

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.



ASIA STANDARD INTERNATIONAL GROUP LIMITED

(Incorporated in Bermuda with limited liability)

(Stock code: 129)

ANNOUNCEMENT OF RESULTS FOR THE YEAR ENDED 31ST MARCH 2012

FINANCIAL HIGHLIGHTS

(In HK\$ million, except otherwise indicated)

	2012	2011 (Restated)	Change
Revenue	1,174	1,065	+10%
Operating (loss)/profit	(21)	1,997	N/A
Profit attributable to shareholders of the Company	383	2,235	-83%
Total assets	14,989	14,732	+2%
Net assets	10,838	10,589	+2%
Equity attributable to shareholders of the Company	10,133	9,774	+4%
Net debt	3,492	3,571	-2%
Supplementary information with hotel properties at valuation:			
Revalued total assets	20,670	18,991	+9%
Revalued net assets	16,492	14,819	+11%
Equity attributable to shareholders of the Company	14,095	12,729	+11%
Equity attributable to shareholders of the Company per share (HK\$)	11.46	10.41	+10%
Gearing - net debt to revalued net assets	21%	24%	-3%

The Directors of Asia Standard International Group Limited (the “Company”) announce that the consolidated results of the Company and its subsidiaries (the “Group”) for the year ended 31st March 2012 together with the comparative figures for the year ended 31st March 2011 were as follows:

CONSOLIDATED PROFIT AND LOSS ACCOUNT

For the year ended 31st March 2012

	<i>Note</i>	2012 HK\$'000	2011 HK\$'000 (Restated)
Revenue	2	1,174,243	1,065,244
Cost of sales		(363,385)	(391,193)
Gross profit		810,858	674,051
Selling and administrative expenses		(185,560)	(173,947)
Depreciation		(92,213)	(89,848)
Net investment (loss)/gain	3	(1,453,884)	706,225
Fair value gain of investment properties		900,090	887,987
Other gain and charges	4	-	(7,336)
Operating (loss)/profit		(20,709)	1,997,132
Finance costs		(12,208)	(77,941)
Share of profits less losses of Jointly controlled entities Associated companies		106,306 236,301	151,522 308,215
Profit before income tax		309,690	2,378,928
Income tax expense	6	(20,259)	(43,906)
Profit for the year		289,431	2,335,022
Attributable to:			
Shareholders of the Company		382,661	2,234,761
Non-controlling interests		(93,230)	100,261
		289,431	2,335,022
Dividends	7	9,841	30,644
Earnings per share (HK\$)			
Basic	8	0.31	1.80
Diluted	8	0.31	1.80

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the year ended 31st March 2012

	2012 HK\$'000	2011 HK\$'000 (Restated)
Profit for the year	289,431	2,335,022
Other comprehensive (charge)/income		
Net fair value (loss)/gain on available-for-sale investments	(37,215)	8,152
Impairment of available-for-sale investments charged to profit and loss account	2,261	551
Release of reserve upon disposal of available-for-sale investments	-	(9,008)
Currency translation differences	8,390	10,574
	(26,564)	10,269
Total comprehensive income for the year	262,867	2,345,291
Total comprehensive income attributable to:		
Shareholders of the Company	368,636	2,241,930
Non-controlling interests	(105,769)	103,361
	262,867	2,345,291

