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**S E A HOLDINGS LIMITED**

**爪哇控股有限公司\***

*(Incorporated in Bermuda with limited liability)*

**(Stock Code : 251)**

### **OVERSEAS REGULATORY ANNOUNCEMENT**

*(This overseas regulatory announcement is issued pursuant to Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. )*

Please refer to the attached announcement on the next pages issued by Asian Growth Properties Limited, a 97.17%-owned subsidiary of the Company listed on the AIM Market of London Stock Exchange plc., on 21 August 2014.

At the date of this announcement, the Board of the Company comprises the following members:

*Executive Directors:* Messrs. Lu Wing Chi (*Chairman and Managing Director*),  
Lu Wing Yuk, Andrew, Lincoln Lu and Lambert Lu

*Non-executive Director:* Mr. Lam Sing Tai

*Independent Non-executive Directors:* Messrs. Walujo Santoso, Wally, Leung Hok Lim and Chung Pui Lam

Hong Kong, 22 August 2014

*\* For identification purpose only*

21 August 2014

Asian Growth Properties Limited  
Immediate Release

## Results for the period ended 30 June 2014

Asian Growth Properties Limited (the “Company”) (AIM Stock Code: AGP), the Hong Kong based China property development and investment company, announces its unaudited condensed consolidated results for the period ended 30 June 2014 as follows:

### Financial Highlights

- Profit attributable to the Company’s shareholders of HK\$297.5 million (£22.4 million) (2013: HK\$277.3 million (£23.5 million))
- Profit attributable to the Company’s shareholders (excluding revaluation surplus net of deferred tax) was HK\$65.1 million (£4.9 million) (2013: HK\$125.3 million (£10.6 million))
- Earnings per share for profit attributable to the Company’s shareholders of HK33.6 cents (2.5 pence) (2013: HK31.3 cents (2.6 pence))
- Net asset value per share attributable to the Company’s shareholders as at 30 June 2014 of HK\$14.4 (108.4 pence) (31 December 2013: HK\$14.1 (110.0 pence))
- Geographical location of the Group’s property assets were as follow:

	30 June 2014	31 December 2013
Hong Kong	<b>HK\$9,838.6 million (£740.7 million)</b>	HK\$9,637.8 million (£751.9 million)
Mainland China	<b>HK\$4,435.0 million (£333.9 million)</b>	HK\$4,355.5 million (£339.8 million)
Total	<b>HK\$14,273.6 million (£1,074.6 million)</b>	HK\$13,993.3 million (£1,091.7 million)

- Gearing ratio of 8.4% (31 December 2013: 8.9%)

### Operational Highlights

- Increased gross rental income generated from Dah Sing Financial Centre in Hong Kong and its occupancy rate remains high.
- The hotel operation results of Crowne Plaza Hong Kong Causeway Bay were satisfactory.
- Major mixed use development projects in Chengdu and Kaifeng, Mainland China are progressing. Site formation works for Phase I of Chengdu project have been completed and superstructure works for Phase IA of Kaifeng project are in progress.

#### Notes:

1. *Figures in Pounds Sterling are translated from Hong Kong dollars based upon the exchange rates prevailing on the latest practicable business day of the respective accounting periods. The relevant exchange rates adopted are stated as follows:*

*For 30 June 2014: £1 = HK\$13.2822; and  
For 31 December 2013: £1 = HK\$12.8184; and  
For 30 June 2013: £1 = HK\$11.8152*

2. *For Shareholders’ information, the exchange rate on 20 August 2014 was £1 = HK\$12.8950*

## Miscellaneous

The results included in this announcement are extracted from the unaudited condensed consolidated financial statements of the Company for the six months ended 30 June 2014, which have been approved by the Board of Directors on 21 August 2014.

The 2014 Interim Report is expected to be posted to shareholders and holders of depositary interests in late September 2014.

For further information, please contact:

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Asian Growth Properties Limited

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Attached:-

1. Chairman's Review;
2. Executive Directors' Review;
3. Condensed Consolidated Statement of Profit or Loss;
4. Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income;
5. Condensed Consolidated Statement of Financial Position;
6. Condensed Consolidated Statement of Changes in Equity;
7. Condensed Consolidated Statement of Cash Flows; and
8. Notes to the Condensed Consolidated Financial Statements.

*This announcement can also be viewed on the Company's website at:*  
<http://www.asiangrowth.com/html/eng/news.asp>

## CHAIRMAN'S REVIEW

I am pleased to present the unaudited consolidated financial results of Asian Growth Properties Limited ("AGP" or the "Company", together with its subsidiaries, the "Group") for the first six months of 2014 to the shareholders of the Company.

### Results

AGP reported a profit attributable to the Company's shareholders of HK\$297.5 million (£22.4 million) for the six months ended 30 June 2014 (2013: HK\$277.3 million (£23.5 million)). The reported profit included a revaluation surplus on investment properties net of deferred taxation of HK\$232.4 million (£17.5 million) (2013: HK\$152.0 million (£12.9 million)). By excluding the net effect of such surplus, the Group's net profit attributable to the Company's shareholders was HK\$65.1 million (£4.9 million) (2013: HK\$125.3 million (£10.6 million)).

As at 30 June 2014, the Group's equity attributable to the Company's shareholders amounted to HK\$12,715.5 million (£957.3 million) (31 December 2013: HK\$12,458.7 million (£971.9 million)). The net asset value per share as at 30 June 2014 was HK\$14.4 (108.4 pence) as compared with HK\$14.1 (110.0 pence) as at 31 December 2013.

Figures in Pounds Sterling are translated from Hong Kong dollars based upon the exchange rates prevailing on the latest practicable business day of the respective accounting periods.

