

安全貨倉有限公司

**SAFETY GODOWN COMPANY, LIMITED**

(Stock code 股份代號: 237)

**INTERIM REPORT  
2020/21**

## **CORPORATE RESULTS**

For the six months ended 30 September 2020 (the “Period”), Safety Godown Company, Limited (the “Company”, together with its subsidiaries, collectively, the “Group”) recorded loss attributable to owners of the Company approximately HK\$99,457,000, representing an increase of approximately 200.8% as compared with a loss of HK\$33,060,000 for the corresponding period in 2019. Total revenue decreased by approximately 22.5% from HK\$72,558,000 to HK\$56,234,000. Loss per share for the Period increased from HK\$0.08 (the Company subdivided one share of the Company into three shares of the Company by way of converting every one share of the Company into three shares of the Company on 18 August 2020 (the “Share Subdivision”), the number of shares for the calculation of loss per share has been adjusted for the effect of the Share Subdivision) to HK\$0.25 (after adjustment for the effect of the Share Subdivision).

The Group’s underlying profit excluding fair value loss on investment properties increased by approximately 108.5% from HK\$33,840,000 to HK\$70,543,000.

Total comprehensive income for the Period attributable to owners of the Company decreased by approximately 364.4% to total comprehensive expense of HK\$99,457,000 (six months ended 30 September 2019: income of HK\$37,613,000). The Group’s net loss before taxation and net loss after taxation recorded HK\$93,445,000 (six months ended 30 September 2019: a loss of HK\$26,015,000) and HK\$99,457,000 (six months ended 30 September 2019: a loss of HK\$33,060,000), representing an increase of approximately 259.2% and 200.8%, respectively.

## **INTERIM DIVIDEND**

The board of directors of the Company (the “Board”) declared an interim dividend of HK9.00 cents per share for the Period (2019: HK2.67 cents per share (the number of shares for the calculation of dividend per share has been adjusted for the effect of the Share Subdivision)), payable to the shareholders of the Company, whose names appear on the register of members on 23 December 2020. The interim dividend will be paid on 11 January 2021.

## **BUSINESS REVIEW**

During the Period under review, the global economy was still buffeted by the COVID-19 pandemic spread. In Hong Kong, the uncertainties in relation to the inflicted tension between the US and China, US sanctions on Hong Kong and the resurgence of infection cases in Hong Kong further exacerbated the lackluster local economic condition and continued to suppress the office leasing demand and rents. The Group’s existing and prospective tenants became more prudent at the time of negotiating lease terms and rents.

### **Godown Operations Segment**

Revenue generated from the godown operations segment during the Period decreased approximately 34.9% to HK\$7,421,000 (six months ended 30 September 2019: HK\$11,394,000). The profit of the godown operations segment fell approximately 95.5% to HK\$143,000 (six months ended 30 September 2019: HK\$3,183,000). During the Period under review, average rent per cubic meter increased from HK\$74 for the six months ended 30 September 2019 to HK\$86, whilst the average occupancy rate decreased from approximately 72% for the six months ended 30 September 2019 to 40.2%.

## **BUSINESS REVIEW (continued)**

### **Property Investment Segment**

Total rental income from the property investment segment fell by 5.2% to HK\$45,847,000 (six months ended 30 September 2019: HK\$48,364,000), whilst the segment profit fell to HK\$29,246,000 (six months ended 30 September 2019: HK\$32,425,000). The decrease in segment profit was mainly due to the rent concessions provided to tenants and the decrease in average occupancy rate of Lu Plaza. The average occupancy rate of Lu Plaza decreased from approximately 84.8% for the six months ended 30 September 2019 to 80.1% during the Period.

### **Treasury Investment Segment**

Revenue from the treasury investment segment decreased by approximately 76.8% to HK\$2,966,000 (six months ended 30 September 2019: HK\$12,800,000). The segment profit increased approximately 444.9% to HK\$51,274,000 (six months ended 30 September 2019: HK\$9,410,000) which was mainly attributable to the fair value gain on financial assets at fair value through profit or loss, including realised gain of HK\$11,903,000 and unrealised gain of HK\$38,105,000.

## **OUTLOOK**

The persistent outbreak of COVID-19 pandemic has forced corporates to review and recalibrate their pre-crisis development strategies and planning based on assessments on their actual and perceived potential impacts from the pandemic. Hopes of a quick and sustained economy rebound have become diminished as the result of the prolonged worldwide pandemic which has caused restrictions on mobility, tourism and business activity. Whilst many countries have made every effort to avoid large-scale lockdowns in a bid to rekindle the momentum of economic activity and resume the normal life, a full-blown recovery will be yet to be seen until the successful development and application of a high efficacy vaccine on extensive basis because the uncertainty on duration and threat of rebound in infection cases from time to time could become a permanent stalemate of global economic recovery. Looking forward from the abovementioned circumstances, the global economic outlook for 2021 is expected to continue to encounter numerous challenges and uncertainties amid the prevailing political headwinds and global business environment.

During the Period under review, overall office rents in Hong Kong recorded downward trend. The ample office supply in Kowloon East resulted in higher vacancy rate and decline in rental level in the Kwun Tong area where the Group's major investment property Lu Plaza is situated at. Accordingly, the Group will continue to adopt flexible approach with appropriate incentives when dealing with new leases and renewals of tenancy. Barring any unforeseen circumstances, the Board believes that the Group's rental income will remain stable against the initial impact of the pandemic crisis.

The Board would like to take this opportunity to express its gratitude to all staff and stakeholders including tenants and customers for their long-term continuous support to the Group. The Group will continue to exercise cautious risk management and internal controls in relation to its business management and development so as to safeguard the assets of the Group and maximise the return to our shareholders.

## **FINANCIAL REVIEW**

### **Condensed consolidated statement of profit or loss and other comprehensive income**

During the Period, the Company's total revenue reached HK\$56,234,000, including income from godown operations segment of HK\$7,421,000, property investment segment of HK\$45,847,000 and treasury investment segment of HK\$2,966,000 in total, comprising interest income of HK\$1,535,000 and dividend income of HK\$1,431,000. The revenue of the three segments decreased approximately 34.9%, 5.2% and 76.8%, respectively comparing to the last corresponding period.