CONSOLIDATED BALANCE SHEET

As at 31st March 2012

	31st March 2012 HK\$'000	31st March 2011 HK\$'000 (Restated)	1st April 2010 HK\$'000 (Restated)
Non-current assets			
Property, plant and equipment	2,526,770	2,617,038	2,672,342
Investment properties	4,297,374	3,391,122	2,419,600
Jointly controlled entities	971,731	568,871	674,409
Associated companies	1,195,611	987,338	715,703
Available-for-sale investments	197,295	230,257	228,258
Goodwill	-	-	5,103
Mortgage loans receivable	14,073	81,729	143,035
Deferred income tax assets	1,041	5,252	9,764
	9,203,895	7,881,607	6,868,214
Current assets			
Properties under development for sale	1,521,261	1,122,355	431,322
Completed properties held for sale	56,216	90,289	159,127
Hotel and restaurant inventories	2,342	2,341	2,206
Mortgage loans receivable	1,156	3,664	35,315
Trade and other receivables	207,603	230,845	241,590
Amount due from a jointly controlled entity	91,000	65,000	-
Income tax recoverable	173	513	880
Financial assets at fair value through profit or loss	3,507,089	5,020,218	3,028,862
Bank balances and cash	398,366	315,300	227,657
	5,785,206	6,850,525	4,126,959
Current liabilities			
Trade and other payables	113,158	133,590	145,919
Amount due to a jointly controlled entity	55,357	-	-
Amount due to an associated company	-	14,850	51,150
Derivative financial instruments	6,001	26,242	17,961
Warrant liabilities	-	-	17,000
Borrowings	1,526,688	1,615,997	1,615,257
Income tax payable	21,734	36,857	64,382
	1,722,938	1,827,536	1,911,669
Net current assets	4,062,268	5,022,989	2,215,290
Total assets less current liabilities	13,266,163	12,904,596	9,083,504

CONSOLIDATED BALANCE SHEET

As at 31st March 2012

	31st March 2012 HK\$'000	31st March 2011 HK\$'000 (Restated)	1st April 2010 HK\$'000 (Restated)
Non-current liabilities			
Long term borrowings	2,364,093	2,270,071	757,370
Deferred income tax liabilities	64,025	45,105	19,625
	2,428,118	2,315,176	776,995
Net assets	10,838,045	10,589,420	8,306,509
Equity			
Share capital	12,302	12,224	12,471
Reserves	10,121,020	9,761,535	7,547,318
Equity attributable to shareholders of the Company	10,133,322	9,773,759	7,559,789
Non-controlling interests	704,723	815,661	746,720
	10,838,045	10,589,420	8,306,509

NOTES TO THE FINANCIAL STATEMENTS

1 Basis of preparation

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

The following new HKFRSs are relevant to the Group’s operations and are mandatory for accounting periods beginning on or after 1st January 2011:

HKAS 24 (Revised)	Related Party Disclosures
Amendment to HKAS 34	Interim Financial Reporting

The adoption of new HKFRSs in the current year did not have any significant effect on the financial statements or result in any substantial changes in the Group’s significant accounting policies.

The Group has decided to early adopt the amendments to HKAS 12, Deferred tax: recovery of underlying assets (“HKAS 12 (Amendment)”), in respect of the recognition of deferred tax on investment properties carried at fair value under HKAS 40, Investment property. The amendments are effective for accounting periods beginning on or after 1st January 2012, but early adoption is permitted.

The change in policy arising from the adoption of HKAS 12 (Amendment) is the only change which has had a material impact on the current and comparative periods. The Group does not have to provide deferred tax on fair value changes arising from revaluation of investment properties in Hong Kong. Previously, deferred tax was generally provided on fair value changes arising from this class of assets.

This change in accounting policy has been applied retrospectively. The impact of the adoption of HKAS 12 (Amendment) is as follows:

Consolidated profit and loss account

	For the year ended 31st March	
	2012 HK\$’000	2011 HK\$’000
Increase in share of profits less losses of associated companies	35,927	49,005
Decrease in income tax expense	148,515	146,081
Increase in profit for the year attributable to shareholders of the Company	<u>184,442</u>	<u>195,086</u>
Increase in earnings per share (HK\$)	<u>0.15</u>	<u>0.16</u>

1 Basis of preparation (continued)

Consolidated balance sheet

	31st March 2012 HK\$'000	31st March 2011 HK\$'000	1st April 2010 HK\$'000
Increase/(decrease) in:			
Associated companies	146,054	110,127	61,122
Deferred income tax liabilities	(554,326)	(405,811)	(259,730)
Net assets	<u>700,380</u>	<u>515,938</u>	<u>320,852</u>

Except for disclosure above, certain new and revised standards have been issued but not yet effective for the year ended 31st March 2012 and have not been early adopted by the Group. The Group has already commenced an assessment of the related impact to the Group. The Group is not yet in a position to state whether they will have substantial changes to the Group's accounting policies and presentation of the consolidated financial statements.

2 Turnover and segment information

Turnover comprises revenue from property sales and leasing, hotel and travel agency, management services, interest income and dividend income, together with gross consideration from disposal of financial assets at fair value through profit or loss and derivative financial instruments. Revenue includes revenue from property sales and leasing, hotel and travel agency, management services, interest income and dividend income.