### Operations

During the period ended 30 June 2014, the Group has continued the development of various property projects in Hong Kong and Mainland China.

The rental income from investment properties situated in both Hong Kong and Mainland China continue to provide stable returns to the Group. Crowne Plaza Hong Kong Causeway Bay has also performed satisfactorily with improvements in room rate as compared to last year.

For details of the Group's operations, please refer to the Executive Directors' Review.

### Outlook

U.S. monetary policy will continue to affect the global economy which should contribute to the economic recovery in the near term. With the exception of the UK, many European economies are experiencing weakness in GDP growth and output and whilst the U.S. Government has started tapering quantitative easing and interest rates may begin to rise in the UK shortly, other major central banks continue to keep low or near zero interest rates which are a necessity to help to improve economic growth. Thus, interest rates are likely to stay at historically low levels for some time to come.

The Chinese President, Mr. Xi Jin Ping, has been consolidating his hold on power with a massive anti-corruption drive. With a slowdown of property pricing growth in many of the regions in Mainland China, economic growth has been slowing down this year. In the past month, there has been some easing of property ownership restrictions and the cost of borrowing money in the bond market has reduced which has relieved the largest and best run property companies from the tight liquidity in the capital markets. In the absence of any major upset within the ruling politburo with retirees, the Group believes that the market in Mainland China will remain relatively steady.

The Group continues to press on with its development projects but will be cautious about the phasing of the development. Our investment properties continue to perform well and are providing stable income to the Group.

### **Interim Dividend**

The Board does not propose the payment of an interim dividend for the period ended 30 June 2014 (2013: Nil).

### **Change of Directors**

On 19 March 2014, Messrs. Lincoln Lu and Sing Tai Lam were appointed as Executive and Non-Executive Directors of the Company and on 30 July 2014, Mr. John David Orchard Fulton was appointed as Independent Non-Executive Director of the Company. The Board would like to extend its warmest welcome to them to join the Board.

On 28 May 2014, Mr. Donald Ian Fletcher resigned as Non-Executive Director of the Company. The Board would like to express its gratitude for his valuable contribution to the Company since 2004.

### **Acknowledgement**

The Board would like to take this opportunity to thank the executive and management team for the execution of the Board's strategy and their ongoing support.

Richard Prickett  
Non-Executive Chairman  
Hong Kong, 21 August 2014

# EXECUTIVE DIRECTORS' REVIEW

## FINANCIAL SUMMARY

Turnover for the six months ended 30 June 2014 amounted to HK\$327.3 million (£24.6 million) (2013: HK\$485.7 million (£41.1 million)). The turnover was principally attributable to the recognition of rental income from investment properties and revenue from hotel operation.

Profit attributable to the Company's shareholders for the period amounted to HK\$297.5 million (£22.4 million) (2013: HK\$277.3 million (£23.5 million)), equivalent to a basic earnings per share of HK33.6 cents (2.5 pence) (2013: HK31.3 cents (2.6 pence)). The reported profit included a revaluation surplus on investment properties net of deferred taxation of HK\$232.4 million (£17.5 million) (2013: HK\$152.0 million (£12.9 million)). By excluding the effect of such surplus, the Group's net profit attributable to the Company's shareholders was HK\$65.1 million (£4.9 million) (2013: HK\$125.3 million (£10.6 million)), equivalent to HK7.3 cents (0.5 pence) (2013: HK14.1 cents (1.2 pence)) per share.

As at 30 June 2014, the Group's equity attributable to the Company's shareholders amounted to HK\$12,715.5 million (£957.3 million) (31 December 2013: HK\$12,458.7 million (£971.9 million)). The net asset value per share attributable to the Company's shareholders as at 30 June 2014 was HK\$14.4 (108.4 pence) as compared with HK\$14.1 (110.0 pence) as at 31 December 2013.

For Shareholders' information, figures in Pounds Sterling are translated from Hong Kong dollars based upon the exchange rates prevailing on the latest practicable business day of the respective accounting years and the relevant exchange rates adopted are stated as follows:

For 30 June 2014:	£1 = HK\$13.2822; and
For 31 December 2013:	£1 = HK\$12.8184; and
For 30 June 2013:	£1 = HK\$11.8152

## BUSINESS REVIEW

### Property Investment and Development

The Group continues to focus on its development and investment projects in Hong Kong and Mainland China. It is the Group's approach to review and optimise the project portfolios from time to time. The Group's core projects located in Hong Kong and Mainland China are listed below.

#### Hong Kong

The office leasing market was stable during the period. With several tenancies of Dah Sing Financial Centre, a 39-storey commercial building, being renewed at market rates, rental income received during the period increased. The occupancy rate of Dah Sing Financial Centre remains at a high level of approximately 90% as at 30 June 2014.

The negotiation of land premium with the Government for the development project at Fo Tan is in progress. This development project has a site area of approximately 20,000 square metres and envisages, among other facilities, residential units, car parks, educational facilities and a bus terminus. The foundation work of the project has been completed and advanced pile cap work is in progress.

## **Mainland China**

### *Chengdu, Sichuan Province*

During the period, the occupancy rate for the two 30-storey office towers of Plaza Central remained at a high level and its retail podium with a gross floor area of about 29,000 square metres is fully let principally to Chengdu New World Department Store on a long-term lease. As at 30 June 2014, the aggregate occupancy rate for the two office towers and the retail podium was approximately 93%. Leasing activities for the remaining areas of Plaza Central continue.

The shopping arcade of New Century Plaza with a gross floor area of about 16,300 square metres is fully let to a furniture retailer on a medium-term lease.

