



大生地產發展有限公司
TAI SANG LAND DEVELOPMENT LIMITED
(Stock code: 89)

ANNUAL REPORT 2020

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Our Hotel at Hollywood Centre is located in the ever-popular Hong Kong district Sheung Wan, where rich cultures from the East & the West come together at every corner, and where plenty of history and attractions for exploring are immersed.

The Hotel has recently undergone major refurbishments to give our guests and customers an attractive fresh look.

Alongside with the refurbishment scheme, the Hotel is also rebranded to "the Figo".

In the picture: The external outlook of the Building, after refurbishment.



Hotel guests are greeted by warm, textured hues and a natural palette, embraced in a modern-chic design.

In the picture: the check-in lobby of the Figo.

EXECUTIVE DIRECTORS

William Ma Ching Wai
(Chairman and Chief Executive)
Patrick Ma Ching Hang, BBS, JP
(Deputy Chairman)
Philip Ma Ching Yeung *(Deputy Chairman)*
Alfred Ma Ching Kuen *(Managing Director)*
Amy Ma Ching Sau *(Managing Director)*

NON-EXECUTIVE DIRECTOR

Edward Cheung Wing Yui, BBS

INDEPENDENT NON-EXECUTIVE DIRECTORS

Kevin Chau Kwok Fun
Tan Soo Kiu
Yiu Kei Chung

AUDIT COMMITTEE

Tan Soo Kiu *(Committee Chairman)*
Edward Cheung Wing Yui, BBS
Kevin Chau Kwok Fun
Yiu Kei Chung

REMUNERATION COMMITTEE

Tan Soo Kiu *(Committee Chairman)*
Amy Ma Ching Sau
Yiu Kei Chung

NOMINATION COMMITTEE

William Ma Ching Wai
(Committee Chairman)
Kevin Chau Kwok Fun
Yiu Kei Chung

BANKERS

The Bank of East Asia, Limited
Hang Seng Bank Limited
HSBC Realty Credit Corporation (USA)
The Hongkong and Shanghai Banking
Corporation Limited
Nanyang Commercial Bank, Limited
Tai Sang Bank Limited

SOLICITORS

Woo, Kwan, Lee & Lo

AUDITOR

PricewaterhouseCoopers

REGISTERED OFFICE

15th Floor, TS Tower,
43 Heung Yip Road,
Wong Chuk Hang, Hong Kong

REGISTRAR AND TRANSFER OFFICE

Computershare Hong Kong Investor
Services Limited
Shops 1712-1716, 17th Floor, Hopewell Centre,
183 Queen's Road East, Hong Kong

WEBSITE ADDRESS

www.tsld.com
www.irasia.com/listco/hk/taisangland/index.htm

Biographical Details of Directors and Senior Management

BOARD OF DIRECTORS

Mr. William MA Ching Wai, Chairman and Chief Executive

Aged 67. Joined the Company and appointed a Director of the Company in 1974. Appointed Chairman of the Board of Directors in 1984 and appointed Chief Executive on 15th June 2017. He is the Chairman of the Nomination Committee of the Company and a director of certain subsidiaries of the Company. He is currently an advisor to the board of directors of Tai Sang Bank Limited. He is a member of the Association of Chairmen of the Tung Wah Group of Hospitals, life member of Yan Oi Tong Advisory Board, a member of Hong Kong Chiu Chow Chamber of Commerce and a committee member of Hong Kong Juvenile Care Centre. He was a member of Sponsorship and Development Fund Committee of the Open University of Hong Kong until 19th June 2017 and the chairman of the 1978/1979 Board of Directors of Tung Wah Group of Hospitals. He was conferred the honour of Chevalier de l'Ordre du Mérite Agricole in 2008. He is also a director of certain substantial shareholders of the Company within the meaning of Part XV of the Securities and Futures Ordinance ("SFO"). He is the younger brother of Mr. Alfred Ma Ching Kuen, Ms. Amy Ma Ching Sau and Ms. Katy Ma Ching Man, and the elder brother of Mr. Patrick Ma Ching Hang and Mr. Philip Ma Ching Yeung.

Mr. Patrick MA Ching Hang, BBS, JP, BSc., Deputy Chairman

Aged 62. Joined the Company and appointed a Director of the Company in 1981. Appointed Deputy Chairman of the Board of Directors in 2005. He is a director of certain subsidiaries of the Company. He is currently the chairman of the board of directors of Tai Sang Bank Limited. He is also a director of Hong Kong Chiu Chow Chamber of Commerce and Federation of Hong Kong Chiu Chow Community Organizations Limited. He is a member of The Chinese University of Hong Kong – C.W. Chu College Committee of Overseers, a member of Honorary Court of Lingnan University and a Trustee of Hospital Authority Charitable Foundation (HACF). He was the chairman of the 2008/2009 Board of Directors of Tung Wah Group of Hospitals. He was conferred the honour of Chevalier de l'Ordre National du Mérite in 2010. He is also a director of certain substantial shareholders of the Company within the meaning of Part XV of the SFO. He is the younger brother of Mr. William Ma Ching Wai, Mr. Alfred Ma Ching Kuen, Ms. Amy Ma Ching Sau and Ms. Katy Ma Ching Man, and the elder brother of Mr. Philip Ma Ching Yeung.

Mr. Philip MA Ching Yeung, BSc.(cum Laude), D.Mgt., Deputy Chairman

Aged 57. Joined the Company in 1987 and appointed a Director of the Company in 1997. Appointed Deputy Chairman of the Board of Directors on 11th December 2019. He is a director of certain subsidiaries of the Company. He received a Doctoral Degree in Management from Asian College of Knowledge Management in 2010. He is currently a director of Tai Sang Bank Limited. He is the vice chairman of the 2017/2018 to 2020/2021 Board of Directors of Tung Wah Group of Hospitals, a director of Hong Kong Chiu Chow Chamber of Commerce, a permanent honorable president of Wanchai and Central & Western District Industries and Commerce Association, a Silver Fellow of The Duke of Edinburgh's Award, a member of The Entrepreneurs' Organization Hong Kong, a member of the HKGCC's Real Estate and Infrastructure Committee, an ordinary member of The University of Hong Kong Foundation and a member of Maritime Silk Road Society. He is also a director of certain substantial shareholders of the Company within the meaning of Part XV of the SFO. He is the younger brother of Mr. William Ma Ching Wai, Mr. Patrick Ma Ching Hang, Mr. Alfred Ma Ching Kuen, Ms. Amy Ma Ching Sau and Ms. Katy Ma Ching Man.

BOARD OF DIRECTORS (Continued)

Mr. Alfred MA Ching Kuen, BSc., Managing Director

Aged 68. Joined the Company and appointed a Director of the Company in 1976. Appointed Managing Director of the Company in 1984. He is a director of certain subsidiaries of the Company. He is currently a director of Tai Sang Bank Limited. He is also a director of certain substantial shareholders of the Company within the meaning of Part XV of the SFO. He is the elder brother of Mr. William Ma Ching Wai, Mr. Patrick Ma Ching Hang and Mr. Philip Ma Ching Yeung, and the younger brother of Ms. Amy Ma Ching Sau and Ms. Katy Ma Ching Man.

Ms. Amy MA Ching Sau, BSc., Managing Director

Aged 70. Joined the Company and appointed a Director of the Company in 1974. Appointed Managing Director of the Company in 1991. She is a member of the Remuneration Committee of the Company and a director of certain subsidiaries of the Company. She is also a director of certain substantial shareholders of the Company within the meaning of Part XV of the SFO. She is the elder sister of Mr. William Ma Ching Wai, Mr. Patrick Ma Ching Hang, Mr. Alfred Ma Ching Kuen and Mr. Philip Ma Ching Yeung, and the younger sister of Ms. Katy Ma Ching Man.

***Mr. Edward CHEUNG Wing Yui, BBS, DBA, BComm., CPA (Aust.),
Solicitor of the Supreme Court of England,
Solicitor of the Supreme Court of Hong Kong,
Advocate and Solicitor of the Supreme Court of Singapore,
Non-executive Director***

Aged 71. Appointed a Director of the Company in 1983, re-designated as Non-executive Director since 21st May 2004. He is a member of the Audit Committee of the Company. He received a Bachelor of Commerce Degree in Accountancy from the University of New South Wales, Australia. He is a member of CPA Australia. He has been a practising solicitor in Hong Kong since 1979 and is a consultant of the law firm Woo Kwan Lee & Lo. He has been admitted as a solicitor in the United Kingdom and as an advocate and solicitor in Singapore. Mr Cheung is currently a non-executive director and vice chairman of SmarTone Telecommunications Holdings Limited and SUNeVision Holdings Ltd. He is also a non-executive director of Tianjin Development Holdings Limited, a non-executive director of Transport International Holdings Limited, The Kowloon Motor Bus Company (1933) Limited and Long Win Bus Company Limited. In addition, he is currently a member of the Sponsorship & Development Fund Committee and a court member of The Open University of Hong Kong, and Honorary Council Member of The Hong Kong Institute of Directors Limited. Mr. Cheung was the deputy chairman of The Open University of Hong Kong until 19th June 2014, a director of The Community Chest of Hong Kong until June 2020, a non-executive director of Tai Sang Bank Limited until 1st December 2017, a member of the Labour and Welfare Bureau's Lump Sum Grant Steering Committee until 21st April 2015, a member of the Appeal Board established under the Accreditation of Academic and Vocational Qualifications Ordinance until 31st August 2013. He was a member of the Board of Review (Inland Revenue Ordinance) until 31st December 2010 and the deputy chairman of The Hong Kong Institute of Directors Limited until 30th June 2010. He has also been a director of Po Leung Kuk and the vice chairman of the Mainland Legal Affairs Committee of The Law Society of Hong Kong. Mr. Cheung was awarded the Bronze Bauhinia Star (BBS) in 2013. He was awarded an honorary degree of Doctor of Business Administration from the Open University of Hong Kong in 2016.

BOARD OF DIRECTORS (Continued)

Mr. Kevin CHAU Kwok Fun, BA, Independent Non-executive Director

Aged 60. Appointed an Independent Non-executive Director of the Company in 1996. He is a member of the Audit Committee and Nomination Committee of the Company. He graduated with a Bachelor of Arts degree in Economics from the Wesleyan University in Connecticut, USA. He is the owner and Principal of KRC Projects Limited, a private investment company, and a partner and director of Custom Gateway International Limited, a technology software company specializing in providing customization solutions to businesses with ecommerce platforms. He is also an independent non-executive director of Razer Inc. (Stock Code 1337), a company listed on the Stock Exchange. He was the Executive Vice Chairman of Sincere Watch (Hong Kong) Limited (“Sincere Watch”) (Stock Code 444) responsible for the overall development of Sincere Watch Group’s business, as well as the strategic planning and positioning and management of Sincere Watch Group. Prior to joining Sincere Watch Group, he was a principal officer of an investment company in Hong Kong dealing in real estates and the food and beverage industry in the PRC. He began his career in 1982 with a US bank in New York dealing in fixed income and derivative syndication and had been posted by the bank to their London and Tokyo offices. In 1990, he set up his own real estate investment company in California, USA, investing in real estate projects in Texas and California. Mr. Chau also served as director of the Tung Wah Group of Hospitals in 2008.

Mr. TAN Soo Kiu, CPA (Aust.), Independent Non-executive Director

Aged 83. Appointed an Independent Non-executive Director of the Company in 2004. He is the Chairman of the Audit Committee and Remuneration Committee of the Company. He is currently a retired person. He had been the General Manager of the Company for 11 years from 1991 to 2002 and had held various senior positions with banking institutions in Malaysia and Hong Kong for over 20 years before 1991.

Mr. YIU Kei Chung, B Soc. Sc., Independent Non-executive Director

Aged 70. Appointed an Independent Non-executive Director of the Company in 2015. He is a member of the Audit Committee, Remuneration Committee and Nomination Committee of the Company. He received a Bachelor Degree from the University of Hong Kong in Social Science (Economics & Sociology) and obtained a Diploma in Advanced Training in Industrial Management from Delft University of Technology, the Netherlands. He is currently an independent non-executive director of Tai Sang Bank Limited and was a member of the Hospital Governing Committee of the North District Hospital of the Hospital Authority until February 2021. Mr. Yiu had served the Hong Kong Government for over 30 years and had held various positions in different departments. He had been the Deputy Director of Civil Aviation in the Civil Aviation Department, the Commissioner of the Hong Kong Export Credit Insurance Corporation, the Deputy Secretary (Health) of the ex-Health, Welfare and Food Bureau. Before his retirement in March 2013, he was the Executive Director (Corporate Services) of the Mandatory Provident Fund Schemes Authority.

SENIOR MANAGEMENT

Ms. Katy MA Ching Man, BA, Company Secretary

Aged 71. Joined the Company and appointed a Director and also Company Secretary of the Company in 1972, she was a Director of the Company until 21st January 2013. She is now the Company Secretary of the Company and a director of certain subsidiaries of the Company. She is also a director of certain substantial shareholders of the Company within the meaning of Part XV of the SFO. She is the elder sister of Mr. William Ma Ching Wai, Mr. Patrick Ma Ching Hang, Mr. Alfred Ma Ching Kuen, Ms. Amy Ma Ching Sau and Mr. Philip Ma Ching Yeung.



The Figco offers complimentary snacks and beverages with a 24-hour pantry in a relaxation and casual setting. In the picture: The Figco Lounge on the 4th Floor of the Figco.



The Figco also has a fully equipped multi-purpose space, the Flex Room, which is perfect for meetings and events. It is designed to accommodate groups of up to 16 people with the ability to easily open up to the Figco Lounge. In the picture: The Flex Room on the 4th Floor of the Figco.

Chairman's Statement

RESULT

The Group's core property leasing business remained stable with a 2.1% year to year drop; whereas a more significant decrease in the hotel room tariff was recorded due to the closure of the hotel at Sheung Wan for renovation. The revenue of the Group for Year 2020 decreased 5.0% to HK\$351.7 million (2019: HK\$370.3 million).

The Group recorded a consolidated loss of HK\$153.0 million (2019: profit of HK\$446.4 million) for Year 2020, due to property revaluation loss, particularly for the shops and commercial properties. Loss per share for the year was HK\$0.54 (2019: earnings per share HK\$1.52).

When excluding the effect of the property revaluation loss (net of the deferred tax in the United States) in the amount of HK\$233.9 million (2019 corresponding figure: gain of HK\$355.4 million), the underlying profit for 2020 was approximately HK\$80.9 million, decreased by HK\$10.1 million or 11.1% as compared to the corresponding figure of HK\$91.0 million for 2019.

As at 31st December 2020, the investment properties of the Group were revalued at HK\$8,656.3 million (2019: HK\$8,627.5 million). Total equity amounted to HK\$ 8,133.4 million (2019: HK\$8,203.4 million).

DIVIDEND

The directors have resolved to recommend a final dividend of HK12 cents (2019: HK12 cents) per ordinary share.

PROSPECTS

The COVID-19 pandemic affected the economy of the world including Hong Kong throughout Year 2020, together with the social unrest in the second half of Year 2019, the economy of Hong Kong has been deeply hit for almost two years. Inevitably, all sectors of business have been affected. The Group's situation however is relatively stable and satisfactory and demonstrated resilience as compared with other sectors of economy.

Following the wide applications of vaccines for COVID-19 across the world, it is expected the pandemic will gradually be under control this year. In addition to this, as interest rate may not rise in the near future, a bottom out of economies will likely be seen. We are therefore cautiously optimistic that more businesses will be picking up all over the world and in Hong Kong. Alongside, the occupancy of the Group's investment property will be improved from the second half of 2021 whilst the new hotel of the Group will be put into operation.

The Group will continue to be cautious and will pay attention to the development of the current situations. However, if the Hong Kong property market situation does not improve in 2021, the revaluation loss in our investment property portfolio may continue to adversely affect our 2021 result. Barring any unforeseen circumstances, the Group will continue to pursue a prudent policy.

In closing, I wish to thank my fellow directors for their valuable guidance and to all staff members for their dedication and hard work.

William Ma Ching Wai
Chairman

Hong Kong, 22nd March 2021

Management Discussion and Analysis

BUSINESS REVIEW

In Hong Kong, the gross rental income for 2020 was HK\$249.7 million, decreased by HK\$11.6 million or 4.4% as compared to 2019. The decrease was partly attributable to the rental concession and lowered rental upon tenancy renewals for tenants of shops and commercial units; and partly due to slower take up of vacant units in general.

The hotel at Sheung Wan has been revamped into a newly designed and newly branded boutique hotel, "the Figo", which was reopened in mid-October 2020. The hotel was closed for about 6 months for the renovation and so the hotel room tariff for 2020 dropped by 86% as compared to 2019, to about HK\$1.8 million.

The hotel-office mixed-use development at 43 Heung Yip Road has been completed in Year 2020. With two office floors occupied by the Group as head office, three office floors are for lease. Following the issuance of hotel licence, our hotel, "the Arca", will be put into operation in the second half of 2021.

In the USA, the gross rental income from Montgomery Plaza was HK\$77.6 million for 2020, increased by HK\$4.5 million or 6.2%, as compared to 2019. The office space occupancy rate of Montgomery Plaza was 89% as at the year end of 2020.

LIQUIDITY AND FINANCIAL RESOURCES

During the year, the Group's total bank borrowings increased by HK\$305.0 million to HK\$2,433.4 million (2019: HK\$2,128.4 million), including outstanding long-term bank loans of HK\$2,026.4 million (2019: HK\$1,840.6 million) as at 31st December 2020. The total equity decreased by HK\$70.0 million to HK\$8,133.4 million (2019: HK\$8,203.4 million). The debt to equity ratio was 29.9% (2019: 25.9%).

The cash flow position and funding needs are closely reviewed and monitored to ensure that the Group has a good degree of financial flexibility and liquidity while optimizing net financial costs. There are sufficient committed banking facilities available for the Group's current funding needs and future business requirements. The Group's financial position remains healthy.

There is no exposure to foreign exchange risk as the bank borrowings are in either Hong Kong or US dollars and the repayment of principal and interest will be made by the respective lending currency.

The Figo offers a variety of guest rooms, all fitted with bespoke handmade furniture and stocked full of essential amenities.

In the picture: A "Queen Studio", which is about 195 square feet in size.



CAPITAL STRUCTURE OF THE GROUP

The capital structure of the Group had not changed materially from the last annual report. The Group's borrowings are primarily denominated in Hong Kong and US dollars. The Group therefore has no significant exposure to foreign exchange fluctuation.

Bank borrowings amount to about HK\$2,398.4 million (2019: HK\$2,003.4 million) of the Group are secured by certain properties with an aggregate carrying amount of HK\$7,568.5 million (2019: HK\$7,176.6 million) and the rental income therefrom. Except for the overdraft facilities, interests on the Group's bank borrowings are based on the floating interest rates, i.e. spread plus HIBOR or LIBOR, whereas the interests on overdraft facilities are based on the Hong Kong bank's best lending rate and now is 5.0%.

The maturity of the Group's long-term bank loans as at 31st December 2020 is summarised as follows:

	2020	2019
	HK\$'000	HK\$'000
– within one year	38,428	514,464
– in the second year	142,540	22,000
– in the third to fifth year	1,845,442	1,304,100
	<u>2,026,410</u>	<u>1,840,564</u>

DETAILS OF NUMBER AND REMUNERATION OF EMPLOYEES

As at 31st December 2020, the Group employed a total of 161 full-time employees which included the directors of the Company. In addition to salary payment, other benefits included discretionary bonus, insurance, medical schemes and mandatory provident fund schemes.



Magnolia Suite is the crown jewel of the Figo, featuring rare and unparalleled spaciousness, having separate living space and private bedroom within.

In the picture: A "Magnolia Suite", which has an average size of over 360 square feet.

The directors of Tai Sang Land Development Limited (the “Company”) submit their report together with the audited consolidated financial statements of the Company and its subsidiaries (collectively the “Group”) for the year ended 31st December 2020.

PRINCIPAL ACTIVITIES AND GEOGRAPHICAL ANALYSIS OF OPERATIONS

The principal activities of the Company are investment holding and property investment. The activities of the principal subsidiaries are shown in note 31 to the consolidated financial statements.

An analysis of the Group’s performance for the year by operating segments is set out in note 5(d) to the consolidated financial statements.