During the Period, the Group recognised HK\$771,000 in respect of COVID-19 subsidy, which relates to Employment Support Scheme provided by the Hong Kong Government.

During the Period, the Group recorded a fair value loss on investment properties of HK\$170,000,000 (six months ended 30 September 2019: a loss of HK\$66,900,000) which had been included in the condensed consolidated statement of profit or loss and other comprehensive income.

Staff costs fell 3.1% to HK\$7,401,000 (six months ended 30 September 2019: HK\$7,639,000).

Depreciation of property, plant and equipment increased to HK\$10,635,000 (six months ended 30 September 2019: HK\$9,478,000) mainly because an investment property was converted into self-operated godown use which thus incurred additional depreciation.

Other expenses slightly fell to HK\$12,562,000 (six months ended 30 September 2019: HK\$12,859,000).

### **Condensed consolidated statement of financial position**

The Company's net asset value stood at HK\$4,407,848,000, mainly comprising HK\$3,159,600,000 of investment properties, HK\$255,037,000 of property, plant and equipment (mainly the Group's self-occupied godown building situated at Kwai Chung), HK\$507,046,000 of financial assets at fair value through profit or loss and other current assets, including cash and bank balances together with bank and other deposits.

The carrying amount of the investment properties decreased as a result of a downward adjustment in their fair value with reference to valuations carried out by independent professional valuers and by the Directors on an open market basis as at 30 September 2020.

Financial assets at fair value through profit or loss increased by 127.2% to HK\$507,046,000 mainly due to the investment of non-physical gold of 14,000 ounces and the increase in the portfolio's fair value. Cash and deposits (including those deposits in the investment accounts) decreased by 25.4% to HK\$595,140,000 (31 March 2020: HK\$798,077,000).

## **LIQUIDITY AND FINANCIAL RESOURCES**

As at 30 September 2020, the Group had cash and bank balances of HK\$595,140,000 (31 March 2020: HK\$798,077,000) and the total current liabilities amounted to HK\$51,447,000 (31 March 2020: HK\$48,974,000). Current ratio stood at approximately 22.05 times (31 March 2020: 21.91 times) and the Group had no bank borrowings.

Net assets of the Group recorded lower by approximately 2.5% to HK\$4,407,848,000 (31 March 2020: HK\$4,519,455,000) and the net asset value per share decreased to HK\$10.88 (31 March 2020: HK\$11.16 after adjustment for the effect of the Share Subdivision).

## EMPLOYEES

As at 30 September 2020, the Group had a total of 34 (31 March 2020: 34) employees. Remuneration is determined on the basis of qualifications, experience, responsibilities and performance. During the Period, staff costs (including Directors' emoluments) decreased by approximately 3.1% to HK\$7,401,000 (six months ended 30 September 2019: HK\$7,639,000).

The Group's remuneration policies shall be reviewed periodically on the basis of the nature of job, market trend, company performance and individual performance. The Group also offers suitable trainings to staff and provides bonuses based on the staff performance and results of the Group. The Group has not adopted any share option scheme for employees.

## EXPOSURE TO FOREIGN EXCHANGE

The Group's foreign currency exposure principally related to its investment in US dollar securities and deposits. Since the Hong Kong dollar is pegged to the US dollar, the management is of the opinion that the foreign exchange risk of financial instruments denominated in US dollar is insignificant. During the Period, the Group recorded an exchange gain of HK\$120,000 (six months ended 30 September 2019: nil).

## CONTINGENT LIABILITIES

As at 30 September 2020, the Group did not have any significant contingent liabilities (31 March 2020: nil).

## PLEDGE OF ASSETS

As at 30 September 2020, the Group did not have any pledge of assets (31 March 2020: nil).

## DIRECTORS' INTERESTS IN SECURITIES

As at 30 September 2020, the interests of the Directors of the Company and their associates in the shares of the Company as recorded in the register maintained by the Company pursuant to Section 352 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) ("SFO"), or as otherwise notified to the Company and The Stock Exchange of Hong Kong Limited pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers, were as follows:

Name of directors	Personal interests	Number of issued ordinary shares of the Company held (long position)			Total interests	Approximately percentage of issued shares of the Company <sup>3</sup>
		Family interests	Corporate interests	Other interests		
Mr. Lu Wing Yee, Wayne	28,231,260	-	70,320 <sup>1</sup>	13,200,000 <sup>2</sup>	41,501,580	10.25%
Mr. Lam Ming Leung	30,000	-	-	-	30,000	0.0074%

### Notes:

1. Mr. Lu Wing Yee, Wayne was deemed to be interested in these 70,320 shares held by a company, which was 100% controlled by himself.
2. Mr. Lu Wing Yee, Wayne was deemed to be interested jointly with Ms. Chan Koon Fung in these 13,200,000 shares as he was one of the executors of the estate of Mr. Lu Sin (deceased).
3. Based on 405,000,000 shares in issue as at 30 September 2020.

Other than as disclosed above, none of the directors, chief executives nor their associates had any interests or short positions in any shares or underlying shares of the Company or its associated corporations as defined in Part XV of the SFO as at 30 September 2020.

## SUBSTANTIAL SHAREHOLDERS

As at 30 September 2020, according to the record in the register of substantial shareholders maintained by the Company pursuant to Section 336 of the SFO, other than the interests of certain Directors disclosed under the section headed "Directors' Interests in Securities" above, the following shareholders had notified the Company of their relevant interests in the issued shares of the Company:

Name of substantial shareholders	Capacity	Number of issued ordinary shares held (long position)		Approximately percentage of issued shares of the Company <sup>3</sup>
		Direct interest	Indirect interest	
Kian Nan Financial Limited	Beneficial interest	147,610,335	–	36.45%
Earngold Limited	Beneficial interest	31,050,000	–	7.67%
Chelton Trading Limited	Interest of controlled corporation	–	31,050,000 <sup>1</sup>	7.67%
Gladiator Investments Co.	Interest of controlled corporation	–	31,050,000 <sup>1</sup>	7.67%
Ms. Chan Koon Fung	Beneficial owner/Interest of controlled corporation/Trustee	8,968,500	209,859,318 <sup>2</sup>	54.03%