The master layout plan of the Longquan project (known as “Chengdu Nova City”), which has a site area of 506,000 square metres, was approved by the local government in January 2014. Preliminary site works and site formation works for Phase I of the project have been completed. Superstructure works for Phase I are scheduled to commence in the fourth quarter of 2014.

### *Kaifeng, Henan Province*

The Kaifeng project, known as “Kaifeng Nova City”, is situated in Zheng-Kai District, a new town in Kaifeng and envisages shopping mall, premium offices, exhibition hall, hotel, serviced apartments and residential towers. This project has a site area of 735,000 square metres and for providing better living environment, the gross floor area of the development will vary from 2,000,000 to 2,500,000 square metres only. The master layout plan has been approved by the local government and foundation work for Phase I of the residential has been completed. The superstructure works for Phase IA of the residential are in progress and scheduled to be completed in the first quarter of 2015. Pre-sale consent for Phase IA was issued and the sales program has commenced.

### *Guangzhou, Guangdong Province*

As at 30 June 2014, the occupancy rate of the 14-storey office tower of Westmin Plaza Phase II of about 16,100 square metres was approximately 91% with more than one-third of the total office space being leased to AIA. Leasing activities for the 3-storey shopping arcade of Westmin Plaza Phase II with a total gross floor area of about 26,400 square metres are in progress.

### *Huangshan, Anhui Province*

The project in Huangshan has a site area of about 337,000 square metres comprising of development land of about 117,000 square metres and landscape land of 220,000 square metres. The master layout plan for the development of the project comprising a hotel, serviced apartments and resort villas in the integrated resort site has been approved by the local government and site formation work for phase I of the project is planned to commence in the fourth quarter of 2014.

### *Chi Shan, Nanjing, Jiangsu Province*

The Group has established two 51%-owned joint venture companies to participate in the tenant relocation arrangements and excavation and infrastructure works on certain pieces of land in Chi Shan. The Group intends to acquire such lands through land auctions by different stages.

## Hotel Operation

Crowne Plaza Hong Kong Causeway Bay is a 29-storey five-star hotel comprising 263 guest rooms with ancillary facilities and is managed by the InterContinental Hotels Group. It has achieved satisfactory occupancy and room rates for the period under review.

## AGREEMENT FOR COST-SHARING ARRANGEMENT WITH RELATED PARTY

The Company and South-East Asia Investment And Agency Company, Limited (“SEAI”), a wholly-owned subsidiary of S E A Holdings Limited (the holding company of the Company), had entered into a Management Agreement on 18th September 2006 (the “Management Agreement”) for the appointment of SEAI as manager for the provision of corporate, project and property management services to the Group. The Management Agreement was terminated with effect from 1st January 2014.

Subsequent to the termination of the Management Agreement and the consideration of alternative structures to provide the necessary resources to the Group, the Company and various subsidiaries of the Company (together, the “AGP Service Recipients”) entered into an agreement with SEAI on 29 July 2014 whereby in consideration of SEAI making available its personnel and facilities to the Group, the AGP Service Recipients agreed to pay their proportionate share of the costs incurred by SEAI (the “Net Costs”) for the use of SEAI’s personnel and facilities from 1 January 2014.

The Net Costs is the proportion of staff costs and indirect costs to be borne by the AGP Service Recipients and will be calculated by reference to the time spent by SEAI’s personnel on the services to each of the AGP Service Recipients (with a mark-up of 5%), plus the reimbursable costs incurred by SEAI on behalf of the AGP Service Recipients (on a dollar-for-dollar basis). Each of the AGP Service Recipients should bear and pay its proportion of the Net Costs.

## WORKING CAPITAL AND LOAN FACILITIES

As at 30 June 2014, the Group’s total cash balance was HK\$2,273.0 million (£171.1 million) (31 December 2013: HK\$1,766.4 million (£137.8 million)) and unutilised facilities were HK\$1,452.5 million (£109.4 million) (31 December 2013: HK\$855.0 million (£66.7 million)).

The gearing ratio as at 30 June 2014, calculated on the basis of net interest bearing debts minus cash and restricted and pledged deposits as a percentage of total property assets, was 8.4% (31 December 2013: 8.9%).

As at 30 June 2014, the maturity of the Group’s outstanding borrowings was as follows:

	<b>30 June 2014</b> <b>HK\$’ million</b>	31 December 2013 HK\$’ million
Due		
Within 1 year	<b>422.5</b>	1,291.8
1-2 years	<b>1,350.8</b>	395.2
3-5 years	<b>1,102.7</b>	1,082.9
Over 5 years	<b>608.4</b>	256.6
	<b>3,484.4</b>	3,026.5
Less: Front-end fee	<b>(18.6)</b>	(13.7)
	<b>3,465.8</b>	3,012.8



## **Pledge of Assets**

For the Company's subsidiaries operating in Hong Kong and Mainland China, the total bank loans drawn as at 30 June 2014 amounted to HK\$3,465.8 million (31 December 2013: HK\$3,012.8 million) which comprise secured bank loans of HK\$3,315.8 million (31 December 2013: HK\$2,894.8 million) and unsecured bank loans of HK\$150.0 million (31 December 2013: HK\$118.0 million). The secured bank loans were secured by properties valued at HK\$11,715.3 million (31 December 2013: HK\$11,343.7 million) and note receivables of HK\$54.3 million (31 December 2013: HK\$54.3 million).

## **Treasury Policies**

The Group adheres to prudent treasury policies. As at 30 June 2014, all of the Group's borrowings were raised through its wholly-owned or substantially controlled subsidiaries on a non-recourse basis.

## **International Financial Reporting Standards ("IFRSs")**

The Group has adopted IFRSs and the unaudited condensed consolidated financial statements accompanying this Review have been prepared in accordance with IFRSs.