RESULTS AND APPROPRIATIONS

The results of the Group for the year ended 31st December 2020 are set out in the consolidated statement of profit or loss on page 43 of this annual report.

The directors have declared an interim dividend of HK10 cents (2019: HK10 cents) per ordinary share, totalling HK\$28,767,000 (2019: HK\$28,767,000), which was paid on 24th September 2020.

The directors recommend the payment of a final dividend of HK12 cents (2019: HK12 cents) per ordinary share, totalling HK\$34,520,000 (2019: HK\$34,520,000).

The total dividends for the year ended 31st December 2020 amounted to HK22 cents (2019: HK22 cents) per ordinary share.

SHARE CAPITAL

Details of the share capital of the Company are set out in note 12 to the consolidated financial statements. There was no movement during the year.

DONATIONS

Charitable and other donations made by the Group during the year amounted to HK\$2,317,000 (2019: HK\$3,635,000).

PRINCIPAL PROPERTIES

Details of the Group’s significant properties are set out on pages 94 to 95 of this annual report.

PURCHASE, SALE AND REDEMPTION OF SHARES

The Company has not redeemed any of its shares during the year. Neither the Company nor any of its subsidiaries has purchased or sold any of the Company’s shares during the year.

BORROWINGS

Particulars of the bank loans are shown in notes 14 and 17 to the consolidated financial statements.

DISTRIBUTABLE RESERVES

Distributable reserves of the Company at 31st December 2020, calculated under part 6 of the Companies Ordinance (Cap. 622 of the Laws of Hong Kong), amounted to HK\$559,823,000 (2019: HK\$580,860,000).

FIVE-YEAR FINANCIAL SUMMARY

A summary of the results and of the assets and liabilities of the Group for the last five financial years is set out on page 96 of this annual report.

DIRECTORS

(a) Directors of the Company

The directors of the Company during the year and up to the date of this report were:

Executive directors:

William Ma Ching Wai	<i>(Chairman and Chief Executive)</i>
Patrick Ma Ching Hang, BBS, JP	<i>(Deputy Chairman)</i>
Philip Ma Ching Yeung	<i>(Deputy Chairman)</i>
Alfred Ma Ching Kuen	<i>(Managing Director)</i>
Amy Ma Ching Sau	<i>(Managing Director)</i>

Non-executive director:

Edward Cheung Wing Yui, BBS

Independent non-executive directors:

Kevin Chau Kwok Fun
Tan Soo Kiu
Yiu Kei Chung

In accordance with Article 103(A) of the Company's Articles of Association, Mr. William Ma Ching Wai, Mr. Alfred Ma Ching Kuen and Mr. Kevin Chau Kwok Fun retire by rotation and, being eligible, offer themselves for re-election.

(b) Directors of the Company's subsidiaries

During the year and up to the date of this report, Mr. William Ma Ching Wai, Mr. Patrick Ma Ching Hang, Mr. Philip Ma Ching Yeung, Mr. Alfred Ma Ching Kuen and Ms. Amy Ma Ching Sau are also directors of certain subsidiaries of the Company. Other directors of the Company's subsidiaries during the year and up to the date of this report include: Ms. Katy Ma Ching Man, Ms. Ruth Ma Ching Keung (deceased on 2nd January 2020), Ms. Joy Ma Ching Mun, Ms. Ida Ma Ching Kwai and Mr. Justin Ma Kwai Fung.

DIRECTORS' SERVICE CONTRACTS

None of the directors who are proposed for re-election at the forthcoming annual general meeting has a service contract with the Company which is not determinable within one year without payment of compensation, other than statutory compensation.

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

Biographical details of directors and senior management are set out on pages 4 to 6 of this annual report.

DIRECTORS' AND SENIOR MANAGEMENT'S EMOLUMENTS

Details of directors' and senior management's emoluments are set out in notes 30(a) and 20(c) to the consolidated financial statements respectively.

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND/OR SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY OR ANY SPECIFIED UNDERTAKING OF THE COMPANY OR ANY OTHER ASSOCIATED CORPORATION

At 31st December 2020, the interests and short positions of each director and chief executive in the shares, underlying shares and debentures of the Company, and its associated corporation (within the meaning of the Securities and Futures Ordinance ("SFO")), as recorded in the register maintained by the Company under Section 352 of Part XV of SFO or otherwise notified to the Company and The Stock Exchange of Hong Kong Limited (the "Stock Exchange") pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 to the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules") were as follows:

Number of ordinary shares held at 31st December 2020

	Capacity		Total	Percentage
	Personal interest	Corporate interests (notes (a) and (b))		
Directors:				
William Ma Ching Wai (Chairman and Chief Executive)	4,608,354	160,136,485	164,744,839	57.2688%
Patrick Ma Ching Hang	46,256	8,732,013	8,778,269	3.0515%
Philip Ma Ching Yeung	127,741	–	127,741	0.0444%
Alfred Ma Ching Kuen	9,987	–	9,987	0.0035%
Amy Ma Ching Sau	347,942	–	347,942	0.1210%
Edward Cheung Wing Yui	–	–	–	–
Kevin Chau Kwok Fun	–	–	–	–
Tan Soo Kiu	–	–	–	–
Yiu Kei Chung	–	–	–	–

All interests stated above represent long positions.

Notes:

- Kam Chan & Company, Limited ("Kam Chan & Co", in which Mr. William Ma Ching Wai held 62.30% interests) and its associates and Holston Investment Limited (in which Mr. William Ma Ching Wai held 77.20% interests) directly or indirectly owned 138,998,248 and 21,138,237 ordinary shares in the Company respectively.
- Tai Sang International Limited (in which Mr. Patrick Ma Ching Hang held 100% interests) directly owned 8,732,013 ordinary shares in the Company.
- Mr. Alfred Ma Ching Kuen beneficially held 9,886 shares (or 0.1765%) in the total number of issued shares of a subsidiary of the Company, Tai Sang Cold Storage & Godown Company Limited.
- Mr. Patrick Ma Ching Hang and Ms. Katy Ma Ching Man jointly and beneficially held 47 shares (or 0.94%); Mr. William Ma Ching Wai and Mr. Patrick Ma Ching Hang jointly and beneficially held 1 share (or 0.02%); and Mr. Alfred Ma Ching Kuen beneficially held 23 shares (or 0.46%) in the total number of issued shares of a subsidiary of the Company, Kam Hang Company Limited.
- In addition, certain directors of the Company held non-beneficial interests in subsidiaries of the Company in trust to the absolute benefit of the Company, the details of which are available for inspection at the Company's registered office.

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND/OR SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY OR ANY SPECIFIED UNDERTAKING OF THE COMPANY OR ANY OTHER ASSOCIATED CORPORATION (Continued)

Number of ordinary shares held at 31st December 2020 (Continued)

Notes: (Continued)

- (f) Other than as stated above, as at 31st December 2020, no directors or chief executive of the Company had any interest or short position in the shares, underlying shares or debentures of the Company or any of its associated corporation.
- (g) At no time during the year was the Company or any of its subsidiaries a party to any arrangements to enable the directors and chief executive of the Company (including their spouse and children under 18 years of age) to acquire the benefits by means of acquisition of shares, underlying shares or debentures of the Company or any of its specified undertakings or its other associated corporations.

SUBSTANTIAL SHAREHOLDERS' INTERESTS AND/OR SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES OF THE COMPANY

At 31st December 2020, the interest and short position of substantial shareholders in the shares or underlying shares of the Company, as recorded in the register maintained by the Company under Section 336 of part XV of the SFO were as follows:

Number of ordinary shares held at 31st December 2020

	Capacity		Total	Percentage
	Personal interest	Corporate interests (note (a))		
Substantial shareholders:				
Kam Chan & Co	113,848,758	25,149,490	138,998,248	48.3187%
Holston Investment Limited	21,138,237	–	21,138,237	7.3481%
Gold Fortune Investment Company Limited	15,488,636	–	15,488,636	5.3842%

All interests stated above represent long positions.

Notes:

- (a) Gold Fortune Investment Company Limited, Suremark Limited (beneficially interested in 6,738,664 shares in the Company) and Montgomery Securities Nominee Limited (beneficially interested in 2,922,190 shares in the Company) are wholly owned subsidiaries of Kam Chan & Co. The aggregate shareholdings of these three companies are deemed to be the corporate interest of Kam Chan & Co in the ordinary shares in the Company.
- (b) Save as disclosed above, as at 31st December 2020, no other persons had any interests or short positions in the shares or underlying shares of the Company as recorded in the register maintained by the Company under section 336 of part XV of the SFO.

DIRECTORS' MATERIAL INTERESTS IN TRANSACTIONS, ARRANGEMENTS AND CONTRACTS THAT ARE SIGNIFICANT IN RELATION TO THE COMPANY'S BUSINESS

Except for the continuing connected transaction, which expired on 14th April 2020, as set out in the section headed "Continuing Connected Transaction" below, no other transactions, arrangements and contracts of significance in relation to the Group's business to which the Company or any of its subsidiaries was a party and in which a director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

EQUITY-LINKED AGREEMENTS

No equity-linked agreements were entered into by the Company during the year or subsisted at the end of the year.

MANAGEMENT CONTRACTS

No contracts concerning the management and administration of the whole or any substantial part of the business of the Company were entered into or existed during the year.

MAJOR SUPPLIERS AND CUSTOMERS

The percentages of purchases and revenues for the year attributable to the Group's major suppliers and customers are as follows:

Purchases	
– the largest supplier	5.8%
– five largest suppliers in aggregate	18.8%
Revenues	
– the largest customer	18.3%
– five largest customers in aggregate	36.2%

None of the directors, their close associates or any shareholders (which to the knowledge of the directors owns more than 5% of the Company's share capital) had an interest in the suppliers or customers noted above.

CONTINUING CONNECTED TRANSACTION

On 11th April 2019, a tenancy agreement (the "Tenancy Agreement") was entered into between Tai Sang Bank Limited ("TSB") as landlord and the Company as tenant for the renewal of the leases of the office premises:

Located at 2nd floor, 9th floor, 10th floor, 11th floor and 14th floor of Tai Sang Bank Building, 130-132 Des Voeux Road Central, Hong Kong

Term: 15th April 2019 to 14th April 2020
 Rental: HK\$320,000 per month exclusive of rate and service charges

TSB is an associate of Kam Chan & Co (with Kam Chan & Co indirectly interested in more than 30% of its total number of issued shares) and is therefore a connected person of the Company under Chapter 14A of the Listing Rules. Accordingly, the Tenancy Agreement constitutes a continuing connected transaction of the Company for the purpose of the Listing Rules.

CONTINUING CONNECTED TRANSACTION (Continued)

As set out in the announcement of the Company dated 11th April 2019, the annual cap for the aggregate amount payable under the Tenancy Agreement in respect of the office premises for the period from 1st January 2020 to 14th April 2020 is HK\$1,400,000. The aggregate amount paid by the Company to TSB under the Tenancy Agreement for the period from 1st January 2020 to 14th April 2020 is HK\$1,262,000.

The independent non-executive directors of the Company have reviewed the above continuing connected transaction and confirmed that this transaction has been entered into:

- (i) on normal commercial terms;
- (ii) in the ordinary and usual course of business of the Group; and
- (iii) in accordance with the relevant agreements governing them and on terms that are fair and reasonable in the interests of the shareholders of the Company as a whole.

The Company's auditor was engaged to report on the above continuing connected transaction in accordance with Hong Kong Standard on Assurance Engagements 3000 "Assurance Engagements Other Than Audits or Reviews of Historical Financial Information" and with reference to Practice Note 740 "Auditor's Letter on Continuing Connected Transactions under the Hong Kong Listing Rules" issued by the Hong Kong Institute of Certified Public Accountants. The auditor has issued a unmodified report containing the findings and conclusions in respect of the above continuing connected transaction in accordance with Rule 14A.56 of the Listing Rules. A copy of the auditor's letter has been provided by the Company to the Stock Exchange.

The Company has complied with the disclosure requirements under Chapter 14A of the Listing Rules with respect to the aforementioned continuing connected transaction.

SUFFICIENCY OF PUBLIC FLOAT

Based on the information that is publicly available to and within the knowledge of the directors, it is confirmed that there is sufficient public float of more than 25% of the Company's issued shares as at date of this annual report.

DIRECTORS' INTEREST IN COMPETING BUSINESS

At 31st December 2020, all executive directors of the Company are directors and shareholders of Kam Chan & Co, which is also engaged in property investment, and may be in competition with the business carried on by the Group.

The directors are of the view that the Group is capable of carrying on its businesses independently of, and at arm's length from the property investment business. When making decisions on the property investment business, the relevant directors, in the performance of their duties as directors of the Company, have acted and will continue to act in the best interests of the Group.

CORPORATE GOVERNANCE

The Company has complied with the code provisions of Corporate Governance Code contained in Appendix 14 to the Listing Rules during the year ended 31st December 2020, except for the code provision A.2.1, as explained in the section headed "Chairman and Chief Executive" in the Corporate Governance Report on page 22 of this annual report.

CONFIRMATION OF INDEPENDENCE

The Company has received from each of the independent non-executive directors an annual confirmation of independence pursuant to Rule 3.13 of the Listing Rules and considers all the independent non-executive directors to be independent.

BUSINESS REVIEW

Discussion and analysis of the Group's business as required by Schedule 5 of the Companies Ordinance, including a fair review of the Group's business, an indication of likely future development, an analysis of it using financial key performance indicators and particulars of important events affecting the Group that have occurred since the end of the year ended 31st December 2020 (if any), are included in the "Chairman's Statement" and "Management Discussion and Analysis" set out in this annual report on page 8 and pages 9 to 10 respectively. The discussion and analysis in the above sections form part of this Report of the Directors.

Environmental policies and performance

The Group has complied with laws and regulations regarding environmental protection and has taken measures to promote environmental-friendliness of the workplace by encouraging paper recycling, water conservation and energy-saving practices to minimize the impact of operations on the environment and natural resources and to mitigate the emissions. The construction-related works for the Group's property development and renovation projects are outsourced to independent construction companies which are subject to various environmental laws and regulations, including those relating to waste disposal, water pollution control, air pollution control, drainage control and noise control.

Further discussions on the Group's environmental policies and performance are covered by a separate Environmental, Social and Governance Report which will be posted on the websites of the Company and the Stock Exchange within three months from the publication of this annual report.

Compliance with laws and regulations

The Group has complied in material aspects in the relevant applicable laws and regulations that have significant impact on the businesses and operations of the Group during the year.

Key risk factors

A description of the principal risks and uncertainties facing the Group and the mitigation measures taken were set out in the section headed "Risk Management and Internal Control" in the Corporate Governance Report on pages 30 to 34 of this annual report, and the impacts of the financial risks on the Group's performance are also discussed in note 3.1 to this consolidated financial statements.

The performance and the results of operation of the Group as set out in this annual report are historical in nature and past performance is not a guarantee of future performance. This annual report may contain forward-looking statements and opinions that involve risks and uncertainties. Actual result may also differ materially from expectations discussed in such forward-looking statements and opinions. Neither the Group nor the Directors, employees or agents of the Group assume (a) any obligations to correct or update the forward-looking statements or opinions contained in this annual report; and (b) any obligations or liabilities in the event that any of the forward-looking statements or opinions does not materialize or turns out to be incorrect.

BUSINESS REVIEW (Continued)

Relationships with key stakeholders

The Group's success also depends on the support from key stakeholders which comprise employees, tenants, customers, suppliers, contractors and service vendors.

Employees

The Group believes that employees are the valuable assets of an enterprise and regards human resources as its corporate wealth. We provide on-the-job training and development opportunities to enhance our employees' career progression. Through different training, staff's professional knowledge in corporate operations, occupational and management skills are enhanced. The Group is committed to ensuring the high standards in occupational health and safety and providing a safe working environment for our employees.

Tenants and customers

The Group has the mission to provide excellent client service to the tenants and hotel guests, provide supportive measures to tenants when meeting business challenges, whilst maintaining long term profitability and business growth.

Suppliers, contractors and service vendors

Sound relationships with key suppliers, contractors and service vendors of the Group are important in supply chain management, properties maintenance and development, meeting business challenges and regulatory requirements, which can derive cost effectiveness and foster long term business benefits. The key service vendors comprise system and equipment vendors, external consultants which provide professional services and other business partners which provide value added services to the Group.

DIVIDEND POLICY

The Company aims to maintain stable and sustainable returns to the shareholders of the Company and to retain adequate reserves for the Company's future growth. When proposing the amount of dividend, the Board will take into consideration a range of factors, including the operating results, cash flows and capital requirements of the Group, statutory and regulatory restrictions on the payment of dividends by the Company, the general economic condition and other factors of and affecting the Group.

There is no fixed dividend payout ratio and no assurance that dividends will be paid in any particular amount for any given period. Interim dividend will be declared by the Board. Final dividend will be recommended by the Board and approved by the shareholders at the annual general meeting of the Company and the amount of final dividend approved shall not exceed the amount recommended by the Board. The Company may also provide special dividends from time to time. Dividends may be distributed by way of cash or scrip or by other means that the Board considers appropriate.

PERMITTED INDEMNITY PROVISIONS

The Company's Articles of Association provides that every director is entitled to be indemnified out of the assets of the Company against all losses or liabilities which he/she may sustain or incur in or about the execution of the duties of his/her office or otherwise in relation thereto, and no director shall liable for any loss, damages or misfortune which may happen or to be incurred by the Company in the execution of the duties of his office or in relation thereto.

The Company has taken out and maintained directors' liability insurance which provides appropriate cover for the directors of the Group.

The relevant provisions in the Articles of Association of the Company and the directors' liability insurance were in force during the year and as of the date of this report.

AUDITOR

The consolidated financial statements for the year have been audited by PricewaterhouseCoopers who retire and being eligible, offer themselves for re-appointment.

On behalf of the Board

William Ma Ching Wai
Chairman

Hong Kong, 22nd March 2021

Corporate Governance Report

CORPORATE GOVERNANCE PRACTICES

The Company is committed to maintain a high standard of corporate governance practices and procedures to safeguard the interests of the shareholders and enhance the performance of the Group. The Company endeavours to ensure that its businesses are conducted in accordance with rules and regulations, and applicable codes and standards.

The Company complied with all the code provisions of the Corporate Governance Code (the “CG Code”) as set out in Appendix 14 to the Listing Rules throughout the accounting year ended 31st December 2020, except for the code provision A.2.1, as explained in the section headed “Chairman and Chief Executive” below.

DIRECTORS’ SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 to the Listing Rules (the “Model Code”) as the Company’s codes of conduct regarding directors’ securities transactions.

On specific enquiries made, all directors confirmed that they had complied with the Model Code during the year ended 31st December 2020.

BOARD OF DIRECTORS

Composition of the Board

The Board currently comprises five executive directors, one non-executive director (“NED”) and three independent non-executive directors (“INEDs”). The composition of the Board is set out as follows:

Executive directors	William Ma Ching Wai (<i>Chairman</i>) Patrick Ma Ching Hang (<i>Deputy Chairman</i>) Philip Ma Ching Yeung (<i>Deputy Chairman</i>) Alfred Ma Ching Kuen Amy Ma Ching Sau
Non-executive director	Edward Cheung Wing Yui
INEDs	Kevin Chau Kwok Fun Tan Soo Kiu Yiu Kei Chung

Throughout the year and up to the date of this report, the Company has complied with the requirements under Rules 3.10(1), 3.10(2) and 3.10A of the Listing Rules that there are three INEDs representing one-third of the Board and one of the INEDs has the appropriate professional qualifications or accounting or related financial management expertise.

Each of the INEDs has provided an annual written confirmation of their independence that they meet the guidelines for assessing independence as set out in Rule 3.13 of the Listing Rules. Their independence has been assessed by the Nomination Committee. The Company considers all the INEDs are independent.

Biographical details of the directors and their relationships, where applicable, are set out on pages 4 to 6 of this annual report.

BOARD OF DIRECTORS (Continued)

Role of the Board

The Board has reserved for its decision or consideration matters covering mainly the Group's overall strategy, annual operating budget, annual and interim results, recommendations on directors' appointment or re-appointment, material contracts and transactions as well as other significant policies and financial matters. The Board has delegated the day-to-day businesses of the Company to the management who works under the leadership and supervision of the Executive Committee of the Board.

