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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](http://www.keckseng.com.hk)

(Stock Code: 184)

**2018 FINAL RESULTS ANNOUNCEMENT**

The board of directors (the “Board”) of Keck Seng Investments (Hong Kong) Limited (the “Company”) hereby announces the consolidated final results of the Company and its subsidiaries (the “Group”), and associated companies for the year ended 31 December 2018. These results have been reviewed by the Audit Committee of the Board and the figures in respect of the preliminary announcement of these results have been compared by the Company’s auditors, KPMG, Certified Public Accountants, to the amounts set out in the Group’s consolidated financial statements for the year and the amounts were found to be in agreement. The work performed by KPMG in this respect was limited and did not constitute an audit, review or other 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 Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by the auditors on this Announcement.

The consolidated profit attributable to equity shareholders of the Company for the year ended 31 December 2018 was HK\$196,579,000 (HK\$0.578 per share), compared to HK\$131,005,000 (HK\$0.385 per share) in 2017.

The Board has recommended the payment of a final dividend of HK\$0.12 (2017: HK\$0.12) per share for the year. Together with the interim dividend of HK\$0.04 (2017: HK\$0.03) per share, the total dividend for the year ended 31 December 2018 will be HK\$0.16 (2017: HK\$0.15) per share. Subject to equity shareholders’ approval of the payment of the final dividend at the forthcoming Annual General Meeting of the Company, the proposed final dividend is expected to be paid on or before 4 July 2019.

## CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the year ended 31 December

	<i>Note</i>	2018 HK\$'000	2017 HK\$'000
<b>Revenue</b>	3	<b>2,022,401</b>	1,949,497
Cost of sales		<u>(218,699)</u>	<u>(198,031)</u>
		<b>1,803,702</b>	1,751,466
Other revenue	4(a)	<b>58,658</b>	41,921
Other net losses	4(b)	<b>(16,725)</b>	(4,251)
Direct costs and operating expenses		<b>(820,867)</b>	(763,679)
Marketing and selling expenses		<b>(60,805)</b>	(42,375)
Depreciation		<b>(145,844)</b>	(142,925)
Administrative and other operating expenses		<u>(466,128)</u>	<u>(450,153)</u>
<b>Operating profit</b>		<b>351,991</b>	390,004
Net increase in fair value of investment properties		<b>32,200</b>	5,500
Impairment loss on a hotel property	5	<u>-</u>	<u>(145,872)</u>
		<b>384,191</b>	249,632
Finance costs	6(a)	<b>(55,093)</b>	(47,395)
Share of profits less losses of associates		<u>6,833</u>	<u>11,115</u>
<b>Profit before taxation</b>	6	<b>335,931</b>	213,352
Income tax	7	<u>(19,428)</u>	<u>12,729</u>
<b>Profit for the year</b>		<b>316,503</b>	226,081
<b>Attributable to:</b>			
Equity shareholders of the Company		<b>196,579</b>	131,005
Non-controlling interests		<u>119,924</u>	<u>95,076</u>
<b>Profit for the year</b>		<b>316,503</b>	226,081
<b>Earnings per share, basic and diluted (cents)</b>	8	<b>57.8</b>	38.5

Details of dividends payable to equity shareholders of the Company attributable to the profit for the year are set out in note 12(a).

**CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**

*For the year ended 31 December*

	<b>2018</b>	2017
	<b>HK\$'000</b>	HK\$'000
<b>Profit for the year</b>	<b>316,503</b>	226,081
<b>Other comprehensive income for the year</b>		
<i>Item that will not be reclassified to profit or loss:</i>		
Equity investments at fair value through other comprehensive income - net movement in fair value reserve (non-recycling)	<b>(149)</b>	-
<i>Items that may be reclassified subsequently to profit or loss (net of tax):</i>		
Exchange differences on translation of:		
- financial statements of overseas subsidiaries and associates	<b>(22,069)</b>	28,188
Available-for-sale securities:		
- changes in fair value recognised during the year	-	613
<b>Other comprehensive income for the year</b>	<b>(22,218)</b>	28,801
<b>Total comprehensive income for the year</b>	<b>294,285</b>	254,882
<b>Attributable to:</b>		
Equity shareholders of the Company	<b>185,169</b>	150,546
Non-controlling interests	<b>109,116</b>	104,336
<b>Total comprehensive income for the year</b>	<b>294,285</b>	254,882

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

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

at 31 December

	<i>Note</i>	2018 HK\$'000	2017 HK\$'000
<b>Non-current assets</b>			
Investment properties		834,700	802,500
Property, plant and equipment		2,376,187	2,353,861
Land		831,326	836,515
		4,042,213	3,992,876
Interest in associates		114,587	128,409
Derivative financial assets		5,267	5,351
Other non-current financial assets		223,295	4,345
Deferred tax assets		8,350	8,258
		4,393,712	4,139,239
<b>Current assets</b>			
Trading securities		8,940	9,027
Properties held for sale		280,040	280,250
Inventories		5,744	6,046
Trade and other receivables	9	91,825	82,462
Deposits and cash		1,821,089	1,971,104
Taxation recoverable		2,452	7,170
		2,210,090	2,356,059
<b>Current liabilities</b>			
Bank loans	10	144,689	66,355
Trade and other payables	11	398,007	370,113
Loan from an associate		464	464
Loans from non-controlling shareholders		27,855	30,981
Taxation payable		19,630	16,964
		590,645	484,877
<b>Net current assets</b>		<b>1,619,445</b>	<b>1,871,182</b>
<b>Total assets less current liabilities</b>		<b>6,013,157</b>	<b>6,010,421</b>
<b>Non-current liabilities</b>			
Bank loans	10	1,410,122	1,426,912
Deferred revenue		5,436	6,177
Loans from non-controlling shareholders		82,055	78,986
Deferred tax liabilities		95,328	109,268
		1,592,941	1,621,343
<b>NET ASSETS</b>		<b>4,420,216</b>	<b>4,389,078</b>