## **OUTLOOK**

Mainland China's economy is expected to maintain steady growth in this year. With the actual achieved GDP growth of 7.4% for the first half of year 2014, China is on track to achieve its target of doubling the GDP from year 2010 to year 2020. Amending certain policies such as relaxing the one-child policy and abolition of dual-household registration system will boost the domestic housing demand in the long run.

In Hong Kong, the property market has remained relatively stable with some diminution in land values but ever increasing development construction costs. Interest rates remain low and sales of newly built flats are attracting the best take up in the past six months. However, it remains to be seen what impact the "Occupy Central Movement" will have on Hong Kong's business confidence. The polarization of the democrat camp and that of the "Anti-occupy Central Movement" with their differing stance on the appointment of new Hong Kong Chief Executive could impact the property market adversely in the latter part of the year.

Negotiation of the land premium of our Fo Tan project is still in progress. This is a lengthy process with the Government and the Group is expecting a more realistic land premium to be offered. For the Kaifeng project, the pre-sales for Phase IA of the residential development has commenced and will continue during the year.

On behalf of the Executive Directors

Lu Wing Chi  
Executive Director  
Hong Kong, 21 August 2014

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS  
FOR THE SIX MONTHS ENDED 30 JUNE 2014

	NOTES	Six months ended 30 June	
		2014 HK\$'000 (unaudited)	2013 HK\$'000 (unaudited)
Revenue	4	327,274	485,698
Interest income		7,590	8,772
Other income		4,693	8,167
Costs:			
Property and related costs	5	(22,868)	(110,364)
Staff costs		(43,176)	(41,188)
Depreciation and amortisation		(37,317)	(42,424)
Other expenses	6	(109,246)	(134,127)
		<b>(212,607)</b>	<b>(328,103)</b>
Profit from operations before fair value changes on properties		<b>126,950</b>	174,534
Fair value changes on investment properties		<b>240,840</b>	162,700
Profit from operations after fair value changes on properties		<b>367,790</b>	337,234
Gain on disposal of assets classified as held for sale		-	21,640
Finance costs	7	(41,366)	(38,349)
Profit before taxation	8	<b>326,424</b>	320,525
Income tax expense	9	(31,469)	(44,365)
Profit for the period		<b>294,955</b>	276,160
Attributable to:			
Company's shareholders		<b>297,514</b>	277,309
Non-controlling interests		(2,559)	(1,149)
		<b>294,955</b>	276,160
		<b>HK cents</b>	<b>HK cents</b>
Earnings per share for profit attributable to the Company's shareholders	10		
- Basic		<b>33.6</b>	31.3
<i>Earnings per share excluding fair value changes on properties net of deferred tax</i>			
- Basic	10	7.3	14.1

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER  
 COMPREHENSIVE INCOME  
 FOR THE SIX MONTHS ENDED 30 JUNE 2014

	<b>Six months ended 30 June</b>	
	<b>2014</b>	2013
	<i>HK\$'000</i>	<i>HK\$'000</i>
	<b>(unaudited)</b>	(unaudited)
Profit for the period	<b>294,955</b>	276,160
	-----	-----
Other comprehensive (expense) income:		
<i>Items that may be subsequently reclassified to profit or loss:</i>		
Exchange differences arising on translation of foreign operations	<b>(41,206)</b>	70,915
Release of translation reserve upon disposal of assets classified as held for sale	-	(2,480)
	-----	-----
	<b>(41,206)</b>	68,435
	-----	-----
Total comprehensive income for the period	<b>253,749</b>	344,595
	=====	=====
Total comprehensive income (expense) attributable to:		
Company's shareholders	<b>256,794</b>	344,866
Non-controlling interests	<b>(3,045)</b>	(271)
	-----	-----
	<b>253,749</b>	344,595
	=====	=====

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
AT 30 JUNE 2014

	NOTES	30.6.2014 <i>HK\$'000</i> (unaudited)	31.12.2013 <i>HK\$'000</i> (audited)
<b>Non-current assets</b>			
Investment properties	12	9,965,163	10,216,706
Property, plant and equipment	12	1,461,026	1,016,607
Properties for development	13	1,283,623	1,350,813
Loans receivable		5,876	7,072
Note receivables		54,251	54,279
Other receivable	14	381,143	384,794
Restricted bank deposits		6,299	6,360
		<b>13,157,381</b>	<b>13,036,631</b>
<b>Current assets</b>			
Properties held for sale			
Completed properties		479,785	484,531
Properties under development		1,122,128	966,684
Other inventories		1,026	1,119
Loans receivable		417	463
Trade receivables, deposits and prepayments	15	120,323	124,536
Tax recoverable		921	940
Amounts due from non-controlling interests	16	900	265
Bank balances and cash		2,266,721	1,760,007
		<b>3,992,221</b>	<b>3,338,545</b>
<b>Current liabilities</b>			
Payables, deposits and accrued charges	17	314,719	290,079
Sales deposits		28,662	-
Tax liabilities		137,280	133,024
Amounts due to non-controlling interests	16	98,893	96,985
Bank borrowings - due within one year	18	421,600	1,290,658
		<b>1,001,154</b>	<b>1,810,746</b>
<b>Net current assets</b>		<b>2,991,067</b>	<b>1,527,799</b>
<b>Total assets less current liabilities</b>		<b>16,148,448</b>	<b>14,564,430</b>

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION - continued  
 AT 30 JUNE 2014