Notes:

1. The shares were held by Earngold Limited. Each of Chelton Trading Limited and Gladiator Investments Co. owned as to 50% of Earngold Limited and, therefore, they were taken to be interested in 31,050,000 shares held by Earngold Limited.
2. Among these 209,859,318 shares, (a) Ms. Chan Koon Fung was taken to be interested in 31,050,000 shares through Earngold Limited which was held by Chelton Trading Limited (directly owned 50%) and Gladiator Investments Co. (directly owned 50%), in both of which Ms. Chan directly owned 50%; (b) she was taken to be interested in 147,610,335 shares which were held by Kian Nan Financial Limited, in which Ms. Chan owned 38.98%; (c) she was taken to be interested in 17,998,983 shares which were held by Lusin And Company Limited, in which Ms. Chan owned 38.75% and (d) she was taken to be interested jointly with Mr. Lu Wing Yee, Wayne in 13,200,000 shares as she was one of the executors of the estate of Mr. Lu Sin (deceased).
3. Based on 405,000,000 shares in issue as at 30 September 2020.

Other than as disclosed above, at 30 September 2020, no other person was recorded in the register of substantial shareholders required to be kept by the Company under Section 336 of the SFO as having any interests or short positions in the issued shares of the Company.

## CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed from Friday, 18 December 2020 to Wednesday, 23 December 2020, both days inclusive, during which period no transfer of shares can be registered. In order to qualify for the interim dividend, all transfers of shares, accompanied by the relevant share certificates, must be lodged with the Company's share registrars, Tricor Standard Limited, Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong, for registration not later than 4:30 p.m. on Thursday, 17 December 2020.

## PURCHASE, SALE OR REDEMPTION OF SHARES

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed shares during the Period under review.

## REVIEW OF RESULTS

The Group's condensed consolidated financial statements for the six months ended 30 September 2020 have not been audited but have been reviewed by Deloitte Touche Tohmatsu ("DTT"), Certified Public Accountants, the external independent auditor of the Company, whose review report is contained on page 8 of this interim report.

The Audit Committee has reviewed with the management and DTT the Company's unaudited consolidated financial statements and interim report for the Period, including the accounting policies and practices adopted by the Group.

## CORPORATE GOVERNANCE PRACTICES

The Board is committed to achieving and maintaining high standards of corporate governance practices for the purpose of providing a framework and solid foundation for its business operation and development. Effective corporate governance provides integrity, transparency, accountability which contributes to the corporate success and enhancement of shareholder value.

The Company has complied with all the code provisions set out in the Corporate Governance Code ("CG Code") contained in Appendix 14 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") (the "Listing Rules") throughout the six months ended 30 September 2020 except for the following deviations from code provisions A.2.1 to A.2.9, A.4.1, D.1.4, E.1.2 and F.1.3.

CG Code Provisions A.2.1 to A.2.9 stipulate that (i) the roles of Chairman of the Board and Chief Executive Officer should be separate and should not be performed by the same individual and (ii) the division of responsibilities between the Chairman of the Board and the Chief Executive Officer shall be clearly established.

Since 5 April 2015, the position of the Chairman and the Chief Executive Officer of the Company have been vacant and have not been filled up as at the date of this interim report. The Board has kept review of its current structure from time to time. If any candidate with suitable skills and experiences is identified within or outside the Group, the Company will make necessary appointment to fill these positions in due course. Currently, the Board collectively performs the responsibilities of the Chairman while with the assistance of the senior management, Executive Director continues to monitor the business and operation of the Group.

CG Code Provision A.4.1 stipulates that non-executive directors should be appointed for a specific term. However, all Non-executive Directors of the Company are appointed with no specific term. In fact, all the Directors (including Non-executive Directors) of the Company are subject to retirement by rotation once every three years and are subject to re-election in accordance with the Company's Articles of Association (the "Articles"). The Board considers that such requirements are sufficient to meet the underlying objectives of the relevant code provision.

CG Code Provision D.1.4 stipulates that issuers should have formal letters of appointment for directors setting out the key terms and conditions of their appointment. But, the Company did not have formal letters of appointment for Directors. However, the Directors shall be subject to retirement by rotation and being eligible for re-election pursuant to the Articles. Moreover, the Directors are required to comply with the requirements under statute and common law, the Listing Rules, the Companies Ordinance, legal and other regulatory requirements, if applicable.

CG Code Provision E.1.2 stipulates that the Chairman of the Board should attend the annual general meeting. Since 5 April 2015, the position of the Chairman of the Board has been vacant. Mr. Lu Wing Yee, Wayne, the Executive Director, was elected and acted as the chairman of the annual general meeting of the Company held on 14 August 2020 in accordance with the Articles.

## **CORPORATE GOVERNANCE PRACTICES (continued)**

CG Code Provision F.1.3 stipulates that the company secretary should report to the Chairman of the Board and/or the chief executive. As the positions of the Chairman of the Board and the Chief Executive Officer have been vacant, the Company Secretary reports to the Executive Director of the Company.

The Board will continuously review and improve the corporate governance practices and standards of the Company to ensure that business activities and decision making processes are regulated in a proper and prudent manners.

As announced by the Company on 19 June 2020, Mr. Gan Khai Choon (“Mr. Gan”) had tendered his resignation as an independent non-executive director of the Company with effect from 17 August 2020. Following the resignation of Mr. Gan, the Board comprises 4 members including 1 executive director, 1 non-executive director and 2 independent non-executive directors. The Board had not met the requirement to have at least three independent non-executive directors under Rule 3.10(1) of the Listing Rules.

As such, the Company had been actively identifying suitable candidates for appointment as an independent non-executive director of the Company in order to meet the requirement under Rule 3.10(1) of the Listing Rules. On 16 November 2020, Ms. Oen Li Lin was appointed as an independent non-executive director of the Company, within the three-month grace period allowed under Rule 3.11 of the Listing Rules. Accordingly, the Company has complied with the requirement under Rule 3.10(1) of the Listing Rules since 16 November 2020.