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)***at 31 December*

	<i>Note</i>	<b>2018</b> <b>HK\$'000</b>	2017 HK\$'000
<b>Capital and reserves</b>			
Share capital	<i>13</i>	<b>498,305</b>	498,305
Reserves		<b>3,251,983</b>	3,212,202
<b>Total equity attributable to equity shareholders of the Company</b>		<b>3,750,288</b>	3,710,507
Non-controlling interests		<b>669,928</b>	678,571
<b>TOTAL EQUITY</b>		<b>4,420,216</b>	4,389,078

Notes:

## 1. Basis of preparation

The financial information relating to the years ended 31 December 2018 and 2017 included in this preliminary announcement of annual results does not constitute the Company's statutory annual consolidated financial statements for those years but is derived from those financial statements. Further information relating to those statutory financial statements required to be disclosed in accordance with section 436 of the Hong Kong Companies Ordinance (Cap.622) is as follows:

The Company has delivered the financial statements for the year ended 31 December 2017 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance (Cap.622) and will deliver the financial statements for the year ended 31 December 2018 in due course.

The Company's auditor has reported on the financial statements of the Group for both years. The auditor's reports were unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its reports; and did not contain a statement under sections 406(2), 407(2) or (3) of the Hong Kong Companies Ordinance (Cap.622).

The Company's statutory financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards ("HKFRSs"), which collective term includes all applicable individual HKFRSs, Hong Kong Accounting Standards ("HKASs") and Interpretations issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"), accounting principles generally accepted in Hong Kong and the requirements of the Hong Kong Companies Ordinance (Cap.622). The Company's statutory financial statements also comply with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The measurement basis used in the preparation of the financial statements is the historical cost basis except that the following assets and liabilities are stated at their fair value:

- non-trading and trading securities;
- derivative financial instruments; and
- investment properties.

## 2. Changes in accounting policies

### (a) Overview

The HKICPA has issued a number of new HKFRSs and amendments to HKFRSs that are first effective for the current accounting period of the Group. Of these, the following developments are relevant to the Group's financial statements:

- HKFRS 9, Financial instruments
- HKFRS 15, Revenue from contracts with customers

The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period, except for the amendments to HKFRS 9, Prepayment features with negative compensation, which have been adopted at the same time as HKFRS 9.

**(b) HKFRS 9, Financial instruments, including the amendments to HKFRS 9, Prepayment features with negative compensation**

HKFRS 9 replaces HKAS 39, Financial instruments: recognition and measurement. It sets out the requirements for recognising and measuring financial assets, financial liabilities and some contracts to buy or sell non-financial items.

The Group has applied HKFRS 9 retrospectively to items that existed at 1 January 2018 in accordance with the transition requirements. The Group has recognised the cumulative effect of initial application as an adjustment to the opening equity at 1 January 2018. Therefore, comparative information continues to be reported under HKAS 39.

The following table summarises the impact of transition to HKFRS 9 on reserves at 1 January 2018.

	HK\$'000
<b>Fair value reserve (recycling)</b>	
Transferred to fair value reserve (non-recycling) related to equity securities now measured at FVOCI and decrease in fair value reserve (recycling) as at 1 January 2018	<u>(3,754)</u>
<b>Fair value reserve (non-recycling)</b>	
Transferred from fair value reserve (recycling) related to equity securities now measured at FVOCI and increase in fair value reserve (non-recycling) at 1 January 2018	<u>3,754</u>

Further details of the nature and effect of the changes to previous accounting policies and the transition approach are set out below:

(i) Classification of financial assets and financial liabilities

HKFRS 9 categorises financial assets into three principal classification categories: measured at amortised cost, at fair value through other comprehensive income (“FVOCI”) and at fair value through profit or loss (“FVPL”). These supersede HKAS 39’s categories of held-to-maturity investments, loans and receivables, available-for-sale financial assets and financial assets measured at FVPL. The classification of financial assets under HKFRS 9 is based on the business model under which the financial asset is managed and its contractual cash flow characteristics.

The following table shows the original measurement categories for each class of the Group’s financial assets under HKAS 39 and reconciles the carrying amounts of those financial assets determined in accordance with HKAS 39 to those determined in accordance with HKFRS 9.

	<i>HKAS 39 carrying amount at 31 December 2017 HK\$'000</i>	<i>Reclassification HK\$'000</i>	<i>HKFRS 9 carrying amount at 1 January 2018 HK\$'000</i>
<b>Financial assets measured at FVOCI (non-recyclable)</b>			
Equity securities (note (i))	-	4,345	4,345
<b>Financial assets carried at FVPL</b>			
Trading securities (note (ii))	9,027	-	9,027
Derivative financial assets (note (ii))	5,351	-	5,351
	<u>14,378</u>	<u>-</u>	<u>14,378</u>
<b>Financial assets classified as available-for-sale under HKAS 39 (note (i))</b>			
	<u>4,345</u>	<u>(4,345)</u>	<u>-</u>

Notes:

- (i) Under HKAS 39, equity securities not held for trading were classified as available-for-sale financial assets. These equity securities are classified as at FVPL under HKFRS 9, unless they are eligible for and designated at FVOCI by the Group. At 1 January 2018, the Group designated its investment in Kuala Lumpur Kepong Bhd at FVOCI (non-recycling), as the investment is held for strategic purposes.
- (ii) Trading securities and derivative financial assets were classified as financial assets at FVPL under HKAS 39. These assets continue to be measured at FVPL under HKFRS 9.

The measurement categories for all financial liabilities remain the same. The carrying amounts for all financial liabilities at 1 January 2018 have not been impacted by the initial application of HKFRS 9.

The Group did not designate or de-designate any financial asset or financial liability at FVPL at 1 January 2018.

(ii) Credit losses

HKFRS 9 replaces the “incurred loss” model in HKAS 39 with the expected credit losses (“ECL”) model. The ECL model requires an ongoing measurement of credit risk associated with a financial asset and therefore recognises ECLs earlier than under the “incurred loss” accounting model in HKAS 39.