The Executive Committee of the Board, comprises the Chairman and Chief Executive, two Deputy Chairmen, and two Managing Directors. The Executive Committee reviewed and discussed the performance of the Group, current plans and long term opportunities, and any other issues of immediate concern.

The non-executive directors (a majority of whom are independent) provided the Company with a wide range of expertise and a balance of skills and brought independent judgment on issues of strategic direction, development, performance and risk management through their contribution at board meetings and committee meetings.

Corporate Governance Functions

The Board is responsible for performing the corporate governance duties including:

- (a) to develop and review the Company's policies and practices on corporate governance;
- (b) to review and monitor the training and continuous professional development of directors and senior management;
- (c) to review and monitor the Company's policies and practices on compliance with legal and regulatory requirements;
- (d) to develop, review and monitor the code of conduct and compliance manual (if any) applicable to employees and directors; and
- (e) to review the Company's compliance with Appendix 14 to the Listing Rules (Corporate Governance Code and Corporate Governance Report).

During the year, the Board reviewed the Company's policies and practices on corporate governance and the disclosure in the Corporate Governance Report.

Board Meetings

Board meetings are held at least 4 times a year at approximately quarterly intervals and involve the active participation, either in person or through other electronic means of communication, of a majority of directors. At least 14 days' notice of the regular board meetings is given to all directors, and all directors are given an opportunity to include matters for discussion in the agenda. An agenda and accompanying board papers are sent in full to all directors at least 4 days before the intended date of a regular board meeting. They also have access to the advice and service of the Company Secretary, who assists the Chairman in preparing the agenda for meetings, is responsible for providing directors with board papers and related materials and ensures that board procedures, and all applicable laws, rules and regulations are followed.

The articles of association of the Company ("Articles of Association") stipulate that save for the exceptions as provided therein, a director shall abstain from voting and not be counted in the quorum at meetings for approving any contract or arrangement in which such director or any of his/her associates have a material interest.

BOARD OF DIRECTORS (Continued)

Directors' Training

Each newly appointed director is provided with necessary induction and information to ensure that he/she has a proper understanding of the Company's operations and businesses as well as his/her responsibilities under relevant statues, laws, rules and regulations. The Company Secretary also provides directors with updates on latest development and changes in the Listing Rules and other relevant legal and regulatory requirements from time to time.

All directors are encouraged to participate in continuous professional development to develop and refresh their knowledge and skills. The Company has arranged in-house trainings for directors in the form of seminar and reading materials. A summary of training received by directors during the year according to the records provided by the directors is as follows:

Directors	Corporate Governance/ Updates in Laws, Rules and Regulations		Accounting/Financial/ Management or Other Professional Skills	
	Reading Materials	Attended Seminars/ Briefings	Reading Materials	Attended Seminars/ Briefings
Executive directors				
William Ma Ching Wai (<i>Chairman</i>)	√	√	√	√
Patrick Ma Ching Hang	√	√	√	√
Philip Ma Ching Yeung	√	√	√	√
Alfred Ma Ching Kuen	√	√	√	√
Amy Ma Ching Sau	√	√	√	√
Non-executive director				
Edward Cheung Wing Yui	√	√	√	√
INEDs				
Kevin Chau Kwok Fun	√	√	√	√
Tan Soo Kiu	√	√	√	√
Yiu Kei Chung	√	√	√	√

CHAIRMAN AND CHIEF EXECUTIVE

The code provision A.2.1 of the CG Code stipulates that the positions of the chairman and chief executive should be held by separate individuals as to maintain an effective segregation of duties.

Mr. William Ma Ching Wai, the Chairman of the Board of Directors was appointed the Chief Executive of the Company on 15th June 2017, since then Mr. Ma holds both positions as the Chairman and Chief Executive of the Company. This is a deviation from the code provision with respect to the roles of chairman and chief executive to be performed by different individuals.

The Board believes that vesting the roles of both Chairman and Chief Executive on the same individual will enable the Company to have a stable and consistent leadership and also facilitate the planning and execution of the Company's strategy. The Board is of the view that the balance of power and authority is adequately ensured as all major decisions have been made in consultation with the Board and appropriate Board committees, as well as top management, and there are one NED and three INEDs on the Board offering their experience, expertise, independent advice and views from different perspectives.

NON-EXECUTIVE DIRECTORS

All non-executive directors have entered into letters of appointment with the Company for a specific term of three years. All non-executive directors are also subject to retirement from office by rotation and re-election at the annual general meeting once every three years in accordance with the Articles of Association.

Serving more than 9 years could be relevant to the determination of a non-executive director's independence. If an independent non-executive director serves more than 9 years, his further appointment will be subject to a separate resolution to be approved by shareholders.

BOARD COMMITTEES

The Board has established various committees, including Audit Committee, Remuneration Committee and Nomination Committee, each of which has its specific written terms of reference. Copies of minutes of all meetings and resolutions of the committees, which are kept by the Company Secretary, are circulated to all Board members. The committees are required to report back to the Board on their decision and recommendations where appropriate. All the Board committees are empowered by the Board under their own terms of reference which have been posted on the websites of the Company and the Stock Exchange.

Audit Committee

Members:

INEDs	Tan Soo Kiu (<i>Chairman</i>) Kevin Chau Kwok Fun Yiu Kei Chung
Non-executive director	Edward Cheung Wing Yui

The Audit Committee was established in March 1999. The terms of reference setting out the Audit Committee's authority, duties and responsibilities are available on both the websites of the Company and the Stock Exchange.

The main responsibilities of the Audit Committee are to review and monitor the integrity of the Company's financial statements, annual report and interim report. Other responsibilities include making recommendations to the board on the appointment, reappointment and removal of the external auditor, approval of the external auditor's remuneration and terms of engagements, to review and monitor the external auditor's independence and objectivity and the effectiveness of the audit process in accordance with applicable standards, to develop and implement policy on engaging an external auditor to supply non-audit services, and to act as the key representative body for overseeing the Company's relations with the external auditor. The Audit Committee is also charged with overseeing the Company's financial reporting system, the effectiveness of risk management and internal control systems, and reviewing arrangements employees of the Company can use, in confidence, to raise concerns about possible improprieties in financial reporting, internal control or other matters.

BOARD COMMITTEES (Continued)

Audit Committee (Continued)

During the year, the Audit Committee held 2 meetings. The work performed by the Audit Committee during the financial year ended 31st December 2020 are summarised below:

- (i) reviewed annual report for the year ended 31st December 2019, and interim report for the six months ended 30th June 2020;
- (ii) proposed the appointment of PricewaterhouseCoopers (“PwC”) as Independent Auditor of the Company and approved the auditor’s remuneration and terms of engagements;
- (iii) reviewed and discussed with the Independent Auditor in respect of the consolidated financial statements for the year ended 31st December 2019 and the interim financial information for the six months ended 30th June 2020; and
- (iv) reviewed and assessed the adequacy and effectiveness of the Group’s financial controls, risk management and internal control systems, and the effectiveness of the Group’s internal audit function.

Remuneration Committee

Members:

INEDs	Tan Soo Kiu (<i>Chairman</i>) Yiu Kei Chung
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Executive director	Amy Ma Ching Sau
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The Remuneration Committee was established in April 2005. The terms of reference of the Remuneration Committee setting out its authority, duties and responsibilities are available on the websites of the Company and the Stock Exchange.

The Remuneration Committee adopted the operation model where it performs an advisory role to the Board, with the Board retaining the final authority to approve the remuneration packages of individual executive directors and senior management.

The Remuneration Committee is mainly responsible for ensuring formal and transparent procedures for developing remuneration policies and overseeing the remuneration packages of the executive directors and senior management. It takes into consideration of factors such as salaries paid by comparable companies, time commitment and responsibilities of directors and senior management.

During the year, the Remuneration Committee held 2 meetings. The Remuneration Committee reviewed the remuneration policy for executive directors and senior management of the Company, assessed performance of executive directors, and made recommendations on the Group’s bonus structure, retirement benefit scheme and other compensation related issues.

Nomination Committee

Members:

Executive director	William Ma Ching Wai (<i>Chairman</i>)
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INEDs	Kevin Chau Kwok Fun Yiu Kei Chung
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The Nomination Committee of the Company was established in March 2012. The terms of reference of the Nomination Committee setting out its authority, duties and responsibilities are available on the websites of the Company and the Stock Exchange.

BOARD COMMITTEES (Continued)**Nomination Committee (Continued)**

The Nomination Committee is mainly responsible to review the structure, size and composition of the Board and make recommendations on any proposed changes to the Board to complement the Company's corporate strategy. It shall identify individuals suitably qualified to become Board members and select or make recommendations to the Board on the selection of individuals nominated for directorships, assess the independence of independent non-executive directors in accordance with Rule 3.13 of the Listing Rules, and make recommendations to the Board on the appointment or reappointment of directors and succession planning for directors.

During the year, the Nomination Committee held 1 meeting. The Nomination Committee reviewed the structure and composition of the Board, recommended the re-election of the retiring directors and assessed the independence of all the INEDs.

The Nomination Committee is also responsible to review the Nomination Policy and Board Diversity Policy, when appropriate to ensure the effectiveness of such policies and will discuss any revisions that may be required to be considered and approved by the Board.

Nomination Policy

The Nomination Committee reviews the structure, size and composition (including the skills, knowledge and experience) of the Board at least annually and makes recommendations on any proposed change to the Board to complement the Company's corporate strategy. When it is necessary to fill a causal vacancy or appoint an additional director, the Nomination Committee shall invite nominations of candidates from Board members (if any) for consideration by the Nomination Committee. The Nomination Committee may also put forward candidates who are not nominated by Board members and may recommend to hire an executive search firm, if necessary, to identify suitable and qualified candidate for serving on the Board.

The Nomination Committee shall evaluate any potential candidate based on the criteria as set out below to determine whether such candidate is qualified for directorship and recommend to the Board the appropriate person among the candidates nominated for directorship for its consideration:

- (a) the Nomination Committee shall consider the current structure, size and composition of the Board and the needs of the Board and the respective committees of the Board when recommending any potential new director(s) to the Board; and
- (b) the Nomination Committee shall refer to the following factors in assessing the suitability of a proposed director:
 - (i) character and integrity;
 - (ii) qualifications including professional qualifications, skills, knowledge and experience that are relevant to the Company's business and corporate strategy;
 - (iii) willingness to devote sufficient time to discharge duties as a Board member and/or member(s) of committee(s) of the Board;
 - (iv) contribution to the diversity of the Board;
 - (v) requirement for the Board to have independent non-executive directors in accordance with the Listing Rules and whether the candidates would be considered independent with reference to the independence requirements set out in the Listing Rules; and
 - (vi) such other perspectives appropriate to the Company's business.

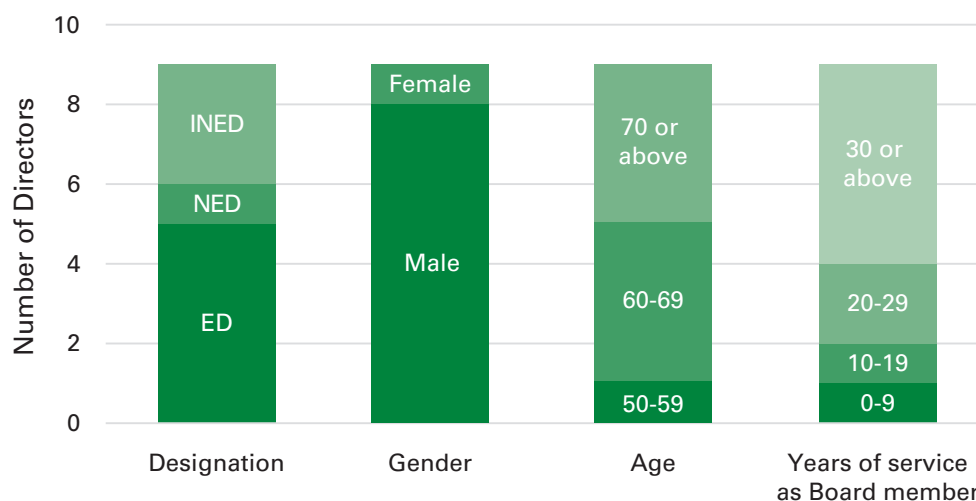
BOARD COMMITTEES (Continued)

Board Diversity Policy

The Company recognises the importance and the benefit of having a diverse Board that fits its own business model and specific needs in order to achieve its corporate goals and strategies. A number of factors, including but not limited to age, gender, cultural and educational background, professional experience, skill and knowledge, will be considered in determining the optimum composition of the Board so as to contribute to the achievement of the Company's corporate goals and strategic objectives. The Company also sees diversity at the Board level as an essential element in maintaining a competitive advantage. The Company does not discriminate on the grounds of race, gender, disability, age, religions or any other factor.

The Company aims to ensure that Board appointments will be made on the basis of a range of diversity factors, including those set out above. Selection of candidates to join the Board will be, in part, dependent on the pool of available candidates with the necessary skills, knowledge and experience. The ultimate decision will be based on merit and the contribution the chosen candidate will bring to the Board, having regard for the benefits of diversity on the Board.

The diversity profile of the Board as at the date of this report is as follows:



The members of the Board come from a variety of different backgrounds and have a diverse range of professional experience, skills and knowledge in various sectors including property investment and development, finance and banking, investment, accounting, legal, government, commerce and entrepreneurship. They also hold or have held important public service positions in Hong Kong, covering health and welfare, charity, education and regulations.

The Board composition reflects various age, gender, cultural and educational background, professional experience, skill and knowledge. The Nomination Committee considers the current Board composition has a balance of skills, experience and diversity of perspectives appropriate to the requirements of the Group's business. It also includes a balanced composition of executive and non-executive directors with a strong independent element on the Board, which can effectively exercise independent judgment. The Nomination Committee will continue to review the Board composition from time to time, taking into consideration the specific needs for the Group's business.

ATTENDANCE AT BOARD MEETINGS, BOARD COMMITTEE MEETINGS AND GENERAL MEETINGS

Name of directors	Number of Meetings Attended/ Eligible to attend for the year ended 31st December 2020				
	Board Meeting	Audit Committee Meeting	Remuneration Committee Meeting	Nomination Committee Meeting	Annual General Meeting
Executive directors					
William Ma Ching Wai (<i>Chairman</i>)	4/4			1/1	1/1
Patrick Ma Ching Hang	4/4				1/1
Philip Ma Ching Yeung	4/4				1/1
Alfred Ma Ching Kuen	4/4				1/1
Amy Ma Ching Sau	4/4		2/2		1/1
Non-executive director					
Edward Cheung Wing Yui	4/4	2/2			1/1
INEDs					
Kevin Chau Kwok Fun	4/4	2/2		1/1	1/1
Tan Soo Kiu	4/4	2/2	2/2		1/1
Yiu Kei Chung	4/4	2/2	2/2	1/1	1/1

ACCOUNTABILITY AND AUDIT

Financial Reporting

The directors endeavor to ensure a balanced, clear and comprehensible assessment of the Group's performance, position and prospects in annual and interim reports and other disclosures required under the Listing Rules and other statutory requirements. All members of the Board are provided with monthly updates, which give the directors a balanced and understandable assessment of the performance, position and prospects of the Group. Management provides all relevant information to the Board, giving the members sufficient explanation and information they need to discharge their responsibilities.

The Board is responsible for the preparation of the consolidated financial statements that give a true and fair view of the Company's and the Group's financial position on a going-concern basis, with supporting assumptions or qualifications as necessary. The consolidated financial statements are prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants, the Listing Rules and the Companies Ordinance. Appropriate accounting policies have also been used and applied consistently except for the adoption of the new and revised HKFRSs.

The reporting responsibilities of directors and external auditor are set out in the Independent Auditor's Report on pages 36 to 40 of this annual report.

Auditors' Remuneration

The fees in respect of audit and audit related services provided to the Company and its subsidiaries by PwC and other auditors were HK\$1,976,000 and HK\$375,000 respectively for the year. Fees for non-audit services, which mainly consist of taxation services and interim results review, provided by PwC and other auditors were HK\$763,000 and HK\$259,000 respectively.

COMPANY SECRETARY

The Company Secretary is a full time employee of the Company and has day-to-day knowledge of the Company's affairs. The Company Secretary reports to the Chairman of the Board and is responsible for advising the Board on governance matters and to facilitate induction and professional development of directors. The biography of the Company Secretary is set out on page 6 of this annual report.

The Company Secretary has provided her training records to the Company indicating that she has undertaken more than 15 hours of relevant professional development during the year ended 31st December 2020, by means of attending seminars and reading relevant guidance materials.

SHAREHOLDERS' RIGHTS

Convening Extraordinary General Meeting ("EGM")

In accordance with Sections 566 to 568 of the Companies Ordinance, shareholder(s) of the Company representing at least 5% of the total voting rights of all the shareholders having a right to vote at general meetings of the Company, may require the directors of the Company to convene an EGM. The written requisition must state the general nature of the business to be dealt with at the EGM and must be signed by the shareholder(s) concerned and deposited at the registered office of the Company for the attention of the Company Secretary in hard copy form or sent to the Company in electronic form. The requisition may consist of several documents in like form, each signed by one or more of the shareholders concerned.

If the directors of the Company do not within 21 days after the date on which the written requisition is received by the Company proceed duly to convene an EGM for a day not more than 28 days after the date on which the notice convening the EGM is given, the shareholder(s) concerned, or any of them representing more than one-half of the total voting rights of all of them, may themselves convene an EGM, provided that the EGM so convened shall not be held after the expiration of 3 months from the date of the original requisition.

The EGM convened by shareholders shall be convened in the same manner, as nearly as possible, as that in which general meetings are to be convened by the directors of the Company.

Any reasonable expenses incurred by the shareholder(s) requesting the meeting by reason of the failure of the directors to duly convene a meeting will be reimbursed to shareholder(s) by the Company.

Putting Forward Proposals at Shareholders' Meetings

Shareholders are requested to follow Sections 615 and 616 of the Companies Ordinance for including a resolution at an annual general meeting of the Company ("AGM"). The requirements and procedures are set out below:

- (i) Any number of shareholders representing at least 2.5% of the total voting rights of all shareholders having a right to vote on the resolution at an AGM to which the requisition relates, or at least 50 shareholders having a right to vote on the resolution at an AGM to which the requisition relates, may submit a requisition in writing to put forward a resolution which may properly be moved at an AGM.

SHAREHOLDERS' RIGHTS (Continued)

Putting Forward Proposals at Shareholders' Meetings (Continued)

- (ii) The Company shall not be bound by the Companies Ordinance to give notice of the proposed resolution or to circulate a statement of not more than 1,000 words with respect to the matter referred to in the proposed resolution to shareholders of the Company entitled to receive notice of an AGM unless a copy of the requisition specifying the resolution of which notice is to be given and signed by the shareholders concerned; or 2 or more copies which between them contain the signatures of all the shareholders concerned is deposited at the registered office of the Company for the attention of the Company Secretary in hard copy form or is sent to the Company in electronic form not less than (i) 6 weeks before an AGM to which the requisition relates; or (ii) if later, the time at which notice is given of that AGM.

If a shareholder of the Company intends to propose a person other than a director of the Company for election as a director of the Company at any general meeting, the shareholder concerned shall lodge with the registered office of the Company for the attention of the Company Secretary (i) a written notice of his/her intention to propose that person for election as a director; and (ii) a notice in writing by that person of his/her willingness to be elected together with the necessary information within the period commencing no earlier than the day after the dispatch of the notice of the general meeting and ending no later than 7 days prior to the date of such general meeting.

Enquiries to the Board

Enquiries may be put to the Board through the Company Secretarial Department at the registered office of the Company (email: shareholderenquiry@tsld.com).

INVESTORS RELATION

Constitutional Documents

The latest version of the Articles of Association is available on both the websites of the Company and the Stock Exchange. During the year, there is no change in the Company's Articles of Association.

Communication with Shareholders

The Board and senior management maintain an on-going dialogue with the Company's shareholders and investors and in particular, use annual general meetings or other general meetings to communicate with them and encourage their participation.

The Chairman of the Board will attend the annual general meetings and he will invite the chairmen of the Audit Committee, Remuneration Committee and Nomination Committee to attend. In their absence, the Chairman of the Board will invite another member of the committee or failing him, his duly appointed delegate to attend. These persons will be available to answer questions at the annual general meetings.

