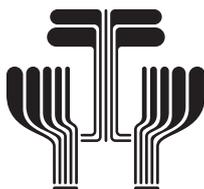


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TACK HSIN HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock code: 611)

ANNOUNCEMENT OF FINAL RESULTS FOR THE YEAR ENDED 31 MARCH 2009

The board of directors (the “Board”) of Tack Hsin Holdings Limited (the “Company”) is pleased to announce the consolidated results and financial position of the Company and its subsidiaries (collectively the “Group”) for the year ended 31 March 2009 together with the comparative figures as follows:

CONSOLIDATED INCOME STATEMENT

Year ended 31 March 2009

| | Notes | 2009 HK\$'000 | 2008 HK\$'000 |
|--|-------|------------------|------------------|
| REVENUE | 3 | 277,497 | 261,654 |
| Other income and gains | | 2,891 | 8,367 |
| Cost of inventories used | | (94,232) | (89,875) |
| Staff costs | | (80,742) | (76,437) |
| Rental expenses | | (31,861) | (27,723) |
| Utility expenses | | (21,299) | (21,545) |
| Depreciation | | (6,185) | (5,013) |
| Other operating expenses | | (38,836) | (37,286) |
| Finance costs | 4 | (462) | (840) |
| PROFIT BEFORE TAX | 5 | 6,771 | 11,302 |
| Tax | 6 | (947) | 2,351 |
| PROFIT FOR THE YEAR | | <u>5,824</u> | <u>13,653</u> |
| Attributable to: | | | |
| Equity holders of the parent | | 4,606 | 13,281 |
| Minority interests | | <u>1,218</u> | <u>372</u> |
| | | <u>5,824</u> | <u>13,653</u> |
| DIVIDEND | 7 | <u>9,008</u> | <u>9,008</u> |
| EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT | | | |
| BASIC | 8 | <u>1.3 cents</u> | <u>3.7 cents</u> |

CONSOLIDATED BALANCE SHEET

31 March 2009

| | Notes | 2009 HK\$'000 | 2008 HK\$'000 |
|--|-------|------------------|------------------|
| NON-CURRENT ASSETS | | | |
| Property, plant and equipment | | 26,206 | 23,146 |
| Investment properties | | 23,000 | 25,000 |
| Prepaid land lease payments | | 7,275 | 4,845 |
| Property held for development | | 4,665 | 4,665 |
| Deferred tax assets, net | | 1,924 | 2,083 |
| Total non-current assets | | <u>63,070</u> | <u>59,739</u> |
| CURRENT ASSETS | | | |
| Inventories | | 3,238 | 6,255 |
| Trade receivables | 9 | 726 | 484 |
| Prepayments, deposits and other receivables | | 16,815 | 13,712 |
| Cash and cash equivalents | | 41,120 | 51,484 |
| Total current assets | | <u>61,899</u> | <u>71,935</u> |
| CURRENT LIABILITIES | | | |
| Trade payables | 10 | 4,852 | 5,134 |
| Other payables and accruals | | 17,758 | 18,577 |
| Interest-bearing bank borrowings | | 173 | 509 |
| Tax payable | | 542 | – |
| Provision for long service payments | | 2,372 | 1,256 |
| Total current liabilities | | <u>25,697</u> | <u>25,476</u> |
| NET CURRENT ASSETS | | <u>36,202</u> | <u>46,459</u> |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | <u>99,272</u> | <u>106,198</u> |
| NON-CURRENT LIABILITIES | | | |
| Interest-bearing bank borrowings | | 9,689 | 10,235 |
| Deferred tax liabilities, net | | 338 | – |
| Total non-current liabilities | | <u>10,027</u> | <u>10,235</u> |
| Net assets | | <u>89,245</u> | <u>95,963</u> |
| EQUITY | | | |
| Equity attributable to equity holders of the parent | | | |
| Issued capital | | 36,032 | 36,032 |
| Reserves | | 46,284 | 50,617 |
| Proposed final dividend | | 5,405 | 9,008 |
| Minority interests | | <u>1,524</u> | <u>306</u> |
| Total equity | | <u>89,245</u> | <u>95,963</u> |

Notes:

1. Basis of preparation

These financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (“HKASs”) and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants, accounting principles generally accepted in Hong Kong and the disclosure requirements of the Hong Kong Companies Ordinance. They have been prepared under the historical cost convention, except for the investment properties and buildings, which have been measured at fair value. These financial statements are presented in Hong Kong dollars (“HK\$”) and all values are rounded to the nearest thousand except when otherwise indicated.

