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Link Holdings Limited

華星控股有限公司*

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 8237)

FIRST QUARTERLY RESULTS ANNOUNCEMENT FOR THE THREE MONTHS ENDED 31 MARCH 2018

CHARACTERISTICS OF GEM OF THE STOCK EXCHANGE OF HONG KONG LIMITED (THE "STOCK EXCHANGE")

GEM has been positioned as a market designed to accommodate small and mid-sized companies to which a higher investment risk may be attached than other companies listed on the Stock Exchange. Prospective investors should be aware of the potential risks of investing in such companies and should make the decision to invest only after due and careful consideration.

Given that the companies listed on GEM are generally small and mid-sized companies, there is a risk that securities traded on GEM may be more susceptible to high market volatility than securities traded on the Main Board and no assurance is given that there will be a liquid market in the securities traded on GEM.

This announcement, for which the directors (the "Directors") of Link Holdings Limited (the "Company") collectively and individually accept full responsibility, includes particulars given in compliance with the Rules Governing the Listing of Securities on GEM (the "GEM Listing Rules") for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that, to the best of their knowledge and belief the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive; and there are no other matters the omission of which would make any statement in this announcement misleading.

* For identification purposes only

FIRST QUARTERLY RESULTS

The board of Directors (the "Board") is pleased to announce the unaudited condensed consolidated first quarterly results of the Company and its subsidiaries (the "Group") for the three months ended 31 March 2018 (the "Review Period") as follows:

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

For the three months ended 31 March 2018

		(Unaudited) For three months ended 31 March	
	Notes	2018 HK\$	2017 <i>HK</i> \$
Revenue Cost of sales	3	21,337,328 (4,264,320)	12,895,066 (4,457,704)
Gross profit		17,073,008	8,437,362
Other income Selling expenses Administrative expenses Finance costs Share of results from an associate		1,160,998 (500,475) (9,229,852) (1,836,138) 3,697,112	131,979 (346,631) (8,530,673) (1,961,375) 4,283,120
Profit before income tax expense Income tax expense	<i>4 5</i>	10,364,653	2,013,782 (26,752)
Profit for the period		10,364,653	1,987,030
Other comprehensive income that may be classified subsequently to profit or loss: Exchange difference on translating foreign operations		3,817,313	6,289,194
Total comprehensive income for the period		14,181,966	8,276,224
Profit (loss) for the period attributable to: Owners of the Company Non-controlling interests		10,362,616 2,037	1,990,393 (3,363)
		10,364,653	1,987,030
Total comprehensive income (loss) attributable to: Owners of the Company Non-controlling interests		14,233,645 (51,679)	8,195,618 80,606
		14,181,966	8,276,224
Basic earnings per share (HK cents)	7	0.297	0.057
Diluted earnings per share (HK cents)	7	0.291	0.056

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

For the three months ended 31 March 2018

Attributable to	equity holders	of the C	'omnany

	Share capital HK\$	Share premium HK\$ (note 1)	Hotel properties revaluation reserve HK\$ (note 2)	Other reserve HK\$ (note 3)	Translation reserves HK\$ (note 4)	Convertible bonds reserve HK\$ (note 5)	Retained earnings HK\$	Total HK\$	Non- controlling interest HK\$	Total equity HK\$
Balance at 1 January 2017	3,490,000	333,122,249	65,899,396	2,014,251	(30,050,403)	10,698,249	60,824,936	445,998,678	5,523,285	451,521,963
Profit (loss) for the period	-	-	-	-	-	-	1,990,393	1,990,393	(3,363)	1,987,030
Other comprehensive income - Exchange differences arising on translation of foreign operation					6,205,225			6,205,225	83,969	6,289,194
Total comprehensive income (loss) for the period					6,205,225		1,990,393	8,195,618	80,606	8,276,224
Balance at 31 March 2017 (unaudited)	3,490,000	333,122,249	65,899,396	2,014,251	(23,845,178)	10,698,249	62,815,329	454,194,296	5,603,891	459,798,187

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY (cont'd)