	Property sales HK\$'000	Property leasing HK\$'000	Hotel and travel HK\$'000	Investments HK\$'000	Others HK\$'000	Total HK\$'000
2012						
Turnover	38,132	88,942	698,218	3,136,557	21,267	3,983,116
Segment revenue	<u>38,132</u>	<u>88,942</u>	<u>698,218</u>	<u>327,684</u>	<u>21,267</u>	<u>1,174,243</u>
Contribution to segment results	4,714	83,028	275,323	327,684	21,267	712,016
Depreciation	-	-	(88,725)	-	(3,488)	(92,213)
Net investment loss	-	-	-	(1,453,884)	-	(1,453,884)
Fair value gain of investment properties	<u>-</u>	<u>900,090</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>900,090</u>
Segment results	4,714	983,118	186,598	(1,126,200)	17,779	66,009
Unallocated corporate expenses						<u>(86,718)</u>
Operating loss						(20,709)
Finance costs						(12,208)
Share of profits less losses of						
Jointly controlled entities	106,306	-	-	-	-	106,306
Associated companies	(30)	236,348	-	-	(17)	<u>236,301</u>
Profit before income tax						309,690
Income tax expense						<u>(20,259)</u>
Profit for the year						<u><u>289,431</u></u>

2 Turnover and segment information (continued)

	Property sales HK\$'000	Property leasing HK\$'000	Hotel and travel HK\$'000	Investments HK\$'000	Others HK\$'000	Total HK\$'000
2011 (Restated)						
Turnover	133,685	78,997	631,505	1,068,955	26,604	1,939,746
Segment revenue	<u>133,685</u>	<u>78,997</u>	<u>631,505</u>	<u>194,453</u>	<u>26,604</u>	<u>1,065,244</u>
Contribution to segment results	78,608	73,927	211,209	194,453	26,604	584,801
Depreciation	-	-	(87,632)	-	(2,216)	(89,848)
Net investment gain	-	-	-	706,225	-	706,225
Fair value gain of investment properties	-	887,987	-	-	-	887,987
Other gain and charges	<u>(20,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>12,664</u>	<u>(7,336)</u>
Segment results	58,608	961,914	123,577	900,678	37,052	2,081,829
Unallocated corporate expenses						<u>(84,697)</u>
Operating profit						1,997,132
Finance costs						(77,941)
Share of profits less losses of						
Jointly controlled entities	151,523	-	-	-	(1)	151,522
Associated companies	489	307,741	-	-	(15)	<u>308,215</u>
Profit before income tax						2,378,928
Income tax expense						<u>(43,906)</u>
Profit for the year						<u>2,335,022</u>

2 Turnover and segment information (continued)

	Property sales HK\$'000	Property leasing HK\$'000	Hotel and travel HK\$'000	Investments HK\$'000	Others HK\$'000	Total HK\$'000
2012						
Segment assets	2,743,988	5,395,688	2,635,462	3,781,147	175,879	14,732,164
Other unallocated assets						<u>256,937</u>
						<u>14,989,101</u>
Segment assets include:						
Jointly controlled entities and associated companies	1,165,960	1,091,468	-	-	914	2,258,342
Addition to non-current assets*	500,000	6,162	7,397	-	3,677	517,236
Segment liabilities						
Borrowings	1,543,000	486,495	1,044,007	817,279	-	3,890,781
Other unallocated liabilities						<u>260,275</u>
						<u>4,151,056</u>
<hr/>						
2011 (Restated)						
Segment assets	1,951,195	4,279,224	2,695,054	5,358,447	244,584	14,528,504
Other unallocated assets						<u>203,628</u>
						<u>14,732,132</u>
Segment assets include:						
Jointly controlled entities and associated companies	737,108	883,170	-	-	931	1,621,209
Addition to non-current assets*	-	10,225	29,373	-	44,348	83,946
Segment liabilities						
Borrowings	775,000	498,484	1,097,683	1,514,901	-	3,886,068
Other unallocated liabilities						<u>256,644</u>
						<u>4,142,712</u>