## **COMPLIANCE WITH THE MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS**

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”) as set out in Appendix 10 of the Listing Rules as the Company’s code of conduct governing dealing by all directors in the securities of the Company. All the Directors have confirmed in writing that they had complied with the required standard as set out in the Model Code throughout the six months ended 30 September 2020.

## **CHANGES IN DIRECTORS’ INFORMATION**

Change in Directors’ information since the date of approval of the 2020 annual report of the Company, which is required to be disclosed pursuant to Rule 13.51(B)(1) of the Listing Rules, is set out below:

Mr. Lee Ka Sze, Carmelo, non-executive director of the Company, ceased to be an independent non-executive director of China Pacific Insurance (Group) Co., Ltd. (Stock Code: 2601) on 12 May 2020.

Mr. Leung Man Chiu, Lawrence, independent non-executive director of the Company, resigned as a non-executive director of World Super Holding Limited (Stock Code: 8612) on 21 July 2020.

Save as disclosed above, there is no other change in the Directors’ information required to be disclosed pursuant to Rule 13.51(B) of the Listing Rules since the date of the 2020 annual report of the Company.

**Lu Wing Yee, Wayne**  
*Executive Director*

Hong Kong  
25 November 2020

**REPORT ON REVIEW OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS  
TO THE BOARD OF DIRECTORS OF SAFETY GODOWN COMPANY, LIMITED**  
*(incorporated in Hong Kong with limited liability)*

**INTRODUCTION**

We have reviewed the condensed consolidated financial statements of Safety Godown Company, Limited (the “Company”) and its subsidiaries (collectively referred to as the “Group”) set out on pages 9 to 23, which comprise the condensed consolidated statement of financial position as of 30 September 2020 and the related condensed consolidated statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the six-month period then ended, and certain explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 “Interim Financial Reporting” (“HKAS 34”) issued by the Hong Kong Institute of Certified Public Accountants. The directors of the Company are responsible for the preparation and presentation of these condensed consolidated financial statements in accordance with HKAS 34. Our responsibility is to express a conclusion on these condensed consolidated financial statements based on our review, and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

**SCOPE OF REVIEW**

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410 “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” issued by the Hong Kong Institute of Certified Public Accountants. A review of these condensed consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

**CONCLUSION**

Based on our review, nothing has come to our attention that causes us to believe that the condensed consolidated financial statements are not prepared, in all material respects, in accordance with HKAS 34.

**Deloitte Touche Tohmatsu**  
*Certified Public Accountants*

Hong Kong  
25 November 2020

## CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

*For the six months ended 30 September 2020*

	<i>Notes</i>	<b>Six months ended</b>	
		<b>30.9.2020</b>	<b>30.9.2019</b>
		(unaudited) <i>HK\$'000</i>	(unaudited) <i>HK\$'000</i>
Revenue	3	<u>56,234</u>	<u>72,558</u>
Income from godown operations		7,421	11,394
Income from property investment		45,847	48,364
Interest income		1,535	10,455
Dividend income		1,431	2,345
Other gains and losses		50,028	(1,697)
Other income	5	771	–
Exchange gain, net		120	–
Decrease in fair value of investment properties		(170,000)	(66,900)
Staff costs		(7,401)	(7,639)
Depreciation of property, plant and equipment		(10,635)	(9,478)
Other expenses		<u>(12,562)</u>	<u>(12,859)</u>
Loss before taxation	6	(93,445)	(26,015)
Taxation	7	<u>(6,012)</u>	<u>(7,045)</u>
Loss for the period attributable to owners of the Company		<u>(99,457)</u>	<u>(33,060)</u>
Other comprehensive income			
Item that will not be reclassified to profit or loss:			
Revaluation surplus on transfer of owner-occupied properties to investment properties		<u>–</u>	<u>70,673</u>
Other comprehensive income for the period		<u>–</u>	<u>70,673</u>
Total comprehensive (expense) income for the period attributable to owners of the Company		<u>(99,457)</u>	<u>37,613</u>
Loss per share – Basic (restated)	9	<u>(HK\$0.25)</u>	<u>(HK\$0.08)</u>

## CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 September 2020

	Notes	30.9.2020 (unaudited) HK\$'000	31.3.2020 (audited) HK\$'000
<b>Non-current assets</b>			
Investment properties	10	3,159,600	3,351,900
Property, plant and equipment	11	255,037	233,559
		<u>3,414,637</u>	<u>3,585,459</u>
<b>Current assets</b>			
Financial assets at fair value through profit or loss ("FVTPL")		507,046	223,208
Debt instrument at amortised cost		–	23,248
Trade and other receivables	12	31,520	27,689
Tax recoverable		756	567
Bank deposits		341,478	610,190
Other deposits		69,221	26,016
Bank balances and cash		184,441	161,871
		<u>1,134,462</u>	<u>1,072,789</u>
<b>Current liabilities</b>			
Other payables		31,114	30,641
Tax payable		20,333	18,333
		<u>51,447</u>	<u>48,974</u>
<b>Net current assets</b>		<u>1,083,015</u>	<u>1,023,815</u>
		<u>4,497,652</u>	<u>4,609,274</u>
<b>Capital and reserves</b>			
Share capital	13	178,216	178,216
Reserves		4,229,632	4,341,239
<b>Equity attributable to owners of the Company</b>		<u>4,407,848</u>	<u>4,519,455</u>
<b>Non-current liabilities</b>			
Long-term tenants' deposits received		16,783	18,401
Deferred tax liabilities		72,323	70,586
Provision for long service payments		698	832
		<u>89,804</u>	<u>89,819</u>
		<u>4,497,652</u>	<u>4,609,274</u>

## CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

*For the six months ended 30 September 2020*

	Share capital <i>HK\$'000</i>	Property revaluation reserve <i>HK\$'000</i>	Retained profits <i>HK\$'000</i>	Total <i>HK\$'000</i>
At 1 April 2019 (audited)	<u>178,216</u>	<u>404,034</u>	<u>4,304,859</u>	<u>4,887,109</u>
Loss for the period	–	–	(33,060)	(33,060)
Other comprehensive income for the period	<u>–</u>	<u>70,673</u>	<u>–</u>	<u>70,673</u>
Total comprehensive income (expense) for the period	–	70,673	(33,060)	37,613
Dividends paid ( <i>note 8</i> )	<u>–</u>	<u>–</u>	<u>(135,000)</u>	<u>(135,000)</u>
At 30 September 2019 (unaudited)	<u><u>178,216</u></u>	<u><u>474,707</u></u>	<u><u>4,136,799</u></u>	<u><u>4,789,722</u></u>
At 1 April 2020 (audited)	<u>178,216</u>	<u>474,707</u>	<u>3,866,532</u>	<u>4,519,455</u>
Loss for the period	–	–	(99,457)	(99,457)
Dividends paid ( <i>note 8</i> )	<u>–</u>	<u>–</u>	<u>(12,150)</u>	<u>(12,150)</u>
At 30 September 2020 (unaudited)	<u><u>178,216</u></u>	<u><u>474,707</u></u>	<u><u>3,754,925</u></u>	<u><u>4,407,848</u></u>

## CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the six months ended 30 September 2020

	<b>Six months ended</b>	
	<b>30.9.2020</b>	<b>30.9.2019</b>
	(unaudited)	(unaudited)
	<i>HK\$'000</i>	<i>HK\$'000</i>
<b>Operating activities</b>		
Loss before taxation	(93,445)	(26,015)
Adjustments for:		
Fair value (gain) loss on financial assets at FVTPL	(38,105)	1,728
Gain on disposal of property, plant and equipment	–	(8)
Decrease in fair value of investment properties	170,000	66,900
Exchange gain on debt instrument at amortised cost	–	(2)
Depreciation of property, plant and equipment	10,635	9,478
Reversal of provision for long service payment	(134)	–
	<hr/>	<hr/>
Operating cash flows before movements in working capital	48,951	52,081
Increase in financial assets at FVTPL	(245,733)	(30,093)
Other movements in working capital	(4,976)	(5,938)
	<hr/>	<hr/>
Cash (used in) generated from operations	(201,758)	16,050
Income taxes paid	(2,464)	(1,687)
	<hr/>	<hr/>
<b>Net cash (used in) from operating activities</b>	<b>(204,222)</b>	<b>14,363</b>
	<hr/>	<hr/>
<b>Investing activities</b>		
Withdrawal of bank deposits	445,121	574,505
Additions of bank deposits	(176,409)	(468,523)
Withdrawal of other deposits	138,262	234,613
Additions of other deposits	(181,467)	(215,545)
Purchase of property, plant and equipment	(9,813)	(1,128)
Proceeds from disposal of property, plant and equipment	–	8
Redemption of debt instrument at amortised cost	23,248	–
	<hr/>	<hr/>
<b>Net cash from investing activities</b>	<b>238,942</b>	<b>123,930</b>
	<hr/>	<hr/>
<b>Cash used in a financing activity</b>		
Dividends paid	(12,150)	(135,000)
	<hr/>	<hr/>
<b>Net increase in cash and cash equivalents</b>	<b>22,570</b>	<b>3,293</b>
	<hr/>	<hr/>
<b>Cash and cash equivalents at beginning of the period</b>	<b>161,871</b>	<b>17,541</b>
	<hr/>	<hr/>
<b>Cash and cash equivalents at end of the period,</b> represented by bank balances and cash	<b>184,441</b>	<b>20,834</b>
	<hr/> <hr/>	<hr/> <hr/>

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 September 2020

## 1. BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with Hong Kong Accounting Standard (“HKAS”) 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”) as well as the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The financial information relating to the year ended 31 March 2020 that is included in these condensed consolidated financial statements as comparative information does not constitute the Company’s statutory annual consolidated financial statements for that year but is derived from those financial statements. Further information relating to these statutory financial statements is as follows:

The Company has delivered the financial statements for the year ended 31 March 2020 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance.

The Company’s auditor has reported on those financial statements. The auditor’s report was unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its report; and did not contain a statement under sections 406(2), 407(2) or (3) of the Hong Kong Companies Ordinance.

## 2. PRINCIPAL ACCOUNTING POLICIES

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

Other than additional accounting policies resulting from application of amendments to Hong Kong Financial Reporting Standards (“HKFRSs”) and the application of certain accounting policies which became relevant to the Group, the accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30 September 2020 are the same as those presented in the Group’s annual financial statements for the year ended 31 March 2020.

### Application of amendments to HKFRSs

In the current interim period, the Group has applied the Amendments to References to the Conceptual Framework in HKFRS Standards and the following amendments to HKFRSs issued by the HKICPA, for the first time, which are mandatorily effective for the annual period beginning on or after 1 April 2020 for the preparation of the Group’s condensed consolidated financial statements:

Amendments to HKAS 1 and HKAS 8	Definition of Material
Amendments to HKFRS 3	Definition of a Business
Amendments to HKFRS 9, HKAS 39 and HKFRS 7	Interest Rate Benchmark Reform

## **2. PRINCIPAL ACCOUNTING POLICIES (continued)**

### **Application of amendments to HKFRSs (continued)**

Except as described below, the application of the Amendments to References to the Conceptual Framework in HKFRS Standards and the amendments to HKFRSs in the current period has had no material impact on the Group's financial performance and positions for the current and prior periods and/or on the disclosures set out in these condensed consolidated financial statements.

#### **2.1 Impacts of application on Amendments to HKAS 1 and HKAS 8 "Definition of Material"**

The amendments provide a new definition of material that states "information is material if omitting, misstating or obscuring it could reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements, which provide financial information about a specific reporting entity". The amendments also clarify that materiality depends on the nature or magnitude of information, either individually or in combination with other information, in the context of the financial statements taken as a whole.

The application of the amendments in the current period had no impact on the condensed consolidated financial statements. Changes in presentation and disclosures on the application of the amendments, if any, will be reflected on the consolidated financial statements for the year ending 31 March 2021.

#### **2.2 Accounting policies newly applied by the Group**

In addition, the Group has applied the following accounting policies which became relevant to the Group in the current interim period.

##### Government grants

Government grants are not recognised until there is reasonable assurance that the Group will comply with the conditions attaching to them and the grants will be received.

