MIRAMAR HOTEL AND INVESTMENT COMPANY, LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 71)

INTERIM RESULTS ANNOUNCEMENT for the six months ended 30 June 2011

CHAIRMAN STATEMENT

Review of Operations and Prospects

For the six months ended 30 June 2011 (the "Reporting Period"), the Group's turnover was approximately HK$1,159 million, representing a growth of 16% as compared to the six months ended 30 June 2010 (the "Last Corresponding Period"). Profit attributable to shareholders rose 160% to HK$638 million, compared to the Last Corresponding Period (restated). Excluding the net increase in fair value of the investment properties, profit attributable to shareholders amounted to HK$190 million. Basic underlying earnings per share was HK$0.33, representing an increase of 7% compared to HK$0.31 for the last corresponding period.

Business Overview

During the Reporting Period, satisfactory business performance contributed to better results as compared to the Last Corresponding Period. The local property market, the food and beverage industry and consumption-related industries benefited from the continuous improvement of Hong Kong's economic environment. The various businesses of the Group, in particular, the hotel business, recorded double-digit growth in turnover, thanks to the strong demand of leisure and consumption market, as well as the Meetings, Incentives, Conferencing and Exhibitions (MICE) market.

In addition, the refurbishment work in Miramar Tower was completed during the Reporting Period. With Miramar Tower's overall image enhanced, occupancy rate and average unit rate continued to improve, resulted in the significant growth of the Property Rental business. Despite the impact of political instability and mishaps by natural disasters in some countries for the Travel business, the Group managed to leverage the market opportunities to expand market share.

Business Outlook

Despite the recent impact of the European and US sovereign debt lurking the global economic development, the Chinese economy remains a steady growth engine. The PRC government launched a series of policies to deepen the cooperation of economic trade and finance systems of mainland China and Hong Kong. This will accelerate and strengthen Hong Kong's position as a Renminbi offshore centre. The Group will continue to ride on the favourable market position to further strengthen and expedite the development of its core businesses. Meanwhile, the gradual completion of the renovation and refurbishment work in the hotel, shopping centre and office tower is set to stimulate rental income, thus driving the long-term growth of the hotel and related businesses.

Leveraging its meticulous business strategy, robust financial position, professional management experience and quality product and services, the Group will further excel in different market segments and bring forth lucrative rewards to shareholders.

LEE SHAU KEE
Chairman

Hong Kong, 24 August 2011

MANAGING DIRECTOR'S MESSAGE

The Group operates five core businesses, namely Hotel and Hotel Management business, Property Rental business, Food and Beverage business, Travel business and the newly-added Apparel Retail business. Satisfactory business performance contributed to better results as compared to the Last Corresponding Period.

Hotel and Hotel Management Business

The Group owns and/or provides management services for six hotels and serviced apartments in Hong Kong and mainland China. The Group solely owns and manages The Mira Hong Kong, and Miramar Apartments in Shanghai, a block of serviced apartments. In addition, it provides management services for two hotels in Shekou, a serviced apartment complex and a hotel in Hong Kong.

Hong Kong's economic landscape continued to improve, resulted in increasing tourist consumption and more frequent international trade. Driven by the strong demand of leisure consumption market and the MICE market, occupancy rate and average room rate of The Mira Hong Kong ("The Mira"), the Group's flagship hotel, achieved a growth of four percentage points and 22%, respectively, when compared to the Last Corresponding Period.

The Group continued to perform well by leveraging its reputable hotel brand image, distinguished service quality and extensive experience in hotel management and operation. EBITDA (earnings before interest, taxes, depreciation and amortisation) reached approximately HK$91 million, posting an impressive growth of 68% when compared with the Last Corresponding Period.

Property Rental Business

The Group owns a sound property portfolio, comprising retail shops in shopping centre and office tower, which generates long-term and stable income. During the Reporting Period, rental income derived from Miramar Shopping Centre and Miramar Tower remained as the major income contributor. As compared to the Last Corresponding Period, the Group's property rental business continued to grow. EBITDA increased 11% to approximately HK$234 million.

