



四海國際集團有限公司
Cosmopolitan
International Holdings Limited

(Incorporated in the Cayman Islands with limited liability)
(Stock Code : 120)



2021 ANNUAL REPORT



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CORPORATE INFORMATION

DIRECTORS

Executive Directors

Lo Yuk Sui

(Chairman and Chief Executive Officer)

Jimmy Lo Chun To

(Vice Chairman and Managing Director)

Lo Po Man (Vice Chairman)

Kenneth Wong Po Man (Chief Operating Officer)

Kelvin Leung So Po (Chief Financial Officer)

Kenneth Ng Kwai Kai

Independent Non-Executive Directors

Francis Bong Shu Ying, OBE, JP

Alice Kan Lai Kuen

David Li Ka Fai

Abraham Shek Lai Him, GBS, JP

AUDIT COMMITTEE

David Li Ka Fai (Chairman)

Francis Bong Shu Ying, OBE, JP

Alice Kan Lai Kuen

Abraham Shek Lai Him, GBS, JP

REMUNERATION COMMITTEE

Alice Kan Lai Kuen (Chairman)

Lo Yuk Sui

Francis Bong Shu Ying, OBE, JP

David Li Ka Fai

NOMINATION COMMITTEE

Lo Yuk Sui (Chairman)

Francis Bong Shu Ying, OBE, JP

Alice Kan Lai Kuen

David Li Ka Fai

Abraham Shek Lai Him, GBS, JP

SECRETARY

Eliza Lam Sau Fun

AUDITOR

Ernst & Young

Certified Public Accountants

Registered Public Interest Entity Auditor

PRINCIPAL BANKERS

Australia and New Zealand Banking Group Limited

Bank of Communications (Hong Kong) Limited

The Bank of East Asia, Limited

Deutsche Bank A.G.

Industrial and Commercial Bank of China (Asia) Limited

SHARE REGISTRAR IN THE CAYMAN ISLANDS

Maples Fund Services (Cayman) Limited

P.O. Box 1093, Boundary Hall

Cricket Square

Grand Cayman, KY1-1102

Cayman Islands

SHARE REGISTRAR IN HONG KONG

Computershare Hong Kong Investor Services Limited

Shops 1712-1716, 17th Floor, Hopewell Centre

183 Queen's Road East, Wan Chai

Hong Kong

REGISTERED OFFICE

PO Box 309, Ugland House

Grand Cayman, KY1-1104

Cayman Islands

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS

11th Floor, 68 Yee Wo Street

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Mr. Lo Yuk Sui, aged 77; *Chairman and Chief Executive Officer* — Appointed to the Board as an Executive Director in 2013. Mr. Lo also acts as the Chairman and the Chief Executive Officer of the Company since 2013. He has been the managing director and chairman of the respective predecessor listed companies of Century City International Holdings Limited (“CCIHL”) (the ultimate listed holding company of the Company), Paliburg Holdings Limited (“PHL”) (the immediate listed holding company of the Company) and Regal Hotels International Holdings Limited (“RHIHL”) (a listed subsidiary of CCIHL and PHL and a listed fellow subsidiary of the Company) since 1980s. He is also an executive director, the chairman and the chief executive officer of CCIHL, PHL and RHIHL and a non-executive director and the chairman of Regal Portfolio Management Limited (“RPML”), the manager of Regal Real Estate Investment Trust (the listed subsidiary of RHIHL). Mr. Lo is a qualified architect. In his capacity as the Chief Executive Officer, Mr. Lo oversees the overall policy and decision making of the Group. Mr. Lo is the father of Mr. Jimmy Lo Chun To and Miss Lo Po Man.

Mr. Lo Chun To (Alias: Jimmy), aged 48; *Vice Chairman and Managing Director* — Appointed to the Board as an Executive Director in 2013. Mr. Jimmy Lo also acts as a Vice Chairman and the Managing Director of the Company since 2013. He is also an executive director and a vice chairman of CCIHL, an executive director, the vice chairman and the managing director of PHL, an executive director of RHIHL and a non-executive director of RPML. Mr. Lo graduated from Cornell University, New York, the United States, with a Degree in Architecture. Mr. Lo joined the Century City Group in 1998. He is primarily involved in overseeing the property projects of the Group in the People’s Republic of China (the “PRC”) and, in addition, undertakes responsibilities in the business development of the Century City Group. Mr. Lo is the son of Mr. Lo Yuk Sui and the brother of Miss Lo Po Man.

Miss Lo Po Man, aged 42; *Vice Chairman and Executive Director* — Appointed to the Board as an Executive Director in 2013. Miss Lo also acts as a Vice Chairman of the Company since 2013. She is also an executive director and a vice chairman of CCIHL, an executive director of PHL, an executive director, a vice chairman and the managing director of RHIHL, and a non-executive director and the vice chairman of RPML. Miss Lo graduated from Duke University, North Carolina, the United States, with a Bachelor’s Degree in Psychology. Miss Lo joined the RHIHL Group in 2000 and is an experienced executive in sales and marketing and corporate management. She oversees the sales and marketing function of the RHIHL Group and also undertakes responsibilities in the business development of the Century City Group. Miss Lo is the daughter of Mr. Lo Yuk Sui and the sister of Mr. Jimmy Lo Chun To.

Mr. Wong Po Man (Alias: Kenneth), aged 56; *Executive Director and Chief Operating Officer* — Appointed to the Board in 2010 as a Non-Executive Director and re-designated as an Executive Director and the Chief Operating Officer in 2013. Mr. Kenneth Wong is also an executive director of PHL. Mr. Wong graduated from The University of Hong Kong with a Bachelor of Arts Degree in Architectural Studies and a Bachelor’s Degree of Architecture. He also holds a Master of Science Degree in Real Estates from The University of Hong Kong. He is a qualified architect and has over 30 years of experience in architectural design and project management in respect of property development projects. He is also a Technical Director of an engineering company which is registered under the Buildings Ordinance of Hong Kong.

Mr. Leung So Po (Alias: Kelvin), aged 49; Executive Director and Chief Financial Officer — Appointed to the Board in 2008 as a Non-Executive Director and re-designated as an Executive Director and the Chief Financial Officer in 2013. Mr. Kelvin Leung is also an executive director of CCIHL. He has been with the Century City Group since 1997 and is involved in the corporate finance function as well as in the China business division of the Century City Group. Mr. Leung holds a Bachelor's Degree in Business Administration and a Master of Laws Degree in Chinese Business Law both from The Chinese University of Hong Kong. He is a member of the American Institute of Certified Public Accountants. He has over 26 years of experience in accounting and corporate finance field.

Mr. Ng Kwai Kai (Alias: Kenneth), aged 67; Executive Director — Appointed to the Board in 2008 as a Non-Executive Director and re-designated as an Executive Director in 2013. Mr. Kenneth Ng is also an executive director and the chief operating officer of CCIHL, an executive director of PHL and RHIHL, and a non-executive director of RPML. He is in charge of the corporate finance, company secretarial and administrative functions of the Century City Group. Mr. Ng is a Chartered Secretary.

Mr. Bong Shu Ying, Francis, OBE, JP, aged 80; Independent Non-Executive Director — Appointed to the Board in 2006 as a Non-Executive Director and re-designated as an Independent Non-Executive Director in June 2021. Mr. Francis Bong was a director of AECOM Technology Corporation, a company incorporated in the United States and listed on the New York Stock Exchange. Mr. Bong holds a Bachelor's Degree of Science in Engineering from The University of Hong Kong and is a former Chairman of the Hong Kong University Engineering Advisory Committee. He is a former president of the Hong Kong Institution of Engineers, a former president of the Hong Kong Academy of Engineering Sciences and a fellow member of The Institution of Structural Engineers in the United Kingdom. Mr. Bong is also an independent non-executive director of China Merchants Port Holdings Company Limited, a company listed on the main board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange").

Ms. Kan Lai Kuen, Alice, aged 67; Independent Non-Executive Director — Invited to the Board as an Independent Non-Executive Director in 2013. Ms. Alice Kan is also an independent non-executive director of RHIHL. Ms. Kan is a shareholder and a director of BLS Capital Limited. She is a licensed responsible officer of BLS Capital Limited for asset management under the Securities and Futures Ordinance of Hong Kong. She has over 20 years of experience in corporate finance and is well experienced in both the equity and debt markets. She held various senior positions in international and local banks and financial institutions. Ms. Kan is a fellow member of The Association of Chartered Certified Accountants, a fellow member of the CPA Australia and an associate member of the Hong Kong Institute of Certified Public Accountants. She is a fellow member of the Hong Kong Institute of Directors. Ms. Kan is also an independent non-executive director of Jolimark Holdings Limited, Shimao Group Holdings Limited and Shimao Services Holdings Limited, all of which are companies listed on the Stock Exchange.

Mr. Li Ka Fai, David, aged 67; *Independent Non-Executive Director* — Invited to the Board as an Independent Non-Executive Director in 2006. Mr. David Li is the senior advisor of SHINEWING (HK) CPA Limited. He is a fellow of The Association of Chartered Certified Accountants, UK. Mr. Li is an independent non-executive director, the chairman of the audit committee and a member of the remuneration committee and the nomination committee of China-Hongkong Photo Products Holdings Limited and Goldlion Holdings Limited, an independent non-executive director, a member of the audit committee, the chairman of the remuneration committee and a member of the nomination committee of China Merchants Port Holdings Company Limited, an independent non-executive director and a member of the audit committee and the remuneration committee of Continental Aerospace Technologies Holding Limited, an independent non-executive director and the chairman of the audit committee of Shanghai Industrial Urban Development Group Limited and Wai Yuen Tong Medicine Holdings Limited, all of which companies are listed on the main board of the Stock Exchange.

Hon Shek Lai Him, Abraham (Alias: Abraham Razack), GBS, JP, aged 76; *Independent Non-Executive Director* — Invited to the Board as Independent Non-Executive Director in 2013. Mr. Abraham Shek is also an independent non-executive director of PHL and RPML. Mr. Shek holds a Bachelor's Degree of Arts. Mr. Shek is a member of the Advisory Committee on Corruption of the Independent Commission Against Corruption of Hong Kong, an honorary member of the Court of The Hong Kong University of Science and Technology, and a member of both of the Court and the Council of The University of Hong Kong. He was a member of the Legislative Council of the Hong Kong Special Administrative Region. Mr. Shek is an executive director, the vice chairman and a member of the nomination committee of Goldin Financial Holdings Limited, the Honorary Chairman, an independent non-executive director and the chairman of the audit committee of Chuang's China Investments Limited, an independent non-executive director and the chairman of the audit committee of Chuang's Consortium International Limited, the joint vice chairman, an independent non-executive director and a member of the audit committee of ITC Properties Group Limited, an independent non-executive director and a member of the audit committee of China Resources Cement Holdings Limited, Country Garden Holdings Company Limited, CSI Properties Limited, Everbright Grand China Assets Limited, Far East Consortium International Limited, Hao Tian International Construction Investment Group Limited, Landing International Development Limited, Lifestyle International Holdings Limited and NWS Holdings Limited, and an independent non-executive director of International Alliance Financial Leasing Co., Ltd. and Lai Fung Holdings Limited, all of which companies are listed on the Stock Exchange. He is also an independent non-executive director and a member of the audit committee of Eagle Asset Management (CP) Limited, the manager of Champion Real Estate Investment Trust (which is listed on the Stock Exchange).

CHAIRMAN'S STATEMENT



Dear shareholders,

I have pleasure to present herewith the Annual Report of the Company for the year ended 31st December, 2021.

FINANCIAL RESULTS

For the year ended 31st December, 2021, the Company achieved a profit attributable to shareholders of HK\$33.6 million, as compared to the loss of HK\$123.5 million for the preceding year.

As indicated in the profit alert announcement published by the Company on 23rd March, 2022, the improved results attained in the year under review were largely attributable to the partial recognition of the revenues from the contracted presales of the residential units in the third stage of the Group's Regal Cosmopolitan City development in Chengdu, China, as about 60% of the units presold have been handed over to the purchasers before the year end in 2021. The revenues from the remaining presold units will be recognised in the current financial year, as the hand over of those units is expected to be completed shortly.

Shareholders may also wish to note that the property income from the sale of the residential units and other properties in the Chengdu project, which have been handed over to the purchasers before 31st December, 2021, amounted to HK\$599.4 million before tax and selling expenses. However, at the same time, there were impairment losses on the ascribed goodwill as well as on the property under development comprised within the Chengdu project, which totaled HK\$237.3 million. Consequently, after further accounting for the substantial tax incurred on the property projects, the net profit attributable to shareholders for the financial year under review had been affected.

BUSINESS OVERVIEW

China's economy expanded by 8.1% in 2021, which was in line with market expectations. However, the growth momentum has apparently slowed down towards the end of last year, as the growth rate of its Growth Domestic Product declined from 18.3% in the first quarter to just 4% in the fourth quarter of 2021. Apart from the intermittent disruptions in the global supply chain, one of the reasons for the economic slow down in the latter part of 2021 may be attributed to the adverse impact on market confidence caused by the regulatory measures imposed by the central government authorities to reform selected business industries in China. These regulatory measures included the series of efforts by the government authorities to deleverage the property market in the Mainland, which led to reduced home sales and weakened investment activities in real estate, as compared with the preceding year.

As reported before, nearly all of the 1,555 residential units comprised in the ten residential towers in the third stage of the Regal Cosmopolitan City development in Chengdu have been presold by early 2021 at satisfactory prices. The construction and fitting out works of these residential towers were all completed in December 2021. About 60% of the units presold have been handed over to their respective purchasers before the last year end and the revenues derived therefrom accounted for in the financial results for the year under review. The procedures for the hand over of the remaining units sold are expected to be completed shortly and the relevant revenues will be recognised in the current financial year.

The remaining components of the Regal Cosmopolitan City under development include a 325-room hotel, a commercial complex, five towers of office accommodations as well as shops and car parking spaces. The interior construction works of the hotel for the procurement of the Completion Certificate are scheduled to commence shortly.

The residential portion of the Group's other composite development in China, the Regal Renaissance in Tianjin, has also been substantially sold. The other components comprise a commercial complex that has been completed and, in addition, two office towers and the commercial podium, the superstructure works for which were recently completed in December 2021.

As mentioned in the 2021 Interim Report, the Company entered into a Deed of Variation with the holder of the then outstanding convertible bonds issued by the Group in the principal amount of HK\$500 million, which were due to mature on 18th August, 2021. The purpose of the Deed of Variation was primarily to extend the maturity date of the bonds in the principal amount of HK\$300 million for 5 years to 18th August, 2026. As the holder of the bonds is a wholly owned subsidiary of P&R Holdings Limited (a 50/50 joint venture of Paliburg Holdings Limited, the intermediate listed parent of the Company, and Regal Hotels International Holdings Limited, a listed subsidiary of Paliburg), the Deed of Variation required approval by the independent shareholders of the Company, which was so duly approved at the Extraordinary General Meeting of the Company held on 30th August, 2021. Details of the Deed of Variation and other related matters were contained in the circular dated 10th August, 2021 despatched to shareholders.

As part of the arrangements contemplated in connection with the Deed of Variation, the remaining convertible bonds in the principal amount of HK\$200 million were converted by the holder into 500 million new ordinary shares of the Company on 11th August, 2021, which further expanded the capital base of the Company.

On 21st September, 2021, the Group entered into a Supplemental Agreement with the Regal group in relation to the loan facilities granted by the Regal group in 2016, principally with the objective to extending the repayment date of the revised loan facilities in the aggregate amount of HK\$857.0 million for three years to 12th October, 2024, in order that the Group can align the timing for the repayment of the revised loan facilities with the latest sale progress and completion schedules of the Group's development projects in Chengdu and Tianjin. Details of the Supplemental Agreement and the terms of the revised loan facilities were contained in the circular to shareholders dated 11th November, 2021 and the transaction was approved by the independent shareholders at the Extraordinary General Meeting of the Company held on 30th November, 2021.

As indicated in the above-mentioned circular dated 11th November, 2021, the Group is conducting preliminary discussions with the Regal group for its possible acquisition of the hotel under development in Regal Cosmopolitan City in Chengdu. Shareholders will be kept apprised of the progress in this respect.

Further detailed information on the Group's two major development projects in Chengdu and Tianjin, the reforestation and land grant project in Urumqi, Xinjiang as well as the Group's other investments is contained in the section headed "Management Discussion and Analysis" in this Annual Report.

OUTLOOK

Over the past few months, the central government of China has been rolling out some monetary easing and fiscal support policies to boost domestic demand and to restore the economic growth momentum in the Mainland. Moreover, the national banks of China are also gradually releasing liquidity in the property market, with a view to promoting the healthy development of the property sector in China in the long term.

The remaining components in the Group's two composite development projects in Chengdu and Tianjin command significant values, which are expected to generate substantial revenues to the Group when they are all completed and sold.

Despite the increasing uncertainties in the global outlook, the Group remains optimistic of the continuing economic prospects in China and will continue to seek with prudence appropriate investment opportunities in China that might become available.

DIRECTORS AND STAFF

Taking this opportunity, I would like to thank my fellow Directors for their support and all management and staff members for their dedicated efforts during the past year.

LO YUK SUI

Chairman

Hong Kong
31st March, 2022

CHENGDU • MAINLAND CHINA



Regal Cosmopolitan City, a composite hotel/commercial/office/residential development in Xindu District, Chengdu, Sichuan (*)



Casa Regalia (Phase 1 and Phase 2), Regal Cosmopolitan City - completed

* Artist impression

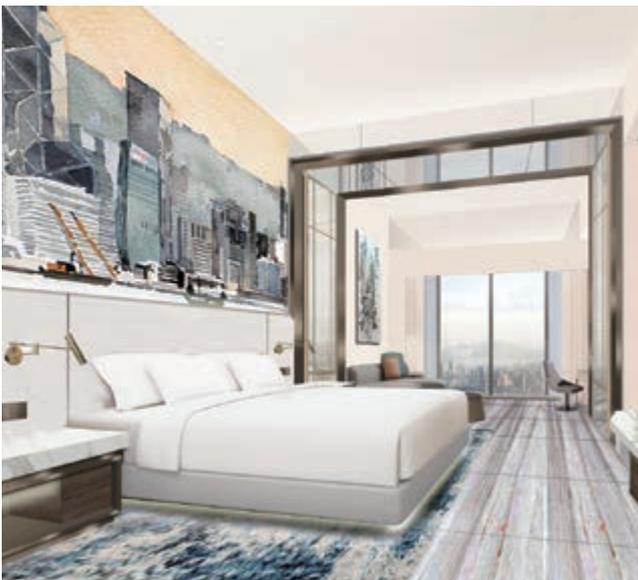
CHENGDU • MAINLAND CHINA



Regal Xindu Hotel, hotel development at Regal Cosmopolitan City



Commercial/office towers of Regal Cosmopolitan City (*)
- superstructure works in progress



Superior room at Regal Xindu Hotel (*)



* Artist impression

TIANJIN • MAINLAND CHINA



Regal Renaissance, a composite commercial/office/residential development in a prime location of Hedong District, Tianjin (*)



Residential towers and commercial complex of Regal Renaissance - completed



Office towers of Regal Renaissance - superstructure works completed

* Artist impression

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

The Group is principally engaged in property development and investment, which are mainly focused in the People's Republic of China (the "PRC"), and other investments including financial assets investments.