The Chairman of the Board will ensure the external auditor attend the annual general meeting to answer questions about the conduct of the audit, the preparation and content of the auditor's report, the accounting policies and auditor's independence.

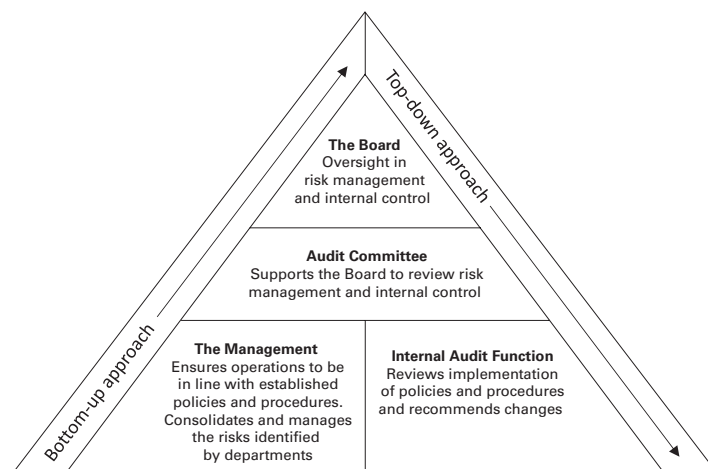
RISK MANAGEMENT AND INTERNAL CONTROL

The Board is responsible to oversee the Group's risk management and internal control systems on an ongoing basis and ensure that a review of the effectiveness of both systems has been conducted at least annually. The review cover all material controls including financial, operational and compliance controls.

The Board and the management take priority on the Group's implementation of risk management process and internal control. Comprehensive risk management and internal control systems based on risk identification, measures, internal audit and assessment, monitoring and ongoing improvement are established. Such systems are designed to manage rather than eliminate the risk of failure to achieve business objectives, and can only provide reasonable and not absolute assurance against material misstatement or loss.

Risk Management and Internal Control Framework

The Group's risk management and internal control framework comprises of the Board, Audit Committee, the management and internal audit function. Its main features and processes are as follows:




1. The Board is responsible for overseeing the risk management and internal control systems to ensure that the communications of the core values, strategic planning and operational guidelines throughout the Group are effective.
2. The Audit Committee supports the Board in reviewing the risk management and internal control systems to ensure that effective controls are in place.
3. The management consolidates and manages the risks of operations identified by departments. Policies and procedures are determined to mitigate the risks. It also ensures that the operation managers comply with the established policies and procedures.
4. Internal audit function assesses the effectiveness of the risk management and internal control systems. It evaluates the risks identified by departments and consolidated by the management based on the likelihood of occurrence and impact of such risks. It also conducts regular reviews on the implementation of the policies and procedures and recommends changes in response to different business and control environments. It reports the above results and makes recommendations to the Audit Committee regularly. Such regular reviews are carried out via communication with relevant management and staff members, walkthrough tests and reviewing relevant documentation.

RISK MANAGEMENT AND INTERNAL CONTROL (Continued)**Internal Audit Function**

During the year of 2020, the internal audit function performed audit to review and assess the adequacy and effectiveness of the Group's risk management and internal control systems. The audit covered financial, compliance and operation functions with emphasis on procurement system, supplier and service provider evaluation system, property management operational review and follow up action on cyber protection solution. The major risks to the Group were also evaluated and the changes are presented in the Risk Profile.

Risk Profile

The following illustrates the nature of major risks to the Group, the risk level changes during the year and the mitigating measures taken by the Group:

Risk area	Risk level changes during 2020	Description of risk	Key control and mitigating measures
Regulatory and compliance risks		<ul style="list-style-type: none"> • Any non-compliance with the ordinances, rules and regulations including but not limited to Companies Ordinance, Listing Rules, Hotel and Guesthouse Accommodation Ordinance, Estate Agents Ordinance, Building Management Ordinance, Prevention and Control of Disease (Prohibition on Group Gathering) Regulation, property development, licensing and environmental related legislation, may cause damage to the Group or affect operations and delay its project development. • During the year, there was no substantial change in the relevant ordinances, rules and regulations affecting the operation of the Group. 	<ul style="list-style-type: none"> • Complying with the relevant ordinances, rules, and regulations applicable to the Group's operations through developing internal guidelines and review process, compliance handling by experienced and professional staff and consulting with external experts where appropriate. • Maintaining training for staff to keep updated on statutory requirements.

RISK MANAGEMENT AND INTERNAL CONTROL (Continued)

Risk Profile (Continued)

Risk area	Risk level changes during 2020	Description of risk	Key control and mitigating measures
Market risks	↑	<ul style="list-style-type: none"> The Group operates in the competitive markets, which are sensitive to global and local environment changes, such as economic and market sentiments changes, as well as supply and demand changes that may cause impacts to the revenues of the Group. COVID-19 has induced the changes from working in commercial space to work-from-home, which may affect the demand of offices; while the increasing popularity of e-commerce would likely hammer on take-up of retail space. During COVID-19, cross-boundary restrictions are imposed on inbound travels and keep visitors at bay. It affects the related service industries, like hotel accommodation service. 	<ul style="list-style-type: none"> Monitoring the property market conditions and sentiments closely. Adopting multi-faceted solutions to accommodate needed tenants. Maintaining diversified tenant mix and flexible leasing strategies to maintain resilient tenant portfolio. Expand the target clientele to local residents for hotel accommodation service, such as staycation, to increase the occupancy rate.

RISK MANAGEMENT AND INTERNAL CONTROL (Continued)**Risk Profile (Continued)**

Risk area	Risk level changes during 2020	Description of risk	Key control and mitigating measures
Operational risks	↑	<ul style="list-style-type: none"> Process and procedures are involved in the operation of business units of the Group. Should there be any deficiency, it may affect the performance of the Group. Any default from suppliers and service providers may cause negative effects on the performance of the Group. COVID-19 outburst poses health and safety threats on staff, hotel guests or tenants. It affects the operation of the Group. 	<ul style="list-style-type: none"> Maintaining a comprehensive system of internal control and enhancing key procedures and processes. Maintaining a comprehensive suppliers' and service providers' qualification system. Operating units frequently updated with the latest compliance procedures and anti-epidemic requirements, with the setting up of contingency plan.
Financial risks	↔	<ul style="list-style-type: none"> The Group may be exposed to risk of interest rate arising from bank borrowings and overdrafts and liquidity risk. The loan financing of the Group was mainly charged at floating rate. Any discrepancy in loan renewal might affect the liquidity of the Group. The loan to valuation ratio is slightly increased due to softening of the property market as a whole. During the year, there was no substantial change in the financial risk with adverse impact on the Group. 	<ul style="list-style-type: none"> Monitoring the financial market conditions and financial need of the Group. Adopting a prudent liquidity risk management and maintaining sufficient cash on hand with available funding through an adequate amount of committed credit facilities. Arranging different terms of loan facilities from diversified sources with different tenures. Maintaining good relationship with the banking community.

RISK MANAGEMENT AND INTERNAL CONTROL (Continued)

Risk Profile (Continued)

Risk area	Risk level changes during 2020	Description of risk	Key control and mitigating measures
Cyber security risks	↔	<ul style="list-style-type: none"> • The Group may be exposed to disturbance to business operation due to cyber security risk. • Man-made disasters and global virus are difficult to rectify. • Remote access of office computers and servers were inevitably more frequent than usual due to the work-from-home arrangement. • Any deficiency on the cyber security will induce the cyber-attack and network breakdown and adversely affect the Group. • During the year, there was no substantial change in the impact of cyber security risk on the Group. 	<ul style="list-style-type: none"> • Monitoring and improving risk management in cyber security and information technology development. • Continuously deploying resources and investment in security control to mitigate the impacts on global cyber-attack. • Deploying additional investment on security connection and protection to enhance integrity of the networking and security. • Continuous training to enhance staff’s awareness on network security and update. • Continuous engagement of reputable vendors for enhancing cyber security and application systems.

Notes: ↑ where “inherent risks” (i.e. before taking into consideration mitigating activities) have increased ↓ where “inherent risks” have decreased ↔ where “inherent risks” have remained broadly the same

Audit Committee meeting was held in March 2021 to review the risk management and internal control systems, and confirmed their adequacy and effectiveness. Frequency and extent of communication of monitoring audit results to the Board is also considered adequate.

The Board considered that controls are in place, effective and adequate. No significant control failure or weakness was identified. Besides, the resources, staff qualifications and experience, training programmes and budget of accounting, internal audit and financial reporting functions were reviewed and assured adequate.

HANDLING AND DISSEMINATION OF INSIDE INFORMATION

For the purpose of handling and disseminating inside information in accordance with the Listing Rules and the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong), the Group has taken various procedures and measures, including arousing the awareness to preserve confidentiality of inside information within the Group, sending blackout period and securities dealing restrictions notification to the relevant directors and employees regularly, disseminating information to specified persons on a need-to-know basis and regarding closely to the “Guidelines on Disclosure of Inside Information” issued by the Securities and Futures Commission in June 2012.

On behalf of the Board

William Ma Ching Wai
Chairman

Hong Kong, 22nd March 2021

Independent Auditor's Report

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF TAI SANG LAND DEVELOPMENT LIMITED (incorporated in Hong Kong with limited liability)

Opinion

What we have audited

The consolidated financial statements of Tai Sang Land Development Limited (the "Company") and its subsidiaries (the "Group") set out on pages 41 to 93, which comprise:

- the consolidated statement of financial position as at 31st December 2020;
- the consolidated statement of profit or loss for the year then ended;
- the consolidated statement of comprehensive income for the year then ended;
- the consolidated statement of cash flows for the year then ended;
- the consolidated statement of changes in equity for the year then ended; and
- the notes to the consolidated financial statements, which include a summary of significant accounting policies.

Our opinion

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31st December 2020, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the Hong Kong Companies Ordinance.

Basis for Opinion

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSAs") issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Group in accordance with the HKICPA's Code of Ethics for Professional Accountants ("the Code"), and we have fulfilled our other ethical responsibilities in accordance with the Code.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matter identified in our audit is related to valuation of investment properties.

Key Audit Matter	How our audit addressed the Key Audit Matter
<p>Valuation of investment properties</p> <p>Refer to notes 2.7, 4(a) and 7 to the consolidated financial statements.</p> <p>The amount of the investment properties in the consolidated statement of financial position was HK\$8,656 million and the fair value losses of investment properties for the year was HK\$243 million. The Group's investment properties and its changes in valuation are significant to the consolidated statement of financial position and consolidated statement of profit or loss respectively.</p> <p>Valuations were carried out by third party valuers for all the investment properties in order to support management's estimate.</p> <p>The valuation of completed properties were based on the income capitalisation method which depend on certain key assumptions that require significant management estimates and judgement, including market rents and capitalisation rates. The valuation of properties under development was based on the residual method which depends on key assumptions including the gross development value of the project upon completion (estimated using a direct comparison method) less estimated development costs and developer's profit.</p>	<p>Our procedures in relation to management's valuation of investment properties include:</p> <p>Understanding of management's internal control and inherent risk assessment</p> <p>We obtained an understanding of management's internal control and assessment process of the valuation of investment properties and assessed the inherent risk of material misstatement by considering the degree of estimation uncertainty and the judgement involved in determining the fair values of investment properties.</p> <p>Experience of valuers and relevance of their work</p> <p>We assessed the valuers' qualifications and expertise and read their terms of engagement with the Group to determine whether they have appropriate experience and whether there were any matters that might have affected their objectivity or may have imposed scope limitations upon their work.</p> <p>Data provided to the valuers</p> <p>For completed investment properties, we performed testing on a sample basis on the data provided by the Group to the valuers from which the valuation was based upon. This data included key terms of lease agreements, rental income schedules and vacancy information which we agreed to appropriate supporting documentation. For properties under development, we compared on a sample basis the estimated prices per square feet and the development costs used by the valuer to our independently formed market expectation or industry data.</p>

Key Audit Matter	How our audit addressed the Key Audit Matter
<p>The inherent risk in relation to the valuation of investment properties is considered significant due to, among other factors, the existence of significant estimation uncertainty, coupled with the fact that only a small percentage difference in individual property valuations, when aggregated, could result in a material misstatement, which warrants specific audit focus in this area.</p>	<p>Assumptions and estimates used by the valuers</p> <p>We had meetings with the valuers in which the valuation approaches and the key assumptions therein were discussed. The assumptions used varied across the portfolio depending on the age, nature and location of each property and they included market rents, capitalisation rates, gross development value, estimated development costs and allowance for developer's profit for properties in similar location and condition. In each of these areas, and on a sample basis, we compared the estimates and assumptions used by the valuers against the published industry benchmarks and comparable market transactions, and our experience in this sector.</p> <p>Based on the procedures performed, we considered that the risk assessment of valuation of investment properties remained appropriate and the methods, significant assumptions and data used by management in relation to the valuation of investment properties were supported by the available evidence.</p>
Other Information	
<p>The directors of the Company are responsible for the other information. The other information comprises all of the information included in the annual report other than the consolidated financial statements and our auditor's report thereon.</p>	
<p>Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.</p>	
<p>In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.</p>	
<p>If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.</p>	

Responsibilities of Directors and the Audit Committee for the Consolidated Financial Statements

The directors of the Company are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRSs issued by the HKICPA and the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

The Audit Committee is responsible for overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. We report our opinion solely to you, as a body, in accordance with Section 405 of the Hong Kong Companies Ordinance and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSAAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSAAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (Continued)

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Audit Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Audit Committee with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the Audit Committee, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Yam Kwok Damien Chow.

PricewaterhouseCoopers
Certified Public Accountants

Hong Kong, 22nd March 2021

Consolidated Statement of Financial Position

As at 31st December 2020

	Note	2020 HK\$'000	2019 HK\$'000
Non-current assets			
Property, plant and equipment	6	2,136,502	1,922,917
Investment properties	7	8,656,258	8,627,547
Financial assets at fair value through other comprehensive income	8	15,775	25,168
Prepayments for non-current assets		8,948	4,254
		10,817,483	10,579,886
Current assets			
Properties for sale	9	109,072	109,596
Debtors and prepayments	10	39,217	37,955
Current income tax recoverable		104	90
Cash and cash equivalents	11	141,371	111,644
		289,764	259,285
Total assets		11,107,247	10,839,171
Equity and liabilities			
Equity attributable to owners of the Company			
Share capital	12	417,321	417,321
Reserves	13	7,485,932	7,553,615
		7,903,253	7,970,936
Non-controlling interests		230,142	232,462
Total equity		8,133,395	8,203,398
Non-current liabilities			
Long term bank loans – secured	14	1,987,982	1,326,100
Deferred income tax liabilities	15	341,817	345,698
Lease liabilities		524	579
		2,330,323	1,672,377

Consolidated Statement of Financial Position As at 31st December 2020

	Note	2020 HK\$'000	2019 HK\$'000
Current liabilities			
Rental and other deposits		90,017	90,265
Creditors and accruals	16	103,674	66,337
Current income tax liabilities		4,200	4,297
Short term bank loans	17	406,987	287,854
Current portion of long term bank loans – secured	14	38,428	514,464
Lease liabilities		223	179
		<u>643,529</u>	<u>963,396</u>
Total equity and liabilities		<u>11,107,247</u>	<u>10,839,171</u>

The financial statements on pages 41 to 93 were approved by the board of directors on 22nd March 2021 and were signed on its behalf.

William Ma Ching Wai
Director

Alfred Ma Ching Kuen
Director

The notes on pages 47 to 93 are an integral part of these consolidated financial statements.

Consolidated Statement of Profit or Loss

For the year ended 31st December 2020

	Note	2020 HK\$'000	2019 HK\$'000
Revenues	5(a)	351,654	370,329
Cost of sales	18	(86,800)	(90,953)
Gross profit		264,854	279,376
Fair value (losses)/gains on investment properties	7	(243,045)	387,317
Other gains, net	19	965	429
Administrative expenses	18	(124,840)	(124,795)
Other operating expenses, net	18	(7,805)	(1,010)
Operating (loss)/profit		(109,871)	541,317
Finance income	21	969	952
Finance costs	21	(38,270)	(45,116)
Finance costs, net		(37,301)	(44,164)
(Loss)/profit before income tax		(147,172)	497,153
Income tax expense	22	(5,809)	(50,773)
(Loss)/profit for the year		(152,981)	446,380
(Loss)/profit attributable to:			
Owners of the Company	13	(155,943)	436,300
Non-controlling interests		2,962	10,080
		(152,981)	446,380
(Loss)/earnings per share (basic and diluted)	23	(HK\$0.54)	HK\$1.52

The notes on pages 47 to 93 are an integral part of these consolidated financial statements.

Consolidated Statement of Comprehensive Income For the year ended 31st December 2020

	Note	2020 HK\$'000	2019 HK\$'000
(Loss)/profit for the year		(152,981)	446,380
Other comprehensive income			
<u>Items that will not be reclassified to profit or loss</u>			
Changes in the fair value of financial assets at fair value through other comprehensive income	8	(9,393)	(4,415)
Revaluation surplus upon transfer from property, plant and equipment to investment properties	7	158,557	-
Other comprehensive income for the year		149,164	(4,415)
Total comprehensive income for the year		(3,817)	441,965
Total comprehensive income attributable to:			
Owners of the Company	13	(4,396)	431,611
Non-controlling interests		579	10,354
		(3,817)	441,965

The notes on pages 47 to 93 are an integral part of these consolidated financial statements.

Consolidated Statement of Cash Flows

For the year ended 31st December 2020

	Note	2020 HK\$'000	2019 HK\$'000
Operating activities			
Net cash generated from operations	25(a)	162,967	172,086
Hong Kong profits tax paid		(9,793)	(947)
Hong Kong profits tax refunded		5	45
United States taxation paid		(13)	(13)
Letting fees paid		(2,320)	(3,975)
Net cash generated from operating activities		150,846	167,196
Investing activities			
Additions of property, plant and equipment		(261,385)	(195,036)
Additions of investment properties		(40,869)	(56,341)
Proceeds on disposal of property, plant and equipment		1,900	929
Interest received		969	952
Dividends received		957	945
Net cash used in investing activities		(298,428)	(248,551)
Financing activities			
Interest paid		(60,642)	(84,165)
Drawn down of bank loans	25(b)	707,135	702,350
Repayments of bank loans	25(b)	(402,776)	(412,842)
Repayments of lease liabilities		(222)	(204)
Dividends paid to shareholders		(63,287)	(63,287)
Dividends paid to non-controlling shareholders of subsidiaries		(2,899)	(3,101)
Net cash generated from financing activities		177,309	138,751
Net increase in cash and cash equivalents		29,727	57,396
Cash and cash equivalents at 1st January		111,644	54,248
Cash and cash equivalents at 31st December		141,371	111,644

The notes on pages 47 to 93 are an integral part of these consolidated financial statements.

Consolidated Statement of Changes in Equity

For the year ended 31st December 2020

Attributable to owners of the Company

	Share capital	Property revaluation reserve	Investment revaluation reserve	Exchange reserve	Retained profits	Total reserves	Non-controlling interests	Total
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
At 1st January 2020	417,321	549,850	(23,227)	7,232	7,019,760	7,553,615	232,462	8,203,398
Comprehensive income								
(Loss)/profit for the year	-	-	-	-	(155,943)	(155,943)	2,962	(152,981)
Other comprehensive income								
Net fair value loss on financial assets at fair value through other comprehensive income	-	-	(7,010)	-	-	(7,010)	(2,383)	(9,393)
Revaluation surplus upon transfer from property, plant and equipment to investment properties	-	158,557	-	-	-	158,557	-	158,557
Total comprehensive income for the year	-	158,557	(7,010)	-	(155,943)	(4,396)	579	(3,817)
Transaction with owners								
Dividends paid	-	-	-	-	(63,287)	(63,287)	(2,899)	(66,186)
At 31st December 2020	417,321	708,407	(30,237)	7,232	6,800,530	7,485,932	230,142	8,133,395
At 1st January 2019	417,321	549,850	(18,538)	7,232	6,646,747	7,185,291	225,209	7,827,821
Comprehensive income								
Profit for the year	-	-	-	-	436,300	436,300	10,080	446,380
Other comprehensive income								
Net fair value (loss)/gain on financial assets at fair value through other comprehensive income	-	-	(4,689)	-	-	(4,689)	274	(4,415)
Total comprehensive income for the year	-	-	(4,689)	-	436,300	431,611	10,354	441,965
Transaction with owners								
Dividends paid	-	-	-	-	(63,287)	(63,287)	(3,101)	(66,388)
At 31st December 2019	417,321	549,850	(23,227)	7,232	7,019,760	7,553,615	232,462	8,203,398

The notes on pages 47 to 93 are an integral part of these consolidated financial statements.

