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.

HONGKONG CHINESE LIMITED
香港華人有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 655)

FINAL RESULTS FOR THE YEAR ENDED 31 MARCH 2020

The Board of Directors (the "**Board**") of Hongkong Chinese Limited (the "**Company**") announces the consolidated final results of the Company and its subsidiaries (collectively, the "**Group**") for the year ended 31 March 2020 (the "**Year**") together with comparative figures for the year ended 31 March 2019 ("**2019**") as follows:

CONSOLIDATED STATEMENT OF PROFIT OR LOSS
For the year ended 31 March 2020

	Note	**2020** *HK$'000*	2019 *HK$'000*
Continuing operations			
Revenue	*4*	**71,438**	71,155
Cost of sales	*5*	**(1,643)**	(2,889)
Gross profit		**69,795**	68,266
Administrative expenses		**(38,183)**	(42,044)
Other operating expenses	*5*	**(37,606)**	(53,720)
Net fair value gain on investment properties		**4,208**	6,032
Net fair value gain/(loss) on financial instruments at fair value through profit or loss	*5*	**(6,167)**	1,016
Finance costs		**(19,192)**	(17,338)
Share of results of associates		**24,520**	5,750
Share of results of joint ventures	*6*	**429,138**	(101,294)
Profit/(Loss) before tax from continuing operations	*5*	**426,513**	(133,332)
Income tax	*7*	**(2,908)**	(2,350)
Profit/(Loss) for the year from continuing operations		**423,605**	(135,682)
Discontinued operation			
Profit for the year from discontinued operation	*8*	**–**	145,677
Profit for the year		**423,605**	9,995
Attributable to:			
Equity holders of the Company		**424,838**	10,818
Non-controlling interests		**(1,233)**	(823)
		423,605	9,995
		HK cents	*HK cents*
Earnings/(Loss) per share attributable to equity holders of the Company	*9*		
Basic and diluted			
– For profit for the year		**21.3**	0.5
– For profit/(loss) from continuing operations		**21.3**	(6.8)

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 March 2020

	2020	2019
	HK$'000	*HK$'000*
Profit for the year	**423,605**	9,995
Other comprehensive income/(loss)		
Other comprehensive loss that may be reclassified to profit or loss in subsequent periods:		
Exchange differences on translation of foreign operations	**(35,953)**	(31,992)
Exchange differences reclassified to profit or loss upon:		
Disposal of subsidiaries	**–**	(2,708)
Liquidation of foreign operations	**–**	(2,641)
Share of other comprehensive loss of joint ventures:		
Exchange differences on translation of foreign operations	**(502,169)**	(205,036)
Other reserves	**(50,719)**	(8,048)
Net other comprehensive loss that may be reclassified to profit or loss in subsequent periods, net of tax	**(588,841)**	(250,425)
Other comprehensive income/(loss) that will not be reclassified to profit or loss in subsequent periods:		
Changes in fair value of equity instruments at fair value through other comprehensive income	**(26)**	(6)
Share of changes in fair value of equity instruments at fair value through other comprehensive income of joint ventures	**54,920**	29,438
Net other comprehensive income that will not be reclassified to profit or loss in subsequent periods, net of tax	**54,894**	29,432
Other comprehensive loss for the year, net of tax	**(533,947)**	(220,993)
Total comprehensive loss for the year	**(110,342)**	(210,998)
Attributable to:		
Equity holders of the Company	**(107,864)**	(207,880)
Non-controlling interests	**(2,478)**	(3,118)
	(110,342)	(210,998)
Total comprehensive income/(loss) for the year attributable to equity holders of the Company:		
– From continuing operations	**(107,864)**	(350,425)
– From discontinued operation	**–**	142,545
	(107,864)	(207,880)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 March 2020

	Note	2020 HK$'000	2019 HK$'000
Non-current assets			
Fixed assets		**26,777**	32,486
Investment properties		**138,207**	140,112
Interests in associates		**375,999**	374,295
Interests in joint ventures	*6*	**10,319,111**	10,533,021
Financial assets at fair value through other comprehensive income		**69**	18
Financial assets at fair value through profit or loss		**2,900**	2,940
Other financial asset		**46,780**	49,087
		10,909,843	11,131,959
Current assets			
Properties held for sale		**80,732**	85,385
Properties under development		**30,179**	29,566
Loans and advances		**7,041**	8,356
Debtors, prepayments and other assets	*11*	**3,334**	7,920
Financial assets at fair value through profit or loss		**11,121**	16,458
Tax recoverable		**150**	197
Cash and cash equivalents		**135,169**	506,525
		267,726	654,407
Current liabilities			
Bank and other borrowings		**–**	246,667
Other payables, accruals and other liabilities		**33,356**	35,638
Tax payable		**48,775**	54,464
		82,131	336,769
Net current assets		**185,595**	317,638
Total assets less current liabilities		**11,095,438**	11,449,597

	2020	2019
	HK$'000	*HK$'000*
Non-current liabilities		
Bank and other borrowings	**491,667**	490,000
Deferred tax liabilities	**15,483**	15,379
	507,150	505,379
Net assets	**10,588,288**	10,944,218
Equity		
Equity attributable to equity holders of the Company		
Share capital	**1,998,280**	1,998,280
Reserves	**8,571,617**	8,925,069
	10,569,897	10,923,349
Non-controlling interests	**18,391**	20,869
	10,588,288	10,944,218

Note:

1. BASIS OF PREPARATION

This financial information has 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 and accounting principles generally accepted in Hong Kong. The financial information also includes applicable disclosures required by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and by the Hong Kong Companies Ordinance.

The accounting policies and methods of computation used in the preparation of the financial information are consistent with those used in the Group's audited financial statements for the year ended 31 March 2019, except for the adoption of the new and revised HKFRSs as disclosed in Note 2 to the final results.

2. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The Group has adopted the following new and revised HKFRSs for the first time for the current year's final results:

Amendments to HKFRS 9	*Prepayment Features with Negative Compensation*
HKFRS 16	*Leases*
Amendments to HKAS 19	*Plan Amendment, Curtailment or Settlement*
Amendments to HKAS 28	*Long-term Interests in Associates and Joint Ventures*
HK(IFRIC)-Int 23	*Uncertainty over Income Tax Treatments*
Annual Improvements to HKFRSs 2015–2017 Cycle	Amendments to HKFRS 3, HKFRS 11, HKAS 12 and HKAS 23

Other than as explained below regarding the impact of HKFRS 16 and Amendments to HKAS 28, the application of the above new and revised standards has had no significant financial effect on the final results.

HKFRS 16

HKFRS 16 replaces HKAS 17 *Leases*, HK(IFRIC)-Int 4 *Determining whether an Arrangement contains a Lease,* HK(SIC)-Int 15 *Operating Leases – Incentives* and HK(SIC)-Int 27 *Evaluating the Substance of Transactions Involving the Legal Form of a Lease*. The standard sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to account for all leases under a single on-balance sheet model to recognise and measure right-of-use assets and lease liabilities, except for certain recognition exemptions. Lessor accounting under HKFRS 16 is substantially unchanged from HKAS 17. Lessors continue to classify leases as either operating or finance leases using similar principles as in HKAS 17. HKFRS 16 did not have any significant impact on leases where the Group is the lessor.

The Group has adopted HKFRS 16 using the modified retrospective method with the date of initial application of 1 April 2019. Under this method, the standard has been applied retrospectively with the cumulative effect of initial adoption recognised as an adjustment to the opening balance of equity at 1 April 2019, and the comparative information for the prior period was not restated and continued to be reported under HKAS 17 and related interpretations.

New definition of a lease

Under HKFRS 16, a contract is, or contains, a lease if the contract conveys a right to control the use of an identified asset for a period of time in exchange for consideration. Control is conveyed where the customer has both the right to obtain substantially all of the economic benefits from use of the identified asset and the right to direct the use of the identified asset. The Group elected to use the transition practical expedient allowing the standard to be applied only to contracts that were previously identified as leases applying HKAS 17 and HK(IFRIC)-Int 4 at the date of initial application. Contracts that were not identified as leases under HKAS 17 and HK(IFRIC)-Int 4 were not reassessed. Therefore, the definition of a lease under HKFRS 16 has been applied only to contracts entered into or changed on or after 1 April 2019.

Nature of the effect of adoption of HKFRS 16

The Group has lease contracts for various items of properties and other equipment. As a lessee, the Group previously classified leases as either finance leases or operating leases based on the assessment of whether the lease transferred substantially all the rewards and risks of ownership of assets to the Group. Under HKFRS 16, the Group applies a single approach to recognise and measure right-of-use assets and lease liabilities for all leases, except for two elective exemptions for leases of low-value assets (elected on a lease-by-lease basis) and leases with a lease term of 12 months or less ("**short-term leases**") (elected by class of underlying asset). The Group has elected not to recognise right-of-use assets and lease liabilities for (i) leases of low-value assets (e.g., laptop computers and telephones); and (ii) leases, that at the commencement date, have a lease term of 12 months or less. Instead, the Group recognises the lease payments associated with those leases as an expense on a straight-line basis over the lease term.

Lease liabilities at 1 April 2019 were recognised based on the present value of the remaining lease payments, discounted using the incremental borrowing rate at 1 April 2019.

The right-of-use assets were either (i) measured at the amount of the lease liability, adjusted by the amount of any prepaid or accrued lease payments relating to the lease recognised in the statement of financial position immediately before 1 April 2019, or (ii) recognised based on the carrying amount as if the standard had always been applied, except for the incremental borrowing rate where the Group applied the incremental borrowing rate at 1 April 2019. All these assets were assessed for any impairment based on HKAS 36 on that date. The Group elected to present the right-of-use assets separately in the statement of financial position.

The Group has used the following elective practical expedients when applying HKFRS 16 at 1 April 2019:

- Applying a single discount rate to a portfolio of leases with reasonably similar characteristics
- Applying the short-term lease exemptions to leases with a lease term that ends within 12 months from the date of initial application
- Using hindsight in determining the lease term where the contract contains options to extend/terminate the lease

The lease liabilities as at 1 April 2019 reconciled to the operating lease commitments as at 31 March 2019 are as follows. The short-term lease exemptions as allowed by the practical expedients were applied to leases of the Group at 1 April 2019, no lease liability was recorded as at 1 April 2019.

	HK$'000
Operating lease commitments as at 31 March 2019	1,680
Weighted average incremental borrowing rate as at 1 April 2019	3.97%
Discounted operating lease commitments as at 1 April 2019	1,660
Less: Commitments relating to short-term leases and those leases with a remaining lease term ending on or before 31 March 2020	(1,660)
Lease liabilities as at 1 April 2019	–

The Group's joint ventures also adopted HKFRS 16 on 1 April 2019 using the modified retrospective method. The cumulative effect of initial adoption was adjusted to the carrying amount of the interests in joint ventures and the opening balance of equity at 1 April 2019.

The impact arising from the adoption of HKFRS 16 at 1 April 2019 was as follows:

	HK$'000
Assets	
Decrease in interests in joint ventures and total assets	(99)
Equity	
Decrease in retained profits	(99)

Amendments to HKAS 28

Amendments to HKAS 28 clarify that the scope exclusion of HKFRS 9 only includes interests in an associate or joint venture to which the equity method is applied and does not include long-term interests that in substance form part of the net investment in the associate or joint venture, to which the equity method has not been applied. Therefore, an entity applies HKFRS 9, rather than HKAS 28, including the impairment requirements under HKFRS 9, in accounting for such long-term interests. HKAS 28 is then applied to the net investment, which includes the long-term interests, only in the context of recognising losses of an associate or joint venture and impairment of the net investment in the associate or joint venture. The Group assessed its business model for its long-term interests in associates and joint ventures upon adoption of the amendments on 1 April 2019 based on the facts and circumstances that exist on that day using the transitional requirements in the amendments. The adoption of the amendments on 1 April 2019 resulted in reclassification of HK$16,458,000 from share of net liabilities of associates to provision for impairment losses and HK$5,893,000 from share of net liabilities of joint ventures to provision for impairment losses. There is no impact on the balances of the interests in associates and interests in joint ventures, respectively. The Group applies the relief from restating comparative information for prior periods upon adoption of the amendments.

3. SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on their products and services, and has reportable operating segments as follows:

(a) the property investment segment includes investments relating to the letting and resale of properties;

(b) the property development segment includes the development and sale of properties;

(c) the treasury investment segment includes investments in money markets;

(d) the securities investment segment includes investments in securities held-for-trading and for long-term strategic purposes;

(e) the banking business segment engages in the provision of commercial and retail banking services; and

(f) the "other" segment comprises principally money lending and the provision of project management services.

The corporate finance and securities broking segment which provides securities and futures brokerage, investment banking, underwriting and other related advisory services was classified as discontinued operation during the prior year (Note 8).

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on reportable segment profit/(loss) and comprises segment results of the Company and its subsidiaries, the Group's share of results of associates and joint ventures.

Segment results are measured consistently with the Group's profit/(loss) before tax except that the Group's share of results of associates and joint ventures, unallocated corporate expenses and certain finance costs are excluded from such measurement.

Segment assets exclude interests in associates and joint ventures, deferred tax assets, tax recoverable and other head office and corporate assets which are managed on a group basis.

Segment liabilities exclude tax payable, deferred tax liabilities and other head office and corporate liabilities which are managed on a group basis.

Inter-segment transactions are on an arm's length basis in a manner similar to transactions with third parties.

Year ended 31 March 2020

	Continuing operations								Discontinued operation		
	Property investment *HK$'000*	Property development *HK$'000*	Treasury investment *HK$'000*	Securities investment *HK$'000*	Banking business *HK$'000*	Other *HK$'000*	Inter-segment elimination *HK$'000*	Consolidated *HK$'000*	Corporate finance and securities broking *HK$'000*	Inter-segment elimination *HK$'000*	Consolidated *HK$'000*
Revenue											
External	68,243	–	1,048	708	–	1,439	–	71,438	–	–	71,438
Inter-segment	–	–	–	–	–	–	–	–	–	–	–
Total	68,243	–	1,048	708	–	1,439	–	71,438	–	–	71,438
Segment results	47,571	(3,871)	1,048	(3,255)	(2,307)	(2,138)	–	37,048	–	–	37,048
Unallocated corporate expenses								(64,193)			(64,193)
Share of results of associates	–	24,520	–	–	–	–	–	24,520	–	–	24,520
Share of results of joint ventures	433,874	(22)	–	–	(4,714)	–	–	429,138	–	–	429,138
Profit before tax								426,513			426,513
Segment assets	174,709	99,930	112,951	14,090	46,780	7,085	–	455,545	–	–	455,545
Interests in associates	6,290	369,646	–	–	–	63	–	375,999	–	–	375,999
Interests in joint ventures	10,189,628	190	–	–	129,293	–	–	10,319,111	–	–	10,319,111
Unallocated assets								26,914	–	–	26,914
Total assets								11,177,569	–	–	11,177,569
Segment liabilities	494,685	9,177	–	–	–	–	–	503,862	–	–	503,862
Unallocated liabilities								85,419	–	–	85,419
Total liabilities								589,281	–	–	589,281
Other segment information:											
Capital expenditure *(Note)*	171	–	–	–	–	–	–	171	–	–	171
Depreciation	(24)	(2)	–	–	–	–	–	(26)	–	–	(26)
Interest income	61,254	–	1,048	–	–	246	–	62,548	–	–	62,548
Finance costs	(19,192)	–	–	–	–	–	–	(19,192)	–	–	(19,192)
Write-back of provisions/(Provisions) for impairment losses on:											
An associate	–	–	–	–	–	(41)	–	(41)	–	–	(41)
A joint venture	–	3,400	–	–	–	–	–	3,400	–	–	3,400
Properties under development	–	(140)	–	–	–	–	–	(140)	–	–	(140)
Net fair value loss on financial instruments at fair value through profit or loss	–	–	–	(3,860)	(2,307)	–	–	(6,167)	–	–	(6,167)
Net fair value gain on investment properties	4,208	–	–	–	–	–	–	4,208	–	–	4,208
Unallocated:											
Capital expenditure *(Note)*								1,584			1,584
Depreciation								(5,920)			(5,920)

Year ended 31 March 2019

	Continuing operations								Discontinued operation		
	Property investment *HK$'000*	Property development *HK$'000*	Treasury investment *HK$'000*	Securities investment *HK$'000*	Banking business *HK$'000*	Other *HK$'000*	Inter-segment elimination *HK$'000*	Consolidated *HK$'000*	Corporate finance and securities broking *HK$'000*	Inter-segment elimination *HK$'000*	Consolidated *HK$'000*
Revenue											
External	58,959	6,083	4,062	574	–	1,477	–	71,155	11,504	–	82,659
Inter-segment	–	–	–	–	–	–	–	–	73	(73)	–
Total	58,959	6,083	4,062	574	–	1,477	–	71,155	11,577	(73)	82,659
Segment results	42,218	1,651	4,062	1,002	261	(2,593)	73	46,674	145,750	(73)	192,351
Unallocated corporate expenses								(84,462)			(84,462)
Share of results of associates	–	5,782	–	–	–	(32)	–	5,750	–	–	5,750
Share of results of joint ventures	(111,827)	2,852	–	–	7,681	–	–	(101,294)	–	–	(101,294)
Profit/(Loss) before tax								(133,332)			12,345
Segment assets	178,318	110,883	476,879	19,416	49,087	8,377	–	842,960	–	–	842,960
Interests in associates	6,476	367,761	–	–	–	58	–	374,295	–	–	374,295
Interests in joint ventures	10,397,143	1,671	–	–	134,207	–	–	10,533,021	–	–	10,533,021
Unallocated assets								36,090	–	–	36,090
Total assets								11,786,366	–	–	11,786,366
Segment liabilities	744,915	7,456	–	82	–	148	–	752,601	–	–	752,601
Unallocated liabilities								89,547	–	–	89,547
Total liabilities								842,148	–	–	842,148
Other segment information:											
Capital expenditure *(Note)*	20,785	–	–	–	–	–	–	20,785	3	–	20,788
Depreciation	(449)	(11)	–	–	–	(27)	–	(487)	(50)	–	(537)
Interest income	52,283	–	4,062	–	–	282	–	56,627	–	–	56,627
Finance costs	(17,338)	–	–	–	–	–	–	(17,338)	–	–	(17,338)
Gain on disposal of subsidiaries	–	–	–	–	–	–	–	–	153,255	–	153,255
Write-back of provisions/(Provisions) for impairment losses on:											
Fixed assets	(1,782)	–	–	–	–	–	–	(1,782)	–	–	(1,782)
Properties under development	–	(138)	–	–	–	–	–	(138)	–	–	(138)
Properties held for sale	196	–	–	–	–	–	–	196	–	–	196
Loans and receivables	–	–	–	–	–	(3,332)	–	(3,332)	(238)	–	(3,570)
Realised translation gains reclassified to the statement of profit or loss relating to liquidation of foreign operations	–	2,093	–	–	–	548	–	2,641	–	–	2,641
Net fair value gain on financial instruments at fair value through profit or loss	–	–	–	755	261	–	–	1,016	–	–	1,016
Fair value gain on investment properties	6,032	–	–	–	–	–	–	6,032	–	–	6,032
Unallocated:											
Capital expenditure *(Note)*								10			10
Depreciation								(6,002)			(6,002)

