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KECK SENG INVESTMENTS (HONG KONG) LIMITED

激成投資 (香港) 有限公司

(Incorporated in Hong Kong with limited liability)

Website: www.keckseng.com.hk

(Stock Code: 00184)

2012 INTERIM RESULTS ANNOUNCEMENT (UNAUDITED)

The board of directors (the “Board”) of Keck Seng Investments (Hong Kong) Limited (the “Company”) is pleased to announce the unaudited consolidated interim results of the Company and its subsidiaries (the “Group”), and associated companies for the six months ended 30 June 2012. The unaudited consolidated interim results have been reviewed by the Company’s auditor, KPMG, in accordance with Hong Kong Standard on Review Engagements 2410, “Review of interim financial information performed by the independent auditor of the entity” issued by the Hong Kong Institute of Certified Public Accountants and by the Audit Committee.

The consolidated profit attributable to equity shareholders of the Company for the six months ended 30 June 2012 was HK\$200,106,000 (HK\$0.588 per share), compared to HK\$99,871,000 (HK\$0.294 per share) for the first six months of 2011.

The Board has declared an interim dividend of HK\$0.03 (2011: HK\$0.025) per share for 2012 payable on Thursday, 18 October 2012, to equity shareholders whose names appear on the register of members of the Company on Wednesday, 10 October 2012.

CONSOLIDATED INCOME STATEMENT (Unaudited)

		Six months ended 30 June	
		2012	2011
	<i>Note</i>	HK\$'000	HK\$'000
Turnover	3	733,296	558,669
Cost of sales		<u>(99,670)</u>	(83,189)
		633,626	475,480
Other revenue	4(a)	16,848	13,380
Other net income	4(b)	8,534	15,056
Direct costs and operating expenses		(211,631)	(164,176)
Marketing and selling expenses		(28,286)	(30,725)
Depreciation of fixed assets		(48,524)	(41,574)
Administrative and other operating expenses		<u>(101,699)</u>	(111,632)
Operating profit		268,868	155,809
Increase in fair value of investment properties		<u>40,358</u>	21,890
		309,226	177,699
Finance costs	5(a)	(6,643)	(4,840)
Share of profits less losses of associates		<u>10,817</u>	10,773
Profit before taxation	5	313,400	183,632
Income tax	6	<u>(47,856)</u>	(58,690)
Profit for the period		<u>265,544</u>	124,942
Attributable to:			
Equity shareholders of the Company		200,106	99,871
Non-controlling interests		<u>65,438</u>	25,071
Profit for the period		<u>265,544</u>	124,942
Earnings per share, basic and diluted (cents)	8	<u>58.8</u>	29.4

Details of dividends payable to equity shareholders of the Company are set out in note 7.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (Unaudited)

	Six months ended 30 June	
	2012	2011
	HK\$'000	HK\$'000
Profit for the period	265,544	124,942
Other comprehensive income for the period		
Exchange differences on translation of:		
- financial statements of overseas subsidiaries and associates	(14,179)	6,520
Interest-free loans from non-controlling shareholders:		
- net movement in other reserves	-	(2,078)
Available-for-sale securities:		
- changes in fair value recognised during the period	47	98
	(14,132)	4,540
Total comprehensive income for the period	251,412	129,482
Attributable to:		
Equity shareholders of the Company	186,557	102,917
Non-controlling interests	64,855	26,565
Total comprehensive income for the period	251,412	129,482

There is no tax effect relating to the above components of the comprehensive income.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

		(Unaudited) At 30 June 2012 HK\$'000	(Audited) At 31 December 2011 HK\$'000
Non-current assets			
Fixed assets			
- Investment properties		849,736	823,240
- Other properties and fixed assets		1,228,843	1,247,346
- Interests in leasehold land held for own use under operating lease		244,896	248,950
		2,323,475	2,319,536
Interest in associates		201,121	189,231
Available-for-sale securities		5,052	5,005
		2,529,648	2,513,772
Current assets			
Trading securities		1,894	2,132
Properties held for sale		283,741	303,384
Inventories		4,482	4,833
Trade and other receivables	9	104,506	55,081
Derivative financial assets		-	1,408
Pledged deposits	10	501,045	542,416
Deposits and cash		1,204,626	1,122,512
Taxation recoverable		6,092	6,092
		2,106,386	2,037,858
Current liabilities			
Bank loans	10	309,465	331,024
Trade and other payables	11	232,060	230,381
Loans from associates		464	464
Loans from non-controlling shareholders		34,222	34,617
Amount due to an affiliated company		17,953	19,499
Taxation payable		44,454	102,585
		638,618	718,570
Net current assets		1,467,768	1,319,288
Total assets less current liabilities		3,997,416	3,833,060
Non-current liabilities			
Bank loans	10	569,222	593,332
Loans from non-controlling shareholders		43,834	42,713
Loan from an affiliated company		46,155	44,958
Deferred tax liabilities		77,088	69,792
		736,299	750,795
NET ASSETS		3,261,117	3,082,265