The refurbishment work in the public areas of Miramar Tower was completed during the Reporting Period. This not only enhanced the image of Miramar Tower as a Grade A office building and increased asset value, but also had positive impact on rental income. Moreover, upon the completion of the renovation work at the basement of the Miramar Shopping Centre, the brand new image has lured many new brands, including Mannings, Commercial Press and Caffé HABITū the table. The new image of the shopping centre, coupled with a variety of unique and periodic promotion campaigns, helped bring overall traffic to a rise and stimulated the increase in occupancy rate and average unit rate of retail stores. Occupancy rate of Miramar Tower and Miramar Shopping Centre was eight percentage points higher than that of the Last Corresponding Period, while the average unit rate was similar to that of the Last Corresponding Period.

During the Reporting Period, the shopping centre at The Mira underwent a refurbishment and progress is in line with schedule. The work is expected to be completed by the end of 2011. The contemporary design and stylish décor of the shopping centre attracted more renowned luxury brands and quality enterprises. For instance, COACH will open its flagship store inside the shopping centre. We believe this will boost the rental income.

Food and Beverage Business

The Group operates three Tsui Hang Village restaurants: one located in the Miramar Shopping Centre, Tsim Sha Tsui; one in the New World Tower, Central; and one situated in Club Marina Cove, Sai Kung. We also operate a Sichuan restaurant named Yunyan Sichuan Restaurant at Miramar Shopping Centre, and two restaurant outlets at ifc mall, namely Cuisine Cuisine and The French Window. The Group opened three new restaurants during the Reporting Period, namely Hide-Chan Ramen (a popular Japanese Ramen restaurant), Saboten (a traditional Japanese pork cutlet restaurant) and Assaggio Trattoria Italiana (an Italian restaurant).

As stated in the 2010 Annual Report, the three abovementioned restaurants have commenced operation in the Reporting Period. These three restaurants received overwhelming response from diners and have swiftly become popular choices of dining place among customers from different spectrum of the society with unique menu and delicacies, well-chosen ingredients and supreme services. The Group believes that the opening of new restaurants specialized in different cuisines will help diversify our customer portfolio and broaden our clientele.

Meanwhile, the Group is gradually introducing its successful brand “Cuisine Cuisine” to the mainland market. The first Cuisine Cuisine in China has opened in Beijing in July and a second restaurant is set to open in Wuhan in September.

During the Reporting Period, two Tsui Hang Village restaurants, one located in the Miramar Shopping Centre and the other in the New World Tower, Central, were temporarily closed for renovation. Moreover, the Group would write off pre-opening expenses of the three new restaurants. As such, EBITDA of the Food and Beverage business dropped 70% as compared to the Last Corresponding Period to HK$2 million. Upon completion of all the renovation work, the Group is confident that the modish design of the restaurants will attract eyeballs and drive profitability. As the local market is expected to keep posting moderate growth, the Group believes that its Food and Beverage business in Hong Kong will continue to grow steadily and that it will enjoy greater growth prospects.

Travel Business

The Group’s Travel business remained on track for growth. However, travel industry in different countries was adversely affected by the political instability or natural disasters in certain areas around the world, including the earthquakes in Japan and New Zealand, the flooding in Australia, the nuclear plant explosion in Fukushima, Japan, as well as the political activities in Tunisia and Egypt.

Against the backdrop of the abovementioned incidents and natural hazards, EBITDA of the Group’s Travel business decreased 44% to HK$8 million during the Reporting Period.

Apparel Retail Business

As disclosed in our 2010 Annual Report, the Group extended its reach to Apparel Retail business at the end of 2010 and has become the distributor of DKNY JEANS, a young and energetic brand, in mainland China. During the Reporting Period, the Group opened six self-managed retail stores in Shanghai and Beijing and achieved satisfactory performance.