The Group applies the ECL model to financial assets measured at amortised cost (including deposits and cash, trade and other receivables and loan to associates). The adoption of the ECL model has no significant impact to the financial assets of the Group.



**(c) HKFRS 15, Revenue from contracts with customers**

HKFRS 15 establishes a comprehensive framework for recognising revenue and some costs from contracts with customers. HKFRS 15 replaces HKAS 18, Revenue, which covered revenue arising from sale of goods and rendering of services, and HKAS 11, Construction contracts, which specified the accounting for construction contracts.

HKFRS 15 also introduces additional qualitative and quantitative disclosure requirements which aim to enable users of the financial statements to understand the nature, amount, timing and uncertainty of revenue and cash flows arising from contracts with customers.

The Group has elected to use the cumulative effect transition method and has recognised the cumulative effect of initial application as an adjustment to the opening balance of equity at 1 January 2018. Therefore, comparative information has not been restated and continues to be reported under HKAS 11 and HKAS 18. As allowed by HKFRS 15, the Group has applied the new requirements only to contracts that were not completed before 1 January 2018.

**(i) Timing of revenue recognition**

Previously, revenue arising from construction contracts and provision of services was recognised over time, whereas revenue from sale of goods was generally recognised at a point in time when the risks and rewards of ownership of the goods had passed to the customers.

Under HKFRS 15, revenue is recognised when the customer obtains control of the promised good or service in the contract. This may be at a single point in time or over time. HKFRS 15 identifies the following three situations in which control of the promised good or service is regarded as being transferred over time:

- A. When the customer simultaneously receives and consumes the benefits provided by the entity's performance, as the entity performs;
- B. When the entity's performance creates or enhances an asset (for example work in progress) that the customer controls as the asset is created or enhanced;
- C. When the entity's performance does not create an asset with an alternative use to the entity and the entity has an enforceable right to payment for performance completed to date.

If the contract terms and the entity's activities do not fall into any of these 3 situations, then under HKFRS 15 the entity recognises revenue for the sale of that good or service at a single point in time, being when control has passed. Transfer of risks and rewards of ownership is only one of the indicators that is considered in determining when the transfer of control occurs.

Sale of properties: the Group's property development activities are carried out in Macau only. Taking into account the contract terms, the Group's business practice and the legal and regulatory environment of Macau, the property sales contracts do not meet the criteria for recognising revenue over time and therefore revenue from property sales continues to be recognised at a point in time. Previously the Group recognised revenue from property sales upon the later of the signing of the sale and purchase agreement and the issue of an occupation permit by the relevant government authorities, which was taken to be the point in time when the risks and rewards of ownership of the property were transferred to the customer. Under the transfer-of-control approach in HKFRS 15, revenue from property sales is generally recognised when the buyers obtain the right to access and physical use, which is the point in time when the customer has the ability to direct the use of the property and obtain substantially all of the remaining benefits of the property.

This change in accounting policy had no material impact on opening balances as at 1 January 2018.

### 3. Revenue and segment 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 three 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 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 segment is primarily engaged in the businesses of leasing of the Group's investment properties, which mainly consist of retail, commercial and office properties in Macau and of development, sales and marketing of the Group's trading properties in Macau.
- (iii) Investment and corporate segment is primarily engaged in the businesses of management of the Group's corporate assets and liabilities, non-trading and trading securities, financial instruments and other treasury operations.

#### (a) Revenue

Revenue represents income from hotel and club operations, proceeds from sales of properties, rental income and the provision of management services. The amount of each significant category of revenue recognised in revenue during the year is as follows:

	<b>2018</b>	2017
	<b>HK\$'000</b>	(Note) HK\$'000
Hotel and club operations	<b>1,908,350</b>	1,827,909
Rental income	<b>89,881</b>	89,939
Proceeds from sales of properties	<b>16,880</b>	24,788
Management fee income	<b>7,290</b>	6,861
	<b>2,022,401</b>	1,949,497

Note: The Group has initially applied HKFRS 15 using the cumulative effect method. Under this method, the comparative information is not restated and was prepared in accordance with HKAS 18 and HKAS 11 (see note 2(c)).

#### (b) Segment results, assets and liabilities

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.

Segment liabilities include all trade and other payable attributable to the individual segments and other borrowings managed directly by the segments with the exception of bank borrowings.

## Analysis of segment results of the Group

	Revenue	Inter-segment revenue	Total	Depreciation	Finance costs	Share of profits less losses of associates	Income tax	Contribution to profit
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
<b>2018</b>								
Hotel	<b>1,900,295</b>	-	<b>1,900,295</b>	<b>(140,950)</b>	<b>(54,904)</b>	<b>6,834</b>	<b>7,643</b>	<b>238,850</b>
- Vietnam	813,840	-	813,840	(38,851)	(148)	7,482	2,733	210,588
- United States	877,662	-	877,662	(76,953)	(49,176)	-	7,846	6,585
- The People's Republic of China	68,741	-	68,741	(11,476)	(4,764)	-	-	(6,010)
- Canada	98,582	-	98,582	(10,009)	(816)	(648)	(3,815)	9,932
- Japan	41,470	-	41,470	(3,661)	-	-	879	17,755
Property								
- Macau #	118,985	2,095	121,080	(4,808)	(189)	-	(16,643)	91,786
Investment and corporate	3,121	-	3,121	(86)	-	(1)	(10,428)	(14,133)
Inter-segment elimination	-	(2,095)	(2,095)	-	-	-	-	-
<b>Total</b>	<b>2,022,401</b>	-	<b>2,022,401</b>	<b>(145,844)</b>	<b>(55,093)</b>	<b>6,833</b>	<b>(19,428)</b>	<b>316,503</b>