For the three months ended 31 March 2018

	Attributable to equity holders of the Company									
	Share capital HK\$	Share premium HK\$ (note 1)	Hotel properties revaluation reserve HK\$ (note 2)	Other reserve HK\$ (note 3)	Translation reserves HK\$ (note 4)	Convertible bonds reserve HK\$ (note 5)	Retained earnings HK\$	Total HK\$	Non- controlling interest HK\$	Total equity <i>HK\$</i>
Balance at 1 January 2018	3,490,000	333,122,249	66,671,156	2,014,251	(17,343,534)	10,698,249	71,872,025	470,524,396	5,646,750	476,171,146
Profit for the period	-	-	-	-	-	-	10,362,616	10,362,616	2,037	10,364,653
Other comprehensive income (loss) - Exchange differences arising on translation of foreign operation					3,871,029			3,871,029	(53,716)	3,817,313
Total comprehensive income (loss) for the period					3,871,029		10,362,616	14,233,645	(51,679)	14,181,966
Balance at 31 March 2018 (unaudited)	3,490,000	333,122,249	66,671,156	2,014,251	(13,472,505)	10,698,249	82,234,641	484,758,041	5,595,071	490,353,112

Note:

- 1. The share premium account of the Group represents the premium arising from the issuance of shares at premium.
- 2. Hotel properties revaluation reserve represents the gains arising on the revaluation of hotel buildings of the Group and an associate (other than investment property).
- 3. The other reserve of the Group represents the difference between the nominal value of the shares issued by the Company and the aggregate nominal value of the issued share capital of subsidiaries acquired pursuant to a group reorganisation which became effective on 20 June 2014. The other reserve also resulted from the acquisition of additional interest in a subsidiary which represents the difference between the fair value of the consideration and the carrying amount of the net assets attributable to the additional interest in a subsidiary acquired.
- 4. Translation reserve comprises all foreign exchange differences arising from the translation of the financial statements of foreign operations whose functional currencies are different from that of the Group's presentation currency.
- 5. Amount of proceeds from the issue of convertible bonds, net of issue expenses, relating to the equity component (i.e. option to convert the debt into share capital).

NOTES TO THE FINANCIAL INFORMATION

1 CORPORATE INFORMATION

The Company was incorporated as an exempted company with limited liability in the Cayman Islands on 15 May 2012 under the Companies Law, Chapter 22 of the Cayman Islands. The Company's registered office is located at Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman, KY1-1111, Cayman Islands.

The Company is an investment holding company and its subsidiaries are principally engaged in hotel ownership, operation of hotel services and distressed debt assets management business.

2 BASIS OF PREPARATION AND PRINCIPAL ACCOUNTING POLICIES

The financial information for the Review Period has been prepared in accordance with the International Accounting Standard issued by the International Accounting Standards Board and the applicable disclosure requirements of Chapter 18 of the GEM Listing Rules.

The accounting policies applied are consistent with those of the annual report for the year ended 31 December 2017.

The Group has adopted all of the new and revised standards, amendments and interpretations which are relevant to its operations and effective for the accounting periods beginning on or after 1 January 2018. The adoption of these new and revised standards, amendments and interpretation does not have significant impact on the accounting policies of the Group, and the amounts reported for the current period and prior periods.

The Group has not early adopted the new and revised standards that have been issued but are not yet effective. The Directors anticipate that the application of the new and revised standards will have no material impact on the results and financial position of the Group.

3 REVENUE

An analysis of the Group's revenue representing the aggregate amount of income from hotel operations and distressed debt assets is as follows:

	(Unaudite For three montl 31 Marc	hs ended
	2018	2017
•	HK\$	HK\$
Hotel room	11,166,645	10,461,747
Food and beverage	160,870	687,949
Rental income from hotel properties	1,563,628	1,511,064
Income from distressed debt assets classified as receivables	8,116,332	_
Others (Note)	329,853	234,306
	21,337,328	12,895,066

Note: The amount mainly represents laundry and carpark services.