In addition, the Group also successfully secured several franchisees to open a number of DKNY JEANS retail stores in different cities in mainland China in the third quarter of 2011, with an aim to further expanding our retail network. The total number of DKNY JEANS retail stores will reach over 20 by the end of the year.

Since it is still in early stage of development, the Apparel Retail business recorded a negative EBITDA of approximately HK$5 million during the Reporting Period. However, the Group is confident of achieving a turnaround in the coming year as the business continues to witness steady growth.

Business Outlook

While reinforcing the Group's leading position in the hotel industry, we will continue to strive for excellence in the food and beverage sector, so as to bring forth extraordinary dining experience to our valuable customers.

The Group will also keep an eye on new business opportunities in mainland China. By replicating the success of the Group's supreme Food and Beverage business in Hong Kong in the China market, as well as emphasizing on the development of the Apparel Retail business, the Group is dedicated to fuel the growth of each business segment and propel future development.

New business expansion carves out new opportunity and challenges give rise to new growth momentum. The Group is confident of the business outlook.

LEE KA SHING
Managing Director

Hong Kong, 24 August 2011

MIRAMAR HOTEL AND INVESTMENT COMPANY, LIMITED

(Incorporated in Hong Kong with limited liability)

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INTERIM RESULTS ANNOUNCEMENT for the six months ended 30 June 2011

The Board of Directors of Miramar Hotel and Investment Company, Limited (the "Company") are pleased to announce the unaudited consolidated results of the Company and its subsidiaries (collectively, the "Group") for the six months ended 30 June 2011 together with the comparative figures for the corresponding period in 2010. These interim results have not been audited, but have been reviewed by both the Company's independent auditors and the Company's Audit Committee. The independent review report of the auditors is included in the interim financial report to be sent to the shareholders.

CONSOLIDATED INCOME STATEMENT – UNAUDITED

		For the six months ended 30 June	
		2011	2010
	Note	***HK$'000***	*HK$'000* (restated)
Turnover	3	**1,158,709**	999,387
Cost of inventories		**(110,808)**	(55,859)
Staff costs		**(178,733)**	(157,332)
Utilities, repairs and maintenance and rent		**(59,722)**	(51,008)
Tour and ticketing costs		**(433,940)**	(415,146)
Gross profit		**375,506**	320,042
Other revenue		**19,505**	16,676
Operating and other expenses		**(107,045)**	(85,862)
Operating profit before depreciation and amortisation		**287,966**	250,856
Depreciation and amortisation		**(48,888)**	(42,840)
Operating profit		**239,078**	208,016
Finance costs		**(6,623)**	(5,557)
Share of profits less losses of associates		**(245)**	642
Share of loss of a jointly controlled entity		**(1,058)**	–
		231,152	203,101
Reversal of provision for properties held for resale		**4,167**	19,091
Net realised and unrealised losses on trading securities		**(6,023)**	–
Net increase in fair value of investment properties	7	**448,816**	69,328
Profit before taxation carried forward		**678,112**	291,520

	Note	For the six months ended 30 June 2011 HK$'000	2010 HK$'000 (restated)
Profit before taxation brought forward		**678,112**	291,520
Taxation	*4*		
– Current		**(27,990)**	(28,584)
– Deferred		**(7,013)**	(4,956)
Profit for the period		**643,109**	257,980
Attributable to:			
Shareholders of the Company		**637,915**	245,318
Non-controlling interests		**5,194**	12,662
		643,109	257,980
Interim dividend declared after the interim period end	*5(a)*	**86,585**	86,585
Earnings per share – basic and diluted	*6*	**HK$1.11**	HK$0.42
Interim dividend per share	*5(a)*	**HK$0.15**	HK$0.15

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME – UNAUDITED

	For the six months ended 30 June	
	2011	2010
	HK$'000	*HK$'000*
		(restated)
Profit for the period	**643,109**	257,980
Other comprehensive income for the period (after tax and reclassification adjustments):		
Exchange differences on translation of the financial statements of overseas subsidiaries	**(937)**	(363)
Changes in fair value of available-for-sale securities	**597**	2,878
	(340)	2,515
Total comprehensive income for the period	**642,769**	260,495
Attributable to:		
Shareholders of the Company	**638,066**	248,018
Non-controlling interests	**4,703**	12,477
Total comprehensive income for the period	**642,769**	260,495