The operating performance of the Group's property and other investment businesses during the year under review and its future prospects are contained in the preceding Chairman's Statement and in this section.

The Group has no immediate plans for material investments or capital assets, other than those disclosed in the section headed "Business Overview" in the preceding Chairman's Statement and in this section.

A brief review on the property projects currently undertaken by the Group in the PRC and the Group's other investments is set out below.

Property Development

Chengdu Project – Regal Cosmopolitan City

Located in the Xindu District in Chengdu, Sichuan Province, the project is a mixed use development consisting of residential, hotel, commercial and office components, with an overall total gross floor area of approximately 495,000 square metres (5,330,000 square feet).

The superstructure and fitting-out works for the third stage of the development, consisting of ten residential towers of total 1,555 units, about 4,100 square metres (44,100 square feet) of commercial accommodations and 1,941 car parking spaces were all completed in December 2021. Nearly all of the residential units in the third stage have been presold by early 2021, at prices significantly higher than those attained in the first and second stages of the development. Total proceeds from the contracted presales and/or sales of the residential units amounted to approximately RMB2,046 million (HK\$2,518.2 million). About 60% of the units presold have been handed over to their respective purchasers before the last year end and the revenues derived therefrom accounted for in the financial results for the year under review. The procedures for the hand over of the remaining units sold are expected to be completed shortly and the relevant revenues will be recognised in the current financial year.

The sale of the shops with about 2,350 square metres (25,300 square feet) comprised in the third stage are in progress. Up to date, a total of 2,173 square meters (23,390 square feet) of shops have been sold or contracted to be sold, at aggregate sale considerations of approximately RMB75.6 million (HK\$93.0 million). The sale of 1,389 car parking spaces is continuing and, so far, 381 car parking spaces have been sold or contracted to be sold, for aggregate sales proceeds of approximately RMB42.2 million (HK\$51.9 million). The procedures for the hand over of the shop units to their respective purchasers in stages have also commenced from December 2021.

The interior construction works of the 325-room hotel for the procurement of the Completion Certificate are scheduled to commence shortly. The interior fitting-out works for the guestrooms and the podium based on the revised design scheme are planned to commence after the procurement of the Completion Certificate and the hotel is scheduled to open in phases after the completion of respective fitting-out works.

The construction works of the remaining commercial components within the development, comprising a commercial complex of about 52,500 square metres (565,100 square feet) and five towers of office accommodations of about 86,000 square metres (925,700 square feet) are in steady progress. One of the office towers, three blocks of commercial facilities as well as the six-storey shopping mall podium have been topped-off. The market repositioning works of the shopping mall are in progress. The presale programme for the units in one of the office towers, consisting of 434 units with a total of about 20,000 square metres (215,200 square feet), has commenced in May 2021. Up to date, 113 office units with a total of about 4,846 square meters (52,162 square feet) have been subscribed by prospective purchasers or presold under contracts, for an aggregate consideration of RMB43.3 million (HK\$53.3 million). The presale of the remaining four office towers, consisting of 1,356 units with a total of about 66,000 square metres (710,500 square feet), will follow in phases with reference to the market environment.

Tianjin Project – Regal Renaissance

Located in the Hedong District in Tianjin, this project is a mixed use development comprising residential, commercial and office components with total gross floor area of about 145,000 square metres (1,561,000 square feet).

Nearly all of the residential units have been sold. The sale of the commercial complex, comprising mainly shops of about 19,000 square metres (205,000 square feet), is continuing but latest progress has been slow due to the downturn in the local retail market. Certain parts of the commercial complex have been leased out for rental income.

The superstructure works of the remaining two office towers and the four-storey commercial podium were completed in December 2021 and the related Completion Certificates were recently obtained. The programme for the presale of one office tower consisting of 137 units with a total of about 17,530 square metres (188,700 square feet) has been delayed and presently planned to be launched in the second half of 2022. Depending on the market conditions, the presale of the other office tower, consisting of 247 units with a total of about 39,210 square metres (422,000 square feet), will be launched in phases thereafter. The market positioning works for the commercial podium are in progress.

Xinjiang Project

This is a re-forestation and land grant project for a land parcel with site area of about 7,600 mu undertaken in accordance with the relevant laws and policies in Urumqi, Xinjiang Uygur Autonomous Region. The Group has re-forested an aggregate area of about 4,300 mu within the project site and in accordance with the relevant government policies of Urumqi, a parcel of land with an area of about 1,843 mu (1,228,700 square metres) would be available for real estate development after the requisite inspection, land grant listing and tender procedures are completed.

The Group continues to maintain the overall re-forested area. In the meanwhile, the Group is communicating with the relevant government authority to initiate appropriate measures to settle the disputes over certain portions of the land in the project site that have been illegally occupied. Based on the legal advice obtained, the legitimate interests of the Group in the relevant re-forestation contract remain valid and effective.

Other Investments

Investment in shares of AMTD International Inc.

In 2020, the Group applied the sale proceeds received from the disposal of its investment in a logistics services provider in the PRC to purchase 6,069,000 Class A ordinary shares of AMTD International Inc.. AMTD is a reputable financial services provider in the Asia Pacific, with dual listings on the New York Stock Exchange and the Singapore Stock Exchange. The Group expects to be able to leverage on the strategic co-operative relationship with AMTD to explore and capture new business and investment opportunities through its intensive business network. The AMTD shares are being held by the Group as equity investments at fair value through other comprehensive income.

PRC Real Estate Company

As previously disclosed, the Group acquired an 80% equity interest in and provided pro rata shareholder's loan to an investee company incorporated in the PRC in July 2019. The investee company owned 10% equity interest in another PRC-incorporated real estate company that undertakes joint developments for both industry specific real estate and residential/commercial real estate in China. In December 2021, the Group entered into an agreement with an independent third party for the disposal of its entire 80% equity interest in and shareholder's loan to the abovementioned investee company at a consideration equal to the original investment cost of the Group. Under the terms of the agreement, the Group has the right to repurchase the subject equity interest and shareholder's loan from the purchaser at the original consideration plus interest at 8% per annum at any time on or before 31st December, 2023.

FINANCIAL REVIEW

ASSETS VALUE

As at 31st December, 2021, the Group's net assets attributable to equity holders of the parent amounted to HK\$1,628.4 million, representing approximately HK\$0.19 per share (including ordinary share and convertible preference share).

CAPITAL RESOURCES AND FUNDING

Funding and Treasury Policy

The Group adopts a prudent funding and treasury policy with regard to its overall business operations. Cash balances are mostly placed on bank deposits, and treasury and yield enhancement products are deployed when circumstances are considered to be appropriate.

The acquisition of the two ongoing development projects in the PRC in 2013 had been financed by the vendors by way of deferred payment of the considerations payable for a period of 3 years, subject to the terms of the relevant sale and purchase agreements. With an objective to align the due dates of the considerations payable with the latest progress and completion schedules of the two development projects, by virtue of the agreements entered into between the Group and the vendors and completed in 2016, (i) the consideration payables owing to one of the vendors were refinanced by new 5-year loan facilities, and (ii) the consideration payable owing to the other vendor was repaid through its subscription of the optional convertible bonds issued by the Group.

In September 2021, the Group entered into a Supplemental Agreement with the Regal group in relation to the loan facilities granted by the Regal group in 2016, principally with the objective to extending the repayment date of the revised loan facilities in the aggregate amount of HK\$857.0 million from 12th October, 2021 to 12th October, 2024, in order that the Group can align the timing for the repayment of the revised loan facilities with the latest sale progress and completion schedules of the Group's development projects in Chengdu and Tianjin.

Construction and related costs for the property projects for the time being are principally financed by internal resources, proceeds from the presale of the units and drawdown of loan facilities granted by the RHIHL Group. Project financing may be arranged on appropriate terms to cover a portion of the land cost and/or the construction cost, with the loan maturity matching with the estimated project completion date.

Cash Flows

Net cash flows used in operating activities during the year under review amounted to HK\$39.4 million (2020 – net cash flows generated from operating activities of HK\$773.1 million). Net interest payment for the year amounted to HK\$35.8 million (2020 – HK\$86.8 million).

Borrowings and Gearing

As at 31st December, 2021, the Group had cash and bank balances and deposits of HK\$177.7 million (2020 – HK\$269.9 million) and the Group's borrowings including convertible bonds, net of cash and bank balances and deposits, amounted to HK\$584.1 million (2020 – HK\$771.5 million).

As at 31st December, 2021, the gearing ratio of the Group was 12.1% (2020 – 13.4%), representing the Group's borrowings including convertible bonds, net of cash and bank balances and deposits, of HK\$584.1 million (2020 – HK\$771.5 million), as compared to the total assets of the Group of HK\$4,844.7 million (2020 – HK\$5,769.0 million).

Details of the maturity profile of the borrowings of the Group as of 31st December, 2021 are shown in notes 27, 28 and 29 to the financial statements.

Lease Liabilities

As at 31st December, 2021, the Group had lease liabilities of HK\$0.7 million (2020 – HK\$1.2 million).

Pledge of Assets

As at 31st December, 2021, certain of the Group's bank deposits and financial assets at fair value through profit or loss in the amount of HK\$24.8 million (2020 – HK\$24.7 million) were pledged to secure general banking facilities granted to the Group.

In addition, the Group's equity interests in the relevant holding companies of the Group's property development projects were pledged to secure the other borrowings and the related interest payable in respect of a loan facility from a fellow subsidiary.

Capital Commitments

Details of the capital commitments of the Group as at 31st December, 2021 are shown in note 36 to the financial statements.

Contingent Liabilities

Details of the contingent liabilities of the Group as at 31st December, 2021 are shown in note 38 to the financial statements.

Share Capital and Convertible Bonds

During the year, the convertible bonds in an aggregate principal amount of HK\$200,000,000 were converted into new ordinary shares of the Company at the conversion price of HK\$0.40 per ordinary share on 11th August, 2021, and accordingly, 500,000,000 new ordinary shares were allotted and issued to the holder of the converted bonds on 13th August, 2021. Relevant details of the movements in the share capital of the Group are disclosed in note 31 to the financial statements.

Save as disclosed herein, there were no changes in the share capital of the Company and the convertible bonds of the Group.

MATERIAL ACQUISITIONS OR DISPOSALS OF SUBSIDIARIES OR ASSOCIATES

During the year under review, there were no material acquisitions or disposals of subsidiaries or associates of the Company.

STAFF AND REMUNERATION POLICY

The Group employs approximately 100 staff in Hong Kong and the PRC. The Group's management considers the overall level of staffing employed and the remuneration cost incurred in connection with the Group's operations to be compatible with market norm.

Remuneration packages are generally structured by reference to market terms and individual merits. Salaries are normally reviewed on an annual basis based on performance appraisals and other relevant factors. Staff benefits plans maintained by the Group include a mandatory provident fund scheme as well as medical and life insurance for staff in Hong Kong, and the social security fund and the housing provident fund for staff in the PRC.

The Directors have pleasure in presenting their report together with the audited financial statements of the Company and its subsidiaries for the year ended 31st December, 2021.

PRINCIPAL ACTIVITIES

The principal activity of the Company is that of a holding company. The principal activities of the subsidiaries are property development and investment, which are mainly focused in the People's Republic of China (the "PRC"), and other investments including financial assets investments.

The turnover and contribution to trading results by each principal activity are set out in note 4 to the financial statements.

FINANCIAL RESULTS

The results of the Group for the year ended 31st December, 2021 and the Group's financial position at that date are set out in the financial statements on pages 39 to 122.

BUSINESS REVIEW

Further discussion and review on the business activities of the Group as required by Schedule 5 to the Companies Ordinance (Cap. 622) of Hong Kong, including a description of the principal risks and uncertainties facing the Group, material events that have occurred since the year end date and an indication of likely future development in the Group's business are contained in the preceding Chairman's Statement and Management Discussion and Analysis set out on pages 6 to 8 and pages 12 to 16, respectively, of this Annual Report. Those relevant contents form part of this Report of the Directors. Details of the Group's financial risk management are disclosed in note 40 to the financial statements.

In addition, relevant details of the Company's environment policies and performance and key relationships with employees, customers and suppliers will be reported in the Environmental, Social and Governance Report of the Company to be published separately. The Directors were not aware of any non-compliance with the relevant laws and regulations that have a significant impact on the Group during the year.

DIVIDEND

No interim dividend was paid to the holders of ordinary shares during the year (2020 - Nil).

The Directors have resolved not to recommend the payment of a final dividend to the holders of ordinary shares for the year ended 31st December, 2021 (2020 - Nil).

ANNUAL GENERAL MEETING

The 2022 Annual General Meeting of the Company will be convened to be held on Monday, 13th June, 2022. Relevant notice of the Meeting will be contained in the circular of the Company relating to the re-election of Directors and the general mandates to issue and repurchase ordinary shares (the "Circular") to be sent to the shareholders, together with this Annual Report.

CLOSURE OF REGISTER

For the purpose of ascertaining shareholders' entitlement to attend and vote at the 2022 Annual General Meeting, the Register of Ordinary Shareholders of the Company will be closed from Wednesday, 8th June, 2022 to Monday, 13th June, 2022, both days inclusive, during which period no transfers of ordinary shares will be effected. In order to be entitled to attend and vote at the 2022 Annual General Meeting, all transfers of ordinary shares and/or conversions of the convertible securities, duly accompanied by the relevant share certificates and/or the certificates of the convertible securities, together with, where appropriate, the relevant conversion notices, must be lodged with the Company's share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited, no later than 4:30 p.m. on Tuesday, 7th June, 2022.

DIRECTORS

The Directors of the Company are:

Mr. Lo Yuk Sui
Mr. Jimmy Lo Chun To
Miss Lo Po Man
Mr. Kenneth Wong Po Man
Mr. Kelvin Leung So Po
Mr. Kenneth Ng Kwai Kai
Mr. Francis Bong Shu Ying
Ms. Alice Kan Lai Kuen
Mr. David Li Ka Fai
Hon Abraham Shek Lai Him, GBS, JP

During the year, Mr. Lee Choy Sang retired as an Independent Non-Executive Director with effect from the conclusion of the 2021 Annual General Meeting of the Company held on 8th June, 2021. Mr. Francis Bong Shu Ying, previously a Non-Executive Director, was re-designated as an Independent Non-Executive Director with effect from the conclusion of the 2021 Annual General Meeting of the Company held on 8th June, 2021.

In accordance with Article 116 of the Articles of Association of the Company, the following Directors will retire from office by rotation at the 2022 Annual General Meeting:

- (i) Miss Lo Po Man (Executive Director and Vice Chairman);
- (ii) Mr. Kelvin Leung So Po (Executive Director and Chief Financial Officer);
- (iii) Ms. Alice Kan Lai Kuen (Independent Non-Executive Director); and
- (iv) Mr. Kenneth Wong Po Man (Executive Director and Chief Operating Officer).

All the above retiring Directors, being eligible, have offered themselves for re-election at the 2022 Annual General Meeting. Details of these Directors, which are required to be disclosed pursuant to Rules 13.51(2) and 13.74 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") (the "Listing Rules"), will be set out in the Circular.

The Company has received from each of the four incumbent Independent Non-Executive Directors an annual confirmation of independence as required under Rule 3.13 of the Listing Rules. The Company considers that all of these Independent Non-Executive Directors are independent.

DIRECTORS' INTERESTS IN TRANSACTIONS, ARRANGEMENTS OR CONTRACTS

Save as otherwise disclosed herein, none of the Directors of the Company nor a connected entity of the Directors had any beneficial interests, whether direct or indirect, in any significant transactions, arrangements or contracts to which the Company or any of its holding companies, subsidiaries or fellow subsidiaries was a party at the end of the reporting period or at any time during the year.

None of the Directors had any service contract, which is not determinable by the employer within one year without payment of compensation (other than statutory compensation), with the Company or any of its subsidiaries during the year.

At no time during the year was the Company or any of its holding companies, subsidiaries or fellow subsidiaries a party to any arrangement whose objects are to enable a Director to acquire benefits by means of the acquisition of shares in or debentures of the Company or any other body corporate.

PERMITTED INDEMNITY PROVISION

A permitted indemnity provision for the benefit of the Directors is currently in force and was in force throughout the year. The Company has taken out and maintained directors' liability insurance that provides appropriate cover for the Directors.