Notes to the Consolidated Financial Statements

1 GENERAL INFORMATION

Tai Sang Land Development Limited (the “Company”) and its subsidiaries (collectively the “Group”) are principally engaged in property investment, property rental, property development, estate management and agency and hotel operation.

The Company is a limited liability company incorporated in Hong Kong. The Company’s shares are listed on The Stock Exchange of Hong Kong Limited.

These consolidated financial statements are presented in Hong Kong dollar (“HK\$”), unless otherwise stated. These consolidated financial statements have been approved for issue by the board of directors on 22nd March 2021.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation

The consolidated financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) and requirements of the Hong Kong Companies Ordinance (Cap. 622). The consolidated financial statements have been prepared under the historical cost convention, except for investment properties and financial assets at fair value through other comprehensive income (“FVOCI”) which are measured at fair value.

The Group had net current liabilities of HK\$353,765,000 as at 31st December 2020. The current liabilities mainly included short term bank loans of HK\$406,987,000 and current portion of long term bank loans of HK\$38,428,000. Based on the Group’s history of generating cash from operations, history of refinancing, its available banking facilities and its assets backing, the directors consider that the Group will be able to obtain sufficient financial resources so as to enable it to operate and meet its liabilities as and when they fall due. The directors believe that the Group will continue as a going concern and consequently prepared the consolidated financial statements on a going concern basis.

The preparation of consolidated financial statements in conformity with HKFRSs requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group’s accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements, are disclosed in note 4.

2.2 Changes in accounting policy and disclosures

(i) Amended standards and revised conceptual framework adopted by the Group

The following amended standards and revised conceptual framework are relevant and mandatory to the Group for the first time for the financial year beginning on or after 1st January 2020:

HKFRS 1 and HKAS 8 (Amendment) Conceptual Framework for Financial Reporting 2018	Definition of Material Revised Conceptual Framework for Financial Reporting
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The adoption of these amended standards and revised conceptual framework did not result in a substantial impact to the results and financial position of the Group.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.2 Changes in accounting policy and disclosures (Continued)

(ii) Annual improvements and amended standards not yet adopted

The following annual improvements and amended standards are relevant and mandatory to the Group for the accounting period beginning on or after 1st January 2021 and have not been early adopted by the Group:

		Effective for accounting year beginning on or after
Annual Improvements Project	Annual Improvements to HKFRSs 2018-2020	1st January 2022
HKFRS 3, HKAS 16 and HKAS 37 (Amendment)	Narrow-scope Amendments	1st January 2022
HKAS 1 (Amendment)	Classification of Liabilities as Current or Non-current	1st January 2023

The Group has already commenced an assessment of the impact of adopting the above annual improvements and amended standards. The Group has not identified any standard which may have a significant impact on the financial statements. The Group will adopt the above annual improvements and amended standards when they become effective.

2.3 Consolidation

The consolidated financial statements include the financial statements of the Company and its subsidiaries made up to 31st December 2020 and 2019.

A subsidiary is an entity (including a structured entity) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

Business combination

The Group applies the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred to the former owner of the acquiree and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date.

The Group recognises any non-controlling interest in the acquiree on an acquisition-by-acquisition basis, either at fair value or at the non-controlling interest's proportionate share of the recognised amounts of the acquiree's identifiable net assets.

Acquisition related costs are expensed as incurred. The excess of the consideration transferred and the fair value of non-controlling interest over the net assets acquired and liabilities assumed is recorded as goodwill. If this consideration is lower than the fair value of the net assets of the subsidiary acquired, the difference is recognised in the statement of profit or loss.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.3 Consolidation (Continued)

Business combination (Continued)

In the Company's statement of financial position, investments in subsidiaries are accounted for cost less impairment. Cost is adjusted to reflect changes in consideration arising from contingent consideration amendments. The results of subsidiaries are accounted for by the Company on the basis of dividends received and receivable.

2.4 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the executive directors of the Company that makes strategic decisions.

2.5 Foreign currency translation

(i) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The consolidated financial statements are presented in Hong Kong dollar (HK\$), which is the Company's functional and Group's presentation currency.

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognised in profit or loss.

(iii) Group companies

The results and financial positions of all the group entities that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- assets and liabilities for each statement of financial position presented are translated at the closing rate at the date of that statement of financial position;
- income and expenses for each statement of profit or loss are translated at average exchange rates; and
- all resulting exchange differences are recognised in other comprehensive income.

On consolidation, exchange differences arising from the translation of the net investment in foreign entities are taken to other comprehensive income. When a foreign operation is sold, such exchange differences are recognised in the consolidated statement of profit or loss as part of the gain or loss on sale.

Goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing rate.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.5 Foreign currency translation (Continued)

(iv) Disposal of foreign operation

On the disposal of a foreign operation (that is, a disposal of the Group's entire interest in a foreign operation, or a disposal involving loss of control over a subsidiary that includes a foreign operation), all of the exchange differences accumulated in equity in respect of that operation attributable to the equity holding of the Company are reclassified to the consolidated statement of profit or loss.

2.6 Property, plant and equipment

Property, plant and equipment are stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Depreciation is calculated using the straight-line method to allocate their cost amounts, net of their residual values, over their estimated useful lives as follows:

Right-of-use in land	20 years or unexpired lease terms
Buildings	15 to 40 years
Plant and equipment	3 to 10 years
Leasehold improvement	Shorter of 5 years and unexpired lease terms
Right-of-use in equipment	Shorter of the asset's useful life and unexpired lease terms

Freehold land is stated at cost less accumulated impairment losses. No depreciation is provided for freehold land.

Property under development are interest in land and building, represented mainly own-used office and self-managed hotel, on which construction work has not been completed. Property under development is carried at cost which includes land cost, development and construction expenditure and other direct costs attributable to the development less any impairment losses. No provision for depreciation is made on property under development until such time the relevant assets are completed and available for use. Property under development is reclassified to the appropriate category of "Property, plant and equipment" when completed and ready for use.

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the consolidated statement of profit or loss.

2.7 Investment properties

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the group companies, is classified as investment property. Investment property also includes property that is being constructed or developed for future use as investment property.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.7 Investment properties (Continued)

Investment property comprises freehold land, leasehold land and buildings. Land held under operating leases is classified and accounted for as investment property when the rest of the definition of investment property is met. The operating lease is accounted for as if it was a finance lease.

Investment property is measured initially at its cost, including related transaction costs. After initial recognition, investment property is carried at fair value. Fair value is based on valuations carried out by external valuers. Changes in fair value are recognised in the consolidated statement of profit or loss. The fair value of an investment property reflects, among other things, rental income from current leases and assumptions about rental income from future leases in the light of current market conditions.

Property that is being constructed or developed as investment property is carried at fair value. Where fair value is not reliably determinable, such investment property under construction is measured at cost until either its fair value becomes reliably determinable or construction is completed (whichever is earlier).

Subsequent expenditure is included to the asset's carrying amount only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed in the statement of profit or loss during the financial period in which they are incurred.

If an investment property becomes owner-occupied, it is reclassified as property, plant and equipment, and its fair value at the date of reclassification becomes its cost for subsequent accounting purposes.

If an item of owner-occupied property becomes an investment property because its use has changed, any difference resulting between the carrying amount and the fair value of this item as at the date of transfer is treated in the same way as a revaluation under HKAS 16 "Property, plant and equipment". Any resulting increase in the carrying amount of the property is recognised in the consolidated statement of profit or loss to the extent that it reverses a previous impairment loss, with any remaining increase recognised in other comprehensive income and increased directly to equity in revaluation surplus within equity. Any resulting decrease in the carrying amount of the property is initially charged in other comprehensive income against any previously recognised revaluation surplus, with any remaining decrease charged to the consolidated statement of profit or loss.

2.8 Impairment of non-financial assets and investments in subsidiaries

Non-financial assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflow (cash generating units) which are largely independent of the cash inflows from other assets or groups of assets. Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

Impairment testing of the investments in subsidiaries is required upon receiving dividends from these investments if the dividend exceeds the total comprehensive income of the subsidiary in the period the dividend is declared or if the carrying amount of the investment in the separate financial statements exceeds the carrying amount in the consolidated financial statements of the investee's net assets including goodwill.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.9 Investments and other financial assets

(i) Classification

The Group classifies its financial assets in the following two categories: those to be measured subsequently at fair value (either through other comprehensive income, or through profit or loss) and those to be measured at amortised cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in equity instruments, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investment, which are not held for trading, at fair value through other comprehensive income.

The Group reclassifies debt investments when and only when its business model for managing those assets changes.

(ii) Recognition and derecognition

Regular way purchases and sales of financial assets are recognised on trade-date, the date on which the Group commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

(iii) Measurement

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss ("FVPL"), transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVPL are expensed in profit or loss.

Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

Debt instruments

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the asset. Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Interest income from these financial assets is included in finance income using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in profit or loss and presented in other gains/(losses) together with foreign exchange gains and losses. Impairment losses are presented as separate line item in the consolidated statement of profit or loss.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.9 Investments and other financial assets (Continued)

(iii) Measurement (Continued)

Equity instruments

The Group subsequently measures all equity investments at fair value. Where the Group's management has elected to present fair value gains and losses on equity investments in other comprehensive income, there is no subsequent reclassification of fair value gains and losses to profit or loss following the derecognition of the investment. Dividends from such investments continue to be recognised in profit or loss as other income when the Group's right to receive payments is established.

Changes in the fair value of financial assets at FVPL are recognised in other gains/(losses) in the statement of profit or loss as applicable. Impairment losses (and reversal of impairment losses) on equity investments measured at FVOCI are not reported separately from other changes in fair value.

(iv) Impairment

The Group assesses on a forward looking basis the expected credit losses associated with its debt instruments carried at amortised cost and FVOCI. The impairment methodology applied depends on whether there has been a significant increase in credit risk. For trade receivables, the Group applies the simplified approach permitted by HKFRS 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

2.10 Properties for sale

Properties for sale are stated at the lower of cost and net realisable value. Cost comprises development expenditure and other associated expenditures, including interest capitalised. Net realisable value is determined on the basis of anticipated sales proceeds less estimated selling expenses.

2.11 Trade and other receivables

Trade and other receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. If collection of trade and other receivables is expected in one year or less (or in the normal operating cycle of the business if longer), they are classified as current assets. If not, they are presented as non-current assets.

2.12 Cash and cash equivalents

For the purpose of presentation in the consolidated statement of cash flows, cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.13 Trade and other payables

Trade and other payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method. Trade and other payables are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities.

2.14 Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as finance costs.

2.15 Current and deferred income tax

The income tax expense for the year comprises current and deferred income tax. Tax is recognised in the statement of profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

(i) Current income tax

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of reporting period in the countries where the Company and its subsidiaries operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

(ii) Deferred income tax

Inside basis differences

Deferred income tax is recognised, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, the deferred income tax is not accounted for if it arises from initial recognition of an asset or a liability in a transaction (other than a business combination) that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.15 Current and deferred income tax (Continued)

(iii) Offsetting

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes assets and liabilities relate to income taxes levied by the same taxation authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

2.16 Contingent liabilities and contingent assets

A contingent liability is a possible obligation that arises from past events and whose existence will only be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group. It can also be a present obligation arising from past events that is not recognised because it is not probable that outflow of economic resources will be required or the amount of obligation cannot be measured reliably.

A contingent liability is not recognised but is disclosed in the notes to the consolidated financial statements. When a change in the probability of an outflow occurs so that outflow is probable, it will then be recognised as a provision.

A contingent asset is a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain events not wholly within the control of the Group.

Contingent assets are not recognised but are disclosed in the notes to the consolidated financial statements when an inflow of economic benefits is probable. When inflow is virtually certain, an asset is recognised.

2.17 Revenue and income recognition

Revenue is measured at the fair value of the consideration received or receivable for the services in the ordinary course of the Group's activities. If contracts involve the sale of multiple services, the transaction price will be allocated to each performance obligation based on their relative stand-alone selling prices. If the stand-alone selling prices are not directly observable, they are estimated based on expected cost plus a margin or adjusted market assessment approach, depending on the availability of observable information.

Revenues are recognised when or as the control of the good or service is transferred to the customer. Depending on the terms of the contract and the laws that apply to the contract, control of the good or service may be transferred over time or at a point in time.

(i) Rental income

Rental income from operating leases is recognised on a straight-line basis over the lease term. When the Group provides incentives to its tenants, the cost of the incentives is recognised over the lease term, on a straight-line basis, as a reduction of rental income.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.17 Revenue and income recognition (Continued)

(ii) Agency commission and management fees

Agency commission and management fees income is recognised overtime when the service is rendered and the Group's performance provides all of the benefits received and consumed simultaneously by the customer.

(iii) Dividend income

Dividend income is recognised when the right to receive payment is established.

(iv) Income on sale of properties and investments

Revenues are recognised when or as the control of the asset is transferred to the customer. Depending on the terms of the contract and laws that apply to the contract, control of the asset may transfer over time or at a point in time. Control of the asset is transferred over time by reference to the satisfaction of the performance obligation if one of the following criteria is met:

- provide all of the benefits received and consumed simultaneously by the customer; or
- creates and enhances an asset that the customer controls; or
- do not create an asset with an alternative use of the Group and the Group has an enforceable right to payment for performance completed to date.

If control of the asset transfers over time, revenue is recognised over the period of the contract by reference to the progress towards complete satisfaction of that performance obligation. Otherwise, revenue is recognised at a point in time when the customer obtains control of the asset.

For properties sales contract for which the control of the property is transferred at a point in time, revenue is recognised when the customer obtains the physical possession or the legal title of the completed property and the Group has present right to payment and the collection of the consideration is probable.

In determining the transaction price, the Group adjusts the promised amount of consideration for the effect of a financing component if it is significant.

(v) Income from hotel operations

Income from hotel operations are recognised when the customers simultaneously receive and consume the benefits provided by the Group.

(vi) Interest income

Interest income from a financial asset is recognised on a time-proportion basis using the effective interest method.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.18 Retirement benefit obligations

The Group's contributions to the defined contribution retirement schemes are available to all employees in Hong Kong and the United States of America ("US"). The assets of the schemes are held separately from those of the Group in independently administered funds.

The US subsidiaries, which participate in the US government benefit schemes, are required to contribute to the schemes for the retirement benefits of eligible employees. The government authorities are responsible for the entire benefit obligations payable to the retired employees. The only obligation of the Group with respect to the schemes is to pay the ongoing contributions required by the schemes.

The Group's contributions to the aforesaid defined contribution retirement schemes are calculated either based on certain percentages of the applicable payroll costs or fixed sums that are determined with reference to salary scale as stipulated under the requirements of the respective territories and are charged to the statement of profit or loss as incurred.

Employee entitlements to long service payments are recognised when they accrue to employees. A provision is made for the estimated liability for long service payments as a result of services rendered by employees up to the end of reporting period. The provision for long service payments is included as liabilities in the financial statements.

2.19 Borrowings and borrowing costs

Borrowings are recognised initially at fair value, net of transaction costs incurred. Transaction costs are incremental costs that are directly attributable to the issue of a financial liability, including fees and commissions paid to agents, advisers, brokers and dealers, levies by regulatory agencies and securities exchanges, and transfer taxes and duties. Borrowings are subsequently carried at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the statement of profit or loss over the period of the borrowings using the effective interest method.

General and specific borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. All other borrowing costs are recognised in the statement of profit or loss in the period in which they are incurred.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the reporting period.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.20 Financial guarantee contracts

Financial guarantee contracts are recognised as a financial liability at the time the guarantee is issued. The liability is initially measured at fair value and subsequently at the higher of (i) the amount determined in accordance with the expected credit loss model under HKFRS 9 “Financial Instruments”; and (ii) the amount initially recognised less, where appropriate, the cumulative amount of income recognised in accordance with the principles of HKFRS 15 “Revenue from Contracts with Customers”.

The fair value of financial guarantees is determined based on the present value of the difference in cash flows between the contractual payments required under the debt instrument and the payments that would be required without the guarantee, or the estimated amount that would be payable to a third party for assuming the obligations.

Where guarantees in relation to loans or other payables of associates are provided for no compensation, the fair values are accounted for as contributions and recognised as part of the cost of the investment.

2.21 Leases

(a) Group is the lessee

Leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Group.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable;
- variable lease payment that are based on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable by the Group under residual value guarantees;
- the exercise price of a purchase option if the Group is reasonably certain to exercise that option; and
- payments of penalties for terminating the lease, if the lease term reflects the Group exercising that option.

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the Group, the lessee’s incremental borrowing rate is used, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.21 Leases (Continued)

(a) Group is the lessee (Continued)

To determine the incremental borrowing rate, the Group:

- where possible, uses recent third-party financing received by the individual lessee as a starting point, adjusted to reflect changes in financing conditions since third party financing was received;
- uses a build-up approach that starts with a risk-free interest rate adjusted for credit risk for leases held by the Group, which does not have recent third party financing; and
- makes adjustments specific to the lease, e.g. term, country, currency and security.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liability;
- any lease payments made at or before the commencement date less any lease incentives received;
- any initial direct costs; and
- restoration costs.

Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the Group is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's useful life.

Payments associated with short-term leases of equipment and vehicles and all leases of low-value assets are recognised on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less.

Right-of-use assets are included within the same financial statements line item within which the corresponding underlying assets would be presented if they were owned.

The Group measures the right-of-use assets that meet the definition of investment property using the fair value model applied to its investment property (note 2.7). Right-of-use assets linked to owner occupied buildings are measured applying the cost model relevant to that specific class of property, plant and equipment as described in note 2.6 and tested for impairment as described in note 2.8.

(b) Group is the lessor

Lease income from operating leases where the Group is a lessor is recognised in income on a straight-line basis over the lease term (note 2.17(i)). Initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying asset and recognised as expense over the lease term on the same basis as lease income. The respective leased assets are included in the statement of financial position based on their nature. The Group did not need to make any adjustments to the accounting for assets held as lessor as a result of adopting the new leasing standard.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.22 Dividend distribution

Dividend distribution to the Company's shareholders is recognised as a liability in the Group's and the Company's financial statements in the period in which the dividends are approved by the Company's shareholders or board of directors, where appropriate.

2.23 Government grants

Grants from the government are recognised at their fair value where there is a reasonable assurance that the grant will be received and the Group will comply with all attached conditions.

Government grants relating to costs are deferred and recognised in the profit and loss over the period necessary to match them with the costs that they are intended to compensate.

Further information on how the Group accounts for government grants is set out in note 18(c) to the consolidated financial statements.

3 FINANCIAL RISK MANAGEMENT

3.1 Financial risk factors

The Group's activities expose it to a variety of financial risks, including foreign exchange risk, credit risk, liquidity risk, interest rate risk and price risk.

(a) Foreign exchange risk

The Group operates in Hong Kong and the US and is primarily exposed to foreign exchange risk arising from US dollar ("US\$"). The foreign exchange risk exposure is considered to be minimal to the Group because Hong Kong dollar is pegged to US dollar.

(b) Credit risk

Credit risk refers to the risk that the counterparty to a financial instrument would fail to discharge its obligation under the terms of the financial instrument and cause a financial loss to the Group. The credit risk of the Group's financial assets, which mainly comprise cash and cash equivalents and debtors, arises from potential default of the counterparty, with a maximum exposure equal to the carrying amounts of these instruments.

To manage this risk arising from cash and cash equivalents and restricted bank balances, they are mainly placed with banks with high credit rating. There has been no recent history of default in relation to these financial institutions. The expected credit loss is close to zero.

Based on historical experience, majority of debtor receivables were settled shortly upon maturity, hence the expected credit loss is immaterial. Management considers the credit risk is not high. The Group maintains frequent communications with the counterparties. Management has closely monitored the credit qualities and the collectability of these receivables and consider that the expected credit risks of them are minimal in view of the history of cooperation with them.