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

	<i>Note</i>	(Unaudited) At 30 June 2012 HK\$'000	(Audited) At 31 December 2011 HK\$'000
Capital and reserves			
Share capital		340,200	340,200
Reserves		2,417,627	2,267,667
Total equity attributable to equity shareholders of the Company		2,757,827	2,607,867
Non-controlling interests		503,290	474,398
TOTAL EQUITY		3,261,117	3,082,265

Notes:

1. Basis of preparation of the financial statements

The interim financial statements have been prepared in accordance with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"), including compliance with Hong Kong Accounting Standard ("HKAS") 34, *Interim financial reporting*, issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA").

The interim financial statements have been prepared in accordance with the same accounting policies adopted in the 2011 annual financial statements, except for the accounting policy changes that are expected to be reflected in the 2012 annual financial statements.

2. Changes in accounting policies

The HKICPA has issued certain amendments to Hong Kong Financial Reporting Standards that are first effective for the current accounting period of the Group. These include the amendments to HKAS 12, *Income taxes - Deferred tax: recovery of underlying assets*, which the Group has already adopted in the prior period. None of the other developments are relevant to the Group's financial statements and the Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

3. Segmental reporting

The Group manages its businesses by divisions, which are organised by a mixture of both business lines (products and services) and geographical locations. The Group has identified the following four reportable segments in a manner consistent with the way in which information is reported internally to the Group's most senior executive management for the purposes of resource allocation and performance assessment.

- (i) Hotel operations segment is primarily engaged in the businesses of hotel room accommodation, provision of food and beverage at hotel restaurant outlets and operation of slot machines at one of the Group's hotels.
- (ii) Property investment segment is primarily engaged in the businesses of property leasing of the Group's investment properties, which mainly consist of retail and office properties in Macau and residential properties in Japan.
- (iii) Property development segment is primarily engaged in the businesses of development, construction, sales and marketing of the Group's trading properties in Macau.
- (iv) Investment and corporate segment is primarily engaged in the businesses of management of the Group's corporate assets and liabilities, available-for-sale and trading securities, financial instruments and other treasury operations.

Segment results and assets

Information regarding the Group's reportable segments is provided to the Group's most senior executive management for the purposes of resource allocation and assessment of segment performance.

Revenue and expenses are allocated to the reportable segments with reference to sales generated by those segments and the expenses incurred by those segments.

Segment assets principally comprise all tangible assets, other non-current assets and current assets directly attributable to each segment with the exception of interest in associates.

Analysis of segment results of the Group

	<i>External turnover</i>	<i>Inter-segment turnover</i>	<i>Total turnover</i>	<i>Depreciation of fixed assets</i>	<i>Finance costs</i>	<i>Share of results of associates</i>	<i>Income tax</i>	<i>Contribution to profit</i>
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
For the six months ended 30 June 2012								
Hotel operations	555,484	-	555,484	(43,724)	(3,670)	10,817	(24,040)	103,929
- Vietnam	315,087	-	315,087	(18,205)	-	5,891	(14,841)	86,143
- United States	191,781	-	191,781	(14,610)	(3,670)	-	(8,870)	13,264
- The People's Republic of China	31,611	-	31,611	(6,520)	-	-	-	(1,704)
- Canada	-	-	-	-	-	4,926	-	4,926
- Japan	17,005	-	17,005	(4,389)	-	-	(329)	1,300
Property development	127,397	-	127,397	-	-	-	(12,604)	95,150
- Macau	127,397	-	127,397	-	-	-	(12,604)	95,150
Property investment	48,967	739	49,706	(4,754)	(2,300)	-	(11,101)	50,586
- Macau (note (i))	33,131	739	33,870	(4,754)	(5)	-	(7,591)	45,513
- Japan	15,836	-	15,836	-	(2,295)	-	(3,510)	5,073
Investment and corporate	1,448	-	1,448	(46)	(673)	-	(111)	15,879
- Macau	-	-	-	-	-	-	-	(217)
- Others (note (ii))	1,448	-	1,448	(46)	(673)	-	(111)	16,096
Inter-segment elimination	-	(739)	(739)	-	-	-	-	-
Total	733,296	-	733,296	(48,524)	(6,643)	10,817	(47,856)	265,544