DIRECTORS' INTERESTS IN SHARE CAPITAL

As at 31st December, 2021, the interests and short positions of the Directors and chief executive of the Company in the shares, underlying shares and debentures of the Company or any associated corporation (within the meaning of Part XV of the Securities and Futures Ordinance ("SFO")) of the Company, which (a) are as recorded in the register required to be kept under section 352 of the SFO; or (b) are as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix 10 of the Listing Rules, were as follows:

The Company/ Name of associated corporation	Name of Director	Class of shares held	Number of shares held			Total (Approximate percentage of the issued shares as at 31st December, 2021)
			Personal interests	Corporate interests	Family/Other interests	
1. The Company	Mr. Lo Yuk Sui	Ordinary (i) (issued)	–	4,719,526,144 (Note e)	–	4,719,526,144
		(ii) (unissued)	–	3,045,487,356 (Note f)	–	3,045,487,356
					Total:	7,765,013,500 (121.47%)
		Preference (issued)	–	2,295,487,356 (Note f)	–	2,295,487,356 (99.99%)
	Mr. Jimmy Lo Chun To	Ordinary (issued)	2,269,101	–	–	2,269,101 (0.04%)
	Miss Lo Po Man	Ordinary (issued)	1,380,000	–	–	1,380,000 (0.02%)
2. Century City International Holdings Limited ("CCIHL")	Mr. Lo Yuk Sui	Ordinary (issued)	110,887,396	1,769,164,691 (Note a)	380,683	1,880,432,770 (60.78%)
	Mr. Jimmy Lo Chun To	Ordinary (issued)	251,735	–	–	251,735 (0.008%)
	Miss Lo Po Man	Ordinary (issued)	112,298	–	–	112,298 (0.004%)
	Mr. Kenneth Wong Po Man	Ordinary (issued)	200	–	–	200 (0.000%)

	The Company/ Name of associated corporation	Name of Director	Class of shares held	Number of shares held			Total (Approximate percentage of the issued shares as at 31st December, 2021)
				Personal interests	Corporate interests	Family/Other interests	
2.	CCIHL	Mr. Kelvin Leung So Po	Ordinary (issued)	4,000	–	–	4,000 (0.000%)
3.	Paliburg Holdings Limited ("PHL")	Mr. Lo Yuk Sui	Ordinary (issued)	90,078,014	740,860,803 (Note b)	15,000	830,953,817 (74.55%)
		Mr. Jimmy Lo Chun To	Ordinary (issued)	2,274,600	–	–	2,274,600 (0.20%)
		Miss Lo Po Man	Ordinary (issued)	1,116,000	–	–	1,116,000 (0.10%)
		Mr. Kenneth Wong Po Man	Ordinary (issued)	6,200	–	–	6,200 (0.001%)
		Mr. Kelvin Leung So Po	Ordinary (issued)	50,185	–	–	50,185 (0.005%)
		Mr. Kenneth Ng Kwai Kai	Ordinary (issued)	176,200	–	–	176,200 (0.02%)
4.	Regal Hotels International Holdings Limited ("RHIHL")	Mr. Lo Yuk Sui	Ordinary (issued)	24,200	622,855,261 (Note c)	260,700	623,140,161 (69.33%)
		Miss Lo Po Man	Ordinary (issued)	300,000	269,169 (Note d)	–	569,169 (0.06%)
		Mr. Kenneth Wong Po Man	Ordinary (issued)	200	–	–	200 (0.000%)
		Mr. Kelvin Leung So Po	Ordinary (issued)	200	–	–	200 (0.000%)
5.	Regal Real Estate Investment Trust ("Regal REIT")	Mr. Lo Yuk Sui	Units (issued)	–	2,443,033,102 (Note g)	–	2,443,033,102 (74.99%)

Notes:

- (a) The interests in 1,769,164,691 issued ordinary shares of CCIHL were held through companies wholly owned by Mr. Lo Yuk Sui ("Mr. Lo").
- (b) The interests in 694,124,547 issued ordinary shares of PHL were held through companies wholly owned by CCIHL, in which Mr. Lo held 60.77% shareholding interests.

The interests in 16,271,685 issued ordinary shares of PHL were held through corporations controlled by Mr. Lo as detailed below:

Name of corporation	Controlled by	% of control
Wealth Master International Limited	Mr. Lo	90.00
Select Wise Holdings Limited	Wealth Master International Limited	100.00

The interests in 30,464,571 issued ordinary shares of PHL were held through corporations controlled by Mr. Lo as detailed below:

Name of corporation	Controlled by	% of control
Wealth Master International Limited	Mr. Lo	90.00
Select Wise Holdings Limited	Wealth Master International Limited	100.00
Splendid All Holdings Limited	Select Wise Holdings Limited	100.00

- (c) The interests in 421,400 issued ordinary shares of RHIHL were held through companies wholly owned by CCIHL, in which Mr. Lo held 60.77% shareholding interests. The interests in 622,433,861 issued ordinary shares of RHIHL were held through companies wholly owned by PHL, in which CCIHL held 62.28% shareholding interests. PHL held 69.25% shareholding interests in RHIHL.
- (d) The interests in 269,169 issued ordinary shares of RHIHL were held through a company wholly owned by Miss Lo Po Man.
- (e) The interests in 3,121,001,480 issued ordinary shares of the Company were held through wholly owned subsidiaries of P&R Holdings Limited ("P&R Holdings") (which is owned as to 50% each by PHL and RHIHL through their respective wholly owned subsidiaries). The interests in the other 1,065,191,332 issued ordinary shares of the Company were held through wholly owned subsidiaries of RHIHL. The interest in the other 533,333,332 issued ordinary shares of the Company were held through wholly owned subsidiaries of PHL. PHL, in which CCIHL held 62.28% shareholding interests, held 69.25% shareholding interests in RHIHL. Mr. Lo held 60.77% shareholding interests in CCIHL.
- (f) The interests in 3,045,487,356 unissued ordinary shares of the Company were held through wholly owned subsidiaries of P&R Holdings, which is owned as to 50% each by PHL and RHIHL through their respective wholly owned subsidiaries. PHL, in which CCIHL held 62.28% shareholding interests, held 69.25% shareholding interests in RHIHL. Mr. Lo held 60.77% shareholding interests in CCIHL.

The interests in 2,295,487,356 unissued ordinary shares of the Company are derivative interests held through interests in 2,295,487,356 convertible preference shares of the Company, convertible into new ordinary shares of the Company on a one to one basis (subject to adjustments in accordance with the terms of the convertible preference shares).

The interests in 750,000,000 unissued ordinary shares of the Company are derivative interests held through interests in the convertible bonds in the principal amount of HK\$300,000,000 issued by a wholly owned subsidiary of the Company. The convertible bonds are convertible into new ordinary shares of the Company at a conversion price of HK\$0.40 per ordinary share (subject to adjustments in accordance with the terms of the convertible bonds).

- (g) The interests in 2,439,613,739 issued units of Regal REIT were held through wholly owned subsidiaries of RHIHL. The interests in 732,363 issued units of Regal REIT were held through wholly owned subsidiaries of PHL. The interests in 2,687,000 issued units of Regal REIT were held through wholly owned subsidiaries of CCIHL. PHL, in which CCIHL held 62.28% shareholding interests, held 69.25% shareholding interests in RHIHL. Mr. Lo held 60.77% shareholding interests in CCIHL.

Save as disclosed herein, as at 31st December, 2021, none of the Directors and chief executive of the Company had any interests and short positions in the shares, underlying shares and debentures of the Company or any associated corporation (within the meaning of Part XV of the SFO) of the Company, which (a) are required, pursuant to section 352 of the SFO, to be entered in the register referred to therein; or (b) are required, pursuant to the Model Code, to be notified to the Company and the Stock Exchange.

SUBSTANTIAL SHAREHOLDERS' INTERESTS IN SHARE CAPITAL

As at 31st December, 2021, so far as is known to the Directors and the chief executive of the Company, the following substantial shareholders (not being a Director or chief executive of the Company) had an interest or short position in the shares and underlying shares of the Company as recorded in the register required to be kept under section 336 of the SFO or notified to the Company pursuant to the SFO:

Name of substantial shareholder	Number of issued ordinary shares held	Number of underlying ordinary shares held (unissued)	Total number of ordinary shares (issued and underlying (unissued)) held	Approximate percentage of issued ordinary shares as at 31st December, 2021
YSL International Holdings Limited ("YSL Int'l") (Note i)	4,719,526,144	3,045,487,356	7,765,013,500	121.47%
Grand Modern Investments Limited ("Grand Modern") (Note ii)	4,719,526,144	3,045,487,356	7,765,013,500	121.47%
CCIHL (Note iii)	4,719,526,144	3,045,487,356	7,765,013,500	121.47%
Century City BVI Holdings Limited ("CCBVI") (Note iv)	4,719,526,144	3,045,487,356	7,765,013,500	121.47%
PHL (Note v)	4,719,526,144	3,045,487,356	7,765,013,500	121.47%
Paliburg Development BVI Holdings Limited (Note vi)	4,719,526,144	3,045,487,356	7,765,013,500	121.47%
RHIHL (Note vii)	4,186,196,812	3,045,487,356	7,231,680,168	113.13%
Regal International (BVI) Holdings Limited (Note viii)	4,186,196,812	3,045,487,356	7,231,680,168	113.13%
Capital Merit Investments Limited (Note vi)	3,654,334,812	3,045,487,356	6,699,822,168	104.81%
Regal Hotels Investments Limited (Note viii)	3,654,334,812	3,045,487,356	6,699,822,168	104.81%
P&R Holdings (Note ix)	3,121,001,480	3,045,487,356	6,166,488,836	96.46%
P&R Strategic Limited (Note x)	66,150,777	1,409,367,512	1,475,518,289	23.08%
Interzone Investments Limited (Note x)	1,428,571,428	–	1,428,571,428	22.35%
Alpha Advantage Investments Limited (Note x)	500,000,000	750,000,000	1,250,000,000	19.55%
Valuegood International Limited (Note x)	635,305,000	129,031,239	764,336,239	11.96%
Lendas Investments Limited (Note x)	74,107,609	647,915,205	722,022,814	11.29%
Tenshine Limited (Note viii)	531,858,000	–	531,858,000	8.32%
AMTD Properties (HK) Limited (Note xi)	368,320,000	–	368,320,000	5.76%

Notes:

- (i) The interests in the ordinary shares of the Company held by YSL Int'l were included in the corporate interests of Mr. Lo Yuk Sui in the ordinary shares of the Company as disclosed under the section headed "Directors' Interests in Share Capital" above.
- (ii) Grand Modern is a wholly owned subsidiary of YSL Int'l and its interests in the ordinary shares of the Company were included in the interests held by YSL Int'l.
- (iii) CCIHL is owned as to 52.70% by Grand Modern and its interests in the ordinary shares of the Company were included in the interests held by Grand Modern.

- (iv) CCBVI is a wholly owned subsidiary of CCIHL and its interests in the ordinary shares of the Company were included in the interests held by CCIHL.
- (v) PHL is a listed subsidiary of CCIHL, which held 62.28% shareholding interests in PHL, and PHL's interests in the ordinary shares of the Company were included in the interests held by CCIHL.
- (vi) These companies are wholly owned subsidiaries of PHL and their interests in the ordinary shares of the Company were included in the interests held by PHL.
- (vii) RHIHL is a listed subsidiary of PHL, which held 69.25% shareholding interests in RHIHL, and RHIHL's interests in the ordinary shares of the Company were included in the interests held by PHL.
- (viii) These companies are wholly owned subsidiaries of RHIHL and their interests in the ordinary shares of the Company were included in the interests held by RHIHL.
- (ix) P&R Holdings is owned as to 50% each by PHL and RHIHL, through their respective wholly owned subsidiaries, and P&R Holdings' interests in the ordinary shares of the Company were included in the interests held by PHL and RHIHL.
- (x) These companies are wholly owned subsidiaries of P&R Holdings and their interests in the ordinary shares of the Company were included in the interests held by P&R Holdings.
- (xi) AMTD Properties (HK) Limited is a wholly owned subsidiary of AMTD Group Company Limited.

Save as disclosed herein, the Directors and the chief executive of the Company are not aware that there is any person (not being a Director or chief executive of the Company) who, as at 31st December, 2021, had an interest or short position in the shares and underlying shares of the Company which are recorded in the register required to be kept under section 336 of the SFO or notified to the Company pursuant to the SFO.

Details of directorships of the Company's Directors in each of those companies which has an interest in the shares and underlying shares of the Company as disclosed under the provisions of Divisions 2 and 3 of Part XV of the SFO are set out as follows:

- (1) Mr. Lo Yuk Sui is a director of YSL Int'l.
- (2) Mr. Lo Yuk Sui, Mr. Jimmy Lo Chun To and Miss Lo Po Man are directors of Grand Modern.
- (3) Mr. Lo Yuk Sui, Mr. Jimmy Lo Chun To, Miss Lo Po Man, Mr. Kelvin Leung So Po and Mr. Kenneth Ng Kwai Kai are directors of CCIHL and CCBVI.
- (4) Mr. Lo Yuk Sui, Mr. Jimmy Lo Chun To, Miss Lo Po Man, Mr. Kenneth Wong Po Man, Mr. Kenneth Ng Kwai Kai and Hon Abraham Shek Lai Him are directors of PHL.
- (5) Mr. Lo Yuk Sui, Mr. Jimmy Lo Chun To, Miss Lo Po Man, Mr. Kenneth Wong Po Man and Mr. Kenneth Ng Kwai Kai are directors of the wholly owned subsidiaries of PHL which are substantial shareholders as named above, P&R Holdings and the wholly owned subsidiaries of P&R Holdings which are substantial shareholders as named above.
- (6) Mr. Lo Yuk Sui, Mr. Jimmy Lo Chun To, Miss Lo Po Man, Ms. Alice Kan Lai Kuen and Mr. Kenneth Ng Kwai Kai are directors of RHIHL.
- (7) Mr. Lo Yuk Sui, Mr. Jimmy Lo Chun To, Miss Lo Po Man and Mr. Kenneth Ng Kwai Kai are directors of the wholly owned subsidiaries of RHIHL which are substantial shareholders as named above.

CHANGE IN INFORMATION OF DIRECTORS

The change in the information of the Directors of the Company, which is required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules, since the publication of the interim report of the Company for the six months ended 30th June, 2021 is set out below:

Name of Director	Details of changes
<i>Executive Directors:</i>	
Mr. Lo Yuk Sui	<ul style="list-style-type: none"> Entitled to an allocated monthly salary, based on services rendered to the Group, in an amount of HK\$92,300 commencing from January 2022. (Notes (i) and (ii))
Mr. Jimmy Lo Chun To	<ul style="list-style-type: none"> Entitled to an allocated monthly salary, based on services rendered to the Group, in an amount of HK\$73,200 commencing from January 2022. (Note (ii))
Miss Lo Po Man	<ul style="list-style-type: none"> Entitled to an allocated monthly salary, based on services rendered to the Group, in an amount of HK\$36,600 commencing from January 2022. (Note (ii))
Mr. Kenneth Wong Po Man	<ul style="list-style-type: none"> Entitled to an allocated monthly salary, based on services rendered to the Group, in an amount of HK\$42,400 commencing from January 2022. (Note (ii))
Mr. Kelvin Leung So Po	<ul style="list-style-type: none"> Entitled to an allocated monthly salary, based on services rendered to the Group, in an amount of HK\$38,100 commencing from January 2022. (Note (ii))
Mr. Kenneth Ng Kwai Kai	<ul style="list-style-type: none"> Entitled to an allocated monthly salary, based on services rendered to the Group, in an amount of HK\$40,300 commencing from January 2022. (Note (ii))
<i>Independent Non-Executive Directors</i>	
Ms. Alice Kan Lai Kuen	<ul style="list-style-type: none"> She was appointed as a director and is a shareholder of BLS Capital Limited since July 2021. She was accredited as a responsible officer of BLS Capital Limited for asset management under the SFO with effect from 24th February, 2022. She resigned from the board of Asia Investment Management Limited in March 2022 and is no longer its shareholder.
Hon Abraham Shek Lai Him, GBS, JP	<ul style="list-style-type: none"> Ceased to be a member of the Legislative Council of the Hong Kong Special Administrative Region with effect from 1st January, 2022.

Notes:

- (i) Each Executive Director is also entitled to a performance based discretionary bonus and other related employee benefits and allowances for the executive role in the Group, and normal Director's fee in the amount of HK\$150,000 per annum in acting as a Director of the Company. Details of the remuneration of the Executive Directors for the year ended 31st December, 2021 are disclosed in note 8 to the financial statements.
- (ii) Mr. Lo Yuk Sui, who is also the chairman of the Nomination Committee and a member of the Remuneration Committee of the Company, is entitled to normal fee of HK\$50,000 per annum in acting as the chairman or a member of each of such board committees.

Save as disclosed above, there is no other information required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules. The updated biographical details of the Directors of the Company are set out in the preceding section headed "Directors' Profile".

CONNECTED TRANSACTIONS

TRANSFER OF SHARES OF RHIHL AND TRANSFER OF UNITS OF REGAL REIT

On 27th April, 2021, Cosmopolitan International Finance Limited ("CIFL"), a wholly owned subsidiary of the Company, entered into the following agreements:

- (i) bought and sold notes between H.P. Nominees Limited ("HPNL"), a wholly owned subsidiary of PHL, as the purchaser and CIFL as the vendor, in relation to sale and purchase of 23,408,000 ordinary shares of par value HK\$0.10 each in the capital of RHIHL (the "RHIHL Shares") at a cash consideration of approximately HK\$107.7 million (the "RHIHL Shares Transfer"); and
- (ii) bought and sold notes between Honormate Nominees Limited ("HNL"), a wholly owned subsidiary of RHIHL, as the purchaser and CIFL as the vendor, in relation to sale and purchase of 10,219,000 issued units of Regal REIT (the "Regal REIT Units") at a cash consideration of approximately HK\$19.2 million (the "Regal REIT Units Transfer").

Upon the completion of the RHIHL Shares Transfer and Regal REIT Units Transfer, the Group:

- (a) ceased to hold any RHIHL Shares and the direct shareholding in RHIHL Shares of PHL together with its wholly owned subsidiaries increased from 66.65% to 69.25%; and
- (b) ceased to hold any Regal REIT Units and the unitholding in Regal REIT Units of the RHIHL Group increased from 74.58% to 74.89%.

The proceeds from the disposals of RHIHL Shares and Regal REIT Units were applied by the Group as its general working capital. The RHIHL Shares Transfer eliminated the cross-holding of RHIHL shares and rationalised and simplified the shareholding structure of RHIHL under PHL and CHIHL while the Regal REIT Units Transfer rationalised and simplified the unitholding structure of Regal REIT under RHIHL, PHL and CCIHL.

As at the date of the RHIHL Shares Transfer and Regal REIT Units Transfer, RHIHL is a listed subsidiary of PHL, the Company is a listed subsidiary of P&R Holdings and therefore a listed subsidiary of PHL and a fellow subsidiary of RHIHL. PHL and RHIHL are the Company's substantial shareholders by virtue of their respective shareholdings in the Company. HPNL and HNL (as associates of PHL and RHIHL respectively) are therefore connected persons of the Company. The RHIHL Shares Transfer and Regal REIT Units Transfer constituted connected transactions of the Company, which were subject to the reporting and announcement requirements but exempted from Company's independent shareholders' approval under Chapter 14A of the Listing Rules. Further details relating to the RHIHL Shares Transfer and Regal REIT Units Transfer were disclosed in the joint announcement of the Company dated 27th April, 2021.