	Revenue	Inter-segment revenue	Total	Depreciation	Impairment loss on a hotel property	Finance costs	Share of profits less losses of associates	Income tax	Contribution to profit
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
<b>2017</b>									
Hotel	1,820,577	-	1,820,577	(138,000)	(145,872)	(47,327)	11,116	29,937	128,812
- Vietnam	716,100	-	716,100	(35,570)	-	-	14,915	(39,048)	171,626
- United States	896,887	-	896,887	(79,143)	(145,872)	(41,492)	-	76,670	(66,902)
- The People's Republic of China	69,082	-	69,082	(12,190)	-	(5,075)	-	-	1,517
- Canada	91,588	-	91,588	(7,991)	-	(760)	(3,799)	(2,778)	3,990
- Japan	46,920	-	46,920	(3,106)	-	-	-	(4,907)	18,581
Property									
- Macau #	126,069	1,832	127,901	(4,847)	-	(68)	-	(8,771)	86,682
Investment and corporate	2,851	-	2,851	(78)	-	-	(1)	(8,437)	10,587
Inter-segment elimination	-	(1,832)	(1,832)	-	-	-	-	-	-
<b>Total</b>	<b>1,949,497</b>	-	<b>1,949,497</b>	<b>(142,925)</b>	<b>(145,872)</b>	<b>(47,395)</b>	<b>11,115</b>	<b>12,729</b>	<b>226,081</b>

# External revenue from property segment in Macau included sale of properties of HK\$16,880,000 (2017: HK\$24,788,000), rental income from investment properties of HK\$28,356,000 (2017: HK\$28,675,000), rental income from properties held for sale of HK\$58,937,000 (2017: HK\$58,892,000) and club operations and others of HK\$14,812,000 (2017: HK\$13,714,000).

## 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	<i>Capital expenditure</i> HK\$'000
<b>At 31 December 2018</b>				
Hotel				
- Vietnam	434,420	78,655	513,075	50,646
- United States	2,698,833	-	2,698,833	133,996
- The People's Republic of China	180,583	-	180,583	2,452
- Canada	137,003	31,740	168,743	4,027
- Japan	120,430	-	120,430	645
Property				
- Macau	1,845,833	-	1,845,833	306
Investment and corporate	1,072,113	4,192	1,076,305	41
<b>Total</b>	<b>6,489,215</b>	<b>114,587</b>	<b>6,603,802</b>	<b>192,113</b>

	<i>Segment assets</i> HK\$'000	<i>Interest in associates</i> HK\$'000	<i>Total assets</i> HK\$'000	<i>Capital expenditure</i> HK\$'000
<b>At 31 December 2017</b>				
Hotel				
- Vietnam	394,719	90,393	485,112	26,214
- United States	2,709,537	-	2,709,537	41,600
- The People's Republic of China	192,584	-	192,584	1,428
- Canada	140,625	33,859	174,484	27,430
- Japan	115,466	-	115,466	294
Property				
- Macau	1,774,874	-	1,774,874	159
Investment and corporate	1,039,084	4,157	1,043,241	36
<b>Total</b>	<b>6,366,889</b>	<b>128,409</b>	<b>6,495,298</b>	<b>97,161</b>

Investment and corporate segment assets and liabilities mainly represent financial instruments, cash and bank deposits and borrowings which are managed centrally by the Group treasury function.

## Analysis of total liabilities of the Group

	<i>Segment liabilities</i> HK\$'000	<i>Bank borrowings</i> HK\$'000	<i>Total liabilities</i> HK\$'000
<b>At 31 December 2018</b>			
Hotel			
- Vietnam	<b>138,752</b>	<b>51,274</b>	<b>190,026</b>
- United States	<b>133,056</b>	<b>1,480,232</b>	<b>1,613,288</b>
- The People's Republic of China	<b>95,643</b>	-	<b>95,643</b>
- Canada	<b>9,895</b>	<b>23,305</b>	<b>33,200</b>
- Japan	<b>2,302</b>	-	<b>2,302</b>
Property			
- Macau	<b>180,913</b>	-	<b>180,913</b>
Investment and corporate	<b>68,214</b>	-	<b>68,214</b>
Total	<b>628,775</b>	<b>1,554,811</b>	<b>2,183,586</b>

	<i>Segment liabilities</i> HK\$'000	<i>Bank borrowings</i> HK\$'000	<i>Total liabilities</i> HK\$'000
<b>At 31 December 2017</b>			
Hotel			
- Vietnam	127,830	3,076	130,906
- United States	143,345	1,463,000	1,606,345
- The People's Republic of China	96,330	-	96,330
- Canada	11,966	27,191	39,157
- Japan	2,029	-	2,029
Property			
- Macau	163,876	-	163,876
Investment and corporate	67,577	-	67,577
Total	612,953	1,493,267	2,106,220

#### 4. Other revenue and other net losses

	2018 HK\$'000	2017 HK\$'000
<i>(a) Other revenue</i>		
Interest income	36,366	26,774
Dividend income from listed securities	473	277
Others	21,819	14,870
	<b>58,658</b>	41,921
<i>(b) Other net losses</i>		
Net exchange (losses)/gains	(8,681)	24,707
Net realised and unrealised losses on derivative financial instruments	(97)	(26,482)
Net realised and unrealised losses on trading securities	(87)	(582)
Loss on disposal of property, plant and equipment	(8,158)	(1,678)
Others	298	(216)
	<b>(16,725)</b>	(4,251)

#### 5. Impairment loss on a hotel property

The value of hotel properties is assessed at the end of each reporting period for indications of impairment with reference to valuations undertaken by management. These indications include continuing adverse changes in the local market conditions in which the hotel operates, particularly when the hotel continues to operate at a loss and when its operating performance is behind budget. The valuations assess the recoverable amount of each hotel property being higher of its fair value less costs of disposal using the market comparison approach and value in use using the income approach.

During the year ended 31 December 2017, the operating performance of one of the hotel properties of the Group, namely the Sofitel New York, was behind budget. The Group assessed the recoverable amount of this hotel property based on the value in use calculation and as a result, an impairment loss of HK\$145,872,000 was recognised in the Group's consolidated statement of profit or loss. No impairment loss nor reversal of impairment loss on a hotel property is recognised during the year ended 31 December 2018.