CONSOLIDATED BALANCE SHEET

	Note	At 30 June 2011 HK$'000 (unaudited)	At 31 December 2010 HK$'000 (audited)
Non-current assets			
Fixed assets	7		
– Investment properties		**9,161,585**	8,712,627
– Other fixed assets		**778,938**	732,246
		9,940,523	9,444,873
Interest in associates		**7,909**	6,865
Interest in a jointly controlled entity		**6,168**	1,141
Available-for-sale securities		**6,610**	6,013
Deferred tax assets		**17,953**	18,138
		9,979,163	9,477,030
Current assets			
Properties under development for sale		**240,261**	241,933
Inventories		**134,165**	160,358
Trade and other receivables	8	**295,284**	208,351
Trading securities	9	**58,157**	–
Cash and bank balances		**399,024**	479,985
Tax recoverable		**1,613**	2,045
		1,128,504	1,092,672
Current liabilities			
Trade and other payables	10	**(388,227)**	(417,191)
Interest-bearing borrowings		**–**	(214,911)
Sales and rental deposits received		**(139,933)**	(116,408)
Tax payable		**(29,613)**	(17,160)
		(557,773)	(765,670)
Net current assets		**570,731**	327,002
Total assets less current liabilities carried forward		**10,549,894**	9,804,032

	Note	At 30 June 2011 HK$'000 (unaudited)	At 31 December 2010 HK$'000 (audited)
Total assets less current liabilities brought forward		**10,549,894**	9,804,032
Non-current liabilities			
Interest-bearing borrowings		**(859,747)**	(647,492)
Deferred liabilities		**(105,515)**	(86,627)
Amounts due to holders of non-controlling interests of a subsidiary	*11*	**(53,943)**	(54,040)
Deferred tax liabilities		**(157,747)**	(150,918)
		(1,176,952)	(939,077)
NET ASSETS		**9,372,942**	8,864,955
CAPITAL AND RESERVES			
Share capital		**404,062**	404,062
Reserves		**8,867,957**	8,356,882
Total equity attributable to shareholders of the Company		**9,272,019**	8,760,944
Non-controlling interests		**100,923**	104,011
TOTAL EQUITY		**9,372,942**	8,864,955

Notes:

1. BASIS OF PREPARATION

This interim financial report has 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, 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 report has been prepared in accordance with same accounting policies adopted in the financial statements for the year ended 31 December 2010, except for the accounting policy changes that are expected to be reflected in the financial statements for the year ending 31 December 2011. Details of these changes in accounting policies are set out in note 2.

The preparation of an interim financial report in conformity with HKAS 34 requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates.

This interim financial report contains condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Company and the Group since the 2010 annual financial statements. The condensed consolidated interim financial statements and notes thereon do not include all of the information required for full set of financial statements prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRSs").

The interim financial report is unaudited, but has been reviewed by 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 HKICPA. KPMG's review report to the Board of Directors is included in interim financial report to be sent to the shareholders. In addition, this interim financial report has been reviewed by the Company's Audit Committee.

The financial information relating to the financial year ended 31 December 2010 that is included in the interim financial report as being previously reported information does not constitute the Company's statutory financial statements for that financial year but is derived from those financial statements. Statutory financial statements for the year ended 31 December 2010 are available from the Company's registered office. The auditors have expressed an unqualified opinion on those financial statements in their report dated 16 March 2011.

2. CHANGES IN ACCOUNTING POLICIES

(a) Changes in accounting policies as result of the developments in HKFRSs

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

– HKAS 24 (revised 2009), *Related party disclosures*
– Improvements to HKFRSs (2010)

The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

These developments related primarily to clarification of certain disclosure requirements applicable to the Group's financial statements and have had no material impact on the contents of this interim financial report.