	NOTES	<b>30.6.2014</b> <i>HK\$'000</i> (unaudited)	31.12.2013 <i>HK\$'000</i> (audited)
<b>Capital and reserves</b>			
Share capital	19	<b>345,204</b>	345,204
Reserves		<b>12,370,275</b>	12,113,481
<hr/>			
Equity attributable to the Company's shareholders		<b>12,715,479</b>	12,458,685
Non-controlling interests		<b>54,661</b>	57,706
<hr/>			
<b>Total equity</b>		<b>12,770,140</b>	12,516,391
<hr/>			
<b>Non-current liabilities</b>			
Bank borrowings - due after one year	18	<b>3,044,182</b>	1,722,108
Deferred taxation	20	<b>334,126</b>	325,931
<hr/>			
		<b>3,378,308</b>	2,048,039
<hr/>			
		<b>16,148,448</b>	14,564,430
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**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE SIX MONTHS ENDED 30 JUNE 2014**

	Attributable to the Company's shareholders						Non-	Total
	Share capital	Share premium	Translation reserve	Other reserves	Retained profits	Total	controlling interests	Total
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
At 1 January 2013 (audited)	345,204	4,836,225	404,870	766,370	5,508,688	11,861,357	57,995	11,919,352
Profit for the period	-	-	-	-	277,309	277,309	(1,149)	276,160
Exchange differences arising on translation of foreign operations	-	-	70,037	-	-	70,037	878	70,915
Release of translation reserve upon disposal of assets classified as held for sale	-	-	(2,480)	-	-	(2,480)	-	(2,480)
Other comprehensive income for the period	-	-	67,557	-	-	67,557	878	68,435
Total comprehensive income (expense) for the period	-	-	67,557	-	277,309	344,866	(271)	344,595
At 30 June 2013 (unaudited)	345,204	4,836,225	472,427	766,370	5,785,997	12,206,223	57,724	12,263,947
Profit for the period	-	-	-	-	197,234	197,234	1,866	199,100
Exchange differences arising on translation of foreign operations	-	-	55,228	-	-	55,228	682	55,910
Other comprehensive income for the period	-	-	55,228	-	-	55,228	682	55,910
Total comprehensive income for the period	-	-	55,228	-	197,234	252,462	2,548	255,010
Dividends paid to non-controlling interests	-	-	-	-	-	-	(2,566)	(2,566)
At 31 December 2013 (audited)	345,204	4,836,225	527,655	766,370	5,983,231	12,458,685	57,706	12,516,391
Profit for the period	-	-	-	-	297,514	297,514	(2,559)	294,955
Exchange differences arising on translation of foreign operations	-	-	(40,720)	-	-	(40,720)	(486)	(41,206)
Other comprehensive expense for the period	-	-	(40,720)	-	-	(40,720)	(486)	(41,206)
Total comprehensive (expense) income for the period	-	-	(40,720)	-	297,514	256,794	(3,045)	253,749
At 30 June 2014 (unaudited)	345,204	4,836,225	486,935	766,370	6,280,745	12,715,479	54,661	12,770,140

Other reserves comprise (i) a discount on acquisition/assumption of certain assets and liabilities from the intermediate holding company, S E A Holdings Limited (“SEA”) and the excess of the consideration over the market closing price of the shares issued for the acquisition. The amounts attributable to those assets and liabilities derecognised in subsequent years will be recognised in profit or loss; and (ii) the excess of the consideration paid for acquisition of an additional interest in a subsidiary from a non-controlling shareholder over the carrying amount of the non-controlling interests acquired.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE SIX MONTHS ENDED 30 JUNE 2014

	<b>Six months ended 30 June</b>	
	<b>2014</b>	2013
	<b>HK\$'000</b>	HK\$'000
	<b>(unaudited)</b>	(unaudited)
<b>Net cash from operating activities</b>	68,536	118,714
<b>Investing activities</b>		
Purchase of property, plant and equipment	(771)	(923)
Net proceeds received on disposal of property, plant and equipment	30	64
Consideration received on disposal of assets classified as held for sale	-	21,250
Acquisition of and additional costs on properties for development	(29,520)	(45,003)
Increase in bank deposits	(214,166)	(327,607)
Pledged bank deposits refunded	-	59,295
Bank deposits refunded	455,340	-
Increase in other receivable	(2,826)	(7,213)
Decrease in loans receivable	1,242	1,367
Interest received	15,697	9,605
<b>Net cash from (used in) investing activities</b>	225,026	(289,165)
<b>Financing activities</b>		
Draw down of bank loans	1,631,697	467,265
Repayments of bank loans	(1,165,881)	(100,955)
Payment of front-end fee	(7,500)	(2,100)
Advances from non-controlling interests	2,837	195
Advances to non-controlling interests	(635)	(929)
<b>Net cash from financing activities</b>	460,518	363,476
<b>Net increase in cash and cash equivalents</b>	754,080	193,025
<b>Cash and cash equivalents at beginning of period</b>	1,304,667	1,330,574
Effect of foreign exchange rate changes	(6,192)	9,442
<b>Cash and cash equivalents at end of period</b>	2,052,555	1,533,041
Represented by:		
Bank balance and cash	2,266,721	1,854,423
Less: Fixed deposits with original maturity date more than 3 months	(214,166)	(321,382)
	2,052,555	1,533,041

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE SIX MONTHS ENDED 30 JUNE 2014

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1. GENERAL

The Company is a public company incorporated in the British Virgin Islands with limited liability and its shares are admitted for trading on the AIM Market of London Stock Exchange plc.

The Company acts as an investment holding company. The principal subsidiaries of the Company are engaged in property investment, property development and the operation of a hotel.

2. BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with International Accounting Standard (“IAS”) 34 “Interim Financial Reporting” issued by the International Accounting Standards Board (the “IASB”).

3. PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis except for investment properties, which are measured at fair values, as appropriate.