## 6. Profit before taxation

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

	2018 HK\$'000	2017 HK\$'000
(a) <i>Finance costs</i>		
Bank loan interests	50,147	42,252
Interest expense on loans from non-controlling shareholders	4,764	5,075
Other interest expenses	182	68
	<b>55,093</b>	47,395
(b) <i>Staff costs</i>		
Salaries, wages and other benefits	595,911	591,916
Contributions to defined contribution retirement plans	10,854	8,598
	<b>606,765</b>	600,514
(c) <i>Other items</i>		
Cost of inventories	218,699	198,031
Auditors' remuneration		
- Audit services	3,209	3,448
- Interim review	825	831
- Tax advisory and other services	1,224	739
Impairment losses on trade and other receivables	4,792	-
Operating lease charges for hire of premises	420	210
Rentals receivable from properties less direct outgoings of HK\$1,883,000 (2017: HK\$1,535,000)	<b>(87,998)</b>	(88,404)

## 7. Income tax

	2018 HK\$'000	2017 HK\$'000
<i>Current tax - Overseas</i>		
Provision for the year	74,611	64,352
Over-provision in respect of prior years	(40,493)	(1,800)
	<b>34,118</b>	62,552
<i>Deferred tax</i>		
Origination and reversal of other temporary differences	(14,690)	(53,194)
Effect on deferred tax balance at 1 January 2018 resulting from a change in tax rate in the United States	-	(22,087)
	<b>(14,690)</b>	(75,281)
	<b>19,428</b>	(12,729)

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 or had unutilised tax loss to set-off against taxable income during years ended 31 December 2017 and 2018.
- (ii) Taxation for overseas subsidiaries is charged at the appropriate current rates of taxation ruling in the relevant countries.
- (iii) Share of associates' tax for the year ended 31 December 2018 of HK\$2,346,000 (2017: HK\$4,291,000) is included in the share of profits less losses of associates.

## 8. Earnings per share

The calculation of basic earnings per share is based on the profit attributable to equity shareholders of the Company of HK\$196,579,000 (2017: HK\$131,005,000) and on the 340,200,000 ordinary shares in issue during the years ended 31 December 2018 and 2017.

There are no potential dilutive ordinary shares during the years ended 31 December 2018 and 2017.

## 9. Trade and other receivables

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

	<b>2018</b>	2017
	<b>HK\$'000</b>	HK\$'000
Within one month	<b>26,496</b>	34,877
One to three months	<b>12,201</b>	14,261
More than three months	<b>227</b>	-
	<b>38,924</b>	49,138

68% of trade receivables at 31 December 2018 (2017: 71%) were neither past due nor more than one month past due.

Receivables that were neither past due nor impaired relate to a wide range of customers for whom there was no recent history of default.

Receivables that were past due but not impaired relate to a number of independent customers that have a good track record with the Group. Based on past experience, management believes that no impairment allowance is necessary in respect of these balances as there has not been a significant change in credit quality and the balances are still considered fully recoverable. The Group does not hold any collateral over these balances.

The balance and the movement of the allowance for credit losses as at 31 December 2018 and the allowance for doubtful debts as at 31 December 2017 are not significant.

## 10. Bank loans

(a) At 31 December 2018, the bank loans were repayable as follows:

	<b>2018</b>	2017
	<b>HK\$'000</b>	HK\$'000
Within 1 year or on demand	<b>144,689</b>	66,355
After 1 year but within 2 years	<b>1,363,499</b>	66,355
After 2 years but within 5 years	<b>46,623</b>	1,360,557
	<b>1,410,122</b>	1,426,912
	<b>1,554,811</b>	1,493,267



At 31 December 2018, the bank loans were secured and unsecured as follows:

	<b>2018</b>	2017
	<b>HK\$'000</b>	HK\$'000
Bank loans		
- Secured	<b>1,503,537</b>	1,490,191
- Unsecured	<b>51,274</b>	3,076
	<b>1,554,811</b>	1,493,267

At 31 December 2018 and 2017, all bank loans bear interest at floating interest rates which approximate to market rates of interest.

- (b) At 31 December 2018, the banking facilities available to the Company and certain subsidiaries of the Group were secured by:
- (i) Properties held for sale with a carrying value of HK\$63,898,000 (2017: HK\$63,898,000), and
  - (ii) Hotel properties, including land, of the Group with aggregate carrying value of HK\$2,623,048,000 (2017: HK\$2,570,598,000).

Such banking facilities amounted to HK\$1,588,624,000 (2017: HK\$1,755,164,000) and were utilised to the extent of HK\$1,503,537,000 as at 31 December 2018 (2017: HK\$1,490,191,000).

- (c) All of the Group's banking facilities are subject to the fulfilment of covenants relating to certain of the Group's financial ratios, as are commonly found in lending arrangements with financial institutions. If the Group were to breach the covenants, the draw down facilities would become payable on demand. The Group regularly monitors its compliance with these covenants. As at 31 December 2018, none of the covenants relating to drawn down facilities had been breached (2017: Nil).