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

2 Turnover and segment information (continued)

	2012 HK\$'000	2011 HK\$'000 (Restated)
Revenue		
Hong Kong	784,683	792,198
Overseas	<u>389,560</u>	<u>273,046</u>
	<u>1,174,243</u>	<u>1,065,244</u>
Non-current assets*		
Hong Kong	7,852,229	6,994,163
Overseas	<u>1,139,257</u>	<u>570,206</u>
	<u>8,991,486</u>	<u>7,564,369</u>

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

3 Net investment (loss)/gain

	2012 HK\$'000	2011 HK\$'000
Financial assets at fair value through profit or loss		
- net unrealised (loss)/gain from market price movements	(666,817)	553,001
- net unrealised exchange (loss)/gain	(33,051)	133,280
- net realised (loss)/gain (<i>note</i>)	(747,392)	28,642
Available-for-sale investments		
- net realised gain	-	2,314
- impairment	(2,261)	(551)
Derivative financial instruments		
- net unrealised loss	-	(10,461)
- net realised loss	<u>(4,363)</u>	<u>-</u>
	<u>(1,453,884)</u>	<u>706,225</u>

Note:

Net realised (loss)/gain on financial assets at fair value through profit or loss		
Gross consideration	2,805,198	874,502
Cost of investments	<u>(2,729,640)</u>	<u>(440,948)</u>
Total gain	75,558	433,554
Less: net unrealised gain recognised in prior years	<u>(822,950)</u>	<u>(404,912)</u>
Net realised (loss)/gain recognised in current year	<u>(747,392)</u>	<u>28,642</u>

4 Other gain and charges

	2012 HK\$'000	2011 HK\$'000
Provision for diminution in value of properties under development for sale	-	(20,000)
Net fair value gain on warrant liabilities	-	12,664
	<u>-</u>	<u>12,664</u>
	<u>-</u>	<u>(7,336)</u>

5 Income and expenses by nature

	2012 HK\$'000	2011 HK\$'000
Income		
Interest income		
- Listed investments	291,532	153,637
- Unlisted investments	379	560
- A jointly controlled entity	7,948	16,524
- Other receivables	4,525	3,764
- Bank deposit	952	811
Dividend income		
- Listed investments	35,424	40,256
Expenses		
Operating lease rental expenses for land and buildings	8,041	6,285
Cost of properties and goods sold	207,495	247,328
	<u>207,495</u>	<u>247,328</u>

6 Income tax expense

	2012 HK\$'000	2011 HK\$'000 (Restated)
Current income tax		
Hong Kong profits tax	(16,560)	(14,434)
Over provision in prior years	19,433	520
	<u>2,873</u>	<u>(13,914)</u>
Deferred income tax	(23,132)	(29,992)
	<u>(20,259)</u>	<u>(43,906)</u>

Hong Kong profits tax is provided at the rate of 16.5% (2011: 16.5%) on the estimate assessable profit for the year. Income tax on overseas profits has been calculated on the estimated assessable profit for the year at the rates of tax prevailing in the countries in which the Group operates.

6 Income tax expense (continued)

Share of income tax charge of jointly controlled entities and associated companies for the year of HK\$21,031,000 (2011: HK\$28,541,000) and HK\$3,561,000 (2011: HK\$1,939,000, as restated) are included in the profit and loss account as share of profits less losses of jointly controlled entities and associated companies respectively.

7 Dividends

	2012 HK\$'000	2011 HK\$'000
Interim, paid, of nil (2011: HK0.5 cent) per share	-	6,197
Final, proposed, of HK0.8cent (2011: HK2.0 cents) per share	<u>9,841</u>	<u>24,447</u>
	<u>9,841</u>	<u>30,644</u>

At a meeting held on 22nd June 2012, the Board of Directors has proposed to pay a final dividend of HK0.8 cent (2011: HK2.0 cents) per share with a scrip option. The proposed dividend is not reflected in the financial statements, but will be reflected as an appropriation of revenue reserve in the year ending 31st March 2013.

The amount of HK\$9,841,000 is based on 1,230,142,122 issued shares as at 22nd June 2012.

8 Earnings per share

The calculation of basic earnings per share is based on profit attributable to shareholders of the Company of HK\$382,661,000 (2011: HK\$2,234,761,000, as restated) and divided by the weighted average number of 1,226,214,516 (2011: 1,240,344,588) shares in issue during the year.