AMENDMENTS TO THE TERMS AND CONDITIONS OF THE SUBJECT OPTIONAL CONVERTIBLE BONDS

On 4th August, 2021, Apex Team Limited ("Apex Team"), a wholly owned subsidiary of the Company, Alpha Advantage Investments Limited (the "Optional CB Holder"), a wholly owned subsidiary of P&R Holdings, and the Company entered into a conditional deed of variation to, among other things, amend certain terms and conditions of the outstanding convertible bonds in the principal amount of HK\$300 million (the "Subject Optional CB") (being part of the outstanding convertible bonds with a total principal amount of HK\$500 million which were due to mature on 18th August, 2021 (the "Optional CB")) to the effect that:

- (i) the maturity date shall be extended to 18th August, 2026;
- (ii) the coupon rate at 3.5% per annum shall be changed to zero; and

(iii) Apex Team shall redeem on the maturity date, as extended, any outstanding Subject Optional CB at the price equal to 118.94% of its principal amount outstanding, representing a yield-to-maturity of 3.5% per annum (compounded semi-annually), and in the event of an early redemption of the Subject Optional CB pursuant to the terms and conditions of the Subject Optional CB, Apex Team shall also pay the holder the principal amount outstanding plus a yield accrued at the same rate of 3.5% per annum (compounded semi-annually) till the redemption date.

(the "Second Optional CB Extension Agreement")

As at the date of the Second Optional CB Extension Agreement, PHL is the controlling shareholder of RHIHL and P&R Holdings while P&R Holdings is the controlling shareholder of the Company. As the Optional CB Holder is a party to the Second Optional CB Extension Agreement, the Second Optional CB Extension Agreement and the transactions thereunder constituted a connected transaction for the Company under Chapter 14A of the Listing Rules and were subject to announcement, circular and the Company's independent shareholders' approval requirements. The Second Optional CB Extension Agreement and the transactions thereunder were approved by the independent shareholders of the Company at an extraordinary general meeting of the Company held on 30th August, 2021 and the amendments were subsequently became unconditional upon fulfillment of the other conditions. Relevant details of the Second Optional CB Extension Agreement were disclosed in the joint announcement of the Company dated 4th August, 2021 and the circular of the Company dated 10th August, 2021. Further details relating to the issued Optional CB and the Subject Optional CB are disclosed in note 29 to the financial statements.

FINANCIAL ASSISTANCE FROM THE RHIHL GROUP

On 21st September, 2021, Long Profits Investments Limited ("Long Profits"), a wholly owned subsidiary of RHIHL, Bizwise Investments Limited ("Bizwise"), a wholly owned subsidiary of the Company, and the Company entered into a supplemental agreement (the "Supplemental Agreement") to amend certain terms of the facilities agreement dated 4th August, 2016 entered into between Long Profits as lender, Bizwise as borrower, and the Company as guarantor in relation to the provision of a 5-year term loan and revolving loan facilities of an aggregate amount of HK\$1,850 million granted by Long Profits to Bizwise (the "Facilities"). Pursuant to the Supplemental Agreement, the aggregate amount of the Facilities was reduced to HK\$857 million and the maturity date thereof was extended to 12th October, 2024 (the "Revised Facilities"). The Revised Loan Facilities were provided for working capital purpose of the Group and to allow the Group to align the timing for the repayment of the Revised Facilities with the latest sale progress and completion schedule of the Group's property development projects in Chengdu and Tianjin, the PRC. The revolving loan facility under the Revised Facilities in the amount of HK\$500 million was made available to Bizwise on a revolving basis with a view to providing flexibility to the Group in the management of its surplus cash funds in the interim period, before the Revised Facilities are finally repaid.

As at the date of the Supplemental Agreement, RHIHL is a substantial shareholder of the Company. Long Profits is a wholly owned subsidiary and an associate of RHIHL and therefore is a connected person of the Company. As the provision of the Revised Facilities by the RHIHL Group was secured over the assets of the Group, it was a connected transaction for the Company under Chapter 14A of the Listing Rules and, based on the applicable percentage ratios, subject to announcement, circular and the Company's independent shareholders' approval requirements. The Supplemental Agreement was approved by the independent shareholders of the Company at the extraordinary general meeting of the Company held on 30th November, 2021. The transaction under the Supplemental Agreement was completed in November 2021. Further details relating to the Supplemental Agreement were disclosed in the joint announcements of the Company dated 21st September, 2021, 15th October, 2021 and 29th October, 2021 and the circular of the Company dated 11th November, 2021.

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

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any listed securities of the Company during the year.

SUFFICIENCY OF PUBLIC FLOAT

Based on information that is publicly available to the Company and within the knowledge of the Directors, as at the date of this report, the Company has maintained sufficient public float as required under the Listing Rules.

PRE-EMPTIVE RIGHTS

No pre-emptive rights exist in the Cayman Islands, being the jurisdiction in which the Company was incorporated, and there is no provision relating to pre-emptive rights stipulated in the Articles of Association of the Company.

MAJOR CUSTOMERS AND SUPPLIERS

The Group's turnover during the year under review was substantially derived from property development and investment operation. The percentage of purchase attributable to the Group's five largest suppliers and the percentage of turnover or sales attributable to the Group's five largest customers combined in respect of goods and services was in each case less than 30% of the total amount involved.

SHARE CAPITAL AND SHARE PREMIUM ACCOUNT

The details of movements in the share capital and share premium account of the Company, together with the reasons therefor, during the year are set out in note 31 to the financial statements.

SUBSIDIARIES

Particulars of the Company's principal subsidiaries are set out in note 1 to the financial statements.

A JOINT VENTURE

Particulars of the Group's investment in a joint venture are set out in note 17 to the financial statements.

DISTRIBUTABLE RESERVES

As at 31st December, 2021, the Company's reserves available for distribution calculated in accordance with the laws of the Cayman Islands amounted to HK\$1,607.5 million.

AUDITOR

Ernst & Young retire, and being eligible, offer themselves for re-appointment.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

The Environmental, Social and Governance Report of the Company for the year ended 31st December, 2021 will be published as a separate report from this Annual Report in compliance with relevant requirements under the Listing Rules on or before 31st May, 2022.

On behalf of the Board

LO YUK SUI

Chairman

Hong Kong
31st March, 2022

CORPORATE GOVERNANCE REPORT

The Board of Directors of the Company (the "Board") is pleased to present the Corporate Governance Report of the Company for the year ended 31st December, 2021.

The Company is committed to maintaining good corporate governance practices and procedures. The Company conducts regular review of its policies and practices in respect of the management and corporate matters of the Group. To comply with the new requirements for enhanced operating standards, revision of the existing policies and practices and introduction of appropriate new measures have been implemented. Periodic review of the system and controls within the Group is also carried out by the Company to comply with the prevailing standards and requirements of good corporate governance.

(I) CORPORATE GOVERNANCE PRACTICES

The Company has complied with the Code Provisions in the Corporate Governance Code (the "CG Code") as set out in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") (the "Listing Rules") during the year ended 31st December, 2021, except that:

- (1) The roles of the Chairman and Chief Executive Officer are not separated and performed by two different individuals, due to practical necessity to cater to the Group's corporate operating structure.
- (2) The Non-Executive Director and Independent Non-Executive Directors of the Company were not appointed for specific terms, but in accordance with the provisions of the Articles of Association of the Company, all Directors (including the Non-Executive Director and the Independent Non-Executive Directors) of the Company are subject to retirement by rotation at least once every three years, and the retiring Directors are eligible for re-election.

(II) BOARD OF DIRECTORS

The Board currently comprises the following members:

Executive Directors:

Mr. Lo Yuk Sui (*Chairman and Chief Executive Officer*)
Mr. Jimmy Lo Chun To (*Vice Chairman and Managing Director*)
Miss Lo Po Man (*Vice Chairman*)
Mr. Kenneth Wong Po Man (*Chief Operating Officer*)
Mr. Kelvin Leung So Po (*Chief Financial Officer*)
Mr. Kenneth Ng Kwai Kai

Independent Non-Executive Directors:

Mr. Francis Bong Shu Ying
Ms. Alice Kan Lai Kuen
Mr. David Li Ka Fai
Hon Abraham Shek Lai Him, GBS, JP

The personal and biographical details of the Directors, including the relationships among them, are disclosed in the preceding section headed "Directors' Profile" contained in this Annual Report.

During the year ended 31st December, 2021, the Company has fully complied with Rules 3.10 and 3.10A of the Listing Rules regarding the number of Independent Non-Executive Directors and the requirement that at least one of these Directors must have appropriate professional qualifications.

Each of the Independent Non-Executive Directors has made an annual confirmation of independence pursuant to Rule 3.13 of the Listing Rules. The Company considers that all Independent Non-Executive Directors have met the independence guidelines of Rule 3.13 of the Listing Rules.

The Board conducts regular meetings to discuss and decide on major corporate, strategic, business and operational issues. Appropriate and sufficient information is provided to Board members in a timely manner in order to enable them to discharging their duties.

All material policies and decisions remain within the authority of the Board as a whole. The Board only delegates authorities to management to an extent that would not significantly hinder or reduce the ability of the Board to discharge its proper functions as a whole. The functions of the Board and those delegated to management of the Company are properly distinguished and clarified. Review of the formalised arrangements will be carried out on a periodic basis to ensure that they remain appropriate to the needs of the Company. The Board is overall responsible for developing, reviewing and/or monitoring the Company's policies and practices on corporate governance and compliance with legal and regulatory requirements.

In year 2021, the attendance rates of individual Board members of the Company were as follows:

Name of Directors	Attendance	
	Board Meetings	General Meetings
<i>Executive Directors</i>		
Mr. Lo Yuk Sui (<i>Chairman and Chief Executive Officer</i>)	9/9	3/3
Mr. Jimmy Lo Chun To (<i>Vice Chairman and Managing Director</i>)	9/9	3/3
Miss Lo Po Man (<i>Vice Chairman</i>)	9/9	3/3
Mr. Kenneth Wong Po Man (<i>Chief Operating Officer</i>)	9/9	3/3
Mr. Kelvin Leung So Po (<i>Chief Financial Officer</i>)	9/9	3/3
Mr. Kenneth Ng Kwai Kai	9/9	3/3
<i>Independent Non-Executive Directors</i>		
Mr. Francis Bong Shu Ying*	9/9	3/3
Ms. Alice Kan Lai Kuen	9/9	3/3
Mr. Lee Choy Sang [#]	3/9	1/3
Mr. David Li Ka Fai	9/9	3/3
Hon Abraham Shek Lai Him, GBS, JP	9/9	3/3

* (Re-designated as an Independent Non-Executive Director with effect from the conclusion of the 2021 Annual General Meeting of the Company held on 8th June, 2021)

[#] (Retired as an Independent Non-Executive Director with effect from the conclusion of the 2021 Annual General Meeting of the Company held on 8th June, 2021)

The Chairman or an Executive Director so delegated is responsible for providing every newly appointed Director with an induction on the first occasion of his/her appointment to ensure that he/she has a proper understanding of the operations and business of the Group. With respect to compliance matters, the Company Secretary is responsible for providing any new Director with information and materials relating to his/her responsibilities under applicable statutory and regulatory requirements. Subsequent updating about the latest changes and development of such requirements will be sent to the Directors by the Company Secretary. In addition, the Directors have participated in continuous professional development to develop and refresh their knowledge and skills to ensure their contribution to the Board remains informed and relevant. In year 2021, the Company arranged for Directors reading materials covering topics relating to board culture and accountability as well as reporting in environmental, social and governance report. The training received by the Directors during year 2021 is summarised below:

Name of Directors	Types of training
<i>Executive Directors</i>	
Mr. Lo Yuk Sui (<i>Chairman and Chief Executive Officer</i>)	B
Mr. Jimmy Lo Chun To (<i>Vice Chairman and Managing Director</i>)	B
Miss Lo Po Man (<i>Vice Chairman</i>)	B
Mr. Kenneth Wong Po Man (<i>Chief Operating Officer</i>)	A, B
Mr. Kelvin Leung So Po (<i>Chief Financial Officer</i>)	A, B
Mr. Kenneth Ng Kwai Kai	A, B
<i>Independent Non-Executive Directors</i>	
Mr. Francis Bong Shu Ying*	A, B
Ms. Alice Kan Lai Kuen	A, B
Mr. Lee Choy Sang [#]	B
Mr. David Li Ka Fai	A, B
Hon Abraham Shek Lai Him, GBS, JP	A, B
A - Attending briefings/seminars/conferences/forums	
B - Reading/studying training or other materials	

(III) BOARD COMMITTEES

There are three board committees, namely the Audit Committee, the Remuneration Committee and the Nomination Committee, established by the Board for overseeing different functions delegated by the Board.

(a) Audit Committee

The Audit Committee was established with reference to "A Guide for the Formation of an Audit Committee" issued by the Hong Kong Institute of Certified Public Accountants. The terms of reference of the Audit Committee are available on the websites of the Company and the Stock Exchange.

The Audit Committee currently comprises the following members:

Independent Non-Executive Directors:

Mr. David Li Ka Fai (*Chairman of the Committee*)

Mr. Francis Bong Shu Ying (*Member*)

Ms. Alice Kan Lai Kuen (*Member*)

Hon Abraham Shek Lai Him, GBS, JP (*Member*)

The Audit Committee has reviewed with management the accounting principles and practices adopted by the Group and discussed auditing, internal control and financial reporting matters including the review of the interim and annual financial statements.

As both the Board and the Audit Committee recommended to re-appoint the current external Auditor, Messrs. Ernst & Young, no circumstances exist as would require an explanation from the Audit Committee as to why the Board has taken a different view from that of the Audit Committee regarding the selection, appointment, resignation or dismissal of the external Auditor.

In year 2021, the Audit Committee met twice and the meetings were attended by the external Auditor of the Company. The attendance rates of individual Audit Committee members of the Company were as follows:

Name of Audit Committee members	Attendance
Mr. David Li Ka Fai (<i>Chairman of the Committee</i>)	2/2
Mr. Francis Bong Shu Ying (appointed as a member on 8th June, 2021)	2/2
Ms. Alice Kan Lai Kuen	2/2
Mr. Lee Choy Sang (ceased to be a member on 8th June, 2021)	1/2
Hon Abraham Shek Lai Him, GBS, JP	2/2

(b) Remuneration Committee

The Remuneration Committee was established with specific written terms of reference that deal with its authority and duties. The terms of reference of the Remuneration Committee are available on the websites of the Company and the Stock Exchange. The principal responsibilities of the Remuneration Committee are to review the remuneration of individual Directors and senior management and to make recommendations to the Board on the policy and structure for the determination of the remuneration of Directors and senior management and on the establishment of a formal and transparent procedure for developing the policy of the Company on such matters.

The Remuneration Committee currently comprises the following members:

Executive Director:

Mr. Lo Yuk Sui (*Member*)

Independent Non-Executive Directors:

Ms. Alice Kan Lai Kuen (*Chairman of the Committee*)

Mr. Francis Bong Shu Ying (*Member*)

Mr. David Li Ka Fai (*Member*)

Mr. Kenneth Ng Kwai Kai, an Executive Director of the Company, has acted as the Secretary of the Committee.

In year 2021, the Remuneration Committee met once and has reviewed the Company's policy and structure for the remuneration of Directors and senior management. The attendance rates of individual Remuneration Committee members of the Company were as follows:

Name of Remuneration Committee members	Attendance
Ms. Alice Kan Lai Kuen (<i>Chairman of the Committee</i>)	1/1
Mr. Lo Yuk Sui	1/1
Mr. Francis Bong Shu Ying (appointed as a member on 8th June, 2021)	0/1
Mr. Lee Choy Sang (ceased to be a member on 8th June, 2021)	1/1
Mr. David Li Ka Fai	1/1

Pursuant to the terms of reference of the Remuneration Committee, the Remuneration Committee is delegated to make recommendations to the Board on the remuneration packages of individual Executive Directors and senior management, including benefits in kind, pension rights and compensation payments (including any compensation payable for loss or termination of their office or appointment).

The remuneration of the senior management (comprising Executive Directors) of the Company for the year ended 31st December, 2021 by band is set out below:

Remuneration band	Number of individuals
HK\$500,001 – 1,000,000	4
HK\$1,000,001 – 1,500,000	0
HK\$1,500,001 – 2,000,000	2

Further details of the Executive Directors' remuneration for the year ended 31st December, 2021 are disclosed in note 8 to the financial statements contained in this Annual Report.

(c) Nomination Committee

The Nomination Committee was established with specific written terms of reference by the Board for the purpose of making recommendations to the Board in relation to the nomination and appointment of Directors, with a view to ensuring fairness and transparency in the nomination and selection procedures. The terms of reference of the Nomination Committee are available on the websites of the Company and the Stock Exchange.

The Nomination Committee currently comprises the following members:

Executive Director:

Mr. Lo Yuk Sui (*Chairman of the Committee*)

Independent Non-Executive Directors:

Mr. Francis Bong Shu Ying (*Member*)

Ms. Alice Kan Lai Kuen (*Member*)

Mr. David Li Ka Fai (*Member*)

Hon Abraham Shek Lai Him, GBS, JP (*Member*)

The Company views diversity at the Board level essential for attaining the Group's strategic and business objectives as well as ensuring its sustainable development. A Board Diversity Policy has been adopted to set out the policy for designing the composition of the Board, aiming to achieve diversity with balanced skills and expertise. The diversity of the Board members is assessed basing on a range of perspectives including but not limited to gender, age, cultural and educational background, ethnicity, professional acumen, industry experience and other individual qualities. The Nomination Committee will discuss and review annually the structure, size and composition of the Board and agree on measurable objectives for achieving diversity on the Board and make relevant recommendation to the Board for adoption.

