the "said Rules"). During the period from 12th April, 2010 to 25th August, 2010, the Company has only two Independent Non-Executive Directors, namely Mr. Ambrose So Shu Fai and Mr. Albert Ho and two members of Audit Committee, namely Mr. Albert Ho (Chairman of the Audit Committee) and Mr. Arthur George Dew (a Non-Executive Director).

This constitutes non-compliance of the said Rules for the period from 12th April, 2010 to 25th August, 2010.

On 26th August, 2010, Mr. Louie Chun Kit was appointed as an Independent Non-Executive Director, and member of Audit Committee and Remuneration Committee of the Company. Thereafter, the Company has fully complied with the requirement of the said Rules and code provision of B.1.1 of the CG Code.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers ("Model Code") set out in Appendix 10 of the Listing Rules as the code of conduct regarding securities transactions by the Directors. Having made specific enquiry of all Directors, the Company confirmed that all Directors have complied with the required standard set out in the Model Code during the year.

PURCHASE, SALE OR REDEMPTION OF LISTED SHARES

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's shares during the year.

SCOPE OF WORK OF BDO LIMITED

The figures in respect of the preliminary announcement of the Group's results for the year ended 31st December, 2010 have been agreed by the Group's auditor, BDO Limited, to the amounts set out in the Group's draft consolidated financial statements for the year. The work performed by BDO Limited in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by BDO Limited on the preliminary announcement.

PUBLICATION OF ANNUAL REPORT

The annual report of the Company will be despatched to the shareholders as well as published on the websites of The Stock Exchange of Hong Kong Limited and the Company in due course.

> By Order of the Board SHK Hong Kong Industries Limited Lo Tai On Secretary

Hong Kong, 25th March, 2011

As at the date of this announcement, the Executive Directors are Mr. Warren Lee Wa Lun (Chairman) and Mr. Mark Wong Tai Chun; the Non-Executive Directors are Mr. Arthur George Dew and Mr. Peter Lee Yip Wah; and the Independent Non-Executive Directors are Mr. Ambrose So Shu Fai, Mr. Albert Ho and Mr. Louie Chun Kit.