For the year ended 31st March 2012, the Company's and its listed subsidiary's outstanding share options and warrants did not have a diluted effect on the earnings per share, the basic and diluted earnings per share were equal.

The calculation of diluted earnings per share for the year ended 31st March 2011 is based on HK\$2,233,393,000 equalling to the profit attributable to shareholders of the Company of HK\$2,234,761,000 (as restated) with a decrease in share of profit after tax of HK\$1,368,000 from the Company's listed subsidiary arising from potential conversion of its warrants and divided by the 1,240,344,588 shares in issue during the year. The Company's and its listed subsidiary's outstanding share options did not have a diluted effect on the earnings per share.

9 Trade and other receivables

Trade and other receivables of the Group include trade receivables, utility and other deposits, accrued interest and dividend receivable.

Trade receivables of the Group amounted to HK\$34,832,000 (2011: HK\$68,287,000). The credit terms given to the customers vary and are generally based on the financial strengths of individual customers. In order to effectively manage the credit risks associated with trade receivables, credit evaluation of customers are performed periodically.

9 Trade and other receivables (continued)

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

	2012 HK\$'000	2011 HK\$'000
0 day to 60 days	33,780	67,764
61 days to 120 days	992	500
More than 120 days	60	23
	<u>34,832</u>	<u>68,287</u>

10 Trade and other payables

Trade and other payables of the Group include trade payables, rental and management fee deposits, retentions payable of construction costs and various accruals. Trade payables of the Group amounted to HK\$19,307,000 (2011: HK\$56,009,000).

Aging analysis of trade payables is as follows:

	2012 HK\$'000	2011 HK\$'000
0 day to 60 days	19,260	55,946
61 days to 120 days	36	46
More than 120 days	11	17
	<u>19,307</u>	<u>56,009</u>

11 Subsequent event

Subsequent to the balance sheet date, the Group has entered into provisional sale and purchase agreements in relation to acquisition of a building in Hong Kong for an aggregate consideration of approximately HK\$ 177 million. This is part of a hotel development project undertaken by the Group to increase its hotel capacity. The acquisition is expected to be completed by September 2012.

The figures in this preliminary announcement of the Group's results for the year ended 31st March 2012 have been agreed by the Group's auditor, PricewaterhouseCoopers to the amounts set out in the Group's consolidated financial statements for the year. The work performed by PricewaterhouseCoopers 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 PricewaterhouseCoopers for this announcement.

MANAGEMENT DISCUSSION AND ANALYSIS

RESULTS

The Group recorded a revenue of HK\$1,174 million (2011: HK\$1,065 million) for the financial year with profit attributable to shareholders of the Company at HK\$383 million (2011: HK\$2,235 million). Revenue increased by 10% while there is a substantial decrease in profit mainly the result of net investment loss for the year compared to net investment gain last year.

PROPERTIES SALES, DEVELOPMENT AND LEASING

Sales

Revenue from property sales amounted to HK\$38 million (2011: HK\$134 million) with operating profit of HK\$5 million (2011: HK\$79 million) excluding sales from the Westminster Terrace, the 50% joint venture luxurious residential development. The sales in both years represent inventory units held by subsidiary companies.

Sales from The Westminster Terrace amounted to HK\$620 million this year (2011: HK\$824 million) with a pre-tax profit of HK\$270 million (2011: HK\$375 million). By accounting convention, this sales and profit were not included in the Group's revenue and segment results but separately accounted for as share of profit from jointly controlled entity. All remaining units are sold subsequent to year end and total proceeds from this development amount to HK\$2,474 million.

Development

Land exchange process at Hung Shui Kiu development is underway. A commercial and residential development of approximately 590,000 sq. ft. is planned. This development is situated next to light rail station.

Planning application for residential development in Macau is currently underway.

Planning parameters was approved during the year at our 50% joint venture in Beijing for an approximately 2 million sq. ft. GFA residential/commercial development. Land premium was paid and land clearances are under preparation.

During the year, the Group acquired a 1.5 million sq. ft. site in Shanghai through a 50% joint venture. It will be developed into a premium low density detached and semi-detached houses of approximately 680,000 sq. ft. GFA. We anticipate construction work to begin in the year.