In year 2021, the Nomination Committee met once to review and assess the overall diversity of the composition of the Board with reference to the various aspects as set out in the Board Diversity Policy. The Nomination Committee also considered the biographical details and other related particulars of those Executive, Non-Executive and Independent Non-Executive Directors of the Company, who retired and offered themselves for re-election at the annual general meeting of the Company held in June 2021 in accordance with the Articles of Association of the Company (the "then Retiring Directors"), with reference to the Board Diversity Policy and their contributions to the Board and the Group during their tenure. The particulars of the then Retiring Directors were disclosed in the Company's annual report for the year 2020 and its circular to the shareholders accompanying the 2020 annual report. The then Retiring Directors had extensive experience and knowledge in their respective professional and commercial fields, who could contribute valuable advice on the business and development of the Group and can also conform with the diversity policy of the Board. The then Retiring Directors were re-elected as Directors by the Company's shareholders at its 2021 annual general meeting. The attendance rates of individual Nomination Committee members of the Company were as follows:

Name of Nomination Committee members	Attendance
Mr. Lo Yuk Sui (<i>Chairman of the Committee</i>)	1/1
Mr. Francis Bong Shu Ying (appointed as a member on 8th June, 2021)	0/1
Ms. Alice Kan Lai Kuen	1/1
Mr. Lee Choy Sang (ceased to be a member on 8th June, 2021)	1/1
Mr. David Li Ka Fai	1/1
Hon Abraham Shek Lai Him, GBS, JP	1/1

(IV) DIRECTORS' RESPONSIBILITY FOR FINANCIAL REPORTING

The Directors of the Company acknowledge their responsibility for preparing the financial statements of the Group, which give a true and fair view of the state of affairs of the Group, and ensuring that appropriate accounting policies are selected and applied consistently and that the financial statements are prepared in accordance with the relevant statutory requirements and applicable accounting standards. The Directors will also ensure that the financial statements are published in a timely manner. As a manpower policy of the Group, which is subject to regular review by the Directors and senior management, adequate resources have been allocated to the accounting, financial reporting and internal audit functions, with staff members possessing appropriate qualifications and experience engaged in the discharge of those relevant functions. The relevant staff members attend seminars and workshops organised by the professional accounting bodies on a regular basis. The overall budgets allocated to those functions have been reviewed and considered to be adequate.

The statement by the external Auditor, Messrs. Ernst & Young, about their reporting responsibilities is set out in the Independent Auditor's Report contained in this Annual Report.

The financial statements are prepared on a going concern basis. The Directors confirm that, to the best of their knowledge, they are not aware of material uncertainties relating to events or conditions that may cast significant doubt upon the Company's ability to continue as a going concern.

(V) DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 of the Listing Rules (the "Model Code") as the code of conduct governing the securities transactions by the Directors of the Company.

Following specific enquiry by the Company, the Directors have confirmed that they have complied with the Model Code during the year ended 31st December, 2021.

(VI) RISK MANAGEMENT AND INTERNAL CONTROL

The Board oversees the risk management and internal control systems of the Group on an ongoing basis. It has conducted an annual review of the effectiveness of the risk management and internal control systems of the Group during the year, including financial, operational and compliance controls and risk management and internal control functions, with a view to safeguarding the shareholders' investment and the Company's assets and business operations. The risk management and internal control systems of the Group are considered effective and adequate. Such systems were designed to manage rather than to eliminate the risk of failure in achieving the Group's business objectives.

Management of the Company has put into effect a set of corporate policies and procedures for the principal business operations of the Group, with an objective to achieving sound and effective risk management and internal control systems. Separate meetings participated by Executive Directors, Group Financial Controller and related division heads are held regularly to review the effectiveness of the risk management and internal control systems, to identify any significant management and operational risks as well as control failings or weaknesses, and also to review the need for any control improvements or updating to respond to changes in the business and external environment. While the regular monitoring of the risk management and internal control mechanisms is mainly conducted by the delegated Executive Directors and senior management staff members, support and advice from external consultants and professionals are sought as and when required.

The Board is responsible for the Company's risk management and internal control systems and for reviewing the effectiveness of such systems. Accordingly, while periodic committee meetings are held with the delegated Executive Directors and senior management staff members, clear instructions have been provided to management of the Company that any material issues relating to the risk management and internal control systems, particularly any incidence of significant control failings or weaknesses that has had, or might have, a material impact on the business of the Group is to be reported to the Board and the Audit Committee of the Company on a timely basis.

The Company has established policy for ensuring that inside information is disseminated to the public in an equal and timely manner in accordance with applicable laws and regulations. Senior management executives of the corporate affairs and financial control functions of the Group are delegated with responsibilities to control and monitor the proper procedures to be observed on the disclosure of inside information. Access to inside information is at all times confined to relevant senior management executives and on "as needed" basis, until proper disclosure or dissemination of inside information in accordance with applicable laws and regulations. Relevant personnel and other professional parties involved are reminded to preserve confidentiality of the inside information until it is publicly disclosed.

In addition, the Group's internal auditor has selected different aspects of the internal control system for his review on a regular basis and has confirmed to the Audit Committee that no material deficiency is noted.

(VII) AUDITOR'S REMUNERATION

Messrs. Ernst & Young have been re-appointed as the external auditor of the Company at the 2021 Annual General Meeting until the conclusion of the forthcoming 2022 Annual General Meeting.

The remuneration to Messrs. Ernst & Young, the auditor of the Company, in respect of the audit and non-audit services rendered for the year ended 31st December, 2021 were HK\$1.7 million (2020 – HK\$1.7 million) and HK\$0.7 million (2020 – HK\$0.7 million), respectively. The significant non-audit services covered by these fees are as follows:

Nature of services	Fees paid (HK\$ million)
(1) Interim review of the financial statements of the Group for the six months ended 30th June, 2021	0.4
(2) Compliance and other services to the Group	0.3

(VIII) SHAREHOLDERS' RIGHT

Extraordinary general meetings may be convened upon receipt of written request submitted by two members of the Company. Such written requisition must state the purposes of the meeting, and be signed by the requisitionists and deposited at the Head Office of the Company at 11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (for the attention of the Company Secretary). If the Directors do not within twenty-one days from the date of deposit of the requisition proceed duly to convene the meeting, the requisitionists themselves may convene the general meeting in the same manner, as nearly as possible, as that in which meetings may be convened by the Directors, and all reasonable expenses incurred by the requisitionists as a result of the failure of the Directors shall be reimbursed to them by the Company.

Shareholders may also send written enquiries to the Company for putting forward any enquiries or proposals to the Board of the Company at the abovementioned address (for the attention of the Company Secretary).

During the year ended 31st December, 2021, the Company has not made any changes to its Articles of Association. A consolidated version of the Memorandum and Articles of Association of the Company is available on the website of the Company.

(IX) DIVIDEND POLICY

The Company has adopted a dividend policy relating to the distribution of profits or surplus of the Company to its shareholders, which can be by way of dividends or in other form of distributions (the "Dividend Policy"). The objective of the Dividend Policy is to allow the Company's shareholders to participate in its profits while balancing the need for the Company to retaining adequate reserves to fund the continuing development and growth of the Group.

Any declaration or proposed payment of dividend or distribution will be subject to the determination by the Board. In deciding or determining whether to declare or propose a dividend or distribution payable to the shareholders and the amount and details of such dividend or distribution, the Board shall consider and take into account the following factors:

- (i) the operating results of the Group;
- (ii) the retained earnings and/or distributable reserves of the Company and the members of the Group;
- (iii) the liquidity position of the Company and the Group;
- (iv) the debt to equity ratio, the return on equity and the relevant financial covenants of the Group;
- (v) contractual restrictions on the payment of dividends by the Company and the Group;
- (vi) taxation considerations;
- (vii) the working capital requirements and capital commitments of the Group and its plans for future growth and expansion;
- (viii) the expected financial performance of the Group;
- (ix) general economic conditions and other external factors that may impact on the business and/or financial performances of the Group; and
- (x) any other factors that the Board may consider appropriate and relevant.

Any declaration or proposed payment of dividend or distribution by the Company is also subject to any requirements and restrictions under the Companies Law of the Cayman Islands, the Memorandum and Articles of Association of the Company, and any other applicable laws, rules and regulations. The Board will review the Dividend Policy from time to time and, at its sole and absolute discretion, update or revise the Dividend Policy as and when considered necessary or appropriate.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the year ended 31st December, 2021

	Notes	2021 HK\$ million	2020 HK\$ million
REVENUE	5	1,638.9	69.6
Cost of sales		(986.6)	(43.9)
Gross profit		652.3	25.7
Other income	5	4.1	18.3
Fair value gains on investment properties, net		1.4	2.3
Fair value gains/(losses) on financial assets at fair value through profit or loss, net		1.5	(48.9)
Impairment of goodwill		(193.5)	–
Impairment loss on property under development		(43.8)	–
Gain on disposal of subsidiaries		–	68.9
Loss on disposal of investment properties, net		–	(0.7)
Property selling and marketing expenses		(40.6)	(9.1)
Administrative expenses		(57.5)	(63.5)
OPERATING PROFIT/(LOSS) BEFORE DEPRECIATION AND AMORTISATION		323.9	(7.0)
Depreciation and amortisation		(2.2)	(3.2)
OPERATING PROFIT/(LOSS)		321.7	(10.2)
Finance costs	7	(54.0)	(104.3)
PROFIT/(LOSS) BEFORE TAX	6	267.7	(114.5)
Income tax	10	(234.1)	(9.0)
PROFIT/(LOSS) FOR THE YEAR BEFORE ALLOCATION BETWEEN EQUITY HOLDERS OF THE PARENT AND NON-CONTROLLING INTERESTS		33.6	(123.5)

CONSOLIDATED STATEMENT OF PROFIT OR LOSS (Cont'd)

For the year ended 31st December, 2021

	Notes	2021 HK\$ million	2020 HK\$ million
Attributable to:			
Equity holders of the parent		33.6	(123.5)
Non-controlling interests		—	—
		<u>33.6</u>	<u>(123.5)</u>
EARNINGS/(LOSS) PER SHARE (INCLUDING ORDINARY SHARE AND CONVERTIBLE PREFERENCE SHARE) ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT	12		
Basic and diluted		<u>HK 0.40 cent</u>	<u>HK (1.65) cents</u>

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31st December, 2021

	2021 HK\$ million	2020 HK\$ million
PROFIT/(LOSS) FOR THE YEAR BEFORE ALLOCATION BETWEEN EQUITY HOLDERS OF THE PARENT AND NON-CONTROLLING INTERESTS	33.6	(123.5)
OTHER COMPREHENSIVE LOSS		
Other comprehensive income that may be reclassified to profit or loss in subsequent periods:		
Exchange differences on translation of foreign operations	26.0	81.7
Reclassification adjustment on disposal of foreign operation	—	71.1
	<u>26.0</u>	<u>152.8</u>
Other comprehensive loss that will not be reclassified to profit or loss in subsequent periods:		
Fair value loss on equity investments designated at fair value through other comprehensive income	<u>(160.6)</u>	<u>(217.2)</u>
OTHER COMPREHENSIVE LOSS FOR THE YEAR	<u>(134.6)</u>	<u>(64.4)</u>
TOTAL COMPREHENSIVE LOSS FOR THE YEAR	<u>(101.0)</u>	<u>(187.9)</u>
Attributable to:		
Equity holders of the parent	(101.0)	(187.9)
Non-controlling interests	—	—
	<u>(101.0)</u>	<u>(187.9)</u>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31st December, 2021

	Notes	2021 HK\$ million	2020 HK\$ million
NON-CURRENT ASSETS			
Property, plant and equipment	13	11.2	11.5
Investment properties	14	98.5	94.5
Right-of-use assets	15	0.7	1.2
Investment in a joint venture	17	2.4	2.4
Loans receivable	16	1.8	–
Prepayments	18	133.7	114.3
Equity investments designated at fair value through other comprehensive income	19	196.6	356.0
Goodwill	20	41.6	235.1
Intangible asset	21	–	0.7
Total non-current assets		486.5	815.7
CURRENT ASSETS			
Properties under development	22	2,764.3	3,854.2
Properties held for sale		1,311.2	538.4
Deposits, prepayments and other assets	18	76.8	186.6
Financial assets at fair value through profit or loss	23	28.2	104.2
Restricted cash	24	66.1	27.3
Pledged bank balances		1.8	1.0
Time deposits		17.1	149.1
Cash and bank balances		92.7	92.5
Total current assets		4,358.2	4,953.3
CURRENT LIABILITIES			
Creditors and accruals	25	(522.9)	(380.7)
Contract liabilities	26	(1,328.8)	(2,377.0)
Deposits received		(130.1)	(116.2)
Interest bearing bank borrowing	27	(12.5)	(12.5)
Other borrowings	28	(121.9)	(535.9)
Convertible bonds	29	–	(493.0)
Lease liabilities	15	(0.5)	(0.5)
Tax payable		(172.5)	(6.1)
Total current liabilities		(2,289.2)	(3,921.9)
NET CURRENT ASSETS		2,069.0	1,031.4
TOTAL ASSETS LESS CURRENT LIABILITIES		2,555.5	1,847.1

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Cont'd)

As at 31st December, 2021

	Notes	2021 HK\$ million	2020 HK\$ million
NON-CURRENT LIABILITIES			
Creditors and accruals	25	(31.2)	(32.8)
Deposits received		(1.6)	(2.7)
Other borrowings	28	(357.0)	–
Convertible bonds	29	(270.4)	–
Lease liabilities	15	(0.2)	(0.7)
Deferred tax liabilities	30	(266.7)	(316.6)
Total non-current liabilities		<u>(927.1)</u>	<u>(352.8)</u>
Net assets		<u>1,628.4</u>	<u>1,494.3</u>
EQUITY			
Equity attributable to equity holders of the parent			
Issued capital	31	17.4	16.4
Reserves	32	1,611.0	1,477.9
		<u>1,628.4</u>	<u>1,494.3</u>
Non-controlling interests		<u>–</u>	<u>–</u>
Total equity		<u>1,628.4</u>	<u>1,494.3</u>

KELVIN LEUNG SO PO

Director

JIMMY LO CHUN TO

Director

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31st December, 2021

	Attributable to equity holders of the parent										
	Issued capital	Share premium account	Capital redemption reserve	Capital reserve	Fair value reserve	Exchange equalisation reserve	Contributed surplus	Equity component of convertible bonds	Other reserve	Accumulated losses	Total equity
Notes	HK\$ million	HK\$ million	HK\$ million	HK\$ million	HK\$ million	HK\$ million	HK\$ million	HK\$ million	HK\$ million	HK\$ million	HK\$ million
At 1st January, 2020	13.5	1,479.4	0.2	(118.4)	-	(279.1)	26.8	399.4	(1.1)	(320.8)	1,199.9
Loss for the year	-	-	-	-	-	-	-	-	-	(123.5)	(123.5)
Other comprehensive income/(loss) for the year:											
Fair value loss on equity investments designated at fair value through other comprehensive income	-	-	-	-	(217.2)	-	-	-	-	-	(217.2)
Exchange differences on translation of foreign operations	-	-	-	-	-	81.7	-	-	-	-	81.7
Reclassification adjustment on disposal of foreign operations	-	-	-	-	-	71.1	-	-	-	-	71.1
Total comprehensive income/(loss) for the year	-	-	-	-	(217.2)	152.8	-	-	-	(123.5)	(187.9)
Conversion of convertible bonds	2.9	686.6	-	-	-	-	-	(207.2)	-	-	482.3
At 31st December, 2020	16.4	2,166.0*	0.2*	(118.4)*	(217.2)*	(126.3)*	26.8*	192.2*	(1.1)*	(444.3)*	1,494.3

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (Cont'd)

For the year ended 31st December, 2021

		Attributable to equity holders of the parent										
		Issued capital	Share premium account	Capital redemption reserve	Capital reserve	Fair value reserve	Exchange equalisation reserve	Contributed surplus	Equity component of convertible bonds	Other reserve	Accumulated losses	Total equity
	Notes	HK\$ million	HK\$ million	HK\$ million	HK\$ million	HK\$ million	HK\$ million	HK\$ million	HK\$ million	HK\$ million	HK\$ million	HK\$ million
At 1st January, 2021		16.4	2,166.0	0.2	(118.4)	(217.2)	(126.3)	26.8	192.2	(1.1)	(444.3)	1,494.3
Profit for the year		-	-	-	-	-	-	-	-	-	33.6	33.6
Other comprehensive income/(loss) for the year:												
Fair value loss on equity investments designated at fair value through other comprehensive income		-	-	-	-	(160.6)	-	-	-	-	-	(160.6)
Exchange differences on translation of foreign operations		-	-	-	-	-	26.0	-	-	-	-	26.0
Total comprehensive income/(loss) for the year		-	-	-	-	(160.6)	26.0	-	-	-	33.6	(101.0)
Conversion of convertible bonds	29, 31	1.0	159.6	-	119.4	-	-	-	(80.1)	-	-	199.9
Modification of the terms of convertible bonds		-	-	-	-	-	-	-	-	-	-	-
Extinguishment of original convertible bonds	29	-	-	-	-	-	-	-	(112.1)	-	-	(112.1)
Recognition of new convertible bonds	29	-	-	-	-	-	-	-	560.2	-	-	560.2
Difference in fair value of original and new convertible bonds	29	-	-	-	(412.9)	-	-	-	-	-	-	(412.9)
At 31st December, 2021		17.4	2,325.6*	0.2*	(411.9)*	(377.8)*	(100.3)*	26.8*	560.2*	(1.1)*	(410.7)*	1,628.4

* These reserve accounts comprise the consolidated reserves of HK\$1,611.0 million (2020 - HK\$1,477.9 million) in the consolidated statement of financial position.