For the six months ended
30 June 2011

Hotel operations	521,340	-	521,340	(36,824)	(3,925)	10,781	(54,295)	81,921
- Vietnam	304,382	-	304,382	(17,427)	-	7,633	(45,463)	52,285
- United States	183,079	-	183,079	(12,614)	(3,925)	-	(7,560)	18,406
- The People's Republic of China	33,879	-	33,879	(6,783)	-	-	(1,272)	8,057
- Canada	-	-	-	-	-	3,148	-	3,173
Property investment	35,980	681	36,661	(4,708)	(13)	-	(4,309)	31,955
- Macau (note (i))	20,873	681	21,554	(4,708)	(13)	-	(2,463)	24,573
- Japan	15,107	-	15,107	-	-	-	(1,846)	7,382
Investment and corporate	1,349	-	1,349	(42)	(902)	(8)	(86)	11,066
- Macau	-	-	-	-	-	(8)	-	(290)
- Others (note (ii))	1,349	-	1,349	(42)	(902)	-	(86)	11,356
Inter-segment elimination	-	(681)	(681)	-	-	-	-	-
Total	558,669	-	558,669	(41,574)	(4,840)	10,773	(58,690)	124,942

Notes:

(i) Included in contribution to profit is increase of HK\$40,358,000 (2011: HK\$21,890,000) in fair value of investment properties.

(ii) Included in contribution to profit is net exchange gain of HK\$9,397,000 (2011: HK\$10,700,000).

Analysis of total assets of the Group

	<i>Segment assets</i> HK\$'000	<i>Interest in associates</i> HK\$'000	<i>Total assets</i> HK\$'000
At 30 June 2012			
Hotel operations			
- Vietnam	458,687	102,854	561,541
- United States	741,955	-	741,955
- The People's Republic of China	234,460	-	234,460
- Canada	-	94,126	94,126
- Japan	176,318	-	176,318
Property development	336,145	-	336,145
Property investment			
- Macau	814,861	-	814,861
- Japan	485,946	-	485,946
Investment and corporate	1,186,541	4,141	1,190,682
	<hr/>		
Total	4,434,913	201,121	4,636,034
	<hr/> <hr/>		
At 31 December 2011			
Hotel operations			
- Vietnam	517,245	96,963	614,208
- United States	732,532	-	732,532
- The People's Republic of China	233,417	-	233,417
- Canada	-	88,124	88,124
- Japan	179,753	-	179,753
Property development	304,157	-	304,157
Property investment			
- Macau	701,535	-	701,535
- Japan	500,731	-	500,731
Investment and corporate	1,193,029	4,144	1,197,173
	<hr/>		
Total	4,362,399	189,231	4,551,630
	<hr/> <hr/>		

4. Other revenue and net income

(a) Other revenue

	Six months ended 30 June	
	2012	2011
	HK\$'000	HK\$'000
Interest income from bank deposits	14,750	10,544
Dividend income from listed available-for-sale and trading securities	158	130
Other revenue from hotel and club operations and miscellaneous income	1,940	2,706
	16,848	13,380

(b) Other net income

Net exchange gain	8,702	14,667
Net realised and unrealised (losses)/gains on trading securities	(238)	366
Others	70	23
	8,534	15,056

5. Profit before taxation

Profit before taxation is arrived at after charging/(crediting):