Government grants are recognised in profit or loss on a systematic basis over the periods in which the Group recognises as expenses the related costs for which the grants are intended to compensate.

Government grants relate to income that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Group with no future related costs are recognised in profit or loss in the period in which they become receivable. Such grants are presented under "other income".

##### Derivative financial instruments

Derivatives are initially recognised at fair value at the date when derivative contracts are entered into and are subsequently remeasured to their fair value at the end of the reporting period. The resulting gain or loss is recognised in profit or loss.

## 2. PRINCIPAL ACCOUNTING POLICIES (continued)

### Application of amendments to HKFRSs (continued)

#### 2.3 Significant changes in judgements and key resources of estimation uncertainty

##### Fair value measurement of financial assets at FVTPL

Certain of the Group's financial assets, representing derivative financial instruments amounted to HK\$753,000 (31 March 2020: nil) as at 30 September 2020, are measured at fair value by an independent firm of professional valuers with fair values being determined based on unobservable inputs using valuation techniques. Judgements and estimation are required in establishing the relevant valuation techniques and the relevant inputs thereof. Changes in assumptions relating to these factors could affect the reported fair values of these instruments. See note 14 for further disclosures.

## 3. REVENUE

	Six months ended 30 September	
	2020	2019
	HK\$'000	HK\$'000
Income from godown operations ( <i>note a</i> )	7,421	11,394
Income from property investment	45,847	48,364
Dividend income from listed investments	1,431	2,345
Bank interest income	892	9,515
Other interest income	643	940
	<u>56,234</u>	<u>72,558</u>

Notes:

- (a) Total income from godown operations

	Six months ended 30 September	
	2020	2019
	HK\$'000	HK\$'000
Inward and outward coolie income	677	1,019
Transportation income and other income	289	280
Storage rental income	6,455	10,095
<b>Total income from godown operations</b>	<u>7,421</u>	<u>11,394</u>

### 3. REVENUE (continued)

Notes: (continued)

(b) Disaggregation of the Group's revenue from contracts with customers and geographical market

	Six months ended 30 September	
	2020	2019
	HK\$'000	HK\$'000
<b>Types of goods or services (time of revenue recognition):</b>		
Inward and outward coolie income (recognised at a point in time)	677	1,019
Transportation income and other income (recognised at a point in time)	289	280
Storage service income (recognised over time)	6,455	10,095
	<u>7,421</u>	<u>11,394</u>
<b>Geographical market:</b>		
Hong Kong	<u>7,421</u>	<u>11,394</u>

For contracts entered into with customers on inward and outward coolie income and transportation and other income, the relevant services specified in the contracts are based on customer's specifications with no alternative use and the Group does not have an enforceable right to payment prior to the completion of relevant services to customers. Revenue from inward and outward coolie income and transportation and other income are therefore recognised at a point in time when the physical possession of the asset is transferred, being at the point that the services are completed and the Group has the present right to payment and collection of the consideration is probable.

Revenue from storage service income is recognised over time by reference to the progress towards complete satisfaction of the relevant performance obligation, as the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs. The Group bills a fixed amount for each day of service provided. The Group elected to apply the practical expedient by recognising revenue in the amount to which the Group has the right to invoice. As permitted under HKFRS 15 "Revenue from Contracts with Customers", the transaction price allocated to these unsatisfied contracts is not disclosed.

#### 4. SEGMENT INFORMATION

The Group's operating and reportable segments, based on information reported to the chief operating decision maker, being the executive director of the Company, for the purposes of resource allocation and performance assessment of each operating segment are as follows:

- Godown operations – Operation of godowns
- Property investment – Leasing of investment properties
- Treasury investment – Securities trading and investment

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

##### For the six months ended 30 September 2020

	Godown operations <i>HK\$'000</i>	Property investment <i>HK\$'000</i>	Treasury investment <i>HK\$'000</i>	Segments total <i>HK\$'000</i>	Consolidated <i>HK\$'000</i>
<b>Revenue</b>					
Segment revenue	<u>7,421</u>	<u>45,847</u>	<u>2,966</u>	<u>56,234</u>	<u>56,234</u>
Segment profit	<u>143</u>	<u>29,246</u>	<u>51,274</u>	<u>80,663</u>	80,663
Decrease in fair value of investment properties					(170,000)
Central administrative costs					<u>(4,108)</u>
Loss before taxation					<u>(93,445)</u>

##### For the six months ended 30 September 2019

	Godown operations <i>HK\$'000</i>	Property investment <i>HK\$'000</i>	Treasury investment <i>HK\$'000</i>	Segments total <i>HK\$'000</i>	Consolidated <i>HK\$'000</i>
<b>Revenue</b>					
Segment revenue	<u>11,394</u>	<u>48,364</u>	<u>12,800</u>	<u>72,558</u>	<u>72,558</u>
Segment profit	<u>3,183</u>	<u>32,425</u>	<u>9,410</u>	<u>45,018</u>	45,018
Decrease in fair value of investment properties					(66,900)
Central administrative costs					<u>(4,133)</u>
Loss before taxation					<u>(26,015)</u>

#### 4. SEGMENT INFORMATION (continued)

Segment profit represents the profit earned by each segment without allocation of decrease in fair value of investment properties, central administrative costs, which include directors' fees, other expenses that are not directly related to the core business and income tax expenses. This is the measure reported to the chief operating decision maker for the purposes of resources allocation and performance assessment.

The following is an analysis of the Group's assets and liabilities by reportable and operating segment:

	<b>30.9.2020</b> <i>HK\$'000</i>	<b>31.3.2020</b> <i>HK\$'000</i>
Godown operations	240,129	173,385
Property investment	3,198,460	3,435,052
Treasury investment	924,541	886,718
	<hr/>	<hr/>
Total segment assets	<u>4,363,130</u>	<u>4,495,155</u>
Godown operations	1,620	1,757
Property investment	38,410	39,041
Treasury investment	265	1,175
	<hr/>	<hr/>
Total segment liabilities	<u>40,295</u>	<u>41,973</u>

#### 5. OTHER INCOME

During the current interim period, the Group recognised HK\$771,000 in respect of COVID-19 subsidy, which relates to Employment Support Scheme provided by the Hong Kong Government.