The contributed surplus of the Group represents the excess of the nominal value of the subsidiaries' shares acquired over the nominal value of the Company's shares issued in exchange at the time of the Group's reorganisation in 1991, net of subsequent distributions therefor. Under the Companies Law of the Cayman Islands, the contributed surplus is distributable under certain specific circumstances.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31st December, 2021

	Notes	2021 HK\$ million	2020 HK\$ million
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit/(Loss) before tax		267.7	(114.5)
Adjustments for:			
Finance costs	7	54.0	104.3
Interest income	5	(3.3)	(12.6)
Depreciation of property, plant and equipment	6	1.0	1.1
Depreciation of right-of-use assets	6	0.5	0.7
Amortisation of intangible asset	6	0.7	1.4
Gain on disposal of subsidiaries		–	(68.9)
Gain on disposal of items of property, plant and equipment, net	6	–	(1.2)
Loss on disposal of investment properties, net		–	0.7
Fair value gains on investment properties, net		(1.4)	(2.3)
Fair value (gains)/losses on financial assets at fair value through profit or loss, net	6	(1.5)	48.9
Impairment of trade debtors	6	0.6	–
Impairment of goodwill	6	193.5	–
Impairment loss on property under development	6	43.8	–
		555.6	(42.4)
Additions to properties under development		(462.2)	(579.3)
Decrease in properties held for sale		979.2	43.1
Decrease in financial assets at fair value through profit or loss		77.5	–
Decrease/(Increase) in deposits, prepayments and other assets		0.8	(40.9)
Decrease/(Increase) in restricted cash		(37.5)	333.4
Increase in creditors and accruals		65.2	23.0
Increase/(Decrease) in contract liabilities		(1,202.2)	1,058.7
Increase in deposits received		9.6	52.6
Cash generated from/(used in) operations		(14.0)	848.2
Tax paid		(25.4)	(75.1)
Net cash flows from/(used in) operating activities		(39.4)	773.1
CASH FLOWS FROM INVESTING ACTIVITIES			
Disposal of subsidiaries	33	–	390.0
Increase in loans receivable		(1.8)	–
Purchase of equity investments designated at fair value through other comprehensive income		–	(400.0)
Proceeds from disposal of investment properties		–	3.3
Proceeds from disposal of items of property, plant and equipment		–	1.2
Additions to investment properties		–	(0.3)
Purchases of items of property, plant and equipment		(0.4)	(0.3)
Increase in pledged bank balances		(0.8)	(0.5)
Interest received		3.4	12.6
Net cash flows from investing activities		0.4	6.0

CONSOLIDATED STATEMENT OF CASH FLOWS (Cont'd)

For the year ended 31st December, 2021

	2021 HK\$ million	2020 HK\$ million
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown of other borrowings	431.7	477.2
Repayment of a bank loan	–	(3.0)
Repayment of other borrowings	(488.7)	(1,304.8)
Principal portion of lease payments	(0.5)	(0.6)
Interest paid	(39.2)	(99.4)
Investment deposits received	–	9.0
	<u>(96.7)</u>	<u>(921.6)</u>
Net cash flows used in financing activities		
NET DECREASE IN CASH AND CASH EQUIVALENTS	(135.7)	(142.5)
Cash and cash equivalents at beginning of year	241.6	335.3
Effect of foreign exchange rate changes, net	3.9	48.8
	<u>109.8</u>	<u>241.6</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR		
ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS		
Cash and bank balances	92.7	92.5
Non-pledged time deposits with original maturity of less than three months when acquired	17.1	149.1
	<u>109.8</u>	<u>241.6</u>

At the end of the reporting period, the cash and cash equivalent balances of the Group amounting to HK\$106.9 million (2020 – HK\$233.2 million) were held by certain subsidiaries operating in Mainland China where exchange controls apply.

NOTES TO FINANCIAL STATEMENTS

31st December, 2021

1. CORPORATE AND GROUP INFORMATION

Cosmopolitan International Holdings Limited (the “Company”) is a limited liability company incorporated in the Cayman Islands. The head office and principal place of business of the Company is located at 11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong.

During the year, the Company and its subsidiaries (collectively referred to as the “Group”) were principally engaged in property development and investment and other investments, which are mainly focused in the People’s Republic of China (the “PRC”), and investment in financial assets. There have been no significant changes in the activities during the year.

In the opinion of the Directors, the parent and the ultimate holding company of the Group is Century City International Holdings Limited (“CCIHL”), which was incorporated in Bermuda and is listed on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”).

Information about subsidiaries

Particulars of the Company’s principal subsidiaries are as follows:

Name	Place of incorporation/ registration and business	Issued ordinary share capital/ registered paid-up capital	Percentage of equity interest attributable to the Company		Principal activities
			2021	2020	
Apex Team Limited	Hong Kong	HK\$1	100	100	Financing
Bizwise Investments Limited	British Virgin Islands	US\$1	100	100	Financing
Cosmopolitan International Finance Limited*	Hong Kong	HK\$1	100	100	Financing and financial assets investment
Cosmopolitan International Management Services Limited*	Hong Kong	HK\$1	100	100	Management services
Evercharm Investments Limited	British Virgin Islands	US\$1	100	100	Financial assets investment
新疆麗寶生態開發有限公司**	PRC/ Mainland China	US\$16,800,000	100	100	Property development
成都富博房地產開發有限公司**	PRC/ Mainland China	HK\$100,000,000	100	100	Property development
天津市富都房地產開發有限公司**	PRC/ Mainland China	RMB100,000,000	100	100	Property development

Name	Place of incorporation/ registration and business	Issued ordinary share capital/ registered paid-up capital	Percentage of equity interest attributable to the Company		Principal activities
			2021	2020	
置富投資開發(成都) 有限公司**	PRC/ Mainland China	HK\$121,000,960	100	100	Property development
富宏(深圳)貿易 有限公司**	PRC/ Mainland China	RMB10,000,000	100	100	Development consultancy

* These are direct subsidiaries of the Company.

** These subsidiaries are registered as wholly foreign owned enterprises under the PRC laws.

The above table lists the subsidiaries of the Company which, in the opinion of the Directors, principally affected the results for the year or formed a substantial portion of the net assets of the Group. To give details of other subsidiaries would, in the opinion of the Directors, result in particulars of excessive length.

2.1 BASIS OF PREPARATION

These financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("HKASs") and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"), accounting principles generally accepted in Hong Kong and the disclosure requirements of the Hong Kong Companies Ordinance. They have been prepared under the historical cost convention, except for investment properties, financial assets at fair value through profit or loss and equity investments designated at fair value through other comprehensive income, which have been measured at fair value. These financial statements are presented in Hong Kong dollars ("HK\$") and all values are rounded to the nearest million except when otherwise indicated.

Basis of consolidation

The consolidated financial statements include the financial statements of the Group for the year ended 31st December, 2021. A subsidiary is an entity (including a structured entity), directly or indirectly, controlled by the Company. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee (i.e., existing rights that give the Group the current ability to direct the relevant activities of the investee).

When the Company has, directly or indirectly, less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- (a) the contractual arrangement with the other vote holders of the investee;
- (b) rights arising from other contractual arrangements; and
- (c) the Group's voting rights and potential voting rights.

The financial statements of the subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies. The results of subsidiaries are consolidated from the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases.

Profit or loss and each component of other comprehensive income are attributed to the owners of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control described above.

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The Group has adopted the following revised HKFRSs for the first time for the current year's financial statements.

Amendments to HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16	<i>Interest Rate Benchmark Reform – Phase 2</i>
Amendment to HKFRS 16	<i>Covid-19-Related Rent Concessions</i>

The nature and impact of the revised HKFRSs are described below:

- (a) Amendments to HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16 address issues not dealt with in the previous amendments which affect financial reporting when an existing interest rate benchmark is replaced with an alternative risk-free rate ("RFR"). The amendments provide a practical expedient to allow the effective interest rate to be updated without adjusting the carrying amount of financial assets and liabilities when accounting for changes in the basis for determining the contractual cash flows of financial assets and liabilities, if the change is a direct consequence of the interest rate benchmark reform and the new basis for determining the contractual cash flows is economically equivalent to the previous basis immediately preceding the change. In addition, the amendments permit changes required by the interest rate benchmark reform to be made to hedge designations and hedge documentation without the hedging relationship being discontinued. Any gains or losses that could arise on transition are dealt with through the normal requirements of HKFRS 9 to measure and recognise hedge ineffectiveness. The amendments also provide a temporary relief to entities from having to meet the separately identifiable requirement when an RFR is designated as a risk component. The relief allows an entity, upon designation of the hedge, to assume that the separately identifiable requirement is met, provided the entity reasonably expects the RFR risk component to become separately identifiable within the next 24 months. Furthermore, the amendments require an entity to disclose additional information to enable users of financial statements to understand the effect of interest rate benchmark reform on an entity's financial instruments and risk management strategy.

The Group had an interest-bearing bank borrowing denominated in Hong Kong dollars based on the Hong Kong Interbank Offered Rate (“HIBOR”) as at 31st December, 2021. The Group expects that HIBOR will continue to exist and the interest rate benchmark reform has not had an impact on the Group’s HIBOR-based borrowings. If the interest rate of this borrowing is replaced by RFRs in a future period, the Group will apply the above-mentioned practical expedient upon the modification of these instruments provided that the “economically equivalent” criterion is met.

- (b) Amendment to HKFRS 16 provides a practical expedient for lessees to elect not to apply lease modification accounting for rent concessions arising as a direct consequence of the COVID-19 pandemic. The practical expedient applies only to rent concessions occurring as a direct consequence of the pandemic and only if (i) the change in lease payments results in revised consideration for the lease that is substantially the same as, or less than, the consideration for the lease immediately preceding the change; (ii) any reduction in lease payments affects only payments originally due on or before 30th June, 2021; and (iii) there is no substantive change to other terms and conditions of the lease. The Group has not applied the practical expedient to any rent concessions granted by the lessors as a direct consequence of the COVID-19 pandemic. Accordingly, the adoption of the amendment has had no significant impact on the financial position and performance of the Group.

2.3 ISSUED BUT NOT YET EFFECTIVE HONG KONG FINANCIAL REPORTING STANDARDS

The Group has not applied the following new and revised HKFRSs, that have been issued but are not yet effective, in these financial statements.

Amendments to HKFRS 3	<i>Reference to the Conceptual Framework²</i>
Amendments to HKFRS 10 and HKAS 28 (2011)	<i>Sale or Contribution of Assets between an Investor and its Associate or Joint Venture⁴</i>
Amendments to HKFRS 16	<i>Covid-19-Related Rent Concessions beyond 30th June, 2021¹</i>
HKFRS 17	<i>Insurance Contracts³</i>
Amendments to HKFRS 17	<i>Insurance Contracts^{3, 6}</i>
Amendment to HKFRS 17	<i>Initial Application of HKFRS 17 and HKFRS 9 – Comparative Information³</i>
Amendments to HKAS 1	<i>Classification of Liabilities as Current or Non-current^{3, 5}</i>
Amendments to HKAS 1 and HKFRS Practice Statement 2	<i>Disclosure of Accounting Policies³</i>
Amendments to HKAS 8	<i>Definition of Accounting Estimates³</i>
Amendments to HKAS 12	<i>Deferred Tax related to Assets and Liabilities arising from a Single Transaction³</i>
Amendments to HKAS 16	<i>Property, Plant and Equipment: Proceeds before Intended Use²</i>
Amendments to HKAS 37	<i>Onerous Contracts - Cost of Fulfilling a Contract²</i>
<i>Annual Improvements to HKFRSs 2018-2020</i>	<i>Amendments to HKFRS 1, HKFRS 9, Illustrative Examples accompanying HKFRS 16, and HKAS 41²</i>

¹ Effective for annual periods beginning on or after 1st April, 2021

² Effective for annual periods beginning on or after 1st January, 2022

³ Effective for annual periods beginning on or after 1st January, 2023

⁴ No mandatory effective date yet determined but available for adoption

⁵ As a consequence of the amendments to HKAS 1, Hong Kong Interpretation 5 *Presentation of Financial Statements - Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause* was revised in October 2020 to align the corresponding wording with no change in conclusion

⁶ As a consequence of the amendments to HKFRS 17 issued in October 2020, HKFRS 4 was amended to extend the temporary exemption that permits insurers to apply HKAS 39 rather than HKFRS 9 for annual periods beginning before 1st January, 2023

Further information about those HKFRSs that are expected to be applicable to the Group is described below.

Amendments to HKFRS 3 are intended to replace a reference to the previous *Framework for the Preparation and Presentation of Financial Statements* with a reference to the *Conceptual Framework for Financial Reporting* issued in June 2018 without significantly changing its requirements. The amendments also add to HKFRS 3 an exception to its recognition principle for an entity to refer to the Conceptual Framework to determine what constitutes an asset or a liability. The exception specifies that, for liabilities and contingent liabilities that would be within the scope of HKAS 37 or HK(IFRIC)-Int 21 if they were incurred separately rather than assumed in a business combination, an entity applying HKFRS 3 should refer to HKAS 37 or HK(IFRIC)-Int 21 respectively instead of the Conceptual Framework. Furthermore, the amendments clarify that contingent assets do not qualify for recognition at the acquisition date. The Group expects to adopt the amendments prospectively from 1st January, 2022. Since the amendments apply prospectively to business combinations for which the acquisition date is on or after the date of first application, the Group will not be affected by these amendments on the date of transition.

Amendments to HKFRS 10 and HKAS 28 (2011) address an inconsistency between the requirements in HKFRS 10 and in HKAS 28 (2011) in dealing with the sale or contribution of assets between an investor and its associate or joint venture. The amendments require a full recognition of a gain or loss resulting from a downstream transaction when the sale or contribution of assets between an investor and its associate or joint venture constitutes a business. For a transaction involving assets that do not constitute a business, a gain or loss resulting from the transaction is recognised in the investor's profit or loss only to the extent of the unrelated investor's interest in that associate or joint venture. The amendments are to be applied prospectively. The previous mandatory effective date of amendments to HKFRS 10 and HKAS 28 (2011) was removed by the HKICPA in January 2016 and a new mandatory effective date will be determined after the completion of a broader review of accounting for associates and joint ventures. However, the amendments are available for adoption now.

Amendment to HKFRS 16 issued in April 2021 extends the availability of the practical expedient for lessees to elect not to apply lease modification accounting for rent concessions arising as a direct consequence of the covid-19 pandemic by 12 months. Accordingly, the practical expedient applies to rent concessions for which any reduction in lease payments affects only payments originally due on or before 30th June, 2022, provided the other conditions for applying the practical expedient are met. The amendment is effective retrospectively for annual periods beginning on or after 1st April, 2021 with any cumulative effect of initially applying the amendment recognised as an adjustment to the opening balance of retained profits at the beginning of the current accounting period. Earlier application is permitted. The amendment is not expected to have any significant impact on the Group's financial statements.

Amendments to HKAS 1 *Classification of Liabilities as Current or Non-current* clarify the requirements for classifying liabilities as current or non-current. The amendments specify that if an entity's right to defer settlement of a liability is subject to the entity complying with specified conditions, the entity has a right to defer settlement of the liability at the end of the reporting period if it complies with those conditions at that date. Classification of a liability is unaffected by the likelihood that the entity will exercise its right to defer settlement of the liability. The amendments also clarify the situations that are considered a settlement of a liability. The amendments are effective for annual periods beginning on or after 1st January, 2023 and shall be applied retrospectively. Earlier application is permitted. The amendments are not expected to have any significant impact on the Group's financial statements.

Amendments to HKAS 1 *Disclosure of Accounting Policies* require entities to disclose their material accounting policy information rather than their significant accounting policies. Accounting policy information is material if, when considered together with other information included in an entity's financial statements, it can reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements. Amendments to HKFRS Practice Statement 2 provide non-mandatory guidance on how to apply the concept of materiality to accounting policy disclosures. Amendments to HKAS 1 are effective for annual periods beginning on or after 1st January, 2023 and earlier application is permitted. Since the guidance provided in the amendments to HKFRS Practice Statement 2 is non-mandatory, an effective date for these amendments is not necessary. The Group is currently assessing the impact of the amendments on the Group's accounting policy disclosures.

Amendments to HKAS 8 clarify the distinction between changes in accounting estimates and changes in accounting policies. Accounting estimates are defined as monetary amounts in financial statements that are subject to measurement uncertainty. The amendments also clarify how entities use measurement techniques and inputs to develop accounting estimates. The amendments are effective for annual reporting periods beginning on or after 1st January, 2023 and apply to changes in accounting policies and changes in accounting estimates that occur on or after the start of that period. Earlier application is permitted. The amendments are not expected to have any significant impact on the Group's financial statements.

Amendments to HKAS 12 narrow the scope of the initial recognition exception so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences, such as leases and decommissioning obligations. Therefore, entities are required to recognise a deferred tax asset and a deferred tax liability for temporary differences arising from these transactions. The amendments are effective for annual reporting periods beginning on or after 1st January, 2023 and shall be applied to transactions related to leases and decommissioning obligations at the beginning of the earliest comparative period presented, with any cumulative effect recognised as an adjustment to the opening balance of retained profits or other component of equity as appropriate at that date. In addition, the amendments shall be applied prospectively to transactions other than leases and decommissioning obligations. Earlier application is permitted. The amendments are not expected to have any significant impact on the Group's financial statements.

Amendments to HKAS 16 prohibit an entity from deducting from the cost of an item of property, plant and equipment any proceeds from selling items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Instead, an entity recognises the proceeds from selling any such items, and the cost of those items, in profit or loss. The amendments are effective for annual periods beginning on or after 1st January, 2022 and shall be applied retrospectively only to items of property, plant and equipment made available for use on or after the beginning of the earliest period presented in the financial statements in which the entity first applies the amendments. Earlier application is permitted. The amendments are not expected to have any significant impact on the Group's financial statements.

Amendments to HKAS 37 clarify that for the purpose of assessing whether a contract is onerous under HKAS 37, the cost of fulfilling the contract comprises the costs that relate directly to the contract. Costs that relate directly to a contract include both the incremental costs of fulfilling that contract (e.g., direct labour and materials) and an allocation of other costs that relate directly to fulfilling that contract (e.g., an allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract as well as contract management and supervision costs). General and administrative costs do not relate directly to a contract and are excluded unless they are explicitly chargeable to the counterparty under the contract. The amendments are effective for annual periods beginning on or after 1st January, 2022 and shall be applied to contracts for which an entity has not yet fulfilled all its obligations at the beginning of the annual reporting period in which it first applies the amendments. Earlier application is permitted. Any cumulative effect of initially applying the amendments shall be recognised as an adjustment to the opening equity at the date of initial application without restating the comparative information. The amendments are not expected to have any significant impact on the Group's financial statements.

Annual Improvements to HKFRSs 2018-2020 sets out amendments to HKFRS 1, HKFRS 9, Illustrative Examples accompanying HKFRS 16, and HKAS 41. Details of the amendments that are expected to be applicable to the Group are as follows:

- *HKFRS 9 Financial Instruments*: clarifies the fees that an entity includes when assessing whether the terms of a new or modified financial liability are substantially different from the terms of the original financial liability. These fees include only those paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf. An entity applies the amendment to financial liabilities that are modified or exchanged on or after the beginning of the annual reporting period in which the entity first applies the amendment. The amendment is effective for annual periods beginning on or after 1st January, 2022. Earlier application is permitted. The amendment is not expected to have a significant impact on the Group's financial statements.
- *HKFRS 16 Leases*: removes the illustration of payments from the lessor relating to leasehold improvements in Illustrative Example 13 accompanying HKFRS 16. This removes potential confusion regarding the treatment of lease incentives when applying HKFRS 16.

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Business combinations and goodwill

Business combinations are accounted for using the acquisition method. The consideration transferred is measured at the acquisition date fair value which is the sum of the acquisition date fair values of assets transferred by the Group, liabilities assumed by the Group to the former owners of the acquiree and the equity interests issued by the Group in exchange for control of the acquiree. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree that are present ownership interests and entitle their holders to a proportionate share of net assets in the event of liquidation at fair value or at the proportionate share of the acquiree's identifiable net assets. All other components of non-controlling interests are measured at fair value. Acquisition-related costs are expensed as incurred.