	Six months ended 30 June	
	2012	2011
	HK\$'000	HK\$'000
(a) Finance costs:		
Interest on bank loans and other borrowings wholly repayable within five years	6,638	4,833
Interest paid on amount due to an affiliated company	5	7
	6,643	4,840
(b) Staff costs:		
Salaries, wages and other benefits	129,096	110,857
Contributions to defined contribution retirement plans	1,254	2,975
	130,350	113,832
(c) Other items:		
Cost of properties sold	19,644	-
Cost of inventories	40,969	36,533
Rentals receivable from investment properties less direct outgoings of HK\$5,733,000 (2011: HK\$7,381,000)	(37,455)	(23,224)
Other rental income less direct outgoings	(1,381)	(1,344)

6. Income tax

Taxation in the consolidated income statement represents:

	Six months ended 30 June	
	2012	2011
	HK\$'000	HK\$'000
Current tax – Overseas		
Provision for the period	40,722	20,853
Under provision in respect of prior year (note (iv))	-	34,832
	<hr/>	<hr/>
	40,722	55,685
	<hr/>	<hr/>
Deferred taxation		
Change in fair value of investment properties	5,033	2,222
Withholding tax on the distributable profits (note (iii))	1,260	1,846
Origination and reversal of other temporary differences	841	(1,063)
	<hr/>	<hr/>
	7,134	3,005
	<hr/>	<hr/>
	47,856	58,690
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Notes:

- (i) No provision has been made for Hong Kong Profits Tax as the Company and all other entities comprising the Group that are incorporated in Hong Kong sustained a loss for taxation purposes for the six months ended 30 June 2012 and 30 June 2011.
- (ii) Taxation for overseas subsidiaries is charged at the appropriate current rates of taxation ruling in the relevant countries.
- (iii) Under the Japanese domestic law, the subsidiaries established in Japan under the Tokumei-Kumiai arrangement are subject to Japanese withholding tax at the rate of 20% on all gross profit distributions from these subsidiaries.
- (iv) A subsidiary of the Group is in discussion with the local tax authority in Vietnam in respect of the tax enquiries relating to the tax provision payable on slot machine operation and management fees. Provisions have been made only to the extent that the tax risk can be reliably measured. An additional provision of HK\$34,832,000 was made as part of the under-provision for income tax for the six months ended 30 June 2011. The final outcomes are subject to uncertainties and resulting liabilities may or may not exceed the provision.
- (v) Share of associates' tax for the six months ended 30 June 2012 of HK\$4,430,000 (2011: HK\$4,706,000) is included in the share of profits less losses of associates.

7. Dividends

(a) Dividends payable to equity shareholders of the Company attributable to the interim period:

	Six months ended 30 June	
	2012	2011
	HK\$'000	HK\$'000
Interim dividend declared after the interim period of HK\$0.03 (2011: HK\$0.025) per ordinary share	10,206	8,505

The interim dividend declared after the end of the reporting period has not been recognised as a liability at the end of the reporting period.

(b) Dividends attributable to the previous financial year, approved during the interim period:

	Six months ended 30 June	
	2012	2011
	HK\$'000	HK\$'000
Final dividend in respect of the previous financial year, approved during the following interim period, of HK\$0.10 (2011: HK\$0.175) per ordinary share	34,020	59,535

8. Earnings per share

The calculation of basic earnings per share is based on the Group's profit attributable to equity shareholders of the Company of HK\$200,106,000 (2011: HK\$99,871,000) and on the 340,200,000 ordinary shares in issue during the six months ended 30 June 2012 and 30 June 2011.

There is no potential diluted ordinary share during the six months ended 30 June 2012 and 30 June 2011.

9. Trade and other receivables

Included in trade and other receivables are trade receivables (net of allowance for doubtful debts) with the following ageing analysis (by transaction date) as of the end of the reporting period:

	At 30 June	At 31 December
	2012	2011
	HK\$'000	HK\$'000
Current or less than one month	61,703	18,252
One to three months	20,697	10,573
More than three months but less than twelve months	103	5
	82,503	28,830

Trade receivables mainly comprise receivables from sale of properties, lease of properties and hotel operations. The Group's credit risk is primarily attributable to trade and other receivables. The Group has a defined credit policy. The general credit terms allowed range from 0 - 30 days. Trade receivables with balances that are more than three months overdue are requested to settle all outstanding balances before any further credit will be granted.