Note: Capital expenditure includes additions to fixed assets.

Geographical information

(a) Revenue from external customers

	2020	2019
	HK$'000	*HK$'000*
Hong Kong	**857**	3,317
Macau	**81**	5,908
Mainland China	**4,052**	5,773
Republic of Singapore	**53,786**	53,180
Indonesia	**9,670**	161
Other	**2,992**	2,816
Revenue from continuing operations	**71,438**	71,155
Revenue from discontinued operation – Hong Kong	**–**	11,504
	71,438	82,659

The revenue information above is based on the locations of the customers.

(b) Non-current assets

	2020	2019
	HK$'000	*HK$'000*
Hong Kong	**2,002**	673
Macau	**129,293**	134,207
Mainland China	**75,602**	81,694
Republic of Singapore	**10,467,699**	10,673,927
Indonesia	**130,704**	139,538
Other	**54,794**	49,875
	10,860,094	11,079,914

The non-current asset information above is based on the locations of the assets and excludes financial instruments.

Information about major customers

For the year ended 31 March 2020, revenue of approximately HK$51,584,000 (2019 – HK$52,122,000) and HK$9,670,000 (2019 – HK$161,000) were derived from interest income from two major customers in the property investment segment.

4. REVENUE

An analysis of revenue from continuing operations is as follows:

	2020	2019
	HK$'000	*HK$'000*
Revenue from contracts with customers:		
Sale of properties	**–**	6,083
Provision of project management services	**1,110**	450
Revenue from other sources:		
Property rental income from operating leases	**6,989**	6,676
Interest income	**62,548**	56,627
Dividend income	**708**	574
Other	**83**	745
	71,438	71,155

Revenue from contracts with customers
Disaggregated revenue information

	2020	2019		
Segments	**Other**	Property development	Other	Total
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*
Types of goods or services:				
Sale of properties	**–**	6,083	–	6,083
Provision of project management services	**1,110**	–	450	450
Total revenue from contracts with customers	**1,110**	6,083	450	6,533
Geographical markets:				
Macau	**–**	5,906	–	5,906
Mainland China	**–**	177	–	177
Republic of Singapore	**1,110**	–	450	450
Total revenue from contracts with customers	**1,110**	6,083	450	6,533
Timing of revenue recognition:				
Goods transferred at a point in time	**–**	6,083	–	6,083
Services transferred over time	**1,110**	–	450	450
Total revenue from contracts with customers	**1,110**	6,083	450	6,533

Set out below is the reconciliation of the revenue from contracts with customers with the amounts disclosed in the segment information:

	2020	2019		
Segments	**Other**	Property development	Other	Total
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*
Revenue from contracts with external customers	**1,110**	6,083	450	6,533
Revenue from other sources – external	**329**	–	1,027	1,027
Total segment revenue	**1,439**	6,083	1,477	7,560

5. PROFIT/(LOSS) BEFORE TAX FROM CONTINUING OPERATIONS

Profit/(Loss) before tax from continuing operations is arrived at after crediting/(charging):

	2020	2019
	HK$'000	*HK$'000*
Net fair value gain/(loss) on financial instruments at fair value through profit or loss:		
Held for trading financial assets at fair value through profit or loss:		
Equity securities	**(4,026)**	1,239
Investment funds	**186**	(551)
Other financial assets mandatorily classified at fair value through profit or loss:		
Debt securities	**(40)**	60
Investment funds	**20**	7
Derivative financial instrument	**(2,307)**	261
	(6,167)	1,016
Cost of sales:		
Cost of properties sold	**–**	(849)
Other	**(1,643)**	(2,040)
	(1,643)	(2,889)
Interest income:		
Loans and advances	**61,500**	52,565
Other	**1,048**	4,062
Write-back of provisions/(Provisions) for impairment losses on:[#]		
Fixed assets	**–**	(1,782)
An associate	**(41)**	–
A joint venture	**3,400**	–
Properties under development	**(140)**	(138)
Properties held for sale	**–**	196
Loans and receivables	**–**	(3,332)
Depreciation	**(5,946)**	(6,489)
Legal and professional fees[#]	**(7,695)**	(6,742)
Consultancy and service fees[#]	**(19,840)**	(19,557)
Donations[#]	**(980)**	(5,882)
Foreign exchange losses – net[#]	**(2,714)**	(11,811)
Realised translation gains reclassified to the statement of profit or loss relating to liquidation of foreign operations[#]	**–**	2,641

[#] The amounts are included in "Other operating expenses" in the consolidated statement of profit or loss.

6. SHARE OF RESULTS OF JOINT VENTURES/INTERESTS IN JOINT VENTURES

Interests in joint ventures mainly included the Group's interest in Lippo ASM Asia Property Limited ("**LAAPL**"). LAAPL is a joint venture set up to hold the controlling stake in OUE Limited ("**OUE**", together with its subsidiaries the "**OUE Group**"), a listed company in Singapore. OUE is principally engaged in developing and managing assets across the commercial, hospitality, retail, residential and healthcare sectors. Certain bank facilities under LAAPL were secured by certain listed shares held under it.