4 PROFIT BEFORE INCOME TAX EXPENSE

The Group's profit before income tax expense is arrived at after charging:

	(Unaudite For three mont 31 Marc	hs ended	
	2018		
	HK\$	HK\$	
Staff costs			
– Wages and salaries	3,503,841	3,220,893	
 Short-term non-monetary benefits 	257,666	265,665	
 Contributions to defined contribution plans 	447,713	293,301	
Depreciation of property, plant and equipment	2,827,280	2,780,273	
Amortisation of prepaid lease payments	406,566	378,900	
Singapore property taxes	630,252	599,954	

5 INCOME TAX EXPENSE

No provision for Hong Kong profits tax has been made as the Group did not generate any assessable profits arising in Hong Kong during the Review Period. Singapore corporate income tax has been provided on the estimated assessable profit arising in Singapore at the rate of 17%.

The subsidiaries in Indonesia are subject to 25% on their assessable profit as determined in accordance with the relevant Indonesia income tax rules and regulations.

Taxes on profits assessable in elsewhere have been calculated at the prevailing tax rates, based on existing legislation, interpretations and practices in respect thereof.

The income tax expense for the Review Period are as follows:

	(Unaudi For three mon 31 Mar	ths ended
	2018 HK\$	2017 <i>HK</i> \$
Current – Singapore Corporate Income Tax – Tax for the Review Period		26,752

6 DIVIDEND

The Directors do not recommend payment of quarterly dividend for the three months ended 31 March 2018 (2017: nil).

7 EARNINGS PER SHARE

The calculation of the basic and diluted earnings per share attributable to equity holders of the Company for the three months ended 31 March 2018 and 2017 is based on the following data:

	(Unaudited) For three months ended 31 March		
	2018 HK\$	2017 <i>HK</i> \$	
Earnings for the purpose of basic earnings per share Interest expense on convertible bonds	10,362,616	1,990,393	
Earnings for the purpose of diluted earnings per share	10,362,616	1,990,393	
	For three months ended 31 March		
	2018 Shares	2017 Shares	
Weighted average number of ordinary shares for the purpose of basic earnings per share	3,490,000,000	3,490,000,000	
Effect of dilutive potential ordinary shares on convertible bonds	76,600,000	76,600,000	
Weighted average number of ordinary shares for the purpose of diluted earnings per share	3,566,600,000	3,566,600,000	

Ordinary shares are derived from 3,490,000,000 ordinary shares, being the number of shares in issue during the year ended 31 March 2018. (2017: 3,490,000,000 ordinary shares)

For the three months ended 31 March 2018 and 2017, diluted earnings per share assumed the conversion of the Company's outstanding convertible bonds since its conversion would result in a decrease in earnings per share.

8 APPROVAL OF FINANCIAL INFORMATION

These financial information was approved and authorised for issue by the Board on 15 May 2018.

MANAGEMENT DISCUSSION AND ANALYSIS

During the Review Period, the Group continued to stay focus on the operation of Link Hotel in Singapore and devise the master plan of the development of Bintan Assets (as defined in the prospectus of the Company dated 30 June 2014 (the "Prospectus")).

Financial highlights

For the Review Period, the Group recorded a revenue of approximately HK\$21.3 million (three months ended 31 March 2017: approximately HK\$12.9 million), accounting for an increase of approximately 65.1%. The performance of the Group has increased approximately by 415% from net profit of HK\$2 million in corresponding period in 2017 to a net profit of approximately HK\$10.3 million for the Review Period. Improvement of the Group's performance was mainly derived from income from the distressed debt assets, the acquisition of which by the Group was completed in September 2017.

Profit attributable to shareholders was approximately HK\$10.3 million (three months ended 31 March 2017: profit of approximately HK\$2 million). Basic earnings per share was HK\$0.297 cents (three months ended 31 March 2017: HK\$0.057 cents). The Board does not recommend the payment of any quarterly dividend for the Review Period (three months ended 31 March 2017: Nil).