The Group determines that it has acquired a business when the acquired set of activities and assets includes an input and a substantive process that together significantly contribute to the ability to create outputs.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts of the acquiree.

If the business combination is achieved in stages, the previously held equity interest is remeasured at its acquisition date fair value and any resulting gain or loss is recognised in profit or loss.

Any contingent consideration to be transferred by the acquirer is recognised at fair value at the acquisition date. Contingent consideration classified as an asset or liability is measured at fair value with changes in fair value recognised in profit or loss. Contingent consideration that is classified as equity is not remeasured and subsequent settlement is accounted for within equity.

Goodwill is initially measured at cost, being the excess of the aggregate of the consideration transferred, the amount recognised for non-controlling interests and any fair value of the Group's previously held equity interests in the acquiree over the identifiable net assets acquired and liabilities assumed. If the sum of this consideration and other items is lower than the fair value of the net assets acquired, the difference is, after reassessment, recognised in profit or loss as a gain on bargain purchase.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. Goodwill is tested for impairment annually or more frequently if events or changes in circumstances indicate that the carrying value may be impaired. The Group performs its annual impairment test of goodwill as at 31st December. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units, or groups of cash-generating units, that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the Group are assigned to those units or groups of units.

Impairment is determined by assessing the recoverable amount of the cash-generating unit (group of cash-generating units) to which the goodwill relates. Where the recoverable amount of the cash-generating unit (group of cash-generating units) is less than the carrying amount, an impairment loss is recognised. An impairment loss recognised for goodwill is not reversed in a subsequent period.

Where goodwill has been allocated to a cash-generating unit (or group of cash-generating units) and part of the operation within that unit is disposed of, the goodwill associated with the operation disposed of is included in the carrying amount of the operation when determining the gain or loss on the disposal. Goodwill disposed of in these circumstances is measured based on the relative value of the operation disposed of and the portion of the cash-generating unit retained.

(b) Investment in a joint venture

A joint venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

The Group's investment in a joint venture is stated in the consolidated statement of financial position at the Group's share of net assets under the equity method of accounting, less any impairment losses. Adjustments are made to bring into line any dissimilar accounting policies that may exist. The Group's share of the post-acquisition results and other comprehensive income of a joint venture is included in the consolidated statement of profit or loss and consolidated other comprehensive income, respectively. In addition, when there has been a change recognised directly in the equity of the joint venture, the Group recognises its share of any changes, when applicable, in the consolidated statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and its joint venture are eliminated to the extent of the Group's investment in the joint venture, except where unrealised losses provide evidence of an impairment of the assets transferred.

If an investment in a joint venture becomes an investment in an associate or vice versa, the retained interest is not remeasured. Instead, the investment continues to be accounted for under the equity method. In all other cases, upon loss of joint control over the joint venture, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the joint venture upon loss of joint control and the fair value of the retained investment and proceeds from disposal is recognised in profit or loss.

(c) Fair value measurement

The Group measures its investment properties and equity investments at fair value at the end of each reporting period. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability, or in the absence of a principal market, in the most advantageous market for the asset or liability. The principal or the most advantageous market must be accessible by the Group. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 – based on quoted prices (unadjusted) in active markets for identical assets or liabilities
- Level 2 – based on valuation techniques for which the lowest level input that is significant to the fair value measurement is observable, either directly or indirectly
- Level 3 – based on valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by reassessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

(d) Impairment of non-financial assets

Where an indication of impairment exists, or when annual impairment testing for an asset is required (other than properties held for sale, properties under development, financial assets and investment properties), the asset's recoverable amount is estimated. An asset's recoverable amount is the higher of the asset's or cash-generating unit's value in use and its fair value less costs of disposal, and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets, in which case the recoverable amount is determined for the cash-generating unit to which the asset belongs. In testing a cash-generating unit for impairment, a portion of the carrying amount of a corporate asset (e.g., a headquarters building) is allocated to an individual cash-generating unit if it can be allocated on a reasonable and consistent basis or, otherwise, to the smallest group of cash-generating units.

An impairment loss is recognised only if the carrying amount of an asset exceeds its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. An impairment loss is charged to the statement of profit or loss in the period in which it arises in those expense categories consistent with the function of the impaired asset.

An assessment is made at the end of each reporting period as to whether there is an indication that previously recognised impairment losses may no longer exist or may have decreased. If such an indication exists, the recoverable amount is estimated. A previously recognised impairment loss of an asset other than goodwill is reversed only if there has been a change in the estimates used to determine the recoverable amount of that asset, but not to an amount higher than the carrying amount that would have been determined (net of any depreciation/amortisation) had no impairment loss been recognised for the asset in prior years. A reversal of such an impairment loss is credited to the statement of profit or loss in the period in which it arises.

(e) Properties under development

Properties under development are stated at the lower of cost and net realisable value and comprise land costs, direct costs of construction, applicable borrowing costs, professional fees and other costs directly attributable to such properties incurred during the development period.

Properties under development are classified as current assets unless the construction period of the relevant property development project is expected to complete beyond the normal operating cycle. On completion, the properties are transferred to properties held for sale.

(f) Properties held for sale

Properties held for sale are classified as current assets and stated at the lower of cost and net realisable value on an individual property basis. Cost includes all development expenditure, applicable borrowing costs and other direct costs attributable to such properties. Net realisable value is determined by reference to the prevailing market prices.

(g) Property, plant and equipment and depreciation

Property, plant and equipment are stated at cost less accumulated depreciation and any impairment losses. The cost of an item of property, plant and equipment comprises its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use.

Expenditure incurred after items of property, plant and equipment have been put into operation, such as repairs and maintenance, is normally charged to the statement of profit or loss in the period in which it is incurred. In situations where the recognition criteria are satisfied, the expenditure for a major inspection is capitalised in the carrying amount of the asset as a replacement. Where significant parts of property, plant and equipment are required to be replaced at intervals, the Group recognises such parts as individual assets with specific useful lives and depreciates them accordingly.

Depreciation is calculated on the straight-line basis to write off the cost of each item of property, plant and equipment to its residual value over its estimated useful life. The principal annual rates used for this purpose are as follows:

Buildings	33 $\frac{1}{3}$ %
Leasehold improvements	Over the remaining lease terms
Furniture, fixtures and equipment	20%
Motor vehicles	20%

Where parts of an item of property, plant and equipment have different useful lives, the cost of that item is allocated on a reasonable basis among the parts and each part is depreciated separately. Residual values, useful lives and the depreciation method are reviewed, and adjusted if appropriate, at least at each financial year end.

An item of property, plant and equipment including any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss on disposal or retirement recognised in the statement of profit or loss in the year the asset is derecognised is the difference between the net sales proceeds and the carrying amount of the relevant asset.

(h) Intangible assets (other than goodwill)

Intangible assets acquired separately are measured on initial recognition at cost. The useful lives of intangible assets are assessed to be either finite or indefinite. Intangible assets with finite lives are subsequently amortised on the straight-line basis over the useful economic lives and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at each financial year end.

The Group's intangible asset represents licences with finite useful lives of 2 years and is stated at cost, which comprises the purchase prices thereof, less accumulated amortisation and any impairment losses.

(i) Investment properties

Investment properties are interests in land and buildings (including the leasehold property held as a right-of-use asset which would otherwise meet the definition of an investment property) held to earn rental income and/or for capital appreciation, rather than for use in the production or supply of goods or services or for administrative purposes; or for sale in the ordinary course of business. Such properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at fair value, which reflects market conditions at the end of the reporting period.

Gains or losses arising from changes in the fair values of investment properties are included in the statement of profit or loss in the year in which they arise.

Any gains or losses on the retirement or disposal of an investment property are recognised in the statement of profit or loss in the year of the retirement or disposal.

For a transfer from investment properties to owner-occupied properties, the deemed cost of a property for subsequent accounting is its fair value at the date of change in use. For a transfer from properties held for sale to investment properties, any difference between the fair value of the property at that date and its previous carrying amount is recognised in the statement of profit or loss.

(j) Investments and other financial assets*Initial recognition and measurement*

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, fair value through other comprehensive income, and fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Group's business model for managing them. With the exception of trade debtors that do not contain a significant financing component or for which the Group has applied the practical expedient of not adjusting the effect of a significant financing component, the Group initially measures a financial asset at its fair value, plus in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade debtors that do not contain a significant financing component or for which the Group has applied the practical expedient are measured at the transaction price determined under HKFRS 15 in accordance with the policies set out for "Revenue recognition" below.

In order for a financial asset to be classified and measured at amortised cost or fair value through other comprehensive income, it needs to give rise to cash flows that are solely payments of principal and interest ("SPPI") on the principal amount outstanding. Financial assets with cash flows that are not SPPI are classified and measured at fair value through profit or loss, irrespective of the business model.

The Group's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both. Financial assets classified and measured at amortised cost are held within a business model with the objective to hold financial assets in order to collect contractual cash flows, while financial assets classified and measured at fair value through other comprehensive income are held within a business model with the objective of both holding to collect contractual cash flows and selling. Financial assets which are not held within the aforementioned business models are classified and measured at fair value through profit or loss.

All regular way purchases and sales of financial assets are recognised on the trade date, that is, the date that the Group commits to purchase or sell the asset. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the period generally established by regulation or convention in the marketplace.

Subsequent measurement

The subsequent measurement of financial assets depends on their classification as follows:

Financial assets at amortised cost (debt instruments)

Financial assets at amortised cost are subsequently measured using the effective interest method and are subject to impairment. Gains and losses are recognised in the statement of profit or loss when the asset is derecognised, modified or impaired.

Financial assets at fair value through other comprehensive income (debt instruments)

For debt investments at fair value through other comprehensive income, interest income, foreign exchange revaluation and impairment losses or reversals are recognised in the statement of profit or loss and computed in the same manner as for financial assets measured at amortised cost. The remaining fair value changes are recognised in other comprehensive income. Upon derecognition, the cumulative fair value change recognised in other comprehensive income is recycled to the statement of profit or loss.

Financial assets designated at fair value through other comprehensive income (equity investments)

Upon initial recognition, the Group can elect to classify irrevocably its equity investments as equity investments designated at fair value through other comprehensive income when they meet the definition of equity under HKAS 32 *Financial Instruments: Presentation* and are not held for trading. The classification is determined on an instrument-by-instrument basis.

Gains and losses on these financial assets are never recycled to the statement of profit or loss. Dividends are recognised as other income in the statement of profit or loss when the right of payment has been established, it is probable that the economic benefits associated with the dividend will flow to the Group and the amount of the dividend can be measured reliably, except when the Group benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in other comprehensive income. Equity investments designated at fair value through other comprehensive income are not subject to impairment assessment.

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognised in the statement of profit or loss.

This category includes derivative instruments and equity investments which the Group had not irrevocably elected to classify at fair value through other comprehensive income. Dividends on equity investments classified as financial assets at fair value through profit or loss are also recognised in the statement of profit or loss when the right of payment has been established, it is probable that the economic benefits associated with the dividend will flow to the Group and the amount of the dividend can be measured reliably.

A derivative embedded in a hybrid contract, with a financial liability or non-financial host, is separated from the host and accounted for as a separate derivative if the economic characteristics and risks are not closely related to the host; a separate instrument with the same terms as the embedded derivative would meet the definition of a derivative; and the hybrid contract is not measured at fair value through profit or loss. Embedded derivatives are measured at fair value with changes in fair value recognised in the statement of profit or loss. Reassessment only occurs if there is either a change in the terms of the contract that significantly modifies the cash flows that would otherwise be required or a reclassification of a financial asset out of the fair value through profit or loss category.

A derivative embedded within a hybrid contract containing a financial asset host is not accounted for separately. The financial asset host together with the embedded derivative is required to be classified in its entirety as a financial asset at fair value through profit or loss.

(k) Impairment of financial assets

The Group recognises an allowance for expected credit losses ("ECLs") for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

General approach

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12 months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

At each reporting date, the Group assesses whether the credit risk on a financial instrument has increased significantly since initial recognition. When making the assessment, the Group compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information that is available without undue cost or effort, including historical and forward-looking information.

The Group considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, the Group may also consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

Financial assets at amortised cost are subject to impairment under the general approach and they are classified within the following stages for measurement of ECLs.

- Stage 1 – Financial instruments for which credit risk has not increased significantly since initial recognition and for which the loss allowance is measured at an amount equal to 12-month ECLs
- Stage 2 – Financial instruments for which credit risk has increased significantly since initial recognition but that are not credit-impaired financial assets and for which the loss allowance is measured at an amount equal to lifetime ECLs
- Stage 3 – Financial assets that are credit-impaired at the reporting date (but that are not purchased or originated credit-impaired) and for which the loss allowance is measured at an amount equal to lifetime ECLs

Simplified approach

For trade debtors that do not contain a significant financing component or when the Group applies the practical expedient of not adjusting the effect of a significant financing component, the Group applies the simplified approach in calculating ECLs. Under the simplified approach, the Group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Group has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

(I) Derecognition of financial assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e., removed from the Group's consolidated statement of financial position) when:

- the rights to receive cash flows from the asset have expired; or
- the Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a "pass-through" arrangement; and either (i) the Group has transferred substantially all the risks and rewards of the asset, or (ii) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risk and rewards of ownership of the asset. When it has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the Group continues to recognise the transferred asset to the extent of the Group's continuing involvement. In that case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

(m) Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as loans and borrowings, or payables as appropriate.

All financial liabilities are recognised initially at fair value and net of directly attributable transaction costs.

Subsequent measurement

The subsequent measurement of financial liabilities depends on their classification as follows:

Financial liabilities at amortised cost (loans and borrowings)

After initial recognition, interest bearing loans and borrowings are subsequently measured at amortised cost, using the effective interest rate method unless the effect of discounting would be immaterial, in which case they are stated at cost. Gains and losses are recognised in the statement of profit or loss when the liabilities are derecognised as well as through the effective interest rate amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate. The effective interest rate amortisation is recognised in the statement of profit or loss.

Financial guarantee contracts

Financial guarantee contracts issued by the Group are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. A financial guarantee contract is recognised initially as a liability at its fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequent to initial recognition, the Group measures the financial guarantee contracts at the higher of: (i) the ECL allowance determined in accordance with the policy as set out in "Impairment of financial assets"; and (ii) the amount initially recognised less, when appropriate, the cumulative amount of income recognised.

Convertible bonds

The component of convertible bonds that exhibits characteristics of a liability is recognised as a liability in the statement of financial position, net of transaction costs. On issuance of convertible bonds, the fair value of the liability component is determined using a market rate for an equivalent non-convertible bond; and this amount is carried as a long term liability on the amortised cost basis until extinguished on conversion or redemption. The remainder of the proceeds is allocated to the conversion option that is recognised and included in shareholders' equity, net of transaction costs. The carrying amount of the conversion option is not remeasured in subsequent years. Transaction costs are apportioned between the liability and equity components of the convertible bonds based on the allocation of proceeds to the liability and equity components when the instruments are first recognised.

(n) Derecognition of financial liabilities

A financial liability is derecognised when the obligation under the liability is discharged or cancelled, or expires.

When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and a recognition of a new liability, and the difference between the respective carrying amounts is recognised in the statement of profit or loss.

(o) Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the statement of financial position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

(p) Revenue recognition

Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of goods or services is transferred to the customers at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services.

When the contract contains a financing component which provides the customer with a significant benefit of financing the transfer of goods or services to the customer for more than one year, revenue is measured at the present value of the amount receivable, discounted using the discount rate that would be reflected in a separate financing transaction between the Group and the customer at contract inception. When the contract contains a financing component which provides the Group with a significant financial benefit for more than one year, revenue recognised under the contract includes the interest expense accreted on the contract liability under the effective interest method. For a contract where the period between the payment by the customer and the transfer of the promised goods or services is one year or less, the transaction price is not adjusted for the effects of a significant financing component, using the practical expedient in HKFRS 15.

(a) *Sale of properties*

For properties that have no alternative use to the Group due to contractual reasons and when the Group has an enforceable right to payment from customers for performance completed to date, the Group recognises revenue as the performance obligation is satisfied over time in accordance with the input method for measuring progress. The excess of the cumulative revenue recognised in profit or loss over the cumulative billings to purchasers of properties is recognised as contract assets. The excess of cumulative billings to purchasers of properties over the cumulative revenue recognised in profit or loss is recognised as contract liabilities.

The Group has assessed that most revenue from the sale of properties is recognised at the point in time when the purchasers obtain the physical possession or the legal title of the completed property and the Group has a present right to payment and the collection of the consideration is probable.

Some contracts for the sale of properties involve a difference in timing between the timing of payments and the transfer of properties. The difference in timing give rise to significant financing component.

Revenue from other sources

Rental income is recognised on a time proportion basis over the lease terms. Variable lease payments that do not depend on an index or a rate are recognised as income in the accounting period in which they are incurred.

Net gain or loss from the sale of investments at fair value through profit or loss is recognised on the transaction dates when the relevant contract notes are exchanged.

Other income

Interest income is recognised on an accrual basis using the effective interest method by applying the rate that exactly discounts the estimated future cash receipts over the expected life of the financial instrument or a shorter period, when appropriate, to the net carrying amount of the financial asset.

Dividend income is recognised when the shareholders' right to receive payment has been established, it is probable that the economic benefits associated with the dividend will flow to the Group and the amount of the dividend can be measured reliably.

(q) Contract assets

A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Group performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional. Contract assets are subject to impairment assessment, details of which are included in the accounting policies for impairment of financial assets.

(r) Contract liabilities

A contract liability is recognised when a payment is received or a payment is due (whichever is earlier) from a customer before the Group transfers the related goods or services. Contract liabilities are recognised as revenue when the Group performs under the contract (i.e., transfers control of the related goods or services to the customer).

(s) Contract costs

Other than the costs which are capitalised as properties held for sale and properties under development, costs incurred to fulfil a contract with a customer are capitalised as an asset if all of the following criteria are met:

- (a) The costs relate directly to a contract or to an anticipated contract that the entity can specifically identify.
- (b) The costs generate or enhance resources of the entity that will be used in satisfying (or in continuing to satisfy) performance obligations in the future.
- (c) The costs are expected to be recovered.

The capitalised contract costs are amortised and charged to the statement of profit or loss on a systematic basis that is consistent with the transfer to the customer of the goods or services to which the asset relates. Other contract costs are expensed as incurred.