For the year ended 31 March 2020, the Group's share of profit in LAAPL amounted to approximately HK$439,522,000 (2019 – share of loss of HK$111,741,000). The change mainly resulted from the gain on disposal of interests in an associate, higher contribution from equity-accounted investees and partial offset by the fair value loss on investment properties during the year.

7. INCOME TAX

	2020	2019
	HK$'000	*HK$'000*
Hong Kong:		
Charge for the year	**2,243**	24
Overprovision in prior years	**(2)**	–
Deferred	**219**	–
	2,460	24
Overseas:		
Charge for the year	**213**	1,506
Overprovision in prior years	**(163)**	–
Deferred	**398**	820
	448	2,326
Total charge for the year from continuing operations	**2,908**	2,350

Hong Kong profits tax has been provided at the rate of 8.25% or 16.5% (2019 – 8.25% or 16.5%), as appropriate. For the companies operating in mainland China, the Republic of Singapore and Macau, corporate taxes have been calculated on the estimated assessable profits for the year at the rates of 25%, 17% and 12% (2019 – 25%, 17% and 12%), respectively. Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in the countries/jurisdictions in which the Group operates.

8. DISCONTINUED OPERATION

In July 2018, the Group entered into a sale and purchase agreement for the sale of the entire issued shares in Lippo Securities Holdings Limited ("**LSH**", the wholly-owned securities arm of the Company). The disposal was completed on 11 December 2018 and the Group has ceased the corporate finance and securities broking business.

The results of LSH and its subsidiaries (the "**LSH Group**") included in the Group's consolidated statement of profit or loss for the year ended 31 March 2019 as a discontinued operation are presented below:

	Note	2019 *HK$'000*
Revenue *(Note)*		11,504
Cost of sales		(5,305)
Gross profit		6,199
Administrative expenses		(10,859)
Other operating expenses		(2,918)
Loss before tax		(7,578)
Income tax		–
Loss after tax of discontinued operation		(7,578)
Gain on disposal of discontinued operation		153,255
Profit for the year from discontinued operation		145,677
Other comprehensive loss		
Exchange differences on translation of discontinued operation		(424)
Release of cumulative exchange differences on translation of discontinued operation upon disposal		(2,708)
Other comprehensive loss from discontinued operation		(3,132)
Total comprehensive income for the year from discontinued operation		142,545
		HK cents
Earnings per share attributable to equity holders of the Company	*9*	
Basic and diluted		
– For profit from discontinued operation		7.3

Note: Revenue represents income from securities and futures brokerage, investment banking, underwriting and other related advisory services under the corporate finance and securities broking segment. The revenue is recognised at a point in time when the services are rendered and generated from customers located in Hong Kong.

The net assets of the LSH Group disposed of were as follows:

	2019
	HK$'000
Net assets disposed of:	
Fixed assets	88
Loans and advances	7,861
Debtors, prepayments and deposits	14,451
Client trust bank balances	217,350
Restricted cash	1,010
Cash and cash equivalents	182,751
Creditors, accruals and deposits received	(226,481)
	197,030
Release of cumulative exchange differences on translation of foreign operations	(2,708)
	194,322
Gain on disposal of subsidiaries	153,255
	347,577
Satisfied by:	
Cash	347,577

9. EARNINGS/(LOSS) PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY

(a) Basic earnings/(loss) per share

Basic earnings/(loss) per share is calculated based on (i) the consolidated profit/(loss) for the year attributable to equity holders of the Company; and (ii) the weighted average number of approximately 1,998,280,000 ordinary shares (2019 – approximately 1,998,280,000 ordinary shares) in issue during the year.

	2020	2019
	HK$'000	*HK$'000*
Consolidated profit/(loss) attributable to equity holders of the Company:		
From continuing operations	**424,838**	(134,859)
From discontinued operation	**–**	145,677
	424,838	10,818

(b) Diluted earnings/(loss) per share

The Group had no potentially dilutive ordinary shares in issue during the years ended 31 March 2020 and 2019.

10. DIVIDENDS

	2020	2019
	HK$'000	*HK$'000*
Interim dividend, declared, of HK1 cent (2019 – HK1 cent) per ordinary share	**19,983**	19,983
Final dividend, proposed, of HK1 cent (2019 – HK1 cent) per ordinary share	**19,983**	19,983
Special dividend, proposed, of HK1 cent (2019 – Nil) per ordinary share	**19,983**	–
	59,949	39,966

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

11. DEBTORS, PREPAYMENTS AND OTHER ASSETS

Included in the balances are trade debtors with an ageing analysis, based on the invoice date and net of loss allowance, as follows:

	2020	2019
	HK$'000	*HK$'000*
Outstanding balances with ages:		
Within 30 days	**36**	–

12. EVENTS AFTER THE REPORTING PERIOD

(a) The Group provided a loan facility of US$35 million (approximately HK$271 million) to a subsidiary of LAAPL for investment opportunities of strategic assets and general working capital purposes. Interest is charged at 2.2% over 1 week US$ London Inter-Bank Offered Rate.

(b) The COVID-19 coronavirus pandemic (the "**Pandemic**") since early 2020 has impacted the global business and economic environment. The overall financial effect on the Group in the coming financial year cannot be reasonably estimated for the time being as the Pandemic is still continuing. The Group will be watchful of the Pandemic's development and continue to evaluate its impacts on the business, financial position, cash flows and financial performance of the Group.

13. COMPARATIVE AMOUNTS

(a) As further explained in Note 2 to the final results, the Group adopted HKFRS 16 on 1 April 2019 using the modified retrospective approach. Under this approach, the comparative amounts in the final results were not restated and continued to be reported under the requirements of the previous standard, HKAS 17, and related interpretations.

(b) Certain comparative amounts have been reclassified to conform with the current year's presentation and disclosures.