Except as described below, the accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30 June 2014 are the same as those followed in the preparation of the Group’s annual financial statements for the year ended 31 December 2013.

In the current interim period, the Group has applied, for the first time, the following interpretation and amendments to International Financial Reporting Standards (“IFRSs”) issued by the IASB and the IFRS Interpretations Committee of IASB that are relevant for the preparation of the Group’s condensed consolidated financial statements.

Amendments to IFRS 10, IFRS 12 and IAS 27	Investment Entities
Amendments to IAS 32	Offsetting Financial Assets and Financial Liabilities
Amendments to IAS 36	Recoverable Amount Disclosures for Non-Financial Assets
Amendments to IAS 39	Novation of Derivatives and Continuation of Hedge Accounting
IFRIC - Int 21	Levies

The application of the above interpretation and amendments to IFRSs in the current interim period has had no material effect on the amounts reported in these condensed consolidated financial statements and/or disclosures set out in these condensed consolidated financial statements.



#### 4. SEGMENT INFORMATION

Information reported to the executive directors of the Company, being the chief operating decision makers, for the purposes of resource allocation and assessment of segment performance is mainly focused on the property development, property investment and hotel operation. No operating segments identified by the chief operating decision makers have been aggregated in arriving at the reportable segments of the Group.

Property investment and development activities are in Hong Kong and the People's Republic of China (the "PRC") whereas the hotel operation is in Hong Kong.

The following is an analysis of the Group's revenue and results by reportable segment:

##### Six months ended 30 June 2014

	<b>Property development</b> <i>HK\$'000</i>	<b>Property investment</b> <i>HK\$'000</i>	<b>Hotel operation</b> <i>HK\$'000</i>	<b>Eliminations</b> <i>HK\$'000</i>	<b>Consolidated</b> <i>HK\$'000</i>
<b>SEGMENT REVENUE</b>					
External sales	520	195,311	131,443	-	327,274
Inter-segment sales	-	-	-	-	-
	-----	-----	-----	-----	-----
Total	<b>520</b>	<b>195,311</b>	<b>131,443</b>	<b>-</b>	<b>327,274</b>
	=====	=====	=====	=====	=====
<b>SEGMENT RESULTS</b>					
Segment (loss) profit	<b>(64,131)</b>	<b>388,848</b>	<b>38,593</b>		<b>363,310</b>
	=====	=====	=====		=====
Interest income					7,590
Corporate income less expenses					(3,110)
Finance costs					(41,366)
					-----
Profit before taxation					<b>326,424</b>
					=====

##### Six months ended 30 June 2013

	<b>Property development</b> <i>HK\$'000</i>	<b>Property investment</b> <i>HK\$'000</i>	<b>Hotel operation</b> <i>HK\$'000</i>	<b>Eliminations</b> <i>HK\$'000</i>	<b>Consolidated</b> <i>HK\$'000</i>
<b>SEGMENT REVENUE</b>					
External sales	177,000	185,984	122,714	-	485,698
Inter-segment sales	-	290	-	(290)	-
	-----	-----	-----	-----	-----
Total	<b>177,000</b>	<b>186,274</b>	<b>122,714</b>	<b>(290)</b>	<b>485,698</b>
	=====	=====	=====	=====	=====
<b>SEGMENT RESULTS</b>					
Segment profit	58,301	273,640	18,878		350,819
	=====	=====	=====		=====
Interest income					8,772
Corporate income less expenses					(717)
Finance costs					(38,349)
					-----
Profit before taxation					<b>320,525</b>
					=====

Inter-segment sales are at mutually agreed terms.

4. SEGMENT INFORMATION - continued

The Group does not allocate interest income, corporate income less expenses and finance costs to individual reportable segment profit or loss for the purposes of resource allocation and performance assessment by the chief operating decision makers.

The accounting policies adopted in preparing the reportable segment information are the same as the Group's accounting policies.

No segment assets and liabilities are presented as the information is not reportable to the chief operating decision makers in the resource allocation and assessment of performance.

5. PROPERTY AND RELATED COSTS

	<b>Six months ended 30 June</b>	
	<b>2014</b>	2013
	<b><i>HK\$'000</i></b>	<i>HK\$'000</i>
Changes in completed properties held for sale	<b>613</b>	83,078
Selling and marketing expenses	<b>1,116</b>	3,405
Direct operating expenses on investment properties	<b>21,139</b>	23,881
	-----	-----
	<b>22,868</b>	110,364
	=====	=====

6. OTHER EXPENSES

	<b>Six months ended 30 June</b>	
	<b>2014</b>	2013
	<b><i>HK\$'000</i></b>	<i>HK\$'000</i>
Included in other expenses are:		
Fees/management fees paid to a related company (note 22(a))	<b>46,522</b>	75,142
Less: Amount capitalised to property development project	<b>(7,349)</b>	(1,898)
	-----	-----
	<b>39,173</b>	73,244
Hotel operating expenses	<b>32,491</b>	29,589
Legal and professional fees	<b>2,538</b>	3,994
	=====	=====

7. FINANCE COSTS

	<b>Six months ended 30 June</b>	
	<b>2014</b>	<b>2013</b>
	<b>HK\$'000</b>	<b>HK\$'000</b>
Interest on:		
Bank borrowings wholly repayable within 5 years	<b>19,095</b>	18,401
Bank borrowings not wholly repayable within 5 years	<b>22,430</b>	19,350
	-----	-----
	<b>41,525</b>	37,751
Less: Amount capitalised to property development project	<b>(3,934)</b>	(2,085)
	-----	-----
	<b>37,591</b>	35,666
Front end fee	<b>2,510</b>	1,912
Other charges	<b>1,265</b>	771
	-----	-----
	<b>41,366</b>	38,349
	=====	=====