10. Bank loans

	At 30 June 2012 HK\$'000	At 31 December 2011 HK\$'000
Repayable within one year or on demand	309,465	331,024
Repayable after one year but within two years	308,381	325,075
Repayable after two years but within five years	260,841	268,257
	569,222	593,332
	878,687	924,356
Unsecured	28,850	40,756
Secured	849,837	883,600
	878,687	924,356

At 30 June 2012, the banking facilities available to the Company and certain subsidiaries of the Group were secured by:

- (i) land and building on Taipa Island classified as properties held for sale with a carrying value of HK\$66,918,000 (31 December 2011: HK\$85,424,000),
- (ii) hotel property and investment properties of the Group with aggregate carrying value of HK\$1,138,400,000 (31 December 2011: HK\$1,156,961,000),
- (iii) bank deposits of HK\$501,045,000 (31 December 2011: HK\$542,416,000), and
- (iv) equity securities with fair value of HK\$1,894,000 (31 December 2011: HK\$2,132,000).

Such banking facilities amounted to HK\$1,625,292,000 (31 December 2011: HK\$1,573,586,000) and were utilised to the extent of HK\$849,837,000 (31 December 2011: HK\$883,600,000).

11. Trade and other payables

Included in trade and other payables are trade payables with the following ageing analysis:

	At 30 June 2012 HK\$'000	At 31 December 2011 HK\$'000
Due within one month or on demand	19,216	17,578
Due after one month but within three months	7,499	7,750
Due after three months	58,574	56,337
	85,289	81,665

12. Commitments

At 30 June 2012, the capital commitments outstanding not provided for are as follows:

	At 30 June 2012 HK\$'000	At 31 December 2011 HK\$'000
Contracted for	36,544	52,862
Authorised but not contracted for	25,833	20,972
	62,377	73,834

OPERATIONS REVIEW

The Group's business is organized by geographical locations. These locations are mainly divided into Macau, Vietnam, the United States of America (the "US"), The People's Republic of China (the "PRC"), Japan, Canada, and other markets classified by location of assets.

Macau

During the first half of 2012, the Group's turnover from property development in Macau was HK\$127.3 million. There was no turnover from property development for the same period in 2011. Turnover from property investment in Macau rose to HK\$33.1 million, an increase of about 58.7%. The ongoing development of the COTAI area has continued to provide a strong stimulus to the Macau economy, including the property sector.

Vietnam

During the first half of 2012, turnover in Vietnam increased to HK\$315 million, an increase of approximately 3.5% as compared to the same period in 2011. The economy in Vietnam is performing well against a background of high domestic inflation and weakness in its overseas export markets.

Sheraton Saigon Hotel and Grand Towers For the first half of the year, the hotel reported an occupancy rate of approximately 68.8% in 2012 as compared to 65.4% in the previous year. Average room rate was approximately US\$168 in the first six months of 2012, as compared to US\$174 in the previous year.

Caravelle Hotel For the first half of the year, the hotel reported an occupancy rate of approximately 65.0% in 2012 as compared to 69.8% in the previous year. Average room rate was approximately US\$143 in the first six months of 2012, as compared to US\$142 in the previous year.

US

W San Francisco The economic recovery in the US continued during 2012, although at a slow pace and with unemployment remaining sluggishly high. For the first half of the year, the hotel reported an occupancy rate of approximately 82.3% in 2012 as compared to 81.8% in the previous year. Average room rate was approximately US\$272 in the first six months of 2012, as compared to US\$259 in the previous year.

PRC

Holiday Inn Wuhan Riverside The Chinese economy was experiencing a period of consolidation in 2012. In the hotel itself, renovation of the lobby and the guest rooms has been ongoing throughout this period. For the first half of the year, the hotel reported an occupancy rate of approximately 64.1% in 2012 as compared to 70.6% in the previous year. Average room rate was approximately Rmb422 in the first six months of 2012, as compared to Rmb416 in the previous year.

Japan

Best Western Hotel Fino Osaka Shinsaibashi For the first half of the year, the hotel reported an occupancy rate of approximately 76.7% in 2012 as compared to 74.4% in the previous year. Average room rate was approximately JPY 4,894 in the first six months of 2012, as compared to JPY 4,545 in the previous year.

Iris Ginza East Tokyo For the first half of the year, the property reported an occupancy rate of approximately 92.8% in 2012 as compared to 94.6% in the previous year. Average room rate was approximately JPY 155,098 per month in the first six months of 2012, as compared to JPY 153,776 in the previous year.