Leasing

Rental income attributable to the Group was approximately HK\$112 million compared to HK\$94 million last year, a result mainly of improved unit rent.

Revaluation gain (including that generated from properties owned by an associated company) of HK\$1,118 million was recorded, compared to HK\$1,185 million of last year. During the year, the Group adopted the revised accounting standard on income taxes with the effect that deferred tax provision on revaluation surplus of investment properties in Hong Kong is no longer required, the comparative figure for last year has been adjusted accordingly.

HOTEL

Revenue arising from the hotel and travel segment increased by 10% from HK\$632 million of last year to HK\$698 million of current year. Occupancies increase and room rates surge for all Hong Kong located hotels. Travel agency operation experienced a minor setback. Contribution to segment results before depreciation has risen strongly to HK\$275 million compared to HK\$211 million of last year.

An investment loss of HK\$567 million, comprising HK\$266 million unrealised and HK\$301 million realised was registered, as opposed to a gain of HK\$223 million last year, mainly unrealised.

Overall, the hotel group recorded a net loss of HK\$311 million (2011: HK\$326 million profit) on total revenue of HK\$823 million (2011: HK\$696 million).

INVESTMENTS

At 31st March 2012, the Group held financial investments of approximately HK\$3,704 million (2011: HK\$5,250 million), with HK\$1,421 million (2011: HK\$1,919 million) held by the listed hotel subsidiary group. The Group recorded a net unrealised fair value loss of HK\$700 million (2011: HK\$676 million gain), together with a net realised loss of HK\$754 million (2011: HK\$30 million gain). Income during the period from these investments amounted to HK\$327 million (2011: HK\$194 million).

These financial investments comprise 54% by debt securities and 46% by equity securities. They are denominated in different currencies with 36% in Sterling, 35% in United States dollar, 21% in Hong Kong dollar and 8% in Euro. The net exposure to foreign exchange from these foreign currencies investments were mitigated by partially financing in the same foreign currencies of these assets.

At 31st March 2012, an approximate value of HK\$340 million (2011: HK\$1,040 million) of these investments were pledged to banks as collateral for credit facilities granted to the Group.

FINANCIAL REVIEW

At 31st March 2012, the Group's total assets were approximately HK\$15.0 billion, compared to HK\$14.7 billion at end of last financial year. The net assets were HK\$10.8 billion (2011: HK\$10.6 billion). Adopting market value of hotel properties, the revalued total assets and revalued net assets of the Group would be HK\$20.7 billion and HK\$16.5 billion, an increase of 9% and 11% compared to HK\$19.0 billion and HK\$14.8 billion respectively at the end of last financial year.

Net debt were HK\$3.5 billion (2011: HK\$3.6 billion), including HK\$1.5 billion (2011: HK\$1.7 billion) which belonged to the separately listed hotel subsidiary group. Net debt to revalued net asset value is approximately 21% (2011: 24%). All the debts are at floating rates and interest rate fluctuation is partly managed through interest rate swaps. As at 31st March 2012, a total of HK\$150 million interest rate swap contracts were held for hedging purpose against our borrowings. Total interest costs increased due to increase in average loan balance during the year.

The maturity of our debts spread over a long period of up to 14 years. 20% of total borrowings are from revolving credit facilities secured by property assets. 6% are from revolving credit facilities through the pledge of financial assets investment. 21% is repayable between one to five years and 42% repayable after five years, which are also secured by property assets. As at 31st March 2012, the Group had current assets of HK\$5,785 million (2011: HK\$6,851 million).

About 90% of the Group's borrowings are in Hong Kong dollar, 5% in Euro and remaining 5% in other currencies. With the weakening of these foreign currencies in which the borrowings are denominated, the Group recorded an exchange gain during the year upon these loan repayments, and netted off against finance costs.

As at 31st March 2012, property assets with an aggregated net book value of HK\$9,336 million (2011: HK\$7,889 million) were pledged to secure banking facilities of the Group. HK\$149 million guarantee was provided to financial institution against credit facilities granted to a jointly controlled entity (2011: Nil).