## 11. Trade and other payables

As of the end of the reporting period, the ageing analysis of trade creditors (which are included in trade and other payables), based on the invoice date, is as follows:

	<b>2018</b>	2017
	<b>HK\$'000</b>	HK\$'000
Within one month	<b>69,835</b>	44,996
One to three months	<b>31,409</b>	31,062
More than three months	<b>8,063</b>	6,363
	<b>109,307</b>	82,421

## 12. Dividends

- (a) Dividends payable to equity shareholders of the Company attributable to the year

	<b>2018</b>	2017
	<b>HK\$'000</b>	HK\$'000
Interim dividend declared and paid of HK\$0.04 (2017: HK\$0.03) per ordinary share	<b>13,608</b>	10,206
Final dividend proposed after the end of the reporting period of HK\$0.12 (2017: HK\$0.12) per ordinary share	<b>40,824</b>	40,824
	<b>54,432</b>	51,030

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

- (b) Dividends payable to equity shareholders of the Company attributable to the previous financial year, approved and paid during the year

	<b>2018</b>	2017
	<b>HK\$'000</b>	HK\$'000
Final dividend in respect of the previous financial year, approved and paid during the year, of HK\$0.12 (2017: HK\$0.12) per ordinary share	<b>40,824</b>	40,824

## 13. Share capital

	<b>2018</b>		2017	
	<b>No. of shares '000</b>	<b>Amount HK\$'000</b>	No. of shares '000	Amount HK\$'000
<b>Ordinary shares, issued and fully paid:</b>				
At 1 January and 31 December	<b>340,200</b>	<b>498,305</b>	340,200	498,305

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company. All ordinary shares rank equally with regard to the Company's residual assets.

## 14. Commitments

- (a) At 31 December 2018, capital commitments outstanding not provided for in the financial statement were as follows:

	<b>2018</b>	2017
	<b>HK\$'000</b>	HK\$'000
Contracted for	<b>252,073</b>	29,703
Authorised but not contracted for	<b>34,397</b>	129,763
	<b>286,470</b>	159,466

- (b) At 31 December 2018, the Group's total future minimum lease payments under non-cancellable operating leases are payable as follows:

	<b>2018</b>	2017
	<b>HK\$'000</b>	HK\$'000
Leases on premises expiring:		
- within one year	<b>550</b>	524
- after one year but within five years	<b>521</b>	1,113
	<b>1,071</b>	1,637

- (c) At 31 December 2018, the Group's total future minimum lease receivables under non-cancellable operating leases are receivable as follows:

	<b>2018</b>	2017
	<b>HK\$'000</b>	HK\$'000
Within one year	<b>70,989</b>	66,879
After one year but within five years	<b>66,255</b>	59,239
After five years	<b>9,414</b>	15,898
	<b>146,658</b>	142,016

## REVIEW OF OPERATIONS

The Group's revenue for 2018 was HK\$2,022 million, an increase of 3.7% as compared to HK\$1,949 million in 2017.

Operating profit was HK\$352 million, a decrease of 9.7% as compared to HK\$390 million in 2017. As a result of an increase in fair value of investment property in 2018 (HK\$32.2 million) as compared to 2017 (HK\$5.5 million), as well as an impairment loss of HK\$146 million being recognised during the year of 2017, the profit after tax for the year increased to HK\$317 million, an increase of 40.3% as compared to HK\$226 million in 2017.

In May 2018, the Group has acquired a 10.87% interest in A2I Holdings S.A.R.L. at a cash consideration of EUR25 million (equivalent to HK\$230 million). A2I Holdings S.A.R.L. is a private limited liability company incorporated in Luxembourg which owns 6.39% in the equity shares in AccorInvest Group S.A. The investment was made in an industry which the Group is familiar with. It also allows the Group to diversify geographically as well as participate in an investment which is expected to generate a reasonable return.

A summary and analysis of the operations are as follow:

### Macau

In 2018, Macau's GDP was recorded at MOP440.3 billion, an increase of 8.9% from 2017. Macau's economic fundamentals remained upbeat with a low unemployment rate of 1.8% and high fiscal reserves. However, uncertainties in the global political and economic environment, and the possibility of a slowdown in the Chinese economy, may still impact Macau's economy. The Macau property market remained on the upward trend throughout 2018. Capital values for high-end and mass-to-medium residential properties rose by 3.5% and 7.8% respectively year-on-year in 2018. Growth was mainly seen in first half of 2018 while the second half of 2018 was relatively stable.

The sale of properties by the Group in Macau was HK\$16.9 million during 2018 as compared to HK\$24.8 million during 2017.

In the leasing market, residential rental went up with demand continuing to be robust. The rental values for high-end and mass-to medium residential properties grew by 17.2% and 12.2% year-on-year respectively. Of relevance to our rental property portfolio is that there is also an increase in supply of residential properties in Taipa. As such, rental increase in Ocean Gardens remained modest. Against this background, income from leasing of Macau properties of the Group has continuously remained stable at around HK\$88.0 million in 2018.

In respect of the outlook for the Macau's property market, it is the view of the directors that we should maintain an optimal sales strategy of the Group taking into consideration recent market developments and the opening of the Hong Kong-Zhuhai-Macau Bridge. The directors had decided to defer sale of the properties classified under Properties Held for Sale to a later time with a view to capturing the full benefits to be accrued with integration in the Greater Bay Area, and will therefore continue to lease out vacant units in order to maximise income for the Group.

### The People's Republic of China

***Holiday Inn Wuhan Riverside*** The Chinese economy was undergoing a period of consolidation. The GDP in 2018 grew by 6.6%, as compared to annual growth rate of 6.8% in 2017. GDP of Wuhan in 2018 grew by 10.7%, as compared to 8.0% in 2017.

The occupancy rate of Holiday Inn Wuhan Riverside was 70.1% in 2018 as compared to 73.0% in 2017. Average room rate had increased to RMB421 during the year, as compared to RMB410 in 2017.

Gross operating revenue decreased by 2.6% in 2018 to RMB53.4 million, as compared to RMB54.8 million in 2017, primarily as a result of decrease in food and beverage revenue.

## **Vietnam**

For 2018, the economy expanded 7.1% year-on-year, compared to a 6.8% expansion in 2017. GDP annual growth rate in Vietnam averaged 6.5% from 2000 until 2018.

***Sheraton Saigon Hotel and Towers*** The Sheraton Saigon Hotel & Towers' financial performance in terms of gross operating profit in 2018 was up by 1.9% year-on-year. Vietnam strengthened its position as a major tourism destination area in Southeast Asia with arrivals up by 10.9% for the year on a nationwide basis. This was reflected in the hotel's average room rate which increased to US\$169 as compared to US\$157 in 2017, with a reduction in the occupancy rate to 70.9% in 2018, as compared to 74.4% in 2017.