Iris Nihonbashi Suitengu Tokyo For the first half of the year, the property reported an occupancy rate of approximately 92.2% in 2012 as compared to 84.8% in the previous year. Average room rate was approximately JPY 194,668 per month in the first six months of 2012, as compared to JPY 198,074 in the previous year.

Canada

Sheraton Ottawa Hotel For the first half of the year, the hotel reported an occupancy rate of approximately 71.5% in 2012 as compared to 71.1% in the previous year. Average room rate was approximately C\$169 in the first six months of 2012, as compared to C\$147 in the previous year.

DoubleTree International Plaza Hotel For the first half of the year, the hotel reported an occupancy rate of approximately 71.2% in 2012 as compared to 72.3% in the previous year. Average room rate was approximately C\$111 in the first six months of 2012, as compared to C\$109 in the previous year.

FINANCIAL REVIEW

The Group's turnover was HK\$733.2 million for the first six months of 2012, an increase of 31.2% over the corresponding period in 2011. The increase was primarily attributable to the combined effect of the increase in sales of properties held for sale situated in Macau and the half year results of the operation of Best Western Hotel Fino Osaka Shinsaibashi in Japan, which was acquired in September 2011.

Revenue from hotel operations amounted to HK\$555.4 million, an increase of 6.5% as compared to HK\$521.3 million in the corresponding period in 2011. This increase was primarily attributable to the combined effect of the overall improvement in average room rates and occupancy rates for hotels and the half year results of the operation of Best Western Hotel Fino Osaka Shinsaibashi in Japan.

The Group's operating profit was HK\$268.8 million for the period ended 30 June 2012, as compared to HK\$155.8 million in 2011. Profit attributable to equity shareholders of HK\$200.1 million was reported as compared to HK\$99.8 million in 2011.

At 30 June 2012, the Group had total bank loans and other borrowings of HK\$1,021.3 million (31 December 2011: HK\$1,066.6 million) and deposits and cash of HK\$1,705.6 million (31 December 2011: HK\$1,664.9 million). Of the total bank loans of HK\$878.6 million (31 December 2011: HK\$924.3 million), HK\$309.4 million (31 December 2011: HK\$331.0 million) are repayable within one year, HK\$308.4 million (31 December 2011: HK\$325.1 million) are repayable after one year but within two years and the remaining of HK\$260.8 million (31 December 2011: HK\$268.2 million) are repayable after two years but within five years.

The Group's bank borrowings are mostly in Hong Kong dollars, United States dollars and Japanese Yen. Bank deposits and cash are mostly in Hong Kong dollars, Australian dollars, Canadian dollars, United States dollars and Renminbi. The Group's bank borrowings are on floating rate and fixed rate basis. Taking into account of the cash at bank and in hand and credit facilities available, the Group has sufficient working capital for its present requirements.

PLEDGE OF ASSETS

At 30 June 2012, a hotel property, certain investment properties and properties held for sale with an aggregate value of HK\$1,205.3 million (31 December 2011: HK\$1,242.3 million), bank deposits of HK\$501.0 million (31 December 2011: HK\$542.4 million) and equity securities with fair value of HK\$1.8 million (31 December 2011: HK\$2.1 million) were mortgaged to banks to secure bank loans and banking facilities granted to the Group.

CONTINGENT LIABILITIES

At 30 June 2012, there were outstanding counter indemnities relating to guarantees issued by bankers of a subsidiary in favour of the Macau SAR Government in respect of properties held for sale amounted to HK\$8.2 million (31 December 2011: HK\$8.2 million).

At 30 June 2012, guarantees given by a subsidiary and the Company to a bank to secure banking facilities made available to an associate amounted to HK\$38.1 million (31 December 2011: HK\$37.9 million).

A subsidiary of the Group is involved in litigation arising in its hotel and club operations. Having reviewed these outstanding claims and taking into account legal advice received, the Directors are of the opinion that it is too early to evaluate the outcome of these claims and that the amounts cannot be reliably estimated at this point of time. Accordingly, no provision for these claims has been made in the interim financial statements.