2. Impact of new and revised Hong Kong financial reporting standards

The Group has adopted the following new interpretations and amendments to HKFRSs for the first time for the current year’s financial statements.

| | |
|---------------------------------|--|
| HKAS 39 & HKFRS 7 Amendments | Amendments to HKAS 39 <i>Financial Instruments: Recognition and Measurement</i> and HKFRS 7 <i>Financial Instruments: Disclosures – Reclassification of Financial Assets</i> |
| HK(IFRIC)-Int 12 | <i>Service Concession Arrangements</i> |
| HK(IFRIC)-Int 14 | <i>HKAS 19 – The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction</i> |

The adoption of these new interpretations and amendments has had no significant financial effect on these financial statements and there have been no significant changes to the accounting policies applied in these financial statements.

3. Revenue and segment information

Business segment

Revenue, which is also the Group's turnover, represents the net invoiced value of goods sold, after allowances for returns and trade discounts, and the rental income received and receivable from investment properties and hotel operations during the year.

The following tables present revenue, profit/(loss) and certain asset, liability and expenditure information for the Group's business segments for the years ended 31 March 2009 and 2008.

| Group | Restaurant | | Property | | Hotel | | Corporate | | Eliminations | | Consolidated | |
|--|----------------|----------------|----------------|---------------|----------------|----------------|----------------|---------------|-----------------|-----------------|----------------|----------------|
| | 2009 | 2008 | 2009 | 2008 | 2009 | 2008 | 2009 | 2008 | 2009 | 2008 | 2009 | 2008 |
| | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 |
| Segment revenue: | | | | | | | | | | | | |
| Revenue | 269,508 | 256,441 | 18,458 | 16,386 | 7,185 | 4,307 | 9,676 | 9,545 | (27,330) | (25,025) | 277,497 | 261,654 |
| Other income and gains | 1,420 | 987 | 1,369 | 5,790 | 112 | 76 | 740 | 673 | (1,100) | (1,033) | 2,541 | 6,493 |
| Total | <u>270,928</u> | <u>257,428</u> | <u>19,827</u> | <u>22,176</u> | <u>7,297</u> | <u>4,383</u> | <u>10,416</u> | <u>10,218</u> | <u>(28,430)</u> | <u>(26,058)</u> | <u>280,038</u> | <u>268,147</u> |
| Segment results | <u>10,190</u> | <u>8,093</u> | <u>(1,198)</u> | <u>3,849</u> | <u>(1,049)</u> | <u>(1,587)</u> | <u>(1,060)</u> | <u>(87)</u> | <u>-</u> | <u>-</u> | <u>6,883</u> | <u>10,268</u> |
| Interest income and unallocated gains | | | | | | | | | | | 350 | 1,874 |
| Finance costs | | | | | | | | | | | (462) | (840) |
| Profit before tax | | | | | | | | | | | 6,771 | 11,302 |
| Tax | | | | | | | | | | | (947) | 2,351 |
| Profit for the year | | | | | | | | | | | <u>5,824</u> | <u>13,653</u> |
| | | | | | | | | | | | | |
| Group | Restaurant | | Property | | Hotel | | Corporate | | Eliminations | | Consolidated | |
| | 2009 | 2008 | 2009 | 2008 | 2009 | 2008 | 2009 | 2008 | 2009 | 2008 | 2009 | 2008 |
| | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 |
| Assets and liabilities | | | | | | | | | | | | |
| Segment assets | 46,178 | 37,037 | 39,746 | 42,139 | 9,099 | 8,263 | 28,022 | 42,152 | | | 123,045 | 129,591 |
| Unallocated assets | | | | | | | | | | | 1,924 | 2,083 |
| Total assets | | | | | | | | | | | <u>124,969</u> | <u>131,674</u> |
| Segment liabilities | 17,374 | 17,915 | 2,669 | 3,563 | 2,740 | 1,394 | 2,372 | 2,095 | | | 25,155 | 24,967 |
| Unallocated liabilities | | | | | | | | | | | 10,569 | 10,744 |
| Total liabilities | | | | | | | | | | | <u>35,724</u> | <u>35,711</u> |
| Other segment information: | | | | | | | | | | | | |
| Depreciation | 4,753 | 3,632 | 45 | 38 | 1,339 | 1,296 | 48 | 47 | | | 6,185 | 5,013 |
| Fair value losses on investment properties | - | - | 2,000 | - | - | - | - | - | | | 2,000 | - |
| Surplus arising from revaluation of buildings recognised in the income statement | (32) | (6) | - | - | - | - | - | - | | | (32) | (6) |
| Capital expenditure | <u>11,405</u> | <u>6,816</u> | <u>-</u> | <u>-</u> | <u>264</u> | <u>459</u> | <u>27</u> | <u>83</u> | | | <u>11,696</u> | <u>7,358</u> |