BUSINESS REVIEW

Overview

During the Year, the Group and its joint ventures underwent consolidation and transformation by strengthening the core businesses, unlocking value gains, optimising financial resources and diversifying revenue sources amid global and regional economic and political uncertainties.

Results for the Year

The Group recorded a consolidated profit attributable to shareholders of approximately HK$425 million for the Year, as compared to a consolidated profit of approximately HK$11 million for 2019. The profit was mainly attributable to share of profit of joint ventures primarily resulting from the gain on disposal of interests in an associate by a joint venture, higher contribution from equity-accounted investees of the joint venture and partial offset by the share of fair value loss on investment properties of the joint ventures during the Year.

Property investment and development businesses contributed to 96% (2019 – 91%) of total revenue from continuing operations for the Year. Revenue from continuing operations for the Year amounted to HK$71 million (2019 – HK$71 million).

The Group's other operating expenses mainly included legal and professional fees, consultancy and service fees, donations and exchange difference. Other operating expenses from continuing operations decreased to HK$38 million for the Year (2019 – HK$54 million). The decrease was mainly due to a reduction of HK$9 million in foreign exchange loss and less donation made during the Year.

Property Investment

Segment revenue from the property investment business was mainly attributable to recurrent rental income from the Group's investment properties and interest income from the loans to joint ventures of the Company. The segment revenue for the Year amounted to HK$68 million (2019 – HK$59 million). Segment profit for the Year before accounting for the share of results from the Group's joint ventures amounted to HK$48 million (2019 – HK$42 million).

LAAPL (together with its subsidiaries the "**LAAPL Group**"), a principal joint venture of the Company is the vehicle holding a controlling stake of approximately 68.7% equity interest in OUE as at 31 March 2020. OUE is listed on the Mainboard of Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). The OUE Group develops and manages assets across the commercial, hospitality, retail, residential and healthcare sectors.

The OUE Group directly owns Downtown Gallery, a premium retail mall of approximately 14,000 sq.m. and the iconic U.S. Bank Tower in downtown Los Angeles, a 72-storey Class A office tower enhanced with OUE Skyspace LA (a 2-storey open-air observation deck at the top of the tower offering unrivalled 360-degree city views). It has engaged in non-binding exploratory discussions with a prospective purchaser on a proposed sale of U.S. Bank Tower.

In April 2019, the OUE Group completed the disposal of its minority interests in Aquamarina Hotel Private Limited ("**Aquamarina**", being the owner of Marina Mandarin Singapore) and Marina Centre Holdings Private Limited for an aggregate consideration of S$390 million (approximately HK$2.3 billion). Coupled with such disposal, Singapore Mandarin International Hotels Pte Ltd (a subsidiary of OUE) also terminated its hotel operating agreement with Aquamarina on 31 December 2019. In November 2019, the OUE Group completed its sale of the 268 luxury serviced residences occupying 7th to 32nd storeys of OUE Downtown 1 (Oakwood Premier OUE Singapore) together with all plant, machinery and equipment thereon, and related business and assets for an aggregate consideration of approximately S$289 million (approximately HK$1.7 billion).

During the Year, the OUE Group increased its interest in Gemdale Properties and Investment Corporation Limited ("**GPI**" which is listed on The Stock Exchange of Hong Kong Limited) from approximately 14.8% to approximately 23.8% as at 31 March 2020. The investment in GPI allows the OUE Group to expand its existing access and exposure to the real estate market in the People's Republic of China (the "**PRC**") as it continues to explore its partnership and potential collaborations with the GPI group. The OUE Group also expanded its operations with a new consumer division comprising food and beverage and lifestyle businesses which span over Singapore, Indonesia, Hong Kong and the United States of America, by leveraging on its operational experience in order to achieve sustainable returns. In February 2020, the OUE Group signed an agreement for the acquisition of a majority interest in a coffee chain which has more than 75 outlets in Indonesia and Singapore. In June 2020, the OUE Group completed the acquisition of plots of land with a total area of approximately 8,000 sq.m. in a prime location in the central business district in South Jakarta, Indonesia for a consideration of IDR1,316 billion (approximately HK$720 million). It is proposed to develop the site into a high-rise property featuring Grade A offices and a lifestyle hotel.

In September 2019, the merger of OUE Commercial Real Estate Investment Trust ("**OUE C-REIT**", listed on the Mainboard of the SGX-ST) and OUE Hospitality Trust ("**OUE H-Trust**", then listed on the Mainboard of the SGX-ST) was successfully completed thereby creating one of the largest diversified Singapore REITS with total assets of approximately S$6.8 billion (approximately HK$37.1 billion) as at 31 March 2020. As a result, OUE H-Trust became wholly owned by OUE C-REIT and was delisted from the SGX-ST, and the OUE Group's interest in OUE C-REIT was reduced to approximately 47.7% as at 31 March 2020. The LAAPL Group had in aggregate an approximately 48.6% interest in OUE C-REIT. With a larger capital base and broadened investment mandate, OUE C-REIT has improved its standing in the investment community thereby enhancing its long-term growth potential. It has increased capacity to undertake larger acquisitions and asset enhancement initiatives as well as improved flexibility in sources of funding.

OUE C-REIT's portfolio of 7 high-quality prime properties includes OUE Bayfront, One Raffles Place, OUE Downtown Office, 1,077-room Mandarin Orchard Singapore, the adjoining Mandarin Gallery and the 563-room Crowne Plaza Changi Airport in Singapore as well as the properties at Lippo Plaza in Shanghai, the PRC, with more than 200,000 sq.m. of office and retail space and 1,640 upscale hotel rooms. In March 2020, the OUE Group entered into a branding and management agreement with Conrad International Management Services (Singapore) Pte. Ltd. for the rebranding and management of Mandarin Orchard Singapore as Hilton Singapore Orchard, which will become Hilton's flagship in Singapore and the largest Hilton hotel in Asia Pacific, after completion of refurbishment works in phases expected by the end of 2021. The office segment committed occupancy and the retail segment committed occupancy were 93.9% and 97.8% respectively as at 31 March 2020. The OUE Group's operations have been affected by the Pandemic since the first quarter of 2020 and various measures are being implemented to mitigate the impacts.