8. PROFIT BEFORE TAXATION

	<b>Six months ended 30 June</b>	
	<b>2014</b>	<b>2013</b>
	<b>HK\$'000</b>	<b>HK\$'000</b>
Profit before taxation has been arrived at after charging:		
Net exchange loss	<b>4,398</b>	-
and crediting:		
Interest earned on bank deposits	<b>7,424</b>	8,105
Interest income from second mortgage loans	<b>166</b>	211
Other interest income	-	456
Net exchange gain	-	3,879
	=====	=====

9. INCOME TAX EXPENSE

	<b>Six months ended 30 June</b>	
	<b>2014</b>	2013
	<b><i>HK\$'000</i></b>	<i>HK\$'000</i>
Current tax		
Hong Kong Profits Tax	<b>14,906</b>	29,995
PRC Enterprise Income Tax	<b>5,631</b>	4,253
	<b>20,537</b>	34,248
Deferred tax	<b>10,932</b>	10,117
	<b>31,469</b>	44,365

Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profits for each of the periods.

PRC Enterprise Income Tax is calculated at 25% of the estimated assessable profits for each of the periods.

10. EARNINGS PER SHARE

The calculation of the basic earnings per share attributable to the Company's shareholders is based on the following data:

	<b>Six months ended 30 June</b>	
	<b>2014</b>	2013
	<b><i>HK\$'000</i></b>	<i>HK\$'000</i>
Earnings for the purpose of basic earnings per share		
Profit for the period attributable to the Company's shareholders	<b>297,514</b>	277,309
	<b>2014</b>	2013
Number of ordinary shares for the purpose of basic earnings per share	<b>886,347,812</b>	886,347,812

No diluted earnings per share is presented as the Company did not have any potential ordinary shares in issue during both periods or at the end of each reporting period.

10. EARNINGS PER SHARE - continued

For the purpose of assessing the performance of the Group, the directors are of the view that the profit for the period should be adjusted for the fair value changes on properties recognised in profit or loss and the related deferred taxation in arriving at the “adjusted profit attributable to the Company’s shareholders”. A reconciliation of the adjusted earnings is as follows:

	<b>Six months ended 30 June</b>	
	<b>2014</b>	2013
	<b>HK\$’000</b>	HK\$’000
Profit for the period attributable to the Company’s shareholders as shown in the condensed consolidated statement of profit or loss	<b>297,514</b>	277,309
Fair value changes on investment properties	<b>(240,840)</b>	(162,700)
Deferred tax thereon	<b>8,460</b>	10,675
	-----	-----
Adjusted profit attributable to the Company’s shareholders	<b>65,134</b>	125,284
	=====	=====
Basic earnings per share excluding fair value changes on investment properties net of deferred tax	<b>HK7.3 cents</b>	HK14.1 cents
	=====	=====

The denominators used in the calculation of adjusted earnings per share are the same as those detailed above.

11. DIVIDENDS

No dividends were paid, declared or proposed during the reported period. The directors do not recommend the payment of any interim dividend.

12. INVESTMENT PROPERTIES AND PROPERTY, PLANT AND EQUIPMENT

In estimating the fair value of investment properties, the Group uses market-observable data to the extent it is available. The Group engages third party qualified valuers to perform the valuation of the Group’s investment properties. At the end of each reporting period, the Group works closely with the qualified external valuers to establish and determine the appropriate valuation techniques and inputs to the model.

The fair values of investment properties as at 30 June 2014 and 31 December 2013 were arrived at on the basis of valuations carried out at those dates by Savills Valuation and Professional Services Limited (“Savills”), a firm of Chartered Surveyors not connected to the Group, recognised by The Hong Kong Institute of Surveyors, that has appropriate qualifications and recent experience in the valuation of properties in the relevant locations.

12. INVESTMENT PROPERTIES AND PROPERTY, PLANT AND EQUIPMENT - continued

The valuation, which conforms to the appropriate sections of both the current Practice Statements, and United Kingdom Practices Statements contained in the RICS Valuation Standards published by the Royal Institution of Chartered Surveyors in the United Kingdom (the “Red Book”), was arrived at by reference to market evidence of transaction prices or by capitalisation of future rental which is estimated by reference to comparable rental as available in the relevant markets. In the valuation, the market rentals of all lettable units as well as those of similar properties are made by reference to the rentals achieved by the Group in the lettable units as well as those of similar properties in the neighbourhood. The capitalisation rate adopted is by reference to the yield rates observed by the valuer for similar properties in the locality and adjusted for the valuer’s knowledge of factors specific to the respective properties.

The resulting increase in the fair value of investment properties of HK\$240,840,000 (1.1.2013 - 30.6.2013: HK\$162,700,000) has been recognised directly in the condensed consolidated statement of profit or loss.

During the current interim period, the Group changed the usage of certain properties from investment properties to owner occupation. Accordingly, the relevant portion of the properties was transferred from investment properties to property, plant and equipment at their fair values on the date of transfer of HK\$469,587,000 which were determined by the directors of the Company with reference to the valuation carried out on 31 December 2013 by Savills.

13. PROPERTIES FOR DEVELOPMENT

The carrying amount represents the Group’s interest in certain pieces of land located in the PRC to be held for future development.

The carrying amount is amortised on a straight-line basis over the lease terms ranging from 40 to 70 years.