4. Finance costs

| | 2009 <i>HK\$'000</i> | 2008 <i>HK\$'000</i> |
|---------------------------------------|-------------------------|-------------------------|
| Interest on bank loans and overdrafts | 462 | 832 |
| Interest on finance leases | <u>–</u> | <u>8</u> |
| | <u>462</u> | <u>840</u> |

5. Profit before tax

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

| | 2009 <i>HK\$'000</i> | 2008 <i>HK\$'000</i> |
|--|-------------------------|-------------------------|
| Recognition of prepaid land lease payments | 101 | 80 |
| Gain on forfeited deposits | (1,350) | – |
| Loss on disposal of items of property, plant and equipment | – | 612 |
| Gain on disposal of investment properties | – | (5,520) |
| Gain on disposal of a jointly-controlled entity | – | (10) |
| Gain on disposal of associates | – | (39) |
| Write back of an amount due from a minority shareholder | <u>–</u> | <u>(1,430)</u> |

6. Tax

Hong Kong profits tax has been provided at the rate of 16.5% (2008: 17.5%) on the estimated assessable profits arising in Hong Kong during the year. The lower Hong Kong profits tax rate is effective from the year of assessment 2008/2009, and so is applicable to the assessable profits arising in Hong Kong for the whole year ended 31 March 2009.

| | 2009 <i>HK\$'000</i> | 2008 <i>HK\$'000</i> |
|--|-------------------------|-------------------------|
| Current – Hong Kong | | |
| Charge for the year | 450 | 154 |
| Deferred | <u>497</u> | <u>(2,505)</u> |
| Total tax charge/(credit) for the year | <u>947</u> | <u>(2,351)</u> |

7. Dividend

| | 2009 <i>HK\$'000</i> | 2008 <i>HK\$'000</i> |
|---|-------------------------|-------------------------|
| Interim – HK1 cent (2008: Nil) per ordinary share | 3,603 | – |
| Proposed final – HK1.5 cents (2008: HK2.5 cents) per ordinary share | <u>5,405</u> | <u>9,008</u> |
| | <u>9,008</u> | <u>9,008</u> |

The proposed final dividend for the year is subject to the approval of the Company's shareholders at the forthcoming annual general meeting.

8. Earnings per share attributable to ordinary equity holders of the parent

The calculation of the basic earnings per share amounts is based on the profit for the year attributable to ordinary equity holders of the parent of approximately HK\$4,606,000 (2008: HK\$13,281,000) and the number of 360,321,620 ordinary shares in issue during the year.

Diluted earnings per share amounts for the years ended 31 March 2009 and 2008 have not been disclosed as no diluting events existed during these years.

9. Trade receivables

The Group's trading terms with its customers are mainly by cash and credit card settlement, except for certain well-established customers where the terms vary with these customers. The Group seeks to maintain strict control over its outstanding receivables and overdue balances are reviewed regularly by senior management. In view of the aforementioned and the fact that the Group's trade receivables relate to a large number of diversified customers, there is no significant concentration of credit risk. Trade receivables are non-interest-bearing.