Business review

The Group commenced operations of its hotel business in Singapore with the opening of Link Hotel in 2007 and the distressed debt assets management business in 2017. There is no material change in business during the Review Period. The operation of Link Hotel has been and is expected to continue as its principal business.

Hotel operation

For the Review Period, room revenue amounted to approximately HK\$11.2 million (three months ended 31 March 2017: approximately HK\$10.5 million) accounting for approximately 52.6% (three months ended 31 March 2017: approximately 81.4%) of the Group's total revenue. Room revenue represents revenue generated from hotel accommodation in Link Hotel and depends in part on the achieved average room rate and occupancy rate.

The following table sets out the total available room nights, occupancy rate, average room rate and Revenue per Available Room ("RevPAR") for the Review Period:

	Three mon 31 Ma	
	2018	2017
Total available room nights	24,660	24,660
Occupancy rate	69%	71%
Average room rate (HK\$)	600.6	555.5
RevPAR (HK\$)	411.3	395.2

For the Review Period, food and beverage revenue was approximately HK\$0.2 million (three months ended 31 March 2017: approximately HK\$0.7 million), representing approximately 0.9% (three months ended 31 March 2017: approximately 5.4%) of the total revenue. Food and beverage revenue represents the sale of food and beverages in room service and meeting space of Link Hotel.

The Group leased shop units located at Link Hotel and received rental income from hotel tenants. For the Review Period, rental income from hotel tenants was approximately HK\$1.6 million (three months ended 31 March 2017: approximately HK\$1.5 million) representing approximately 7.5% (three months ended 31 March 2017: approximately 11.6%) of the total revenue.

Bintan assets

The construction for the first stage of the first phase of the Bintan Development Plan was signed in September 2016 (detailed as disclosed in the Company's announcement dated 29 September 2016). During 2017, the construction plan has been amended for one more fitting to the latest theme of the resort. Thus, it is expected that the construction will be completed in late 2018 due to this improvement change.

Distressed debt assets management business

In 2017, 廣西恆和智達資產管理有限公司 (Guangxi Heng He Zhi Da Asset Management Limited#, ("the Assignee")), a wholly-owned subsidiary of the Company, entered into a debt assignment agreement with 珠海市康明德企業管理服務有限公司 (Zhuhai Shi Kang Ming De Corporate Management Services Limited# ("the Assignor")), an associate of the Group, pursuant to which the Assignor conditionally agreed to assign, and the Assignee conditionally agreed to accept, the distressed debt assets and the enforcement right of the collateral in connection with the non-performing debts, at the cash consideration of RMB108.9 million (equivalent to approximately HK\$125.6 million). The assignment was completed on 29 September 2017.

During the Review Period, the income from distressed debt assets was HK\$8.1 million (three months ended 31 March 2017: N/A), accounting for approximately 38% of the total revenue.

Outlook

The Group adopts an optimistic attitude and is confident in its future growth on its existing business and newly acquired business. Apart from attracting new valuable guests to Link Hotel in Singapore, the Group will continue to focus on the development of the Bintan Land to contribute income to the Group and increase return of the assets and enterprise value, with an aim to be a leader of vacation and resort industry in Asia with international competitiveness. To broaden the Group's income stream, the Group will take the opportunity of "One Belt, One Road" and continuously seek potential acquisition opportunities in the People's Republic of China (the "PRC").

Apart from the existing investment in an associate and the distressed debt assets, the Group will continue to explore potential projects for expanding its business horizon to the Greater China region and other Asian countries in order to capture the rapid economic growth from the recent growth in the tourism industry in the PRC and other area in Asia. The Company shall make further announcements on the progress of ongoing projects, such as the acquisition of assets (including the resort hotel) in Indonesia and the proposed acquisition of additional equity interest in an associate of the Company (which have been disclosed in the Company's announcements dated 11 October 2017 and 29 March 2018 respectively), as and when appropriate.