14. OTHER RECEIVABLE

At 30 June 2014, the Group had incurred a total amount of RMB321,060,000 (31.12.2013: RMB321,052,000) equivalent to HK\$404,472,000 (31.12.2013: HK\$408,346,000) for the tenant relocation arrangements, excavation and infrastructure work on certain pieces of land in Nanjing, the PRC. The amount, together with further costs to complete the work, are wholly refundable from the relevant PRC local government either by deduction against the consideration payable if the Group is successful in bidding for the land or out of the proceeds received by the relevant PRC local government from another successful tenderer. The directors estimated that, based on the Group’s development plan, the time schedule for auction of the relevant land will be initiated before the end of 2016 and by then the full amount will be recovered.

The balance of HK\$381,143,000 (31.12.2013: HK\$384,794,000) represents the Hong Kong dollar equivalent of the present value of the original amount of RMB321,060,000 (31.12.2013: RMB321,052,000) expected to be recovered in 2016 discounted at the rate of 2% per annum.

15. TRADE RECEIVABLES, DEPOSITS AND PREPAYMENTS

	<b>30.6.2014</b> <i>HK\$'000</i>	31.12.2013 <i>HK\$'000</i>
Trade receivables	<b>8,008</b>	9,114
Accrued income	<b>97,486</b>	92,234
Deposits and prepayments	<b>14,829</b>	23,188
	-----	-----
	<b>120,323</b>	124,536
	=====	=====

Trade receivables mainly represent rental receivable from tenants for the use of the Group's properties and receivables from corporate customers and travel agents for the use of hotel facilities. No credit is allowed to tenants. Rentals are payable upon presentation of demand notes. An average credit period of 30 days is allowed to corporate customers and travel agents.

16. AMOUNTS DUE FROM/TO NON-CONTROLLING INTERESTS

The balances are unsecured, interest-free and repayable on demand.

17. PAYABLES, DEPOSITS AND ACCRUED CHARGES

	<b>30.6.2014</b> <i>HK\$'000</i>	31.12.2013 <i>HK\$'000</i>
Trade payables	<b>1,726</b>	2,609
Rental deposits	<b>112,162</b>	113,185
Rental received in advance	<b>13,476</b>	12,052
Other payables, other deposits and accrued charges	<b>187,355</b>	162,233
	-----	-----
	<b>314,719</b>	290,079
	=====	=====

Included in other payables is an aggregate amount of HK\$87,707,000 (31.12.2013: HK\$87,876,000) payable to contractors for the cost in relation to the tenant relocation arrangements, excavation and infrastructure work on certain pieces of land as detailed in note 14.

Included in rental deposits are deposits to be settled after twelve months from the end of the reporting period based on the respective lease terms which amounted to HK\$96,356,000 at 30 June 2014 (31.12.2013: HK\$87,302,000).

18. BANK BORROWINGS

During the current interim period, the Group repaid bank loans amounting to HK\$1,165,881,000 (1.1.2013 - 30.6.2013: HK\$100,955,000) and drew bank loans which carry interest at variable rates amounting to HK\$1,631,697,000 (1.1.2013 - 30.6.2013: HK\$467,265,000).

19. SHARE CAPITAL

	<b>30.6.2014</b> <i>US\$'000</i>	31.12.2013 <i>US\$'000</i>
<b>Authorised:</b>		
1,300,000,000 ordinary shares of US\$0.05 each	<b>65,000</b>	65,000
	=====	=====
	<i>US\$'000</i>	<i>US\$'000</i>
<b>Issued and fully paid:</b>		
886,347,812 ordinary shares of US\$0.05 each	<b>44,317</b>	44,317
	=====	=====
	<i>HK\$'000</i>	<i>HK\$'000</i>
Shown in the condensed consolidated financial statements as	<b>345,204</b>	345,204
	=====	=====

20. DEFERRED TAXATION

The balance at the end of reporting period mainly represents deferred tax liabilities recognised on the fair value changes of the investment properties amounting to HK\$298,808,000 (31.12.2013: HK\$292,909,000).

21. PLEDGE OF ASSETS

At the end of the reporting period, the Group had pledged the following assets to secure banking facilities granted to the Group:

- (a) Fixed charges on investment properties and property, plant and equipment with an aggregate carrying value of HK\$9,691,544,000 (31.12.2013: HK\$9,486,635,000) together with a floating charge over all the assets of the properties owning subsidiaries and benefits accrued to the relevant properties.
- (b) Fixed charges on hotel properties with an aggregate carrying value of HK\$960,814,000 (31.12.2013: HK\$974,569,000) together with a floating charge over all the assets of the property owning subsidiaries and benefits accrued to the relevant properties.
- (c) Fixed charges on properties under development held for sale with an aggregate carrying value of HK\$943,054,000 (31.12.2013: HK\$882,479,000).
- (d) Fixed charges on properties for development with an aggregate carrying value of HK\$119,856,000 (31.12.2013: Nil).
- (e) Note receivable of HK\$54,251,000 (31.12.2013: HK\$54,279,000).



## 22. RELATED PARTY BALANCES AND TRANSACTIONS

- (a) For the six months ended 30 June 2013, the Group paid management fees of HK\$75,142,000 to South-East Asia Investment And Agency Company, Limited ("SEAI"), a wholly-owned subsidiary of S E A Holdings Limited (an intermediate holding company of the Company), pursuant to a management agreement dated 18 September 2006 entered into between the Company and SEAI for rendering management services for the Group's property portfolio. This management agreement was terminated with effect from 1 January 2014.

For the six months ended 30 June 2014, the Group paid fees of HK\$46,522,000 to SEAI pursuant to a new agreement entered into between the Company, certain subsidiaries of the Company and SEAI for using the SEA's personnel and facilities on a cost-sharing basis to carry out the Group's business activities from 1 January 2014.

- (b) The remuneration of directors who are the Group's key management personnel during the period amounted to HK\$1,884,000 (1.1.2013 - 30.6.2013: HK\$1,460,000).