An aged analysis of the trade receivables as at the balance sheet date, based on the invoice date, is as follows:

| | 2009 <i>HK\$'000</i> | 2008 <i>HK\$'000</i> |
|-----------------|-------------------------|-------------------------|
| Within 3 months | 638 | 441 |
| 4 to 6 months | 66 | 43 |
| 7 to 12 months | 22 | — |
| | <u>726</u> | <u>484</u> |

10. Trade payables

An aged analysis of the trade payables as at the balance sheet date, based on the invoice date, is as follows:

| | 2009 <i>HK\$'000</i> | 2008 <i>HK\$'000</i> |
|-----------------|-------------------------|-------------------------|
| Within 3 months | 4,852 | 5,131 |
| Over 3 months | — | 3 |
| | <u>4,852</u> | <u>5,134</u> |

The trade payables are non-interest-bearing and are normally settled on 30-day terms.

MANAGEMENT DISCUSSION AND ANALYSIS

REVIEW OF OPERATIONS

Final Dividend

The Directors recommend the payment of a final dividend of HK1.5 cents per share (2008: HK2.5 cents per share) for the year ended 31 March 2009, payable to shareholders whose names appear in the register of members of the Company on Tuesday, 8 September 2009. The dividend will be payable on Friday, 18 September 2009.

Financial Review

For the year under review, Hong Kong economy was affected by the global financial crisis which resulted in the increase of unemployment rate. Our business development was unavoidably hindered. However, the Group has adequate cash flow which favors the future business development of the Group.

The Group's consolidated revenue for the year ended 31 March 2009 was HK\$277,497,000, which increased by HK\$15,843,000 compared to revenue of HK\$261,654,000 in last year. The consolidated profit for the year attributable to equity holders of the parent was HK\$4,606,000 (2008: HK\$13,281,000). The decrease in profit as compared to last year was mainly attributable to the revaluation deficit of properties. The earnings per share was HK1.3 cents (2008: HK3.7 cents).

Restaurant Operation Review

A new restaurant for an investment of approximately HK\$7,000,000, with total area of 8,500 square feet located on the 1st floor of Golden Centre, Yen Chow Street, Sham Shui Po, Kowloon commenced operation in late August 2008, providing famous Tack Hsin cuisine and special hotpots for customers in the district. The restaurant reported satisfactory results and stable growth since commencement of operation, and is expected to bring long term profit for the Group.

During the year, owing to local economic slowdown and weakening consumer sentiment, the performance of some of our restaurants was affected in the second half of the year but such impact was less felt by our newly opened restaurants in 2008.

As food price remained broadly stable in the year, its impact on the overall gross profit was relatively small. The Group has been able to maintain the price of food within an expected level through the use of an effective purchasing mechanism. The market price and source of food are the main focus of the Group and review by it from time to time. Gross profit remained at the same level as last year at 66%.

Hotel Operation Review

The Group has identified a premise located at No.182, Nathan Road, Tsim Sha Tsui for possible hotel operation recently. The premise is surrounded by shopping centers and in proximity to Kowloon Park, with beautiful scenery and easy accessibility. The hotel can provide more than 53 rooms and is targeted at individual travelers. After due consideration, the Group decided to commence the project shortly and the hotel is expected to be in full operation in June 2009, adding a new hotel to our "Sunny Day Hotel" chain.

Property Investment

In respect of the disposal of the land in Lantau Island located at Lot Nos. 2902, 2903, 2904, 2905, 2906 and 2908 in DD 1 Tung Chung, Lantau Island, New Territories (the "Property") for a consideration of HK\$13,500,000, due to the purchaser's default in payment of the remaining balance of consideration as stipulated in the sale and purchase agreement (the "S&P Agreement") on the date of completion, the purchaser failed to complete the acquisition of the Property in accordance with the terms and conditions of the S&P Agreement, therefore, the completion did not take place on or before 26 August 2008. For details, please refer to the announcement dated 26 August 2008.

Liquidity and Financial Resources

As at 31 March 2009, the Group had bank borrowings of HK\$10,231,000 (2008: HK\$10,744,000). The secured bank loan of approximately HK\$10,231,000 (2008: HK\$10,744,000) was secured by the Group's investment properties with carrying values of HK\$23,000,000 (2008: HK\$25,000,000), and guarantees given by the Company and a subsidiary.