3 FINANCIAL RISK MANAGEMENT (Continued)

3.1 Financial risk factors (Continued)

(c) Liquidity risk

The Group adopts a prudent liquidity risk management and maintains sufficient cash on hand and the availability of funding through an adequate amount of committed credit facilities.

At 31st December 2020, the Group's net current liabilities amounted to HK\$353,765,000 (2019: HK\$704,111,000). Based on the Group's history of refinancing, the directors consider that the Group will be able to refinance its existing short term bank loans and obtain sufficient financial resources so as to satisfy its working capital requirements, provision for payments of liabilities as and when they fall due and its future capital commitments. Management also reviewed the compliance of loan covenants as at 31st December 2020 and no non-compliance of covenants was noted. The directors has been closely monitored the expected liquidity requirements to ensure the maintenance of sufficient reserves of cash and adequate committed lines of funding.

The table below analyses the Group's financial liabilities into relevant maturity groupings based on the remaining period at the end of reporting period to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows. Except for bank borrowings, balances due within 12 months equal their carrying balances, as the impact of discounting is not significant.

	Within one year	In the second year	In the third to fifth year
	HK\$'000	HK\$'000	HK\$'000
2020			
Rental and other deposits	90,017	–	–
Creditors and accruals	102,970	–	–
Lease liabilities	243	243	304
Short term bank loans	413,872	–	–
Long term bank loans	72,354	175,202	1,892,797
	<u>679,456</u>	<u>175,445</u>	<u>1,893,101</u>
2019			
Rental and other deposits	90,265	–	–
Creditors and accruals	66,337	–	–
Lease liabilities	204	204	408
Short term bank loans	300,249	–	–
Long term bank loans	585,350	71,537	1,402,215
	<u>1,042,405</u>	<u>71,741</u>	<u>1,402,623</u>

3 FINANCIAL RISK MANAGEMENT (Continued)

3.1 Financial risk factors (Continued)

(d) Interest rate risk

The Group is primarily exposed to interest rate risk arising from bank borrowings and bank overdrafts. The Group's policy is to maintain all its bank borrowings in floating rate instruments except when management's objectives are to limit the impact of interest rate changes on earnings and cash flows and to lower overall borrowings. The Group will attempt to refinance by fixed rate borrowings at a lower rate if and when available.

At 31st December 2020, if interest rates on bank borrowings had been 10 basis points higher/lower with all other variables held constant, profit after income tax for the year would have been decreased/increased by HK\$2,053,000 (2019: HK\$1,802,000) before taking account of interest capitalisation, mainly as a result of higher/lower interest expense on floating rate borrowings.

(e) Price risk

The Group is exposed to equity securities price risk for the Group's financial assets at FVOCI. The performance of the Group's investments is closely monitored, together with an assessment of their relevance to the Group's long term strategic plans.

At 31st December 2020, if the fair value of the equity securities had been 10% higher/lower with all other variances held constant, the investment revaluation reserve would have been increased/decreased by HK\$1,578,000 (2019: HK\$2,517,000).

3.2 Capital risk management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, issue new shares or sell assets to reduce debt.

The Group monitors capital on the basis of the debt (total borrowings) to equity (total equity) ratio. The debt to equity ratio is 29.9% (2019: 25.9%) as at 31st December 2020.

3.3 Fair value estimation

Financial instruments that are measured in the consolidated statement of financial position at fair value required disclosure of fair value measurements by level of the following fair value measurement hierarchy:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

3 FINANCIAL RISK MANAGEMENT (Continued)

3.3 Fair value estimation (Continued)

The following table presents the Group's financial assets that are measured at fair value at 31st December 2020 and 2019.

	Level 1 HK\$'000	Level 2 HK\$'000	Level 3 HK\$'000
Financial assets at fair value through other comprehensive income			
At 31st December 2020	14,913	–	862
At 31st December 2019	20,168	–	5,000

For the year ended 31st December 2020, there were no transfers of financial assets of the Group between different levels of the fair value hierarchy.

For the year ended 31st December 2020, other than the impact as disclosed in note 3.4, there were no significant changes in the business or economic circumstances that affect the fair value of the Group's financial assets.

3.4 Fair value measurements using significant unobservable inputs (Level 3)

The following table presents the changes in level 3 instruments for the year ended 31st December 2020:

	Unlisted equity securities (note) HK\$'000
At 31st December 2019	5,000
Losses recognised in other comprehensive income	(4,138)
At 31st December 2020	862

Note: Unlisted equity securities were denominated in Hong Kong dollar, represented approximately 12% equity interests each in The Yangtze Ventures Limited, The Yangtze Ventures II Limited and Yangtze China Investment Limited. The underlying investments of these entities mainly comprise of equity investments in companies which engaged in Chinese medical products and environmental friendly product in China, and a provider of expansion capital to China-based enterprises. The fair value of the investments was determined based on the net asset values.

3.5 Offsetting financial assets and financial liabilities

There are no financial assets and financial liabilities subject to offsetting, enforceable master netting arrangements and similar agreements for both years ended 31st December 2020 and 2019.

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

Estimates and judgements used in preparing the financial statements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities with the next financial year are discussed below:

(a) Investment properties

The fair values of investment properties are determined by independent valuers on an open market basis with reference to comparable market transactions. In making the judgements, the Group considers information from a variety of sources including:

- current prices in an active market for properties of different nature, condition or location (or subject to different lease or other contracts), adjusted to reflect those differences;
- recent prices of similar properties in less active markets, with adjustments to reflect any changes in economic conditions since the date of the transactions that occurred at those prices; and
- discounted cash flow projections based on reliable estimates of future cash flows, derived from the terms of any existing lease and other contracts, and (where possible) from external evidence such as current market rents for similar properties in the same location and condition, and using discount rates that reflect current market assessments of the uncertainty in the amount and timing of the cash flows.

If information on current or recent prices of investment properties is not available, the fair values of investment properties are determined using discounted cash flow valuation techniques. The Group uses assumptions that are mainly based on market conditions existing at each end of reporting period.

The principal assumptions underlying management's estimation of fair value are those related to: the receipt of contractual rentals, expected future market rentals, maintenance requirements and appropriate discount rates. These valuations are regularly compared to actual market yield data, actual transactions by the Group and those reported by the market. The valuations are reviewed semi-annually by external valuers.

Should the capitalisation rates or market rates differ by 10%, the fair value gain would be reduced or increased by HK\$819,014,000 or HK\$991,860,000 (2019: HK\$790,946,000 or HK\$968,316,000) respectively and the deferred income tax charge thereon would be reduced or increased by HK\$26,210,000 or HK\$32,034,000 (2019: HK\$27,667,000 or HK\$33,815,000) respectively.

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (Continued)**(b) Useful lives and residual values of property, plant and equipment**

Management determines the estimated useful lives and residual values for the Group's property, plant and equipment. The Group will revise the depreciation charge where useful lives and residual values are different from previous estimates, or will write off or write down technically obsolete or non-strategic assets that have been abandoned or sold.

Should the useful lives of the property, plant and equipment be different by 10% from management's estimates, the depreciation expense would be reduced or increased by HK\$1,746,000 or HK\$1,970,000 (2019: HK\$1,404,000 or HK\$1,572,000) respectively in the current year.

Should the residual values of the property, plant and equipment be different by 10% from management's estimates, the depreciation expense would be reduced or increased by HK\$1,334,000 (2019: HK\$1,260,000) respectively in the current year.

(c) Income tax

The Group is subject to taxes in Hong Kong and the US. Significant judgement is required in determining the provision for the taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognises liabilities for potential tax audit issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the current tax and deferred tax provisions in the period in which such determination is made.

5 REVENUES AND SEGMENT INFORMATION

(a) Revenues recognised during the year are as follows:

	2020	2019
	HK\$'000	HK\$'000
Revenues from external customers		
Property rental		
– investment properties	300,779	308,254
– properties for sale	26,587	26,157
Property related services (note)	22,521	23,078
Hotel operations (note)	1,767	12,840
	<u>351,654</u>	<u>370,329</u>

Note: The Group's revenue from property related services and hotel operations are recognised over-time as the services are performed.

(b) Operating lease arrangement

The Group leases out investment properties and properties for sale under lease terms generally in the range of one to ten years.

At 31st December 2020, the future aggregate minimum lease payments receivables under non-cancellable operating leases are as follows:

	2020	2019
	HK\$'000	HK\$'000
Not later than one year	310,365	289,776
Later than one year but not later than five years	541,525	565,597
Later than five years	127,060	202,368
	<u>978,950</u>	<u>1,057,741</u>

(c) The chief operating decision-maker ("CODM") has been identified as the executive directors of the Company. The CODM reviews the Group's internal reporting in order to assess performance and allocate resources. Management has determined the operating segments based on these reports. The CODM considers the business from a geographic perspective and has identified the operating segments of the Group in Hong Kong and North America.

The CODM assesses the performance of the operating segments based on their underlying profit, which is measured by profit after income tax excluding fair value changes on investment properties (net of deferred income tax in the United States), and their segment assets and segment liabilities which is measured in a manner consistent with that in the financial statements.

There are no sales between the operating segments.

5 REVENUES AND SEGMENT INFORMATION (Continued)

(d) Operating segments

	Hong Kong	North America	Total
	HK\$'000	HK\$'000	HK\$'000
For the year ended 31st December 2020			
Segment revenues			
Property rental	249,729	77,637	327,366
Property related services	22,521	–	22,521
Hotel operations	1,767	–	1,767
Total segment revenues	<u>274,017</u>	<u>77,637</u>	<u>351,654</u>
Segment results – underlying profit			
– Property rental and related services	52,721	30,013	82,734
– Hotel operations	(1,858)	–	(1,858)
Fair value losses on investment properties	(182,493)	(60,552)	(243,045)
Deferred income tax, net	–	9,188	9,188
Loss for the year	<u>(131,630)</u>	<u>(21,351)</u>	<u>(152,981)</u>
Included in segment results:			
Finance income	650	319	969
Finance costs	(34,715)	(3,555)	(38,270)
Income tax expense (note)	(14,984)	(13)	(14,997)
Depreciation	(20,929)	(3,167)	(24,096)
Capital expenditure	<u>346,018</u>	<u>7,984</u>	<u>354,002</u>
At 31st December 2020			
Property, plant and equipment	2,124,278	12,224	2,136,502
Investment properties	7,690,080	966,178	8,656,258
Prepayments for non-current assets	8,948	–	8,948
Non-current assets (excluding financial assets at fair value through other comprehensive income)	9,823,306	978,402	10,801,708
Non-current financial assets at fair value through other comprehensive income	15,775	–	15,775
Current assets	232,009	57,755	289,764
Segment assets	<u>10,071,090</u>	<u>1,036,157</u>	<u>11,107,247</u>
Current liabilities	625,614	17,915	643,529
Non-current liabilities	2,025,010	305,313	2,330,323
Segment liabilities	<u>2,650,624</u>	<u>323,228</u>	<u>2,973,852</u>

5 REVENUES AND SEGMENT INFORMATION (Continued)

(d) Operating segments (Continued)

	Hong Kong	North America	Total
	HK\$'000	HK\$'000	HK\$'000
For the year ended 31st December 2019			
Segment revenues			
Property rental	261,313	73,098	334,411
Property related services	23,078	–	23,078
Hotel operations	12,840	–	12,840
Total segment revenues	<u>297,231</u>	<u>73,098</u>	<u>370,329</u>
Segment results – underlying profit			
– Property rental and related services	68,804	22,561	91,365
– Hotel operations	(350)	–	(350)
Fair value gains on investment properties	299,150	88,167	387,317
Deferred income tax, net	–	(31,952)	(31,952)
Profit for the year	<u>367,604</u>	<u>78,776</u>	<u>446,380</u>
Included in segment results:			
Finance income	489	463	952
Finance costs	(39,954)	(5,162)	(45,116)
Income tax expense (note)	(18,808)	(13)	(18,821)
Depreciation	(14,551)	(3,569)	(18,120)
Capital expenditure	<u>304,114</u>	<u>11,477</u>	<u>315,591</u>
At 31st December 2019			
Property, plant and equipment	1,907,525	15,392	1,922,917
Investment properties	7,607,651	1,019,896	8,627,547
Prepayments for non-current assets	4,254	–	4,254
Non-current assets (excluding financial assets at fair value through other comprehensive income)	9,519,430	1,035,288	10,554,718
Non-current financial assets at fair value through other comprehensive income	25,168	–	25,168
Current assets	210,984	48,301	259,285
Segment assets	<u>9,755,582</u>	<u>1,083,589</u>	<u>10,839,171</u>
Current liabilities	822,767	140,629	963,396
Non-current liabilities	1,463,696	208,681	1,672,377
Segment liabilities	<u>2,286,463</u>	<u>349,310</u>	<u>2,635,773</u>

Note: The amount excludes net deferred income tax of North America segment.

6 PROPERTY, PLANT AND EQUIPMENT

	Right-of-use in land	Freehold land and buildings	Plant and equipment	Right-of-use in equipment	Property under development – right-of-use in land	Property under development – building	Total
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Cost							
At 1st January 2020	512,425	241,147	96,435	932	464,212	724,453	2,039,604
Additions	-	14,723	27,456	182	2,503	280,758	325,622
Transfer from/(to) investment properties (note 7)	35,100	3,100	-	-	(46,152)	(78,621)	(86,573)
Transfer from properties for sales (note 9)	-	524	-	-	-	-	524
Transfer in/(out)	30,315	53,914	-	-	(30,315)	(53,914)	-
Disposals and write-off	-	-	(12,105)	-	-	-	(12,105)
At 31st December 2020	577,840	313,408	111,786	1,114	390,248	872,676	2,267,072
Accumulated depreciation							
At 1st January 2020	4,872	50,934	60,694	187	-	-	116,687
Depreciation charge	1,644	9,547	12,703	202	-	-	24,096
Disposals and write-off	-	-	(10,213)	-	-	-	(10,213)
At 31st December 2020	6,516	60,481	63,184	389	-	-	130,570
Net book value							
At 31st December 2020	571,324	252,927	48,602	725	390,248	872,676	2,136,502
Cost							
At 1st January 2019	-	753,572	85,622	-	-	956,590	1,795,784
Adoption of HKFRS 16	512,425	(512,425)	-	932	454,229	(454,229)	932
Additions	-	-	15,505	-	9,983	222,092	247,580
Disposals and write-off	-	-	(4,692)	-	-	-	(4,692)
At 31st December 2019	512,425	241,147	96,435	932	464,212	724,453	2,039,604
Accumulated depreciation							
At 1st January 2019	-	46,552	55,262	-	-	-	101,814
Adoption of HKFRS 16	3,810	(3,810)	-	-	-	-	-
Depreciation charge	1,062	8,192	8,679	187	-	-	18,120
Disposals and write-off	-	-	(3,247)	-	-	-	(3,247)
At 31st December 2019	4,872	50,934	60,694	187	-	-	116,687
Net book value							
At 31st December 2019	507,553	190,213	35,741	745	464,212	724,453	1,922,917

6 PROPERTY, PLANT AND EQUIPMENT (Continued)

Notes:

- (a) The Group's freehold land and building located in the US with net book value of HK\$6,377,000 (2019: HK\$7,049,000) together with an investment property located in the US (note 7) have been pledged to a financial institution to secure a credit facility of the Group in the US totalling HK\$108,488,000 (2019: HK\$140,064,000) of which HK\$107,528,000 (2019: HK\$124,464,000) was utilised as at 31st December 2020.
- (b) The Group's property under development located in Hong Kong with net book value of HK\$1,262,924,000 (2019: HK\$1,188,665,000), together with investment property located in Hong Kong with fair value of HK\$283,330,000 (2019: HK\$Nil) and own-occupied property located in Hong Kong with net book value of HK\$88,696,000 (2019: HK\$Nil) have been pledged to a financial institution to secure a credit facility of the Group in Hong Kong of HK\$1,450,000,000 (2019: HK\$1,450,000,000) of which HK\$1,143,133,000 (2019: HK\$798,943,000) was utilised as at 31st December 2020.
- (c) The Group's property under development included additions of HK\$21,386,000 (2019: HK\$38,410,000) (note 21) being interest expenses with an effective interest rate per annum at the end of reporting period of 1.53% (2019: 3.75%) capitalised for the development project.
- (d) The right-of-use in land, right-of-use in equipment and property under development – right-of-use in land as at 31st December 2020 with carrying amounts of HK\$571,324,000, HK\$725,000 and HK\$390,248,000 (2019: HK\$507,553,000, HK\$745,000 and HK\$ 464,212,000) respectively represent the Group's various assets in Hong Kong and they are classified as right-of-use in equipment upon the adoption of HKFRS 16.

7 INVESTMENT PROPERTIES

	2020	2019
	HK\$'000	HK\$'000
At 1st January	8,627,547	8,158,136
Additions	28,380	68,011
Transfer from property, plant and equipment (note 6)	86,573	–
Revaluation surplus at transfer	158,557	–
Capitalised letting fees	2,320	17,306
Amortisation of capitalised letting fees	(4,074)	(3,223)
Fair value (losses)/gains	(243,045)	387,317
At 31st December (note)	<u>8,656,258</u>	<u>8,627,547</u>

Note: As at 31st December 2020, the fair value of the investment property under development is HK\$967,000,000 (2019: HK\$967,000,000).

Direct operating expenses recognised in the consolidated statement of profit or loss include HK\$1,473,000 (2019: HK\$485,000) relating to investment property that was unlet.

All the investment properties of the Group measured at fair value are categorised as Level 3 in the fair value hierarchy. The Group's policy is to recognise transfers into and transfers out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer. There were no transfer between Levels 1, 2 and 3 during the year.

7 INVESTMENT PROPERTIES (Continued)

Fair value measurement using significant unobservable inputs

	Hong Kong			North America	Total
	Industrial properties	Commercial properties	Residential properties	Commercial property	
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	
At 1st January 2020	4,670,600	728,500	2,208,550	1,019,897	8,627,547
Additions	12,148	4,127	4,121	7,984	28,380
Transfer (to)/from property, plant and equipment	(38,200)	124,773	-	-	86,573
Revaluation surplus at transfer	-	158,557	-	-	158,557
Capitalised letting fees	354	97	716	1,153	2,320
Amortisation of capitalised letting fees	(1,452)	(23)	(295)	(2,304)	(4,074)
Fair value losses	(11,050)	(166,901)	(4,542)	(60,552)	(243,045)
At 31st December 2020	4,632,400	849,130	2,208,550	966,178	8,656,258
At 1st January 2019	4,314,600	764,300	2,163,750	915,486	8,158,136
Additions	57,187	92	2,180	8,552	68,011
Capitalised letting fees	7,292	-	222	9,792	17,306
Amortisation of capitalised letting fees	(1,058)	-	(65)	(2,100)	(3,223)
Fair value gains/(losses)	292,579	(35,892)	42,463	88,167	387,317
At 31st December 2019	4,670,600	728,500	2,208,550	1,019,897	8,627,547

Valuation processes

The Group measures its investment properties at fair value. As at 31st December 2020 and 2019, the fair value of the investment properties of the Group in Hong Kong were valued by Jones Lang LaSalle Limited and the Group's North America investment property was valued by Martorana Bohegian & Company. They are independent qualified valuers not related to the Group, who hold recognised relevant professional qualifications and have recent experience in the locations and segments of the investment properties valued.

The Group assigns a team to review the valuations performed by the independent valuers for financial reporting purposes. This team reports directly to the senior management. Discussions of valuation processes and results are held between the management and valuers at least once every six months, in line with the Group's interim and annual reporting dates.

At each financial year end, the assigned team:

- verifies all major inputs to the independent valuation reports;
- assess property valuation movements when compared to the prior year valuation reports; and
- holds discussions with the independent valuers.

7 INVESTMENT PROPERTIES (Continued)

Valuation techniques

For completed properties, the income capitalisation method was used. For income capitalisation method, the valuers apply assumptions for capitalisation rates and notional income, which are influenced by the prevailing market yields and comparable market transactions, as well as discount rates, to arrive at the final valuation.

For properties under development, the residual method is used, whereby the valuation is derived from the gross development value of the project upon completion (estimated using a direct comparison method) less estimated development costs and allowance for developer's profit.