#### 6. LOSS BEFORE TAXATION

	<b>Six months ended</b>	
	<b>30.9.2020</b> <i>HK\$'000</i>	<b>30.9.2019</b> <i>HK\$'000</i>
Loss before taxation has been arrived at after charging (crediting):		
Exchange gain, net	(120)	–
Fair value (gain) loss on financial assets at FVTPL ( <i>note</i> )	(50,008)	1,728
	<hr/>	<hr/>

*Note:* Amount included in other gains and losses.

## 7. TAXATION

	<b>Six months ended</b>	
	<b>30.9.2020</b>	<b>30.9.2019</b>
	<i>HK\$'000</i>	<i>HK\$'000</i>
The charge comprises:		
Hong Kong Profits Tax	4,275	4,881
Deferred taxation	1,737	2,164
	<u>6,012</u>	<u>7,045</u>

Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profit for the current and prior periods.

## 8. DIVIDENDS

	<b>Six months ended</b>	
	<b>30.9.2020</b>	<b>30.9.2019</b>
	<i>HK\$'000</i>	<i>HK\$'000</i>
Dividends paid:		
Final dividend paid in respect of the year ended 31 March 2020 of HK1.00 cent (2019: HK4.00 cents) per ordinary share	12,150	16,200
Special dividend paid in respect of the year ended 31 March 2020 of nil (2019: HK29.33 cents) per ordinary share	–	118,800
	<u>12,150</u>	<u>135,000</u>

Subsequent to the end of the current interim period, the directors of the Company have determined that an interim dividend of HK9.00 cents (six months ended 30.9.2019: HK2.67 cents) per share, amounting to HK\$36,450,000 (six months ended 30.9.2019: HK\$10,800,000) will be paid to the shareholders of the Company, whose names appear in the register of members on 23 December 2020. The interim dividend will be paid on 11 January 2021.

The number of shares for the calculation of dividend per share has been adjusted for the effect of the share subdivision as detailed in note 13.

## 9. LOSS PER SHARE-BASIC

The calculation of basic loss per share is based on the loss for the period attributable to owners of the Company of HK\$99,457,000 (six months ended 30.9.2019: loss of HK\$33,060,000) and on 405,000,000 (six months ended 30.9.2019: 405,000,000) shares in issue throughout the period. The number of shares for the calculation of basic loss per share has been adjusted for the effect of the share subdivision as detailed in note 13.

No diluted earnings per share have been presented as there were no potential ordinary shares in issue throughout both periods.

## 10. INVESTMENT PROPERTIES

	<b>30.9.2020</b>	<b>31.3.2020</b>
	<i>HK\$'000</i>	<i>HK\$'000</i>
<b>At fair value</b>		
At beginning of the period/year	3,351,900	3,635,100
Transfer from property, plant and equipment	–	71,000
Transfer to property, plant and equipment	(22,300)	(46,600)
Decrease in fair value in profit or loss	(170,000)	(307,600)
	<u>3,159,600</u>	<u>3,351,900</u>
At end of the period/year	<u>3,159,600</u>	<u>3,351,900</u>

During the period, an investment property had become property, plant and equipment because the Group had commenced to self-occupy this property. The property's deemed cost for subsequent accounting period were their fair values at the date of change in use. The fair value at the dates of transfers of HK\$22,300,000 had been arrived at on the basis of valuations carried out by AA Property Services Limited. The valuations were arrived at by reference to market evidence of recent transaction prices for similar properties

The fair value of the majority of the Group's investment properties as at 30 September 2020 amounting to HK\$3,126,000,000 (31.3.2020: HK\$3,351,900,000) have been arrived at on the basis of valuations carried out on that date by Messrs. Jones Lang LaSalle Limited and AA Property Services Limited. The directors of Messrs. Jones Lang LaSalle Limited and AA Property Services Limited, Chartered Surveyors, who carried out the valuations, are members of the Hong Kong Institute of Surveyors. The fair value of the investment properties were determined based on the income approach and market comparison approach, where appropriate. For income approach, the valuations were arrived on the basis of capitalisation of the rental income receivable and reversionary income potential by adopting appropriate capitalisation rates. For market comparison approach, the valuations were arrived at by reference to the comparable sale transactions as available in the relevant market. This approach rests on the wide acceptance of the market transactions as the best indicator and pre-supposes that evidence of relevant transactions in the market place can be extrapolated to similar properties, subject to allowances for variable factors.

The fair value of the Group's other investment properties as at 30 September 2020 amounting to HK\$33,600,000 (31.3.2020: nil) have been determined by the directors of the Company. The valuation performed by the directors of the Company was arrived on the basis of capitalisation of the rental income receivable and reversionary income potential by adopting appropriate capitalisation rates.

The revaluation gave rise to a loss arising from changes in fair value of HK\$170,000,000 (six months ended 30.9.2019: a loss of HK\$66,900,000) which has been included in the condensed consolidated statement of profit or loss and other comprehensive income.

In determining the fair value of the major investment properties, the Group engages independent qualified professional valuers to perform the valuation. The management works closely with the independent qualified professional valuers to establish the appropriate techniques and inputs to the model. The management reports the valuation reports and findings to the board of directors of the Company half yearly to explain the cause of fluctuations in the fair value of the investment properties.

There has been no change from the valuation technique used in prior year. In estimating the fair value of the properties, the highest and best use of the properties is their current use.

## 11. PROPERTY, PLANT AND EQUIPMENT

During the six months ended 30 September 2019, the Group's owner-occupied properties with carrying amount of HK\$327,000 was transferred to investment properties upon commencement of an operating lease to a third party (six months ended 30.9.2020: nil).

During the period, as a result of change in use of the property, the investment property was transferred to property, plant and equipment at fair value of HK\$22,300,000 (six months ended 30.9.2019: HK\$46,600,000).

During the period, the Group acquired additional property, plant and equipment of HK\$9,813,000 (six months ended 30.9.2019: HK\$1,128,000).

## 12. TRADE AND OTHER RECEIVABLES

The Group has a policy of allowing a credit period of 60 days to its customers in respect of godown operations and 30 days for tenants. Before accepting any new customer, the Group will assess the potential customer's credit quality. Credit limits allowed to customers are reviewed once a year.