The OUE Group had, as at 31 March 2020, an approximately 64.4% equity interest in OUE Lippo Healthcare Limited ("**OUELH**", together with its subsidiaries the "**OUELH Group**") in Singapore which is listed on the Catalist Board of the SGX-ST. The OUELH Group provides high-quality and sustainable healthcare solutions through the acquisition, development, management and operation of healthcare facilities across Asia. It owns 12 quality nursing homes in Japan which continue to generate stable recurring rental income. It also has an integrated hospital development project in Chengdu and real estate in Wuxi, the PRC as well as a strategically located site in Kuala Lumpur, Malaysia. In April 2019, the OUELH Group completed its acquisition of minority stakes in two Myanmar companies which operate three hospitals, two clinics and a medical centre in Myanmar in April 2019. In October 2019, it further acquired a 70% stake in Wuxi Lippo Xi Nan Hospital and then assumed full operating control thereof. The management agreements of its joint venture with the China Merchants group (the "**CM Group**") for the management of three medical facilities of the CM Group in Shanghai, Chongqing and Nanjing, the PRC expired in December 2019. In January 2020, the OUELH Group formed a 50:50 joint venture with the CM Group to develop the "China Merchants-Lippo" brand hospital in Prince Bay, Shenzhen, the PRC which will become the flagship hospital of the strategic partnership between the two groups.

As at 31 March 2020, the OUE Group, through the OUELH Group and Bowsprit Capital Corporation Limited (the manager of First Real Estate Investment Trust ("**First REIT**" which is listed on the Mainboard of the SGX-ST)) had an approximately 19.0% interest in First REIT. First REIT is a healthcare real estate investment trust which invests in a diversified portfolio of income-producing real estate and/or real estate-related assets in Asia that are primarily used for healthcare and/or healthcare related purposes. As at 31 March 2020, First REIT had 20 properties comprising 16 in Indonesia, 3 in Singapore and 1 in South Korea.

In May 2020, the Group provided a loan facility of US$35 million (approximately HK$271 million) to the LAAPL Group for investment opportunities of strategic assets and general working capital purposes.

The Group recorded a share of profit of joint ventures of HK$440 million from its investment in LAAPL for the Year (2019 – share of loss of HK$112 million). The change mainly resulted from the gain on disposal of interests in Aquamarina, higher contribution from equity-accounted investees and partial offset by the fair value loss on investment properties during the Year. Besides, the Group shared fair value gain of the LAAPL Group's financial assets at fair value through other comprehensive income of HK$55 million during the Year. As a result of the dilution impact on the merger of OUE C-REIT and OUE H-Trust, the Group recorded a decrease in interest in LAAPL of HK$206 million directly in equity. Coupled with the decrease in exchange reserve on translation of LAAPL's investment of HK$489 million during the Year, the Group's total interests in LAAPL as at 31 March 2020 decreased to HK$10.1 billion (2019 – HK$10.3 billion).

Property Development

Sale of the remaining apartment unit, small number of shophouses and carparking spaces at Lippo Plaza in Beijing, the PRC continued to be sluggish due to market conditions and the Pandemic. No sale was completed during the Year while segment revenue of HK$6 million was recorded in 2019 mainly from the sale of the remaining carparking spaces of a residential development project in Macau. Before accounting for the share of results from the Group's associates and joint ventures, the segment recorded a loss of HK$4 million for the Year (2019 – profit of HK$2 million).

Sale of some of the remaining units of the luxurious Marina Collection in Sentosa, Singapore (in which the Group has a 50% interest) was completed during the Year. A portion of the remaining units is leased out. The Group shared a profit of associate of HK$25 million (2019 – HK$6 million) from the investment.

Treasury and Securities Investments

The Group managed its investment portfolio and looked for opportunities to enhance return. The stock markets were volatile during the Year and the Group recorded fair value loss on its investment portfolio during the Year. The treasury and securities investments businesses recorded a net loss of HK$2 million for the Year (2019 – profit of HK$5 million). Total revenue from treasury and securities investments businesses for the Year amounted to HK$2 million (2019 – HK$5 million).

Banking

The Macau Chinese Bank Limited ("**MCB**") is a joint venture of the Company in which the Group had a 20% equity interest as at 31 March 2020. MCB recorded strong growth in customer deposits and loans during the Year. MCB reported a profit for the Year before taking into account the impact of allowance for expected credit losses on its financial assets. Due to the uncertainty on economic conditions, the expected credit losses increased. As a result, the Group recorded a share of accounting loss from MCB of HK$5 million for the Year (2019 – profit of HK$8 million).

Pursuant to the Amended and Restated Shareholders Agreement in June 2018, the Group has a put option to sell its remaining 20% interest to the majority shareholder of MCB at any time during the 5 years from 3 November 2017 (the "**Put Option**"). The fair value of the Put Option was included in "Other financial asset" of the Group's consolidated statement of financial position and the change in fair value of the Put Option was recorded in the "net fair value gain/(loss) on financial instruments at fair value through profit or loss" of the Group's consolidated statement of profit or loss. The banking business segment reported a loss of HK$2 million for the Year (2019 – profit of HK$0.3 million), resulting from a decrease in the fair value of the Put Option.

Financial Position

The Group's financial position remained healthy. As at 31 March 2020, its total assets amounted to HK$11.2 billion (31 March 2019 – HK$11.8 billion). Property-related assets amounted to HK$10.8 billion as at 31 March 2020 (31 March 2019 – HK$11.1 billion), representing 97% (31 March 2019 – 94%) of total assets. Total liabilities as at 31 March 2020 amounted to HK$589 million (31 March 2019 – HK$842 million). Total cash and cash equivalents as at 31 March 2020 decreased to HK$135 million (31 March 2019 – HK$507 million), mainly due to the repayment of bank loans during the Year. Current ratio as at 31 March 2020 amounted to 3.3 (31 March 2019 – 1.9).

As at 31 March 2020, the Group's bank and other borrowings decreased to HK$492 million (31 March 2019 – HK$737 million). The bank loans were denominated in Hong Kong dollars and carried interest at floating rate. Where appropriate, the Group would use interest rate swaps to modify the interest rate characteristics of its borrowings to limit interest rate exposure. As at 31 March 2020, all the bank loans were not repayable within one year (31 March 2019 – approximately 33% of the bank loans were repayable within one year). The gearing ratio (measured as total borrowings to equity attributable to equity holders of the Company) was 4.7% as at 31 March 2020 (31 March 2019 – 6.7%).