The bank borrowings of the Group as at 31 March 2009 include: borrowings of HK\$542,000 are repayable within one year; borrowings of HK\$567,000 are repayable within two years; borrowings of HK\$1,849,000 are repayable within three to five years; borrowings of HK\$7,273,000 are repayable after five years. All of these borrowings are subject to a floating rate.

The aggregate cash and bank balances was approximately HK\$41,120,000 (2008: HK\$51,484,000), with most of them being short term deposits with a maturity of less than 3 months. The shareholders' equity was HK\$89,245,000 (2008: HK\$95,963,000). The ratio of non-current liabilities to shareholders' equity was 0.11 (2008: 0.11).

The Group adopts conservative treasury policies and controls tightly over its cash and risk management. The Group's cash and borrowings are mainly denominated in Hong Kong dollars, and hence it is not exposed to exchange risk. Therefore, no financial instruments have been used for hedging purposes.

Contingent Liabilities

At the balance sheet date, the Group had no material contingent liabilities.

Number of Employees and Remuneration Policy

As at 31 March 2009, the Group had 539 employees, the remuneration packages of whom are being reviewed annually with reference to the prevailing market condition.

OUTLOOK

Despite a weak local consumer sentiment, the Group did not give up any chance for continuous investment and even enhanced investment recently to increase the market share of the Group. Meanwhile, since there is no concrete sign of recovery of the global economy, the Group is still taking a wait-and-see attitude. Once the consumer market recovers, the Group will continue to expand its market share in a steady and proactive way. The Group is fully confident in the future prospect of the local economy.

CLOSURE OF REGISTER OF MEMBERS

The Register of Members of the Company will be closed from Tuesday, 1 September 2009 to Tuesday, 8 September 2009, both days inclusive, during which period no transfer of shares will be registered. In order to qualify for the proposed final dividend and to attend and vote at the annual general meeting to be held on 8 September 2009, all transfers of shares, accompanied by the relevant share certificates, must be lodged with the Company's Share Registrar in Hong Kong, Tricor Tengis Limited at 26th Floor, Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:30 p.m. on Monday, 31 August 2009.

PURCHASE, REDEMPTION OR SALE OF LISTED SHARES OF THE COMPANY

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

CORPORATE GOVERNANCE

In the opinion of the directors, the Company has complied with the code provisions set out in the Code on Corporate Governance Practices contained in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"), except for the deviation as mentioned below.

Code Provision A.2.1 stipulates that the roles of chairman and chief executive officer should be separate and should not be performed by the same individual. The Company does not have a separate Chairman and Chief Executive Officer and Mr. Chan Shu Kit currently holds both positions. The Board believes that vesting the roles of both Chairman and Chief Executive Officer in the same person provides the Group with strong and consistent leadership and allows for more effective planning and execution of long-term business strategies.

AUDIT COMMITTEE

The Company has an audit committee (the "Audit Committee") which was established in compliance with Rule 3.21 of the Listing Rules for the purposes of reviewing and providing supervision over the Group's financial reporting process and internal controls. The Audit Committee comprises three members, namely Mr. Kung Fan Cheong, Mr. Chan Ka Ling, Edmond and Mr. Lo Kin Cheung, all are independent non-executive directors of the Company. The annual results of the Group for the year ended 31 March 2009 have been reviewed by the Audit Committee.

ANNUAL GENERAL MEETING

The 2009 Annual General Meeting of the Company will be held on Tuesday, 8 September 2009, and the Notice of Annual General Meeting will be published and dispatched in the manner as required by the Listing Rules in due course.

By Order of the Board
Chan Shu Kit
Chairman

Hong Kong, 13 July 2009

As at the date of this announcement, the Board of the Company comprises Mr. Chan Shu Kit, Mr. Kung Wing Yiu and Mr. Chan Ho Man as the executive directors, and Mr. Kung Fan Cheong, Mr. Chan Ka Ling, Edmond and Mr. Lo Kin Cheung as the independent non-executive directors.