OTHER INFORMATION

Audit Committee

The audit committee (the "Audit Committee") of the Company was established for the purposes of reviewing and providing supervision over the Group's financial reporting process, risk management and internal controls system of the Company, nominate and monitor external auditors and provide relevant advice and comments to the Directors. The Audit Committee comprises three independent non-executive Directors, namely Mr. Chan So Kuen, Mr. Thng Bock Cheng John and Mr. Lai Yang Chau, Eugene. Mr. Chan So Kuen is the chairman of the Audit Committee.

The condensed consolidated financial statements have not been audited by the auditors of the Company, but the Audit Committee has reviewed the accounting principles and policies adopted by the Group and the unaudited financial results for the Review Period.

Competing interest

None of the Directors is or was interested in any business apart from the Group's business, that competes or competed or is or was likely to compete, either directly or indirectly, with the Group's business at any time during the Review Period and up to and including the date of this announcement.

Share option scheme

The Company has adopted a share option scheme pursuant to which the Directors and employees of the Group are entitled to participate. As at 31 March 2018, no options had been granted under the share option scheme.

Corporate governance code

The Board is committed to maintaining high standards of corporate governance in order to uphold the transparency of the Group and safeguard interests of the shareholders.

The Company has applied the principles and code provisions in the Corporate Governance Code and Corporate Governance Report as set out in Appendix 15 to the GEM Listing Rules.

Directors' interests and underlying shares and debentures

As at 31 March 2018, the interests or short positions of the Directors in the shares, underlying shares or debentures of the Company and associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (Charter 571 of the Laws of Hong Kong) ("SFO")) as recorded in the register to be kept under which have to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they are taken or deemed to have under such provisions of the SFO) or which is required, pursuant to section 352 of the SFO, to be recorded in the register referred to therein or which is required to notify the Company and the Stock Exchange pursuant to Rules 5.46 to 5.67 of the GEM Listing Rules, is as follows:

Long positions in shares of the Company

Name	Capacity	Total number of shares held	Percentage of shareholding
Mr. Ngan Iek	Interest in controlled corporation	1,900,000,000 (Note)	54.44%

Note: These shares are registered in the name of Vertic Holdings Limited ("Vertic"), a company beneficially owned as to 50% by Mr. Ngan Iek, 25% by Ms. Ngan Iek Chan and 25% by Ms. Ngan Iek Peng. Mr. Ngan Iek is the elder brother of Ms. Ngan Iek Chan and Ms. Ngan Iek Peng. Mr. Ngan Iek is deemed to be interested in the shares of the Company held by Vertic under Part XV of the SFO. Mr. Ngan Iek is a director of Vertic.

Long positions in Vertic, an associated corporation of the Company

Name of Directors	Nature of interest	Number of shares held in the associated corporation	Position	Approximate percentage of shareholding in the associated corporation
Mr. Ngan Iek	Beneficial owner	500	Long	50%
Ms. Ngan Iek Peng	Beneficial owner	250	Long	25%
Datuk Siew Pek Tho	Interest of spouse (Note)	250	Long	25%

Note: Datuk Siew Pek Tho is the spouse of Ms. Ngan Iek Chan who is the beneficial owner of 25% shareholdings in Vertic. Datuk Siew Pek Tho is deemed to be interested in the 25% shareholdings in Vertic held by Ms. Ngan Iek Chan under Part XV of the SFO.

Save as those disclosed above, as at 31 March 2018, none of the Directors had any interests or short positions in the shares, underlying shares, or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept under Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to Rules 5.46 to 5.67 of the GEM Listing Rules.

Substantial shareholders' interests and short positions in shares and underlying shares of the company

As at 31 March 2018, so far as any Directors are aware, the following persons (other than the interests disclosed above in respect of certain Directors of the Company) had interests or short positions in the shares, underlying shares or debentures of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO or which were required to be recorded in the register of the Company required to be kept under section 336 of the SFO:

Long position in Shares

Name of Shareholder	Capacity	Number of Shares	Approximate Percentage
Vertic	Beneficial owner	1,900,000,000 (Note 1)	54.44%
Ms. Cheng Wing Shan	Interest of spouse	1,900,000,000 (Note 2)	54.44%
CMI Financial Holding Company Limited ("CMI Hong Kong")	Beneficial owner	690,000,000 (Note 3)	19.77%
CMI Asia Assets Management Company Limited (Formerly known as Minsheng (Shanghai) Assets Management Company Limited#) 中民投亞洲資產管理有限公司 (前稱 (民生 (上海) 資產管理 有限公司) ("CMI Asia")	Interest in controlled corporation	690,000,000 (Note 3)	19.77%
China Minsheng Investment Corporation Limited* (中國民生投資股份有限公司) ("China Minsheng Investment")	Interest in controlled corporation	690,000,000 (Note 3)	19.77%

Notes:

- 1. Vertic is a company beneficially owned as to 50% by Mr. Ngan Iek, 25% by Ms. Ngan Iek Chan and 25% by Ms. Ngan Iek Peng. Mr. Ngan Iek is the elder brother of Ms. Ngan Iek Chan and Ms. Ngan Iek Peng.
- 2. Ms. Cheng Wing Shan is the spouse of Mr. Ngan Iek. Ms. Cheng Wing Shan is deemed to be interested in all the Shares in which Mr. Ngan Iek is interested in under Part XV of the SFO.
- 3 Such Shares are held by CMI Hong Kong, which is wholly-owned by CMI Asia, which is in turn wholly-owned by China Minsheng Investment. Both CMI Asia and China Minsheng Investment are deemed to be interested in all the Shares held by CMI Hong Kong under Part XV of the SFO.

Long position in and the underlying shares of the convertible bonds of the Company

Name of the holder of the convertible bonds	Capacity	Principal amount of the convertible bonds	Number of the total underlying shares	Approximate percentage of the total issued share capital of the Company
CMI Hong Kong	Beneficial owner	HK\$25,278,000	76,600,000	2.19%
CMI Asia	Interest in controlled corporation	HK\$25,278,000	76,600,000	2.19%
China Minsheng Investment	Interest in controlled corporation	HK\$25,278,000	76,600,000	2.19%

Note: Such underlying shares are held by CMI Hong Kong, which is wholly-owned by CMI Asia, which is in turn wholly-owned by China Minsheng Investment. Both CMI Asia and China Minsheng Investment are deemed to be interested in all the underlying shares held by CMI Hong Kong by virtue of the SFO.

Interests and short positions of other persons who are required to disclose their interests

Save as disclosed above, as at 31 March 2018, so far as the Directors are aware, no person or company (other than a director or chief executive of the Company) had any interests and/or short positions in the shares or underlying shares of the Company which are required to be notified to the Company and the Stock Exchange under Divisions 2 and 3 of Part XV of the SFO and recorded in the register required to be kept under section 336 of the SFO.

Purchase, sale or redemption of the company's listed securities

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities during the Review Period. Neither the Company nor any of its subsidiaries had issued or granted any convertible securities, options, warrants or similar rights or exercise any conversion or subscription rights under any convertible securities, options, warrants or similar rights during the Review Period.

Sufficiency of public float

Based on information that is publicly available to the Company and within the knowledge of the Directors, the Company has maintained a sufficient public float as at the date of this announcement.

By Order of the Board
Link Holdings Limited
Ngan Iek
Chairman and Executive Director

Hong Kong, 15 May 2018

In this announcement, translated English names of Chinese entities for which no official English translation exist are unofficial translations for identification purposes only, and in the event of any inconsistency between the Chinese names and their English translation, the Chinese names shall prevail.

As at the date of this announcement, the executive Directors are Mr. Ngan Iek, Datuk Siew Pek Tho and Mr. Chen Changzheng; the non-executive Directors are Ms. Ngan Iek Peng, Mr. Chen Guogang and Ms. Feng Xiaoying; and the independent non-executive Directors are Mr. Thng Bock Cheng John, Mr. Chan So Kuen, Mr. Lai Yang Chau, Eugene.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief, the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.

This announcement will remain on the "Latest Company Announcements" page of the GEM Website at www.hkgem.com for at least 7 days from the date of its posting. This announcement will also be published on the Company's website at www.linkholdingslimited.com.