The net asset value attributable to equity holders of the Company remained strong and amounted to HK$10.6 billion as at 31 March 2020 (31 March 2019 – HK$10.9 billion). This was equivalent to HK$5.3 per share (31 March 2019 – HK$5.5 per share).

The Group monitors the relative foreign exchange position of its assets and liabilities to minimise foreign currency risk. When appropriate, hedging instruments including forward contracts, swaps and currency loans would be used to manage the foreign exchange exposure.

The Group had no material contingent liabilities outstanding nor any charge on the Group's assets at the end of the Year (31 March 2019 – Nil).

The Group's commitments amounted to HK$1 million as at 31 March 2020 (31 March 2019 – HK$1 million). The investments or capital assets will be financed by the Group's internal resources and/or external bank financing, as appropriate.

Staff and Remuneration

The number of employees of the Group was 39 as at 31 March 2020 (31 March 2019 – 40). Staff costs (including directors' emoluments) from continuing operations charged to the statement of profit or loss during the Year amounted to HK$24 million (2019 – HK$28 million). The Group ensures that its employees are offered competitive remuneration packages. The Group also provides benefits such as medical insurance and retirement funds to employees to sustain competitiveness of the Group.

PROSPECTS

The Pandemic and its aftermath are expected to last for some time against the backdrop of intensifying economic and political fallouts. The Group and its joint ventures will continue their efforts to counteract the adverse operating environment and rationalise their asset portfolio while maintaining financial resilience and exploring new revenue streams.

DIVIDENDS

The Directors have resolved to recommend to shareholders at the forthcoming Annual General Meeting of the Company to be held on Tuesday, 8 September 2020 (the "**2020 AGM**") the payment of a final dividend of HK1 cent per share (2019 – HK1 cent per share) amounting to approximately HK$20 million (2019 – approximately HK$20 million) and a special dividend of HK1 cent per share (2019 – Nil) amounting to approximately HK$20 million, totalling approximately HK$40 million for the Year (the "**Proposed Dividends**"). Together with the interim dividend of HK1 cent per share (2019 – HK1 cent per share) paid in January 2020, the total dividends for the Year will be HK3 cents per share (2019 – HK2 cents per share) amounting to approximately HK$60 million (2019 – approximately HK$40 million). Subject to the approval of shareholders at the 2020 AGM, the Proposed Dividends will be paid on Friday, 25 September 2020 to shareholders whose names appear on the Company's Register of Members on Wednesday, 16 September 2020.

CLOSURE OF REGISTER OF MEMBERS

The Register of Members of the Company will be closed during the following periods:

(1) From Thursday, 3 September 2020 to Tuesday, 8 September 2020 (both dates inclusive) during which period no transfer of shares will be registered, for the purpose of ascertaining shareholders' entitlement to attend and vote at the 2020 AGM. In order to be entitled to attend and vote at the 2020 AGM, all transfers of shares accompanied by the relevant share certificates and transfer forms must be lodged with Tricor Tengis Limited ("**Tricor**"), the Company's Branch Share Registrar in Hong Kong, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong (the "**Tricor Address**") not later than 4:30 p.m. on Wednesday, 2 September 2020; and

(2) From Monday, 14 September 2020 to Wednesday, 16 September 2020 (both dates inclusive) during which period no transfer of shares will be registered, for the purpose of ascertaining shareholders' entitlement to the Proposed Dividends. In order to qualify for the Proposed Dividends, all transfers of shares accompanied by the relevant share certificates and transfer forms must be lodged with Tricor at the Tricor Address not later than 4:30 p.m. on Friday, 11 September 2020.

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

During the Year, there was no purchase, sale or redemption of the Company's listed securities by the Company or any of its subsidiaries.

CORPORATE GOVERNANCE

The Company is committed to ensuring a high standard of corporate governance practices. The Board believes that good corporate governance practices are increasingly important for maintaining and promoting investor confidence. Corporate governance requirements keep changing, therefore the Board reviews its corporate governance practices from time to time to ensure they meet public and shareholders' expectation, comply with legal and professional standards and reflect the latest local and international developments. The Board will continue to commit itself to achieving a high quality of corporate governance so as to safeguard the interests of shareholders and enhance shareholder value. To the best knowledge and belief of the Directors, the Directors consider that the Company has complied with the code provisions of the Corporate Governance Code as set out in Appendix 14 to the Listing Rules for the Year.

AUDIT COMMITTEE

The Company has established an audit committee (the "**Committee**"). The existing members of the Committee comprise three independent non-executive Directors, namely Messrs King Fai Tsui (Chairman), Victor Ha Kuk Yung and Edwin Neo, and one non-executive Director, Mr Leon Nim Leung Chan. The Committee has reviewed with the management of the Company the accounting principles and practices adopted by the Group and financial reporting matters including the review of the consolidated financial statements of the Group for the Year.

REVIEW OF PRELIMINARY RESULTS ANNOUNCEMENT BY INDEPENDENT AUDITOR

The figures in respect of the Group's consolidated statement of financial position, consolidated statement of profit or loss, consolidated statement of comprehensive income and the related notes thereto for the Year as set out in this preliminary announcement have been agreed by the Group's independent auditor, Ernst & Young, to the amounts set out in the Group's draft consolidated financial statements for the Year. The work performed by Ernst & Young 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 Ernst & Young on this preliminary announcement.

By Order of the Board
HONGKONG CHINESE LIMITED
John Luen Wai Lee
Chief Executive Officer

29 June 2020

As at the date of this announcement, the executive Directors of the Company are Dr Stephen Riady (Chairman) and Mr John Luen Wai Lee (Chief Executive Officer); the non-executive Director of the Company is Mr Leon Nim Leung Chan; and the independent non-executive Directors of the Company are Messrs Victor Ha Kuk Yung, King Fai Tsui and Edwin Neo.

* *For identification purpose only*