(b) Early adoption of the amendments to HKAS 12, Income taxes

During the year ended 31 December 2010, the Group has early adopted the amendments to HKAS 12, *Income taxes*, in respect of the recognition of deferred tax on investment properties carried at fair value under HKAS 40, *Investment property*. The amendments are effective for annual periods beginning on or after 1 January 2012, but as permitted by the amendments, the Group has decided to adopt the amendments early.

As a result of this change in policy, the Group now measures any deferred tax liability in respect of its investment properties with reference to the tax liability that would arise if the properties were disposed of at their carrying amounts at the balance sheet date, unless the property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the property over time, rather than through sale. Previously, where these properties were held under leasehold interests, deferred tax was generally measured using the tax rate that would apply as a result of recovery of the asset's value through use.

This change in policy has resulted in a reduction in the amount of deferred tax provided on valuation gain in respect of certain investment properties of the Group. The effects are shown as follows:

	As previously reported	**Effect of adoption of amendments to HKAS 12**	**As restated**
	HK$'000	*HK$'000*	*HK$'000*
Consolidated income statement for the six months ended 30 June 2010 (unaudited):			
Deferred tax	12,958	(8,002)	4,956
Profit for the period	249,978	8,002	257,980
Profit attributable to			
– Shareholders of the Company	237,321	7,997	245,318
– Non-controlling interests	12,657	5	12,662
Earnings per shares – basic and diluted	HK$0.41	HK$0.01	HK$0.42

3. TURNOVER AND SEGMENT REPORTING

The Group manages its businesses by segments which are organised by business lines. 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, the Group has identified the following six reportable segments. No operating segments have been aggregated to form the following reportable segments.

Property investment	:	The leasing of office and retail premises to generate rental income and to gain from the appreciation in properties' values in the long term
Property development and sales	:	The development, purchase and sale of commercial and residential properties
Hotel ownership and management	:	The operation of hotel and provision of hotel management services
Food and beverage operation	:	The operation of restaurants
Travel operation	:	The operation of travel agency services
Apparel operation	:	The wholesale and retail of apparel

The principal activity of the Group are property investment, property development and sales, hotel ownership and management, food and beverage operation, travel operation and apparel operation. Turnover represents rental income, income from sale of properties and properties under development, income from hotel, food and beverage, travel and apparel operations.

Revenue and expense are allocated to the reportable segments with reference to sales generated by those segments and the expenses directly incurred by those segments. The measure used for reporting segment results is "adjusted EBITDA" i.e. "adjusted earnings before interest, taxes, depreciation and amortisation". To arrive at adjusted EBITDA, the Group's earnings are further adjusted for items not specifically attributed to individual segments, such as share of profits less losses of associates and a jointly controlled entity, other non-operating items and other corporate expenses.

3. TURNOVER AND SEGMENT REPORTING (continued)

Information regarding the Group's reportable segments as provided to the Group's most senior executive management for the purpose of resource allocation and assessment of segment performance for the period is set out below.

	For the six months ended 30 June 2011						
	Property investment *HK$'000* *(note)*	Property development and sales *HK$'000*	Hotel ownership and management *HK$'000* *(note)*	Food and beverage operation *HK$'000*	Travel operation *HK$'000*	Apparel operation *HK$'000*	Total *HK$'000*
Revenue from external customers	266,770	44,734	247,514	99,814	481,464	18,413	1,158,709
Inter-segment revenue	–	–	1,064	2,943	–	–	4,007
Reportable segment revenue	266,770	44,734	248,578	102,757	481,464	18,413	1,162,716
Elimination of inter-segment revenue							(4,007)
Consolidated turnover							1,158,709
Reportable segment results (adjusted EBITDA)	234,214	(6,690)	90,941	2,029	7,772	(4,944)	323,322
Unallocated corporate expenses							(84,244)
							239,078
Finance costs							(6,623)
Share of profits less losses of associates							(245)
Share of loss of a jointly controlled entity							(1,058)
Reversal of provision for properties held for resale							4,167
Net realised and unrealised losses on trading securities							(6,023)
Net increase in fair value of investment properties	448,816	–	–	–	–	–	448,816
Consolidated profit before taxation							678,112