Going forward, the hotel planned to strengthen its market positioning to derive maximum benefit from the Marriott brand name and its global network, both in terms of driving revenue, achieving synergies and cost-savings in operations.

***Caravelle Hotel*** Occupancy rate decreased from 68.7% in 2017 to 62.5% in 2018. However, average room rate has increased to US\$117 in 2018, as compared to US\$113 in 2017. Gross operating revenue of the hotel has been reduced to HK\$13.5 million in 2018 due to ongoing hotel renovation during the year, as compared to HK\$19.3 million in 2017.

## **Japan**

The Japanese GDP growth rate was 0.8% in 2018 as compared to 1.9% in 2017.

***Best Western Hotel Fino Osaka Shinsaibashi*** During 2018, the hotel's occupancy rate slightly dropped to 89.1%, as compared to 90.6% in 2017. Average room rate also dropped to Yen9,630 in 2018, as compared to Yen10,984 in 2017. Gross operating profit has decreased by 18.7% in 2018 to Yen367.5 million, as compared to Yen452.1 million in 2017.

## **The United States ("US")**

The GDP in the United States expanded 3.1% in the fourth quarter of 2018, as compared to 2.5% in the previous year.

***W San Francisco*** Due to short-term unfavorable conditions in the local tourism and hotel market, W San Francisco's occupancy dropped to 77.7% in 2018 versus 86.7% in 2017. Average room rate was US\$354 in 2018 versus US\$338 in 2017. The reduction in occupancy rate was mainly due to the lower number of rooms sold and union picket-lines which affected a number of hotels in the San Francisco area.

W San Francisco's service excellence continued to be well recognised. The hotel was one of the Top Hotels in San Francisco as recognised by Reader's Choice Awards of 2018. It also obtained Verified Luxury awarded by Forbes Travel Guide in 2018.

***Sofitel New York*** In 2018, New York recorded economic growth of around 3.0%, which is slightly higher than the national average.

The New York lodgings marketplace continued to face challenges in 2018. The overall supply of new guestrooms outpaced the demand for accommodations, which put downward pressure on average room rates. Despite this unfavorable trend, the Sofitel New York had managed to yield slightly higher room rate in 2018 with an average room rate of US\$360 against a rate of US\$359 in 2017. Occupancy had slightly decreased to 87.4% versus 89.0% in 2017.

## Canada

The economy had grown above expectation in 2018, registering a GDP growth rate of 1.7%, as compared to 3.0% in 2017.

***Sheraton Ottawa Hotel*** Ottawa had experienced a growth in GDP in 2018 of 2.2%, as compared to GDP growth in 2017 of 2.5%.

The Sheraton Ottawa Hotel reported an increased occupancy rate of 77.4% in 2018 versus 72.3% in 2017, whilst average room rate remained steady at C\$191 in 2018 as in 2017.

***Delta Hotels by Marriott Toronto Airport & Conference Centre (formerly known as the "International Plaza Hotel" and rebranded since 28 June 2017)*** Toronto had reported a GDP growth rate of 2.4% in 2018, as compared to 3.3% in 2017.

The hotel saw a higher occupancy of 73.3% in 2018 versus 61.4% in 2017 mainly due to completion of renovation works. Room rates had also increased to C\$137 in 2018 versus C\$122 in 2017. This is primarily as a result of the hotel's increasing ability to charge higher rates after re-flagging as Marriott's Delta brand. The Greater Toronto Airport sub-market was generally stable in 2018, with the absence of new hotel supply coming into this segment of the market.

### **Other net losses**

Net exchange loss for 2018 amounted to HK\$8.7 million, as compared to a net exchange gain of HK\$24.7 million in 2017.

Net realised and unrealised losses on derivative financial instruments amounted to HK\$0.1 million in 2018, as compared to losses of HK\$26.5 million in 2017.

Net realised and unrealised losses on trading securities for 2018 amounted to HK\$0.1 million, as compared to losses of HK\$0.6 million in 2017.

There was a loss on disposal of property, plant and equipment in 2018 amounting to HK\$8.2 million, as compared to a loss of HK\$1.7 million in 2017. These were related to disposal of furniture, fixtures and equipment.

## FINANCIAL REVIEW

The Group's revenue was HK\$2,022.4 million for the year ended 31 December 2018, a slightly increase of 3.7% compared to year 2017. Proceeds from sales of properties in Macau this year was HK\$16.9 million (2017: HK\$24.8 million). Increase in revenue was primarily attributable to the increase in revenue from hotel and club operations. The Group's operating profit was HK\$352.0 million for the year ended 31 December 2018 as compared to HK\$390.0 million in 2017. The Group assessed the recoverable amount of the hotel property in New York and concluded that the recoverable amount exceeds its carrying amount (2017: carrying amount exceeded its recoverable amount and as a result the carrying amount of the hotel property was written down to its recoverable amount of HK\$1.2 billion). Accordingly, no impairment loss (2017: impairment loss of HK\$145.9 million) was recognised as a separate line item in the Group's consolidated statement of profit or loss. Profit attributable to equity shareholders amounted to HK\$196.6 million (2017: HK\$131.0 million).

At 31 December 2018, the Group has total bank loan of HK\$1,554.8 million (2017: HK\$1,493.3 million) and deposits and cash of HK\$1,821.1 million (2017: HK\$1,971.1 million). Of the total bank borrowings, HK\$144.7 million (2017: HK\$66.4 million) are repayable within one year, HK\$1,410.1 million (2017: HK\$1,426.9 million) are repayable after one year but within five years.

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

During the year, the Group has paid HK\$96.9 million to acquire the remaining non-controlling interests in respect of the Group's interest in a hotel property situated in Japan.

## PLEDGE OF ASSETS

As at 31 December 2018, hotel properties including land, and certain properties held for sale with an aggregate value of HK\$2,686.9 million (2017: HK\$2,634.5 million) were pledged to banks to secure bank loans and banking facilities granted to the Group.