EMPLOYEES AND REMUNERATION POLICIES

As at 31st March 2012, the Group employed 488 employees. The remuneration packages including basic salary, annual bonus, share options, retirement and other benefits are commensurate with their job nature and level of experience.

FUTURE PROSPECT

The Group has property development interests in Hong Kong, Shanghai, Beijing and Macau. We expect that these projects will in time bring substantial return to the shareholders. With the property market in Hong Kong and mainland China fine tuned by government policies from being overheated, management is taking a cautious approach but remain optimistic over the future performance of the Group.

DIVIDEND

The Directors recommend a final dividend for the year ended 31st March 2012 of HK0.8 cent (2011: HK2.0 cents with scrip option) per share. The shareholders will be given an option to elect to receive shares of the Company credited as fully paid in lieu of cash in respect of part or all of the proposed final dividend (the "Scrip Dividend Scheme"). No interim dividend was declared during the year (2011: HK0.5 cent per share with scrip option). Total dividend for the year, per share, amounts to HK0.8 cent (2011: HK2.5 cents) per share.

The Scrip Dividend Scheme will be subject to (i) the approval of the proposed final dividend at the 2012 annual general meeting to be held on 23rd August 2012 (the "Annual General Meeting"); and (ii) The Stock Exchange of Hong Kong Limited (the "Stock Exchange") granting listing of and permission to deal in the new shares to be allotted thereunder. Full details of the Scrip Dividend Scheme will be set out in a circular to be despatched to the shareholders.

CLOSURE OF REGISTER OF MEMBERS

The Register of Members will be closed from Tuesday, 21st August 2012 to Thursday, 23rd August 2012 both days inclusive, for the purpose of determining the identity of members who are entitled to attend and vote at the Annual General Meeting. During which period no transfer of shares of the Company will be registered and no shares will be allotted and issued on the exercise of the subscription rights attached to the outstanding share options granted by the Company. In order to qualify for attending the Annual General Meeting, all transfers of shares of the Company accompanied by the relevant share certificates and the appropriate transfer forms must be lodged with the Company's Hong Kong Branch Share Registrar, Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not later than 4:30 p.m. on Monday, 20th August 2012.

The proposed final dividend is subject to the approval of the shareholders at the Annual General Meeting. The record date for entitlement to the proposed final dividend is 30th August 2012. For determining the entitlement to the proposed final dividend, the register of members of the Company will be closed on both days of Wednesday, 29th August 2012 to Thursday, 30th August 2012, during which period no transfer of shares of the Company will be registered. In order to qualify for the proposed final dividend, all transfers of shares, accompanied by the relevant share certificates, must be lodged with the Company's Hong Kong Branch Share Registrar, Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not later than 4:30 p.m. on Tuesday, 28th August 2012. The final dividend will be paid on 3rd October 2012.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

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

CODE OF CONDUCT REGARDING SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix 10 of the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"). The Company has made specific enquiry of all directors regarding any non-compliance with the Model Code during the year, and they all confirmed that they have fully complied with the required standard as set out in the Model Code throughout the year ended 31st March 2012.

CODE ON CORPORATE GOVERNANCE PRACTICES

During the year, the Company has complied with the code provisions of the Code on Corporate Governance Practices as set out in Appendix 14 of the Listing Rules, except for the deviation from code provision A.4.1 which states that non-executive directors should be appointed for a specific term, subject to re-election. All non-executive directors and independent non-executive directors of the Company are not appointed for specific terms, but subject to retirement by rotations and re-elections at the annual general meeting of the Company in accordance with the Bye-Laws of the Company.

AUDIT COMMITTEE

The Audit Committee has reviewed the annual results of the Group for the year ended 31st March 2012.

By Order of the Board
Asia Standard International Group Limited
Fung Siu To, Clement
Chairman

Hong Kong, 22nd June 2012

As at the date of this announcement, the executive directors of the Company are Mr. Fung Siu To, Clement, Dr. Lim Yin Cheng, Mr. Poon Jing, Mr. Lun Pui Kan, Mr. Kwan Po Lam, Phileas; the non-executive directors are Mr. Au Yat Chuen and Mr. Loup, Nicholas James and the independent non-executive directors are Mr. Koon Bok Ming, Alan, Mr. Leung Wai Keung and Mr. Wong Chi Keung.