There were no changes to the valuation techniques during the year.

Significant unobservable inputs used to determine fair value

Capitalisation rates are estimated by valuers based on the risk profile of the investment properties being valued. The higher the rates, the lower the fair value. Fair value per square feet ("sq.ft") for properties under development are estimated based on valuers' view of recent market transactions for comparable properties. The lower the fair value per sq.ft, the lower the fair value of property under development.

The following capitalisation rates are used for the completed properties in respective locations valued under income capitalisation method and fair value per sq.ft are used for properties under development valued under residual method:

	Hong Kong	North America
2020		
Completed properties – valued under the income capitalisation method		
Capitalisation rates used for:		
Industrial properties	2.6% to 4.6%	N/A
Commercial properties	2.2% to 4.5%	5.5%
Residential properties	2.4 to 3.3%	N/A
Properties under development – valued under the residual method		
Fair values per sq.ft (HK\$/sq.ft) used for:		
Residential property	HK\$81,000	N/A
2019		
Completed properties – valued under the income capitalisation method		
Capitalisation rates used for:		
Industrial properties	2.6% to 4.6%	N/A
Commercial properties	2.0% to 4.5%	4.8%
Residential properties	2.5% to 3.3%	N/A
Properties under development – valued under the residual method		
Fair values per sq.ft (HK\$/sq.ft) used for:		
Residential property	HK\$81,000	N/A

7 INVESTMENT PROPERTIES (Continued)

Pledge of investment properties

The Group's investment property located in the US with a fair value of HK\$966,178,000 (2019: HK\$1,019,897,000) together with the freehold land and building located in the US have been pledged to a financial institution to secure a credit facility of the Group in the US (note 6(a)).

Certain of the Group's investment property located in Hong Kong with the fair value of HK\$283,330,000 (2019: HK\$Nil), together with the property under development located in Hong Kong and own-occupied property located in Hong Kong have been pledged to a financial institution to secure a credit facility of the Group in Hong Kong (note 6(b)).

Certain of the Group's investment properties located in Hong Kong with an aggregate fair value of HK\$4,961,000,000 (2019: HK\$4,961,000,000) have been pledged to financial institutions to secure credit facilities of the Group in Hong Kong totalling HK\$1,286,000,000 (2019: HK\$1,308,000,000) of which HK\$1,147,749,000 (2019: HK\$1,080,020,000) were utilised as at 31st December 2020.

Leasing arrangements

The investment properties are leased to tenants under operating leases with rentals payable monthly.

Although the Group is exposed to changes in the residual value at the end of the current leases, the Group typically enters into new operating leases and therefore will not immediately realise any reduction in residual value at the end of these leases. Expectations about the future residual values are reflected in the fair value of the investment properties.

8 FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

Equity investments at fair value through other comprehensive income

	2020	2019
	HK\$'000	HK\$'000
At 1st January	25,168	29,583
Net fair value loss charged to equity	(9,393)	(4,415)
At 31st December	<u>15,775</u>	<u>25,168</u>
Financial assets at FVOCI include the following:		
Listed equity securities in Hong Kong (note (b))	14,913	20,168
Unlisted equity securities (note (c))	862	5,000
	<u>15,775</u>	<u>25,168</u>

8 FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME (Continued)

Notes:

- (a) Financial assets at fair value through other comprehensive income represent equity investments which are not held for trading, of which the Group has irrecoverably elected at initial recognition to recognise in this category. These are strategic investments and the Group considers this classification to be more relevant.
- (b) Listed equity securities in Hong Kong, which were denominated in Hong Kong dollar, mainly represented securities listed in the Main Board of The Stock Exchange of Hong Kong Limited, which included conglomerates that are also engaged in property development and utility businesses.
- (c) Unlisted equity securities were denominated in Hong Kong dollar, represented approximately 12% equity interests each in The Yangtze Ventures Limited, The Yangtze Ventures II Limited, and Yangtze China Investment Limited. The underlying investments of these entities comprise companies engaged in Chinese medical products and environmental friendly product in China, and a provider of expansion capital to China-based enterprises.

On disposal of these equity investments, any related balance within the investment revaluation reserve is reclassified to retained earnings.

9 PROPERTIES FOR SALE

The Group's interests in properties for sale at their net book values are analysed as follows:

	2020	2019
	HK\$'000	HK\$'000
Leasehold land (note)	12,056	12,063
Development expenditures (note)	97,016	97,533
	<u>109,072</u>	<u>109,596</u>

Note: There were transfers of leasehold land of HK\$7,000 and development expenditures of HK\$517,000 to property, plant and equipment (note 6) during the year (2019: Nil).

10 DEBTORS AND PREPAYMENTS

	2020	2019
	HK\$'000	HK\$'000
Trade debtors (note (a))	1,848	1,813
Less: provision for impairment	(527)	–
Trade debtors, net	1,321	1,813
Effective rent receivables	23,927	24,421
Prepayments	6,081	5,035
Utility and other deposits	7,888	6,686
	<u>39,217</u>	<u>37,955</u>

Notes:

- (a) The trade debtors represent rental and management fee receivables. The Group normally does not grant credit period to rental receivables, and grants 30 days credit period to management fee receivables.

10 DEBTORS AND PREPAYMENTS (Continued)

Notes: (Continued)

(a) (Continued)

At 31st December 2020, the ageing analysis of the trade debtors based on invoice date was as follows:

	2020	2019
	HK\$'000	HK\$'000
0 – 30 days	772	1,771
31 – 60 days	257	42
61 – 90 days	206	–
Over 90 days	86	–
	<u>1,321</u>	<u>1,813</u>

At 31st December 2020, trade debtors of HK\$15,000 (2019: HK\$11,000) were fully performing. Trade debtors of HK\$1,306,000 (2019: HK\$1,802,000) were past due but not impaired and its due date analysis was as follows:

	2020	2019
	HK\$'000	HK\$'000
Past due:		
0 – 30 days	757	1,760
31 – 60 days	257	42
61 – 90 days	206	–
Over 90 days	86	–
	<u>1,306</u>	<u>1,802</u>

The Group applies the simplified approach to provide for expected credit losses for trade debtors and effective rent receivables prescribed by HKFRS 9 as disclosed in note 2.9(iv). At 31st December 2020 and 2019, provision for impairment of HK\$527,000 (2019: HK\$Nil) was recognised on trade debtors.

(b) The carrying amounts of debtors and prepayments approximated their fair values as at 31st December 2020 and 2019.

11 CASH AND CASH EQUIVALENTS

	2020	2019
	HK\$	HK\$
Bank balances and cash	<u>141,371</u>	<u>111,644</u>

12 SHARE CAPITAL

Ordinary shares, issued and fully paid:

	Number of shares (thousands)	Share capital HK\$'000
At 1st January 2020 and 31st December 2020	287,670	417,321
At 1st January 2019 and 31st December 2019	287,670	417,321

13 RESERVES

	Property revaluation reserve HK\$'000	Investment revaluation reserve HK\$'000	Exchange reserve HK\$'000	Retained profits HK\$'000	Total HK\$'000
At 1st January 2020	549,850	(23,227)	7,232	7,019,760	7,553,615
Comprehensive income					
Loss for the year	-	-	-	(155,943)	(155,943)
Other comprehensive income					
Net fair value loss on financial assets at fair value through other comprehensive income	-	(7,010)	-	-	(7,010)
Revaluation surplus upon transfer from property, plant and equipment to investment properties	158,557	-	-	-	158,557
Total comprehensive income for the year	158,557	(7,010)	-	(155,943)	(4,396)
Transaction with owners					
Dividends paid					
2019 final dividend (note 24)	-	-	-	(34,520)	(34,520)
2020 interim dividend (note 24)	-	-	-	(28,767)	(28,767)
At 31st December 2020	708,407	(30,237)	7,232	6,800,530	7,485,932
Representing:					
Reserves	708,407	(30,237)	7,232	6,766,010	7,451,412
2020 final dividend proposed (note 24)	-	-	-	34,520	34,520
	708,407	(30,237)	7,232	6,800,530	7,485,932

13 RESERVES (Continued)

	Property revaluation reserve	Investment revaluation reserve	Exchange reserve	Retained profits	Total
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
At 1st January 2019	549,850	(18,538)	7,232	6,646,747	7,185,291
Comprehensive income					
Profit for the year	-	-	-	436,300	436,300
Other comprehensive income					
Net fair value loss on financial assets at fair value through other comprehensive income	-	(4,689)	-	-	(4,689)
Total comprehensive income for the year	-	(4,689)	-	436,300	431,611
Transaction with owners					
Dividends paid					
2018 final dividend	-	-	-	(34,520)	(34,520)
2019 interim dividend (note 24)	-	-	-	(28,767)	(28,767)
At 31st December 2019	549,850	(23,227)	7,232	7,019,760	7,553,615
Representing:					
Reserves	549,850	(23,227)	7,232	6,985,240	7,519,095
2019 final dividend proposed (note 24)	-	-	-	34,520	34,520
	549,850	(23,227)	7,232	7,019,760	7,553,615

14 LONG TERM BANK LOANS – SECURED

	2020	2019
	HK\$'000	HK\$'000
Bank loans		
– wholly repayable within five years	2,026,410	1,840,564
Amounts due within one year included under current liabilities	(38,428)	(514,464)
	1,987,982	1,326,100

14 LONG TERM BANK LOANS – SECURED (Continued)

The maturity of the long term bank loans is as follows:

	2020	2019
	HK\$'000	HK\$'000
– within one year	38,428	514,464
– in the second year	142,540	22,000
– in the third to fifth year	1,845,442	1,304,100
	<u>2,026,410</u>	<u>1,840,564</u>

The effective interest rates per annum at the end of reporting period were as follows:

	2020	2019
HK dollar bank loans	1.48%-2.23%	3.75%-4.45%
US dollar bank loan	2.85%	3.34%

The exposure to the long term bank loans to interest rate changes and the contractual repricing dates are as follows:

	2020	2019
	HK\$'000	HK\$'000
1 month or less	2,026,410	1,272,564
1 to 3 months	–	568,000
	<u>2,026,410</u>	<u>1,840,564</u>

The carrying amounts of the long term bank loans approximated their fair values as at 31st December 2020 and 2019. The fair values are based on cash flows discounted using a rate based on the borrowing rates in the range of 1.48% to 2.85% (2019: 3.34% to 4.45%) per annum.

The carrying amounts of the long term bank loans are denominated in the following currencies:

	2020	2019
	HK\$'000	HK\$'000
HK dollar	1,918,882	1,716,100
US dollar	107,528	124,464
	<u>2,026,410</u>	<u>1,840,564</u>

The long term bank loans are secured by the freehold land and building in the US (note 6(a)), the property under development and own-occupied property (note 6(b)) and investment properties in the US and certain investment properties in Hong Kong (note 7) and the rental income thereon.

15 DEFERRED INCOME TAX LIABILITIES

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current income tax assets against current income tax liabilities and when the deferred income taxes relate to the same fiscal authority.

	2020	2019
	HK\$'000	HK\$'000
Deferred income tax liabilities	341,817	345,698

The movements on the net deferred tax liabilities are as follows:

	2020	2019
	HK\$'000	HK\$'000
At 1st January	345,698	298,890
(Credited)/charged to consolidated statement of profit or loss (note 22)	(3,881)	46,808
At 31st December	341,817	345,698

At 31st December 2020, the Company and its subsidiaries in Hong Kong had unrecognised tax losses in total of HK\$342,138,000 (2019: HK\$318,062,000) to carry forward against future taxable income. Such tax losses have no expiry date.

The movements in deferred income tax assets/(liabilities) (prior to offsetting of balances within the same taxation jurisdiction) during the year are as follows:

	Tax losses	
	2020	2019
	HK\$'000	HK\$'000
At 1st January	72,014	76,215
Charged to consolidated statement of profit or loss	(6,612)	(4,201)
At 31st December	65,402	72,014

	Revaluation of properties		Accelerated tax depreciation	
	2020	2019	2020	2019
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
At 1st January	(292,341)	(258,112)	(125,371)	(116,993)
Credited/(charged) to consolidated statement of profit or loss	14,144	(34,229)	(3,651)	(8,378)
At 31st December	(278,197)	(292,341)	(129,022)	(125,371)

16 CREDITORS AND ACCRUALS

	2020	2019
	HK\$'000	HK\$'000
Trade creditors	7,173	10,308
Other creditors	14,506	9,593
Accruals (note)	81,995	46,436
	<u>103,674</u>	<u>66,337</u>

Note: There was HK\$71,843,000 (2019: HK\$34,379,000) related to refurbishments and/or property development cost payables.

At 31st December 2020, the ageing analysis of the trade creditors was as follows:

	2020	2019
	HK\$'000	HK\$'000
0 – 30 days	6,684	10,069
31 – 60 days	257	114
61 – 90 days	178	82
Over 90 days	54	43
	<u>7,173</u>	<u>10,308</u>

The carrying amounts of creditors and accruals approximated their fair values as at 31st December 2020 and 2019.

17 SHORT TERM BANK LOANS

	2020	2019
	HK\$'000	HK\$'000
Short term bank loans		
– secured	372,000	162,863
– unsecured	34,987	124,991
	<u>406,987</u>	<u>287,854</u>

The effective interest rates per annum at the end of reporting period were as follows:

	2020	2019
Short term bank loans	<u>1.43%-2.08%</u>	<u>3.92%-4.69%</u>

17 SHORT TERM BANK LOANS (Continued)

The exposure to the short term bank loans to interest rate changes and the contractual repricing dates are as follows:

	2020	2019
	HK\$'000	HK\$'000
1 month or less	406,987	287,854

The carrying amounts of the short term bank loans approximated their fair values as at 31st December 2020 and 2019.

Certain short term bank loans are secured by certain investment properties (note 7) in Hong Kong and the property under development and own-occupied property (note 6(b)) and the rental income thereon. All the short term bank loans are denominated in Hong Kong dollar.

18 COST AND EXPENSES, NET

	2020	2019
	HK\$'000	HK\$'000
Auditors' remuneration		
– audit services	2,351	2,532
– non-audit services	1,022	1,006
Bad debts	232	362
Provision for impairment of trade debtors	527	–
Depreciation	24,096	18,120
Amortisation of capitalised letting fees	4,074	3,223
Donations	2,317	3,635
Outgoings, in respect of (note (a))		
– investment properties	50,086	50,807
– properties for sale	11,801	9,457
– property related services (note (b))	16,763	16,781
– property, plant and equipment	4,268	2,257
– hotel operations (note (b))	1,975	9,389
Operating lease rental for office premises to a related company (note 28(b))	1,262	4,068
Other employee benefit expense (note 20)	74,275	77,145
Government grants (note (c))	(3,797)	–
Others	28,193	17,976
Total cost of sales, administrative expenses and other operating expenses, net	219,445	216,758

Note:

- (a) Outgoings mainly included building management fee, government rent and rate, repair and maintenance and employee benefit.

18 COST AND EXPENSES, NET (Continued)

Note: (Continued)

(b) The employee benefit expense (note 20) included in outgoings, in respect of

	2020	2019
	HK\$'000	HK\$'000
– property related services	528	516
– hotel operations	1,063	5,061
	<u>1,591</u>	<u>5,577</u>

(c) Subsidies from Employment Support Scheme of HK\$2,307,000 related to property management's employment and Hotel Sector Support Scheme of HK\$300,000 in Hong Kong and Paycheck Protection Program of HK\$1,190,000 in the United States were recognised in other operating expense, net and Employment Support Scheme of HK\$5,581,000 were net off with employment expenses for the year ended 31st December 2020. There are no unfulfilled conditions or other contingencies attaching to these grants.

19 OTHER GAINS, NET

	2020	2019
	HK\$'000	HK\$'000
Dividend income from financial assets at fair value through other comprehensive income	957	945
Gain/(loss) on disposal of property, plant and equipment, net	8	(516)
	<u>965</u>	<u>429</u>

20 EMPLOYEE BENEFIT EXPENSE (INCLUDING DIRECTORS' EMOLUMENTS)

	2020	2019
	HK\$'000	HK\$'000
Salaries	61,915	63,125
Housing and other allowances, benefits in kind	17,887	16,921
Bonuses	9,649	10,882
Retirement benefit costs	1,939	2,001
	<u>91,390</u>	<u>92,929</u>
Less: Intra-group rental expenses	(9,943)	(10,207)
Subsidies from Employment Support Scheme (note 18(c))	(5,581)	–
	<u>(15,524)</u>	<u>(10,207)</u>
	<u>75,866</u>	<u>82,722</u>

20 EMPLOYEE BENEFIT EXPENSE (INCLUDING DIRECTORS' EMOLUMENTS) (Continued)

(a) Pensions – defined contribution plans

There was no forfeited contribution as at 31st December 2020 (2019: Nil). No forfeited contribution was utilised during the year (2019: Nil).

(b) Five highest paid individuals

The five individuals whose emoluments were the highest in the Group for the year include four (2019: four) directors whose emoluments are reflected in note 30(a). The emoluments payable to the remaining one (2019: one) individual during the year are as follows:

	2020	2019
	HK\$'000	HK\$'000
Salaries	2,051	1,991
Housing and other allowances, benefits in kind	720	420
Bonuses	402	392
Retirement benefit costs	18	18
	<u>3,191</u>	<u>2,821</u>

The emoluments fell with the following bands:

	Number of individuals	
	2020	2019
Emolument bands (in HK\$)		
HK\$2,000,001 – HK\$3,000,000	–	1
HK\$3,000,001 – HK\$4,000,000	1	–
	<u>1</u>	<u>1</u>

During the year, no emolument was paid by the Group to the directors or the five highest paid individuals as an inducement to join or upon joining the Group, or as compensation for loss of office. No directors waived or agreed to waive any emoluments during the year.

(c) Senior management remuneration

The emoluments fell with the following bands:

	Number of individuals	
	2020	2019
Emolument bands (in HK\$)		
HK\$2,000,001 – HK\$3,000,000	–	1
HK\$3,000,001 – HK\$4,000,000	1	–
	<u>1</u>	<u>1</u>

21 FINANCE INCOME AND COSTS

	2020	2019
	HK\$'000	HK\$'000
Finance income		
Interest income from banks	969	952
Finance costs		
Interest expenses on bank loans and overdrafts wholly repayable within five years	(59,656)	(83,526)
Less: Amount capitalised in property under development (note 6(c))	21,386	38,410
	(38,270)	(45,116)
Finance costs, net	(37,301)	(44,164)

22 INCOME TAX EXPENSE

Hong Kong profits tax has been provided at the rate of 16.5% (2019: 16.5%) on the estimated assessable profits for the year. Except for the minimum United States state tax which has been paid during the year, no overseas taxation (2019: HK\$Nil) has been provided as there is no estimated taxable profit for the overseas subsidiaries for the year.

The amount of income tax charged to the consolidated statement of profit or loss represents:

	2020	2019
	HK\$'000	HK\$'000
Current income tax		
– Hong Kong profits tax	10,028	4,265
– United States taxation	13	13
– Over provisions in prior year	(351)	(313)
	9,690	3,965
Deferred income tax (credit)/expense (note 15)		
– Hong Kong	5,307	14,856
– United States	(9,188)	31,952
	(3,881)	46,808
	5,809	50,773

22 INCOME TAX EXPENSE (Continued)

The tax on the Group's (loss)/profit before income tax differs from the theoretical amount that would arise using the taxation rate of Hong Kong where the Company operates and the difference is set out as follows:

	2020	2019
	HK\$'000	HK\$'000
(Loss)/profit before income tax	(147,172)	497,153
Calculated at a taxation rate of 16.5% (2019: 16.5%)	(24,283)	82,030
Income not subject to tax	(271)	(56,719)
Expenses not deductible for tax purposes	31,266	11,132
Effect of different taxation rates in other countries	(3,882)	13,645
Over provision in prior year	(351)	(313)
Others	3,330	998
Income tax expense	5,809	50,773

There was no income tax relating to components of other comprehensive income for the year ended 31st December 2020 and 2019.

23 (LOSS)/EARNINGS PER SHARE

The calculation of basic (loss)/earnings per share is based on loss attributable to owners of the Company of HK\$155,943,000 (2019: profit of HK\$436,300,000) and on 287,670,000 (2019: 287,670,000) ordinary shares in issue during the year.