PROSPECTS

On a global basis during the first half of 2012, both the economic and business environments have been burdened with a high degree of uncertainty emanating from the European sovereign debt crises. Recovery in the US can at best be described as slow, narrowly-based and uneven across the different sectors of the US economy. Even the Chinese economy, which is still export-driven and relies heavily on foreign direct investment, is exhibiting signs of weakness. The Group has reported good results in the first half of the year primarily on the basis of strong property sales in Macau, a market which remains relatively unaffected by global events. A high degree of uncertainty for the world economy and global financial markets is still expected in the second half of 2012.

Against this background, however, the Group intends to maintain its policy of seeking investments which offer long term value.

PERSONNEL

At 30 June 2012, the Group had approximately 1,799 employees. A policy of localizing as many of the positions as possible is in place throughout the Group, subject to suitable and sufficient local executives and staff with relevant qualifications and experience being available. Salary and remuneration are competitive and are based on varying conditions of human resources in the different countries in which the Company and its subsidiaries operate.

CORPORATE GOVERNANCE

The Company will continue its policy of maintaining a solid, balanced and sensible framework of corporate governance.

The Company has conducted a review of its corporate governance regime and framework during the period, and will continue to do so, with a view towards ensuring that such practices are in line with evolving regulatory developments and market expectations.

The Corporate Governance Code (the "New Code"), issued by The Stock Exchange of Hong Kong Limited in October 2011, is the new edition of the Code on Corporate Governance Practices (the "Former Code"), and is applicable to financial reports covering an accounting period which ends after 1 April 2012.

None of the Directors is aware of any information that would reasonably indicate that the Company is not, or was not for any part of the accounting period covered by the interim financial statements, in compliance with the New Code and Former Code, except that the Company had not appointed a chief executive officer, since day-to-day operations of the Group were undertaken by the management teams in the respective geographical locations under the supervision of the executive directors. In respect of the management of the Board of the Company, the role is undertaken by Mr HO Kian Guan, Executive Chairman of the Company. The Board is of the view that this structure has served the Company well in the past years and does not impair the balance of responsibility between the Board and the management of the business. Further, the non-executive directors of the Company are not appointed for a specific term. In practice, however, they are subject to retirement by rotation not less than once every three years. In compliance with Listing Rules, a Nomination Committee has been established.

SECURITIES TRANSACTIONS BY DIRECTORS

The Board of the Company adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix 10 of the Listing Rules. The Company has made specific enquiries of all Directors who have confirmed compliance with the required standards set out in the Model Code during the period under review.

AUDIT COMMITTEE

The Audit Committee presently comprises three independent non-executive directors. The Audit Committee meets with the Group's senior management, internal and external auditors regularly to review the effectiveness of the internal control system and the interim and annual reports, including the Group's unaudited consolidated financial statements for the six months ended 30 June 2012.

REMUNERATION COMMITTEE

The Remuneration Committee comprises five members, three of whom are independent non-executive directors. The Committee reviews matters relating to the remuneration for senior management and directors of the Company. In compliance with Listing Rules, the Remuneration Committee is now chaired by an independent non-executive director.

NOMINATION COMMITTEE

During the period, a Nomination Committee has been formed. The Committee is chaired by an independent non-executive director and comprises five members, three of whom are independent non-executive directors. The Committee will give recommendations to the Directors as to the recruitment of directors. Its terms of reference has been published on the Company's website.

BOOK CLOSE

The register of members will be closed from Friday, 5 October 2012 to Wednesday, 10 October 2012, both days inclusive, during which period no transfer of shares of the Company will be registered. In order to qualify for the interim dividend, all transfer documents accompanied by the relevant share certificates must be lodged with the Company's share registrars, 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 Thursday, 4 October 2012.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

There was no purchase, sale or redemption by the Company or any of its subsidiaries of the Company's listed securities during the six months ended 30 June 2012.

By Order of the Board
Keck Seng Investments (Hong Kong) Limited
HO Kian Guan
Executive Chairman

Hong Kong, 24 August 2012

As at the date of this announcement, the Board of the Company comprises Mr HO Kian Guan, Mr HO Kian Hock, Mr TSE See Fan Paul, Mr CHAN Lui Ming Ivan, Ms YU Yuet Chu Evelyn, Mr HO Chung Tao and Mr HO Chung Hui (whose alternate is Mr HO Chung Kain) as executive directors, Mr HO Kian Cheong as non-executive director, and Dr CHAN Yau Hing Robin, Mr KWOK Chi Shun Arthur and Ms WANG Poey Foon Angela as independent non-executive directors.