3. TURNOVER AND SEGMENT REPORTING (continued)

	For the six months ended 30 June 2010						
	Property investment *HK$'000* *(note)*	Property development and sales *HK$'000*	Hotel ownership and management *HK$'000* *(note)*	Food and beverage operation *HK$'000*	Travel operation *HK$'000*	Apparel operation *HK$'000*	Total *HK$'000*
Revenue from external customers	243,870	227	192,490	97,497	465,303	–	999,387
Inter-segment revenue	–	–	909	2,768	–	–	3,677
Reportable segment revenue	243,870	227	193,399	100,265	465,303	–	1,003,064
Elimination of inter-segment revenue							(3,677)
Consolidated turnover							999,387
Reportable segment results (adjusted EBITDA)	211,209	(7,032)	54,260	6,841	13,918	–	279,196
Unallocated corporate expenses							(71,180)
							208,016
Finance costs							(5,557)
Share of profits less losses of associates							642
Reversal of provision for properties held for resale							19,091
Net increase in fair value of investment properties	69,328	–	–	–	–	–	69,328
Consolidated profit before taxation							291,520

Note: During the period, the financial result of the leasing activities in Miramar Shopping Centre – Hotel Tower is grouped and reported to the Group's most senior executive management under "Property investment" segment, which previously grouped and reported under "Hotel ownership and management" segment. Thus, comparative figures have been restated in conformity with the current period's presentation.

4. TAXATION

Taxation in the consolidated income statement represents:

	For the six months ended 30 June	
	2011	2010
	HK$'000	*HK$'000*
		(restated)
Current tax – Hong Kong Profits Tax		
Provision for the period	**28,109**	25,902
Current tax – Overseas		
Provision for the period	**1,570**	2,682
Over-provision in respect of prior years	**(1,689)**	–
	(119)	2,682
Deferred tax		
Origination and reversal of temporary differences	**7,013**	4,956
	35,003	33,540

Provision for Hong Kong Profits Tax is calculated at 16.5% (six months ended 30 June 2010: 16.5%) of the estimated assessable profits for the period.

Overseas taxation is calculated at rates of tax applicable in countries in which the Group's assessed for tax.

Share of associates' taxation for the six months ended 30 June 2011 of HK$7,000 (six months ended 30 June 2010: HK$70,000) is included in the share of profits less losses of associates.

5. DIVIDENDS

(a) Dividends attributable to the interim period:

	For the six months ended 30 June	
	2011	2010
	HK$'000	*HK$'000*
Interim dividends declared after the interim period of 15 Hong Kong cents per share (six months ended 30 June 2010: 15 Hong Kong cents per share)	**86,585**	86,585

The interim dividend declared after the interim period has not been recognised as a liability at the balance sheet date.

5. DIVIDENDS (continued)

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

	For the six months ended 30 June	
	2011	2010
	HK$'000	*HK$'000*
Final dividends in respect of the previous financial year, approved and paid during the interim period, of 22 Hong Kong cents per share (six months ended 30 June 2010: 10 Hong Kong cents per share)	**126,991**	57,723

6. EARNINGS PER SHARE

The calculation of basic earnings per share is based on the Group's profit attributable to shareholders of the Company of HK$637,915,000 (six months ended 30 June 2010 (restated): HK$245,318,000) and 577,231,252 shares (six months ended 30 June 2010: 577,231,252 shares) in issue during the interim period.

There were no potential dilutive ordinary shares in existence during the six months ended 30 June 2011 and 2010, and hence diluted earnings per share is the same as the basic earnings per share.