As there are no dilutive potential ordinary shares as at 31st December 2020 and 2019, the diluted (loss)/earnings per share is equal to the basic (loss)/earnings per share.

24 DIVIDENDS

The interim dividends paid in 2020 and 2019 were HK\$28,767,000 (HK10 cents per share) and HK\$28,767,000 (HK10 cents per share) respectively. At a meeting held on 22nd March 2021, the directors proposed a final dividend of HK12 cents per ordinary share. This proposed dividend is not reflected as a dividend payable in the consolidated financial statements, but will be reflected as an appropriation of retained profits for the year ending 31st December 2021 upon the approval by the Company's shareholders.

	2020	2019
	HK\$'000	HK\$'000
Interim, paid, of HK10 cents (2019: HK10 cents) per ordinary share	28,767	28,767
Final, proposed, of HK12 cents (2019: HK12 cents) per ordinary share	34,520	34,520
	63,287	63,287

25 NOTE TO CONSOLIDATED STATEMENT OF CASH FLOWS

(a) Reconciliation of (loss)/profit before income tax to net cash generated from operations

	2020	2019
	HK\$'000	HK\$'000
(Loss)/profit before income tax	(147,172)	497,153
Finance income	(969)	(952)
Finance costs	38,270	45,116
Depreciation	24,096	18,120
Amortisation of capitalised letting fees	4,074	3,223
Bad debts	232	362
Provision for impairment of trade debtors	527	–
Fair value losses/(gains) on investment properties	243,045	(387,317)
(Gain)/loss on disposal of property, plant and equipment, net	(8)	516
Dividend income	(957)	(945)
	<hr/>	<hr/>
Operating profit before working capital changes	161,138	175,276
Increase in debtors and prepayments	(2,021)	(6,321)
(Decrease)/increase in rental and other deposits	(247)	4,363
Increase/(decrease) in creditors and accruals	4,097	(1,232)
	<hr/>	<hr/>
Net cash generated from operations	<u>162,967</u>	<u>172,086</u>

(b) Bank loans reconciliation

During the year, movement of bank loans represented net cash inflow of HK\$304,359,000 (2019: HK\$289,508,000) and bank loan origination charges amortised of HK\$620,000 (2019: HK\$2,436,000).

26 FINANCIAL GUARANTEES

At 31st December 2020, the Company had provided guarantees to bankers for credit facilities granted to subsidiaries of which HK\$2,329,000,000 (2019: HK\$1,918,500,000) were utilised as at 31st December 2020.

27 COMMITMENTS

At 31st December 2020, the Group had capital commitments as follows:

	2020	2019
	HK\$'000	HK\$'000
Contracted but not provided for		
– investment properties	12,530	28,116
– property, plant and equipment	44,168	270,672
	<u>56,698</u>	<u>298,788</u>

28 RELATED PARTIES TRANSACTIONS

The Group entered into the following transactions with related parties during the year:

- (a) Property rental and property related services transactions with related parties

Property rental and property related services revenue in note 5(a) included amounts of HK\$1,128,000 (2019: HK\$1,219,000) and HK\$638,000 (2019: HK\$586,000) respectively from related companies and persons based on prices and terms as agreed by the parties involved.

- (b) Operating lease rental for office premises to a related company

Operating lease rental for office premises to a related company in note 18 was HK\$1,262,000 (2019: HK\$4,068,000). The transaction was entered with a company with common key management personnel and based on prices and terms as agreed between the parties involved.

- (c) Key management remuneration

Remuneration for key management, including amounts paid to the Company's executive directors and senior management is as follows:

	2020	2019
	HK\$'000	HK\$'000
Fees	114	114
Salaries	18,732	19,403
Housing and other allowances, benefits in kind	16,858	15,762
Bonuses	4,923	4,890
Retirement benefit costs	126	182
	<u>40,753</u>	<u>40,351</u>

29 STATEMENT OF FINANCIAL POSITION AND RESERVES MOVEMENT OF THE COMPANY

Statement of financial position of the Company as at 31st December 2020

	2020	2019
	HK\$'000	HK\$'000
Non-current assets		
Property, plant and equipment	26,172	18,960
Investment properties	401,000	557,000
Subsidiaries	578,195	504,586
Prepayments for non-current assets	680	1,886
	<u>1,006,047</u>	<u>1,082,432</u>
Current assets		
Debtors and prepayments	3,585	4,479
Amounts due from subsidiaries	488,790	681,974
Cash and cash equivalents	20,528	32,011
	<u>512,903</u>	<u>718,464</u>
Total assets	<u><u>1,518,950</u></u>	<u><u>1,800,896</u></u>
Equity and liabilities		
Equity attributable to owners of the Company		
Share capital	417,321	417,321
Reserves (note (a))	936,506	1,113,586
Total equity	<u>1,353,827</u>	<u>1,530,907</u>
Non-current liabilities		
Lease liabilities	6,145	6,084
	<u>6,145</u>	<u>6,084</u>
Current liabilities		
Rental and other deposits	3,022	3,573
Creditors and accruals	6,309	6,539
Short term bank loan	–	90,000
Amounts due to subsidiaries	140,883	155,357
Lease liabilities	8,764	8,436
	<u>158,978</u>	<u>263,905</u>
Total equity and liabilities	<u><u>1,518,950</u></u>	<u><u>1,800,896</u></u>

The statement of financial position of the Company was approved by the board of directors on 22nd March 2021 and were signed on its behalf.

William Ma Ching Wai
Director

Alfred Ma Ching Kuen
Director

29 STATEMENT OF FINANCIAL POSITION AND RESERVES MOVEMENT OF THE COMPANY (Continued)

Note (a): Reserves movement of the Company

	Retained profits
	HK\$'000
At 1st January 2020	1,113,586
Total comprehensive income for the year	
Loss for the year	(113,793)
Transaction with owners	
Dividends paid	
2019 final dividend (note 24)	(34,520)
2020 interim dividend (note 24)	(28,767)
At 31st December 2020	<u>936,506</u>
Representing:	
Reserves	901,986
2020 final dividend proposed (note 24)	34,520
	<u>936,506</u>
At 1st January 2019	1,075,523
Total comprehensive income for the year	
Profit for the year	101,350
Transaction with owners	
Dividends paid	
2018 final dividend	(34,520)
2019 interim dividend (note 24)	(28,767)
At 31st December 2019	<u>1,113,586</u>
Representing:	
Reserves	1,079,066
2019 final dividend proposed (note 24)	34,520
	<u>1,113,586</u>

30 BENEFITS AND INTERESTS OF DIRECTORS

(a) Directors' and chief executive's emoluments

The remuneration of every director and the chief executive is set out below:

Emoluments paid or receivable in respect of a person's services as a director, whether of the Company or its subsidiaries undertaking

	Fees	Salaries	Discretionary bonuses	Housing and other allowances, benefit in kind	Employer's contribution to a retirement benefit scheme	Total
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
For the year ended 31st December 2020						
Name of director						
William Ma Ching Wai (Chief Executive)	26	6,005	2,502	10,973	18	19,524
Patrick Ma Ching Hang	22	2,051	462	1,440	18	3,993
Philip Ma Ching Yeung	22	3,245	541	2,245	18	6,071
Alfred Ma Ching Kuen	22	1,031	232	720	18	2,023
Amy Ma Ching Sau	22	2,297	443	760	18	3,540
Edward Cheung Wing Yui	181	-	-	-	-	181
Kevin Chau Kwok Fun	181	-	-	-	-	181
Tan Soo Kiu	181	-	-	-	-	181
Yiu Kei Chung	181	-	-	-	-	181
	<u>838</u>	<u>14,629</u>	<u>4,180</u>	<u>16,138</u>	<u>90</u>	<u>35,875</u>
For the year ended 31st December 2019						
Name of director						
William Ma Ching Wai (Chief Executive)	26	5,830	2,429	10,988	18	19,291
Patrick Ma Ching Hang	22	1,992	452	840	18	3,324
Philip Ma Ching Yeung	22	3,150	525	2,424	18	6,139
Alfred Ma Ching Kuen	22	1,001	227	420	18	1,688
Amy Ma Ching Sau	22	2,230	432	670	18	3,372
Edward Cheung Wing Yui	181	-	-	-	-	181
Kevin Chau Kwok Fun	181	-	-	-	-	181
Tan Soo Kiu	181	-	-	-	-	181
Yiu Kei Chung	181	-	-	-	-	181
	<u>838</u>	<u>14,203</u>	<u>4,065</u>	<u>15,342</u>	<u>90</u>	<u>34,538</u>

30 BENEFITS AND INTERESTS OF DIRECTORS (Continued)

(b) Directors' retirement benefits

No retirement benefits are paid to or receivable by the directors during the year ended 31st December 2020 (2019: Nil).

(c) Directors' termination benefits

None of the directors received or will receive any termination benefits during the financial year (2019: Nil).

(d) Consideration provided to third parties for making available directors' services

During the financial year ended 31st December 2020, the Company does not pay consideration to any third parties for making available directors' services (2019: Nil).

(e) Information about loans, quasi-loans and other dealings in favour of directors, bodies corporate controlled by and connected entities with such directors

As at 31st December 2020, there are no loans, quasi-loans and other dealing arrangements in favour of directors, bodies corporate controlled by and connected entities with such directors (2019: Nil).

(f) Directors' material interests in transactions, arrangements or contracts

Except for the following transaction, no other contracts of significance in relation to the Group's business to which the Company or any of its subsidiaries was a party and in which a director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

On 11th April 2019, a tenancy agreement was entered into between Tai Sang Bank Limited ("TSB") as landlord and the Company as tenant for the renewal of the leases of the office premises for the period from 15th April 2019 to 14th April 2020. TSB is an associate of Kam Chan & Company, Limited, a company of which, Mr. William Ma Ching Wai is a controlling shareholder, is indirectly interested in more than 30% of the total number of issued shares of TSB. The amount paid by the Company to TSB under the tenancy agreement for the year ended 31st December 2020 was HK\$1,262,000 (2019: HK\$4,068,000).

The above transaction is also set out in the section headed "Continuing Connected Transaction" on pages 15 to 16 of this annual report.

31 PRINCIPAL SUBSIDIARIES

At 31st December 2020, the Company had the following principal subsidiaries which, in the opinion of the directors, materially affect the results and/or assets of the Group. Montgomery Lands, Incorporated, Central Financial Management Company Inc. and Central Financial Management of Montana LLC are incorporated and operate in the United States of America. All other subsidiaries are incorporated and operate in Hong Kong.

Name	Percentage of issued shares held				Issued ordinary shares	Principal activities
	By the Company		By subsidiary company			
	2020	2019	2020	2019		
Arca Enterprise Limited	100	100	-	-	1 share	n
Ballington Limited	100	100	-	-	1,000 shares	e, j
Big Century Development Limited	-	-	95	95	1 share	l
Cambella Limited	100	100	-	-	1,000 shares	i
Capital Gold Investment Limited	-	-	100	100	1 share	j
Central Financial Management Company Inc.	-	-	100	100	10,000 shares of US\$1 each	a
Central Financial Management of Montana LLC	-	-	100	100	N/A	g
Chi Ho Investment Company Limited	100	100	-	-	100 shares	j, l
Continental United Limited	-	-	95	95	1 share	l
East Gold Investment Limited	-	-	100	100	1 share	j
Etrema Company Limited	100	100	-	-	1,000 shares	l
F. V. Club House Limited	-	-	100	100	1 share	b
Figo Limited	100	-	-	-	1 share	n
Glory Gold Investment Limited	-	-	100	100	1 share	j
Gold Earth Investment Limited	-	-	100	100	1 share	j
Gold Express Investment Limited	-	-	100	100	1 share	j
Golden Ocean Corporation Limited	100	100	-	-	531,510 shares	j, l
Kam Cheung Investment Company Limited	75	75	-	-	1,200,000 shares	l
Kam Chung Industrial Company, Limited	100	100	-	-	1,149,430 shares	j
Kam Hang Company Limited	95	95	-	-	5,000 shares	e, l
Kam Yiu Company Limited	100	100	-	-	73,000 shares	i, l
King Dynasty Development Limited	-	-	95	95	1 share	l
La Bizplace Limited	100	100	-	-	2 shares	m
Montgomery Enterprises Limited	100	100	-	-	1,190,840 shares	d, e, j, l
Montgomery Lands, Incorporated	-	-	100	100	20,000 shares of US\$1 each	e, l
New Century Development Limited	-	-	95	95	1 share	l
Ocean Gold Investment Limited	-	-	100	100	1 share	j
On Ah Enterprises, Limited	65	65	-	-	100,000 shares	l
Pentacontinental Land Investment Company Limited	53.6	53.6	-	-	2,000,000 shares	e, l
Satvision Limited	100	100	-	-	1,000 shares	j, l
Silver Focus Investment Limited	-	-	100	100	1,000 shares	e, j
Silver Grand Investment Limited	-	-	100	100	1,000 shares	j
Smartwide Development Limited	-	-	95	95	1 share	l

31 PRINCIPAL SUBSIDIARIES (Continued)

Name	Percentage of issued shares held				Issued ordinary shares	Principal activities
	By the Company		By subsidiary company			
	2020	2019	2020	2019		
Tai Fung Investment Company Limited	65	65	-	-	1,400,000 shares	l
Tai Land Finance Company Limited	100	100	-	-	100,000 shares	f
Tai Sang Cold Storage & Godown Company Limited	58	58	-	-	5,600,000 shares	e
Tai Sang Estate Agency Limited	100	100	-	-	100,000 shares	a, k
Tai Wing Investment Company Limited	100	100	-	-	1,523,590 shares	h
TSE (Floral Villas) Limited	-	-	100	100	100 shares	k
TSE (Kam Yuen Mansion) Limited	-	-	100	100	1,000 shares	k
TSL Construction and Engineering Limited	100	100	-	-	2 shares	j
Welldicker Industrial Limited	100	100	-	-	2 shares	e
Xin Kuok Investments Limited	100	100	-	-	2 shares	h
Yulan Group Limited	100	100	-	-	1 share	c, k

Principal activities:

a = agency service	h = motor vehicle rental
b = club house operation	i = property development
c = hotel management service	j = property for resale
d = hotel operation	k = property management service
e = investment holding	l = property rental
f = money lender	m = restaurant licence holding
g = motor vehicle holding	n = trade mark holding

Schedule of the Group's Significant Properties At 31st December 2020

A PROPERTIES FOR INVESTMENT

Description	Lot Number	Type [#]	Appro. G.F.A. * (M ²)	Group's interest	Lease term
Hong Kong					
Gateway ts, 8 Cheung Fai Road, Tsing Yi	T.Y.T.L. 56	G & I	118,025	100%	Medium term
Heung Wah Industrial Building (portion), 12 Wong Chuk Hang Road, Aberdeen	A.I.L. 340	I	6,025	95%	Long term
Chin Fat Factory Building (portion), 3 Tsat Po Street, San Po Kong	K.I.L. 4438 & 4439	I	966	65%	Medium term
House of Corona (portion), 50 Hung To Road, Kwun Tong	K.T.I.L. 284	I	699	65%	Medium term
Kam Yuen Mansion (portion), 3 Old Peak Road	I.L. 646 Sec. A & Sec. B	R	2,034	75%	Long term
Sea and Sky Court (portion), 92 Stanley Main Street, Stanley	S.I.L. 8	R	319	100%	Long term
Mercantile House, 186 & 190 Nathan Road, Tsim Sha Tsui	K.I.L.9735 & 2/70 shares of 8631	C	1,078	100%	Medium term
Continental Mansion (portion), 294-304 King's Road, North Point	R.P. of I.L. 7185	C & R	1,078	53.6%	Long term
Shing Wah Building (portion), 31 Shing Fong Street, Kwai Chung	K.C.T.L. 232	C	309	100%	Medium term
Kin Wah House (portion), 176-178 Tung Lo Wan Road	I.L. 3578, 3579 & 3581	C	590	100%	Long term
Viking Court (portion), 165-166 Connaught Road West, Western District	M.L. 342 & 343	C	585	100%	Long term
Kam Wah Building (portion), 23-25 Shek Yam Road and 2-14 Shek Yi Road, Kwai Chung	K.C.T.L. 171	C	262	95%	Medium term
Floral Villas (portion), 18 Tso Wo Road, Tso Wo Hang, Sai Kung	Lot 314 D.D. 252	C & R	4,838	100%	Medium term
TS Tower (portion), 43 Heung Yip Road, Wong Chuk Hang	A.I.L. 353	C	1,776	100%	Long term
Overseas					
Montgomery Plaza, 456 Montgomery Street, San Francisco, the United States of America	-	C	15,638 [^]	100%	Freehold

B PROPERTIES FOR SALE

Description	Lot Number	Type [#]	Appro. G.F.A.* (M ²)	Group's interest
Hong Kong				
Floral Villas (portion), 18 Tso Wo Road, Tso Wo Hang, Sai Kung	Lot 314 D.D.252	R	3,798	100%
Sheung Wan Tai Sang Commercial Building (Hollywood Centre) (portion), 77-91 Queen's Road West, Sheung Wan	I.L. 3752 to 3758	C	4,019	100%
Kam Wah Building (portion), 23-25 Shek Yam Road and 2-14 Shek Yi Road, Kwai Chung	K.C.T.L. 171	C	1,724	100%

Schedule of the Group's Significant Properties At 31st December 2020

C PROPERTIES FOR HOTEL OPERATION

Description	Lot Number	Type [#]	Approx. G.F.A.* (M ²)	Group's interest
Hong Kong				
Sheung Wan Tai Sang Commercial Building (Hollywood Centre) (portion), 77-91 Queen's Road West, Sheung Wan	I.L. 3752 to 3758	H	1,841	100%

D PROPERTIES UNDER DEVELOPMENT

Description	Lot Number	Type [#]	Approx. site area (M ²)	Group's interest	Stage of completion	Expected completion date
Hong Kong						
TS Tower (portion), 43 Heung Yip Road, Wong Chuk Hang	A.I.L. 353	H	15,073 [#]	100%	Fitting out works in progress	2021
No.20 & No.22 Severn Road, The Peak	R.B.L. 1137	R	3,810	100%	Planning	N/A

E OTHER PROPERTIES

Properties for own operations

Description	Lot Number	Type [#]	Approx. G.F.A.* (M ²)	Group's interest	Lease term
Hong Kong					
No.1 Barker Road, The Peak	R.B.L. 810	Q	1,352	100%	Medium term
Kam Yuen Mansion (portion), 3 Old Peak Road	I.L. 646 Sec. A & Sec. B	Q	910	75%	Long term
TS Tower (portion), 43 Heung Yip Road, Wong Chuk Hang	A.I.L. 353	O	1,184	100%	Long term
Heung Wah Industrial Building (portion), 12 Wong Chuk Hang Road, Aberdeen	A.I.L. 340	O	922	100%	Long term

Type[#]

G	:	Godown
I	:	Industrial
R	:	Residential
C	:	Commercial
H	:	Hotel
O	:	Own-occupied office
Q	:	Quarters for directors/staff
^	:	Net rentable area
#	:	Approximate gross floor area

*Approx. G.F.A. : Approximate gross floor area

Five-Year Financial Summary

	2016	2017	2018	2019	2020
RESULTS					
(HK\$ thousand)					
Profit/(loss) attributable to:					
– Owners of the Company	373,607	502,055	492,803	436,300	(155,943)
– Non-controlling interests	8,913	15,438	18,890	10,080	2,962
	<u>382,520</u>	<u>517,493</u>	<u>511,693</u>	<u>446,380</u>	<u>(152,981)</u>
Earnings/(loss) per share	<u>HK\$1.30</u>	<u>HK\$1.75</u>	<u>HK\$1.71</u>	<u>HK\$1.52</u>	<u>(HK\$0.54)</u>
ASSETS AND LIABILITIES					
(HK\$ thousand)					
Total assets	8,512,750	9,225,691	10,098,642	10,839,171	11,107,247
Total liabilities	<u>(1,606,843)</u>	<u>(1,849,805)</u>	<u>(2,270,821)</u>	<u>(2,635,773)</u>	<u>(2,973,852)</u>
Total equity	<u>6,905,907</u>	<u>7,375,886</u>	<u>7,827,821</u>	<u>8,203,398</u>	<u>8,133,395</u>