## CONTINGENT LIABILITIES

At 31 December 2018, there were outstanding counter indemnities relating to guarantees issued by the bankers of a subsidiary in favour of the Macau SAR Government in respect of properties held for sale amounted to HK\$8,252,000 (2017: HK\$8,252,000).

At 31 December 2018, the directors do not consider it probable that a claim will be made against the Group under any of the guarantees. The Group has not recognised any deferred income in respect of any of the above guarantees as their fair value cannot be reliably measured and they were issued many years ago and their transaction price was Nil.

## PROSPECTS

2019 is expected to be a year of uncertainties and consolidation. The global economy will continue to be significantly influenced by the outcome of US-China trade talks. In addition to that, the likely course of events in Europe as dictated by the unfolding specter of Brexit, the economic slowdown of the mainland Chinese economy, and other geopolitical developments in the Asia-Pacific region will also affect the level of capital investments and economic growth. The direction and magnitude of the above events are far from being predictable with a high degree of certainty.

As a result, investment sentiments in most countries appear to be have been subdued to varying degrees. Of all the countries in which the Group has invested in, Vietnam continues to be the one area where economic growth is expected to be robust in 2019, after having registered high GDP growth rate in 2018.

The Group will therefore continue to adopt a disciplined and measured approach towards acquisitions. We will continue to target industries and cities where we can take advantage of our inherent strength and experiences, and to create long-term and sustain value for shareholders.

## **PERSONNEL**

At 31 December 2018, the Group had approximately 1,937 employees. A policy of localising 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 experiences being available. Salary and remuneration are competitive and are based on varying conditions in the different countries in which the Company and its subsidiaries operate.

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

No purchase, sale or redemption of the Company's listed securities was made by the Company or any of its subsidiaries during the year under review.

## **CORPORATE GOVERNANCE**

The board of directors (the "Board") of the Company has committed to achieving high corporate governance standards. The Board believes that high corporate governance standards are essential in providing a framework for the Company to safeguard the interests of shareholders and to enhance corporate value and accountability.

The Company's corporate governance practices are based on the principles, code provisions as set out in the Corporate Governance Code (the "CG Code") as contained in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") (the "Listing Rules").

The Company has applied with the principles set out in the CG Code for the year ended 31 December 2018, contained in Appendix 14 of the Listing Rules.

The Board is of the view that throughout the year ended 31 December 2018, the Company has complied with the code provisions as set out in the CG Code, save and except for deviations as explained below:

1. Code Provision A.2.1, as the role of chairman and chief executive officer of the Company is not segregated;
2. Code Provision A.4.1, as the non-executive directors are not appointed for a specific term;
3. Code Provision D.1.2, as the Company did not formalise functions reserved to the Board and those delegated to management and did not conduct review periodically;
4. Code Provision D.1.3, as the Company did not disclose the respective responsibilities, accountabilities and contributions of the Board and management; and
5. Code Provision D.1.4, as the Company did not have formal letters of appointment for directors setting out the key terms and conditions of their appointment.

Code provision A.2.1 stipulates that the roles of chairman and chief executive officer should be separated and should not be performed by the same individual. 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, the role was 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 past years and does not impair the balance of responsibility between the Board and the management of the business.

Under Code Provision A.4.1, the non-executive directors should be appointed for a specific term. Although the Non-Executive Directors of the Company were not appointed for a specific term, all Directors are subject to retirement by rotation not less than once every three years. This means that the specific term of appointment of a Director will not exceed three years.



Pursuant to Code Provisions D.1.2, D.1.3 and D.1.4, the Company should formalise functions reserved to the board and those delegated to management and should conduct review periodically. The Company should disclose the respective responsibilities, accountabilities and contributions of the board and management. The Company should also have formal letters of appointment for directors setting out the key terms and conditions of their appointment. As the Executive Directors have been closely involved in the day-to-day management of the Company and its major subsidiaries, the Company considers that it is not necessary at this time to have a distinction between the respective responsibilities, accountabilities and contributions of the Board and management. The Company is now planning to have formal letters of appointment for Directors.

## **SECURITIES TRANSACTIONS BY DIRECTORS**

The Board 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.

## **CLOSURE OF REGISTER OF MEMBERS**

For the purpose of determining shareholders who are entitled to attend and vote at the forthcoming Annual General Meeting to be held on Thursday, 6 June 2019 (“2019 AGM”), the Register of Members of the Company will be closed from Friday, 31 May 2019 to Thursday, 6 June 2019, both days inclusive. In order to qualify for attending and voting at the 2019 AGM, all transfer documents should be lodged for registration with the Company’s Share Registrar, Tricor Tengis Limited, at Level 22, Hopewell Centre, 183 Queen’s Road East, Hong Kong for registration no later than 4:30 p.m. on Thursday, 30 May 2019 (Hong Kong time), being the last share registration date.

The proposed final dividend is subject to the approval of the Shareholders of the Company at the 2019 AGM. For the purpose of determining shareholders who qualify for the final dividend (if approved), the Register of Members of the Company will be closed from Friday, 14 June 2019 to Tuesday, 18 June 2019, both days inclusive. In order to qualify for the final dividend (if approved), all transfer documents should be lodged for registration with the Company’s Share Registrar, Tricor Tengis Limited, at the above address for registration no later than 4:30 p.m. on Thursday, 13 June 2019 (Hong Kong time), being the last share registration date. The payment of final dividend (if approved) will be scheduled on or before Thursday, 4 July 2019.

## **ANNUAL GENERAL MEETING**

The forthcoming Annual General Meeting of the Company will be held on Thursday, 6 June 2019.

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

Hong Kong, 25 March 2019

*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 (whose alternate is Mr. HO Chung Kiat Sydney) as non-executive director, and Dr. CHAN Yau Hing Robin, Mr. KWOK Chi Shun Arthur, Ms. WANG Poey Foon Angela and Mr. YU Hon To David as independent non-executive directors.*