7. FIXED ASSETS

Investment properties

Investment properties of the Group were revalued at 30 June 2011 on a market value basis calculated by reference to net rental income allowing for reversionary income potential. The valuations were carried out by an independent firm of surveyors, DTZ, who have among its staff Fellows of the Hong Kong Institute of Surveyors with recent experience in the location and category of property being valued. During the period, the net increase in fair value of investment properties was HK$448,816,000 (six months ended 30 June 2010: HK$69,328,000).

8. TRADE AND OTHER RECEIVABLES

Included in trade and other receivables are trade debtors (net of allowance for doubtful debts) with the following ageing analysis as at the balance sheet date:

	At 30 June 2011 HK$'000	At 31 December 2010 HK$'000
Current	**41,647**	38,922
Less than 1 month past due	**16,214**	10,885
1 to 2 months past due	**5,521**	4,636
Over 2 months past due	**12,367**	13,106
	34,102	28,627
Trade receivables	**75,749**	67,549
Other receivables	**219,535**	140,802
	295,284	208,351

All of the trade and other receivables are expected to be recovered within one year except for the amount of HK$10,520,000 (at 31 December 2010: HK$11,112,000) which is expected to be recoverable after more than one year.

The Group has a defined credit policy. The general credit terms allowed range from 7 to 60 days from the date of billing. Debtors with balances that are more than 60 days overdue are generally required to settle all outstanding balances before any further credit is granted.

9. TRADING SECURITIES

	At 30 June 2011 HK$'000	At 31 December 2010 HK$'000
Listed equity securities at fair value – in Hong Kong	**58,157**	–

Investment in securities held for trading are classified as current assets. Any attributable transaction costs are recognised in profit or loss as incurred. At each balance sheet date the fair value is remeasured, with any resultant gain or loss being recognised in profit or loss. The net gain or loss recognised in profit or loss does not include any dividends or interest earned on these investments.

10. TRADE AND OTHER PAYABLES

Included in trade and other payables are trade payables with the following ageing analysis as at the balance sheet date:

	At 30 June 2011	At 31 December 2010
	HK$'000	*HK$'000*
Due within 3 months or on demand	**67,978**	67,877
Due after 3 months but within 6 months	**8,929**	14,103
Trade payables	**76,907**	81,980
Other payables	**214,397**	239,708
Amounts due to holders of non-controlling interests of subsidiaries (see note 11)	**92,511**	91,075
Amount due to an associate *(note)*	**4,412**	4,428
	388,227	417,191

Note: Amount due to an associate is unsecured, interest-free and repayable on demand.

All of the trade and other payables are expected to be settled within one year or are repayable on demand.

11. AMOUNTS DUE TO HOLDERS OF NON-CONTROLLING INTERESTS OF A SUBSIDIARY

Except the amounts due to holders of non-controlling interests of a subsidiary amounting to HK$53,943,000 (31 December 2010: HK$54,040,000), which is interest bearing at 6.14% (at 31 December 2010: 6.14%) per annum and not expected to be settled within one year, all of the amounts due to holders of non-controlling interests of subsidiaries are unsecured, interest-free and have no fixed terms of repayment.

12. RESTATEMENT OF COMPARATIVE

As a result of the adoption of the amendments to HKAS 12, *Income taxes*, for the year ended 31 December 2010, certain comparative figures have been adjusted to reflect the decrease in accrual of deferred tax liabilities related to certain investment properties of the Group carried at fair value. Further details are disclosed in note 2(b).

INTERIM DIVIDEND

The Directors declare the payment of an interim dividend of 15 Hong Kong cents per share in respect of the six months ended 30 June 2011 to shareholders listed on the Register of Members at the close of business on 3 October 2011. Dividend warrants for the interim dividend will be despatched by mail to shareholders on or about 18 October 2011.

CLOSURE OF THE REGISTER OF MEMBERS

The Register of Members of the Company will be closed from 27 September 2011 to 3 October 2011, both dates inclusive. In order to qualify for the interim dividend for the period, all transfers documents, accompanied by the relevant share certificates, must be lodged with the Registrar of the Company, Computershare Hong Kong Investor Services Limited, at 17th Floor, Hopewell Centre, 183 Queen's Road East, Hong Kong, no later than 4:30 p.m. on Monday, 26 September 2011.