An analysis of trade receivables by age, presented based on the billing date are as follows:

	<b>30.9.2020</b> <i>HK\$'000</i>	<b>31.3.2020</b> <i>HK\$'000</i>
Within 30 days	2,700	2,313
31-60 days	999	731
61-90 days	154	272
Over 90 days	12	4
	<u>3,865</u>	<u>3,320</u>

## 13. SHARE CAPITAL

	<b>Number of shares</b>	<b>Amount HK\$'000</b>
Issued and fully paid:		
Ordinary shares with no par value		
At 30 September 2019 and 31 March 2020	135,000,000	178,216
Additions during the period due to share subdivision ( <i>note</i> )	<u>270,000,000</u>	<u>–</u>
At 30 September 2020	<u>405,000,000</u>	<u>178,216</u>

*Note:* On 18 August 2020, the Company subdivided one share of the Company into three shares of the Company by way of converting every one share of the Company into three shares of the Company. All the shares rank pari passu in all respects.

#### 14. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

Some of the Group's financial assets are measured at fair value at the end of each reporting period. The following table gives information about how the fair values of these financial assets are determined (in particular, the valuation techniques and inputs used), as well as the level of the fair value hierarchy into which the fair value measurements are categorised (Levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active market for identical assets or liabilities;
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Financial assets	Fair value as at		Fair value hierarchy	Valuation techniques and key inputs	Significant unobservable inputs
	30.9.2020 HK\$'000	31.3.2020 HK\$'000			
Listed equity investments	135,611	72,384	Level 1	Quoted bid prices in an active market.	N/A
Unlisted equity investments	264,352	–	Level 2	Quoted prices provided by brokers/financial institutions	N/A
Unlisted investment funds	66,342	111,904	Level 2	Redemption values quoted by the relevant investment funds with reference to the underlying assets of funds.	N/A
Unlisted debt instruments	39,988	38,920	Level 2	Quoted prices provided by brokers/financial institutions	N/A
Derivative financial instrument – put option	367	–	Level 3	Black-Scholes option pricing model Key inputs: Spot rate of underlying asset and volatility	Volatility of 21.14% (note i)
Derivative financial instrument – currency note	386	–	Level 3	Black-Scholes option pricing model Key inputs: Spot rate of underlying asset and volatility	Volatility of 3.70% (note ii)

#### 14. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (continued)

Notes:

- i. An increase in the volatility used in isolation would result in a significant increase in the fair value measurement of the put option, and vice versa.
- ii. An increase in the volatility used in isolation would result in a significant increase in the fair value measurement of the currency note, and vice versa.

The Group's policy is to recognise transfers into and out of fair value hierarchy levels as of the date of the events or change in circumstances that caused the transfer.

Reconciliation of Level 3 fair value measurements of financial assets:

	Six months ended	
	30.9.2020	30.9.2019
	HK\$'000	HK\$'000
At the beginning of the period	–	–
Additions	2,531	–
Total gains or losses in profit or loss	(1,778)	–
	<hr/>	<hr/>
At the end of the period	753	–
	<hr/> <hr/>	<hr/> <hr/>

Of the total gains or losses for the period included in profit or loss, loss of HK\$214,000 and HK\$1,564,000 relate to put option and currency note, respectively, held at the end of current reporting period (six months ended 30.9.2019: nil). Such fair value gains or losses are included in "other gains and losses".

There were no transfers between Level 1, 2 and 3 in the current period and prior year.

The directors of the Company consider that the carrying amounts of other financial assets and financial liabilities recorded at amortised cost in the condensed consolidated financial statements approximate their fair values.

#### 15. RELATED PARTY DISCLOSURES

The remuneration of directors and other members of key management during the period was HK\$549,000 (six months ended 30.9.2019: HK\$591,000).

## CORPORATE INFORMATION AND KEY DATES

### DIRECTORS

#### Executive Director

Mr. Lu Wing Yee, Wayne

#### Non-executive Director

Mr. Lee Ka Sze, Carmelo

#### Independent Non-executive Directors

Mr. Lam Ming Leung

Mr. Leung Man Chiu, Lawrence

Ms. Oen Li Lin

(appointed on 16 November 2020)

Mr. Gan Khai Choon

(resigned on 17 August 2020)

### COMPANY SECRETARY

Ms. Mui Ngar May Joel

### BANKERS

The Hongkong and Shanghai Banking

Corporation Limited

Bank of China (Hong Kong) Limited

Industrial and Commercial Bank of

China (Asia) Limited

MUFG Bank, Limited

### SOLICITORS

Woo, Kwan, Lee & Lo

### AUDITORS

Deloitte Touche Tohmatsu

*Registered Public Interest Entity Auditors*

### KEY DATES

Interim Results Announcement

Closure of Register of Members

Record Date for Interim Dividend

Payment Date of Interim Dividend

### AUDIT COMMITTEE

Mr. Leung Man Chiu, Lawrence (*Chairman*)

(appointed as Chairman on 17 August 2020)

Mr. Lee Ka Sze, Carmelo

Mr. Lam Ming Leung

Ms. Oen Li Lin

(appointed as member on 16 November 2020)

Mr. Gan Khai Choon

(resigned as Chairman and member on

17 August 2020)

### REMUNERATION AND NOMINATION COMMITTEE

Mr. Lam Ming Leung (*Chairman*)

Mr. Lee Ka Sze, Carmelo

Mr. Leung Man Chiu, Lawrence

Ms. Oen Li Lin

(appointed as member on 16 November 2020)

Mr. Gan Khai Choon

(resigned as member on 17 August 2020)

### REGISTERED OFFICE

Unit 1801, 18th Floor, Lu Plaza

2 Wing Yip Street, Kwun Tong, Kowloon

Hong Kong

### SHARE REGISTRAR AND TRANSFER OFFICE

Tricor Standard Limited

Level 54, Hopewell Centre

183 Queen's Road East

Hong Kong

### WEBSITE

<http://www.safetygodown.com>

### STOCK CODE

237

25 November 2020

18 to 23 December 2020 (both days inclusive)

23 December 2020

11 January 2021