CORPORATE FINANCE

The Group maintains its conservative financial policy, with high liquidity and low gearing. Gearing, calculated by dividing consolidated total borrowings by consolidated total shareholders' equity, is only 9% as at 30 June 2011 (at 31 December 2010: 10%).

The Group has negligible foreign currency risk, given that the majority of the financing facilities obtained by the Group are denominated in Hong Kong dollars. Interests on bank loans and borrowings of the Group are chargeable mainly based on certain agreed interest margin over the Hong Kong Interbank Offer Rate, which is therefore of floating rate in nature.

The Group has adequate credit facilities available to fund its development programme for the foreseeable future. At 30 June 2011, total available facilities amounted to approximately HK$1.5 billion (at 31 December 2010: approximately HK$1.5 billion), and 58% of that (at 31 December 2010: 58%) were utilised. At 30 June 2011, consolidated net borrowings were approximately HK$0.46 billion (at 31 December 2010: HK$0.38 billion), of which none was secured borrowings (at 31 December 2010: none).

EMPLOYEES

As at 30 June 2011, the Group had a total of about 1,700 full-time employees, including 1,430 employed in Hong Kong, 270 employed in The People's Republic of China and the United States of America. Being a preferred employer, we provide and maintain a remuneration system which is internally equitable in relation to the performance and value of our employees and externally competitive in relation to the remuneration package in the market. Employees' salary and benefit are reviewed regularly in the context of individual and business performance, market practice, internal relativities and competitive market pressures. To effectively drive performance, the Company continues to use performance-base incentive and bonus schemes to achieve excellence. Under the existing system, our employees' remuneration packages are maintained at competitive levels and employees are recognised and rewarded on a performance-related basis.

TRAINING & DEVELOPMENT

To support the business growth and development plan of the Company, a series of "Leadership for Change" training were arranged for all executives and managers during the 1st half year of 2011. Together with the creation of job competencies – "Success Job Profiles", we further enhance the "wish working culture" in the organisation.

Talent development is an essential factor to sustain the growth momentum. As such, the Company developed a "Management Development Programs" to create a fast track career opportunity for ambitious and innovative high-achievers. We successfully identified high potential team members who will be trained as the future leaders of the Company.

On the service side, to help achieve "Always exceeding expectations", "Miramar Guiding Principles" training, "MiraWay" service training, Team Building and Employee Engagement Program were offered to all employees.

Looking forward for next half year's development, we will arrange our leaders to join a strategic management program delivered by a reputable hotel management school which helps align the Company's Vision & Mission with the business strategy and service excellence for continuous enhancement on our competitive advantage.

CORPORATE GOVERNANCE

The Company has complied with the code provisions set out in the Code on Corporate Governance Practices contained in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") during the six-month period ended 30 June 2011.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has 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 as the code for dealing in securities of the Company by the directors. Having made specific enquiries, the Company confirmed that all directors had complied with the required standards set out in the Model Code throughout the accounting period covered by the interim report.

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

During the period, neither the Company nor its subsidiaries has purchased, sold or redeemed any of the Company's listed securities.

By Order of the Board
LEE SHAU KEE
Chairman

Hong Kong, 24 August 2011

As at the date of this announcement, (i) the executive Directors are Dr. Lee Shau Kee, Mr. Lee Ka Shing, Mr. Richard Tang Yat Sun, Mr. Colin Lam Ko Yin, Mr. Norman Ho Hau Chong and Mr. Eddie Lau Yum Chuen; (ii) the non-executive Directors are Dr. Patrick Fung Yuk Bun, Mr. Dominic Cheng Ka On, Mr. Tony Ng, Mr. Howard Yeung Ping Leung, Mr. Thomas Liang Cheung Biu and Mr. Alexander Au Siu Kee; (iii) the independent non-executive Directors are Dr. David Sin Wai Kin, Mr. Wu King Cheong and Dr. Timpson Chung Shui Ming.