(t) Foreign currencies

These financial statements are presented in Hong Kong dollars, which is the Company's functional currency. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency. Foreign currency transactions recorded by the entities in the Group are initially recorded using their respective functional currency rates prevailing at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency rates of exchange ruling at the end of the reporting period. Differences arising on settlement or translation of monetary items are recognised in the statement of profit or loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was measured. The gain or loss arising on translation of a non-monetary item measured at fair value is treated in line with the recognition of the gain or loss on change in fair value of the item (i.e., translation difference on the item whose fair value gain or loss is recognised in other comprehensive income or profit or loss is also recognised in other comprehensive income or profit or loss, respectively).

In determining the exchange rate on initial recognition of the related asset, expense or income on the derecognition of a non-monetary asset or non-monetary liability relating to an advance consideration, the date of initial transaction is the date on which the Group initially recognises the non-monetary asset or non-monetary liability arising from the advance consideration. If there are multiple payments or receipts in advance, the Group determines the transaction date for each payment or receipt of the advance consideration.

The functional currencies of certain overseas subsidiaries and joint venture are currencies other than the Hong Kong dollars. As at the end of the reporting period, the assets and liabilities of these entities are translated into Hong Kong dollars at the exchange rates prevailing at the end of the reporting period and their statements of profit or loss are translated into Hong Kong dollars at the exchange rates that approximate to those prevailing at the dates of the transactions. The resulting exchange differences are recognised in other comprehensive income and accumulated in the exchange equalisation reserve. On disposal of a foreign operation, the component of other comprehensive income relating to that particular foreign operation is recognised in the statement of profit or loss.

Any goodwill arising on the acquisition of a foreign operation and any fair value adjustments to the carrying amounts of assets and liabilities arising on acquisition are treated as assets and liabilities of the foreign operation and translated at the closing rate.

For the purpose of the consolidated statement of cash flows, the cash flows of overseas subsidiaries are translated into Hong Kong dollars at the exchange rates ruling at the dates of the cash flows. Frequently recurring cash flows of overseas subsidiaries which arise throughout the year are translated into Hong Kong dollars at the weighted average exchange rates for the year.

(u) Income tax

Income tax comprises current and deferred tax. Income tax relating to items recognised outside profit or loss is recognised outside profit or loss, either in other comprehensive income or directly in equity.

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period, taking into consideration interpretations and practices prevailing in the countries/ jurisdictions in which the Group operates.

Deferred tax is provided, using the liability method, on all temporary differences at the end of the reporting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- when the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of taxable temporary differences associated with investments in subsidiaries and a joint venture, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, and the carryforward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences, and the carryforward of unused tax credits and unused tax losses can be utilised, except:

- when the deferred tax asset relating to the deductible temporary differences arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of deductible temporary differences associated with investments in subsidiaries and a joint venture, deferred tax assets are only recognised to the extent that it is probable that the temporary differences will reverse in the foreseeable future and future taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are reassessed at the end of each reporting period and are recognised to the extent that it has become probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax assets and deferred tax liabilities are offset if and only if the Group has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

(v) Leases

The Group assesses at contract inception whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Group as a lessee

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

(a) Right-of-use assets

Right-of-use assets are recognised at the commencement date of the lease (that is the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and any impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Where applicable, the cost of a right-of-use asset also includes an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located. Right-of-use assets are depreciated on a straight-line basis over the lease terms.

(b) Lease liabilities

Lease liabilities are recognised at the commencement date of the lease at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for termination of a lease, if the lease term reflects the Group exercising the option to terminate the lease. The variable lease payments that do not depend on an index or a rate are recognised as an expense in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in lease payments (e.g., a change to future lease payments resulting from a change in an index or rate) or a change in assessment of an option to purchase the underlying asset.

(c) Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to its short-term leases of certain office premises and staff quarters (that is those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the recognition exemption for leases of low-value assets to leases of office equipment that are considered to be of low value.

Lease payments on short-term leases and leases of low-value assets are recognised as an expense on a straight-line basis over the lease term.

Group as a lessor

When the Group acts as a lessor, it classifies at lease inception (or when there is a lease modification) each of its leases as either an operating lease or a finance lease.

Leases in which the Group does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. When a contract contains lease and non-lease components, the Group allocates the consideration in the contract to each component on a relative stand-alone selling price basis. Rental income is accounted for on a straight-line basis over the lease terms and is included in revenue in the statement of profit or loss due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

(w) Employee benefits

Staff retirement schemes

The Group operates a defined contribution Mandatory Provident Fund retirement benefit scheme (the "MPF Scheme") under the Hong Kong Mandatory Provident Fund Schemes Ordinance for those employees who are eligible to participate in the MPF Scheme. Contributions are made based on a percentage of the employees' relevant income and are charged to the statement of profit or loss as they become payable in accordance with the rules of the MPF Scheme. The assets of the MPF Scheme are held separately from those of the Group in an independently administered fund. The Group's employer contributions vest fully with the employees when contributed into the MPF Scheme, except for the Group's employer voluntary contributions, part or all of which are refunded to the Group when the employee leaves employment prior to the contributions vesting with the employee partly or fully, in accordance with the rules of the MPF Scheme.

The employees of the Group's subsidiaries which operate in Mainland China are required to participate in a central pension scheme operated by the local municipal government. These subsidiaries are required to contribute certain percentages of their payroll costs to the central pension scheme. The contributions are charged to the statement of profit or loss as they become payable in accordance with the rules of the central pension scheme.

(x) Related parties

A party is considered to be related to the Group if:

- (i) the party is a person or a close member of that person's family and that person
 - (1) has control or joint control over the Group;
 - (2) has significant influence over the Group; or
 - (3) is a member of the key management personnel of the Group or of a parent of the Group;

or

- (ii) the party is an entity where any of the following conditions applies:
 - (1) the entity and the Group are members of the same group;
 - (2) one entity is an associate or joint venture of the other entity (or of a parent, subsidiary or fellow subsidiary of the other entity);
 - (3) the entity and the Group are joint ventures of the same third party;
 - (4) one entity is a joint venture of a third entity and the other entity is an associate of the third entity;
 - (5) the entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group;

- (6) the entity is controlled or jointly controlled by a person identified in (i);
- (7) a person identified in (i)(1) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity); and
- (8) the entity, or any member of a group of which it is a part, provides key management personnel services to the Group or to the parent of the Group.

(y) Cash and cash equivalents

For the purpose of the consolidated statement of cash flows, cash and cash equivalents comprise cash on hand and demand deposits, and short term highly liquid investments that are readily convertible into known amounts of cash, are subject to an insignificant risk of changes in value, and have a short maturity of generally within three months when acquired, less bank overdrafts which are repayable on demand and form an integral part of the Group's cash management.

For the purpose of the consolidated statement of financial position, cash and cash equivalents comprise cash on hand and at banks, including term deposits, and assets similar in nature to cash, which are not restricted as to use.

(z) Provisions

A provision is recognised when a present obligation (legal or constructive) has arisen as a result of a past event and it is probable that a future outflow of resources will be required to settle the obligation, provided that a reliable estimate can be made of the amount of the obligation.

When the effect of discounting is material, the amount recognised for a provision is the present value at the end of the reporting period of the future expenditures expected to be required to settle the obligation. The increase in the discounted present value amount arising from the passage of time is recognised in the statement of profit or loss.

(aa) Borrowing costs

Borrowing costs directly attributable to the acquisition and construction of qualifying assets, i.e., assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets. The capitalisation of such borrowing costs ceases when the assets are substantially ready for their intended use or sale. All other borrowing costs are expensed in the period in which they are incurred. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

(ab) Government grants

Government grants are recognised at their fair value where there is reasonable assurance that the grant will be received and all attaching conditions will be complied with. When the grant relates to an expense item, it is recognised as income on a systematic basis over the periods that the costs, for which it is intended to compensate, are expensed.

3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

The preparation of the Group's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and their accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amounts of the assets or liabilities affected in the future.

(a) Judgements

In the process of applying the Group's accounting policies, management has made the following judgements, apart from those involving estimations, which have the most significant effect on the amounts recognised in the financial statements:

Income taxes

The Group has exposure to income taxes in different jurisdictions. Significant judgement is involved in determining the provision for income taxes. Determining income tax provisions involves judgement on the future tax treatment of certain transactions and interpretation of tax rules. The Group carefully evaluates tax implications of transactions and tax provisions are set up accordingly. The tax treatment of such transactions is reconsidered periodically to take into account all changes in tax legislation, interpretations and practices in respect thereof.

Property lease classification – Group as lessor

The Group has entered into commercial property leases on its investment property portfolio. The Group has determined, based on an evaluation of the terms and conditions of the arrangements, such as the lease term not constituting a major part of the economic life of the commercial property and the present value of the minimum lease payments not amounting to substantially all the fair value of the commercial property, that it retains substantially all the significant risks and rewards incidental to ownership of these properties which are leased out and accounts for the contracts as operating leases.

Classification between investment properties and properties held for sale

Judgement is made by management on determining whether a property is reclassified between an investment property and a property held for sale. For a transfer from properties held for sale to investment properties, the transfer shall be made when, and only when, there is a change in use, such as evidenced by inception of an operating lease to another party.

Classification between investment properties and owner-occupied properties

The Group determines whether a property qualifies as an investment property, and has developed criteria in making that judgement. Some properties comprise a portion that is held to earn rentals or for capital appreciation and another portion that is held for use in the production or supply of goods or services or for administrative purposes. If these portions could be sold separately or leased out separately under a finance lease, the Group accounts for the portions separately. If the portions could not be sold separately, the property is an investment property only if an insignificant portion is held for use in the production or supply of goods or services or for administrative purposes. Judgement is made on an individual property basis to determine whether ancillary services are so significant that a property does not qualify as an investment property.

(b) Estimation uncertainty

The key assumptions concerning the future and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below.

Impairment of properties under development and goodwill

The Group determines whether properties under development and goodwill are impaired at least on an annual basis. This requires an estimation of the value in use of the cash-generating units to which the properties under development and goodwill are allocated. The Group's properties under development and goodwill are allocated to a group of cash-generating units related to property development. Estimating the value in use requires the Group to make an estimate of the expected future cash flows from the cash-generating units and also to choose a suitable discount rate in order to calculate the present value of those cash flows. The carrying amounts of properties under development and goodwill (after impairment) at 31st December, 2021 were HK\$2,764.3 million (2020 – HK\$3,854.2 million) and HK\$41.6 million (2020 – HK\$235.1 million), respectively. Further details are given in notes 20 and 22 to the financial statements.

Impairment of non-financial assets (other than goodwill)

The Group assesses whether there are any indicators of impairment for all non-financial assets (including right-of-use assets) at the end of each reporting period. Non-financial assets are tested for impairment when there are indicators that the carrying amounts may not be recoverable. An impairment exists when the carrying value of an asset or a cash-generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The calculation of the fair value less costs of disposal is based on available data from binding sales transactions in an arm's length transaction of similar assets or observable market prices less incremental costs for disposing of the asset. When value in use calculations are undertaken, management must estimate the expected future cash flows from the asset or cash-generating unit and choose a suitable discount rate in order to calculate the present value of those cash flows.

Provision for ECLs on financial assets at amortised cost

The Group uses the general approach to calculate ECLs on financial assets at amortised cost which are determined with reference to, inter alia, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, change in which can result in different levels of allowances. The information used by the Group in ECL calculations may also not be representative of debtors' actual default in the future.

Allocation of construction costs on properties under development

Development costs of properties are recorded as properties under development during the construction stage and will be transferred to properties held for sale upon completion. An apportionment of these costs will be recognised in the statement of profit or loss upon the recognition of the sales of properties. Before the final settlement of the development costs and other costs relating to the sale of the properties, these costs are accrued by the Group based on management's best estimate.

When developing properties, the Group may divide the development projects into phases. Specific costs directly related to the development of a phase are recorded as the cost of such phase. Costs that are common to phases are allocated to individual phases based on the estimated saleable area of the entire project.

Where the final settlement of costs and the related cost allocation is different from the initial estimates, any increase or decrease in the development costs and other costs would affect the profit or loss in future years.

Estimation of net realisable values of properties held for sale

The Group performs regular review of the carrying amounts of properties held for sale with reference to prevailing market data such as most recent sale transactions.

Based on this review, write-down of properties will be made when the estimated net realisable values decline below their carrying amounts. Due to changes in market and economic conditions, management's estimates may be adjusted.

Estimation of fair value of investment properties

In the absence of current prices in an active market for similar properties, the Group considers information from a variety of sources, including:

- (a) current prices in an active market for properties of a different nature, condition or location, adjusted to reflect those differences;
- (b) recent prices of similar properties on less active markets, with adjustments to reflect any changes in economic conditions since the date of the transactions that occurred at those prices; and
- (c) discounted cash flow projections based on reliable estimates of future cash flows, supported by the terms of any existing lease and other contracts and (when possible) by 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.

The carrying amount of investment properties at 31st December, 2021 was HK\$98.5 million (2020 – HK\$94.5 million). Further details, including the key assumptions used for fair value measurement, are given in note 14 to the financial statements.

4. OPERATING SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on their products and services and has two reportable operating segments as follows:

- (a) the property development and investment segment comprises the development and sale of properties and the leasing of properties; and
- (b) the financial assets investments segment engages in trading of financial assets at fair value through profit or loss and other financial assets investments.

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resources allocation and performance assessment. Segment performance is evaluated based on reportable segment profit/(loss), which is a measure of adjusted profit/(loss) before tax. The adjusted profit/(loss) before tax is measured consistently with the Group's profit/(loss) before tax except that certain interest income, non-lease-related finance costs, head office and corporate gains and expenses are excluded from such measurement.

Segment assets exclude loans receivable, investment deposits, restricted cash, pledged bank balances, time deposits, cash and bank balances and other unallocated head office and corporate assets as these assets are managed on a group basis.

Segment liabilities exclude convertible bonds, interest bearing bank borrowing, tax payable, deferred tax liabilities and other unallocated head office and corporate liabilities as these liabilities are managed on a group basis.

The following tables present revenue, profit/(loss) and certain asset, liability and expenditure information for the Group's operating segments for the years ended 31st December, 2021 and 2020:

	Property development and investment		Financial assets investments		Consolidated	
	2021 HK\$ million	2020 HK\$ million	2021 HK\$ million	2020 HK\$ million	2021 HK\$ million	2020 HK\$ million
Segment revenue (Note 5)						
Sales to external customers	1,587.8	66.2	51.1	3.4	1,638.9	69.6
Segment results before depreciation and amortisation	293.5	(14.1)	52.6	(45.5)	346.1	(59.6)
Depreciation and amortisation	(2.2)	(3.1)	-	-	(2.2)	(3.1)
Segment results	291.3	(17.2)	52.6	(45.5)	343.9	(62.7)
Unallocated interest income and unallocated non-operating and corporate gains					3.3	81.5
Unallocated non-operating and corporate expenses					(25.6)	(29.1)
Finance costs (other than interest on lease liabilities)	(27.8)	(57.1)	-	-	(27.8)	(57.1)
Unallocated finance costs					(26.1)	(47.1)
Profit/(Loss) before tax					267.7	(114.5)
Income tax					(234.1)	(9.0)
Profit/(Loss) for the year before allocation between equity holders of the parent and non-controlling interests					33.6	(123.5)
Attributable to:						
Equity holders of the parent					33.6	(123.5)
Non-controlling interests					-	-
					33.6	(123.5)

NOTES TO FINANCIAL STATEMENTS (Cont'd)

	Property development and investment		Financial assets investments		Consolidated	
	2021 HK\$ million	2020 HK\$ million	2021 HK\$ million	2020 HK\$ million	2021 HK\$ million	2020 HK\$ million
Segment assets	4,483.2	5,080.6	1,790	415.1	4,662.2	5,495.7
Investment in a joint venture	2.4	2.4	-	-	2.4	2.4
Cash and unallocated assets	-	-	-	-	180.1	270.9
Total assets	-	-	-	-	4,844.7	5,769.0
Segment liabilities	(2,490.6)	(3,443.6)	-	-	(2,490.6)	(3,443.6)
Unallocated liabilities	-	-	-	-	(725.7)	(831.1)
Total liabilities	-	-	-	-	(3,216.3)	(4,274.7)
Other segment information:						
Capital expenditure	545.2	738.6	-	-	-	-
Fair value losses/(gains) on financial assets at fair value through profit or loss, net	-	-	(1.5)	48.9	-	-
Loss on disposal of investment properties, net	-	0.7	-	-	-	-
Fair value gains on investment properties, net	(1.4)	(2.3)	-	-	-	-
Impairment of goodwill	193.5	-	-	-	-	-
Impairment loss on property under development	43.8	-	-	-	-	-

Geographical information

(a) Revenue from external customers

	2021 HK\$ million	2020 HK\$ million
Hong Kong	51.1	3.4
Mainland China	<u>1,587.8</u>	<u>66.2</u>
	<u>1,638.9</u>	<u>69.6</u>

The revenue information above is based on the locations of the customers.

(b) Non-current assets

	2021 HK\$ million	2020 HK\$ million
Hong Kong	–	–
Mainland China	<u>288.1</u>	<u>459.7</u>
	<u>288.1</u>	<u>459.7</u>

The non-current assets information above is based on the locations of the assets and excludes financial instruments.

Information about a major customer

No further information about a major customer is presented as no more than 10% of the Group's revenue was derived from sales to any single customer.

5. REVENUE AND OTHER INCOME

Revenue and other income are analysed as follows:

<u>Revenue</u>	2021 HK\$ million	2020 HK\$ million
<i>Revenue from contracts with customers</i>		
Proceeds from sale of properties	1,585.9	64.5
<i>Revenue from other sources</i>		
Rental income	1.9	1.7
Net gain from sale of financial assets at fair value through profit or loss	49.2	–
Dividend income from listed investments	1.9	3.4
	1,638.9	69.6

Disaggregation of revenue from contracts with customers

All of the Group's revenue from contracts with customers for the year ended 31st December, 2021 represented proceeds from sale of properties to external customers of HK\$1,585.9 million (2020 – HK\$64.5 million) in Mainland China included in the "Property development and investment" segment where revenue of HK\$1,328.9 million (2020 – HK\$14.7 million) recognised was included in contract liabilities at the beginning of the reporting period. The proceeds from sale of properties were recognised at a point in time.

Performance obligation

The performance obligation of sales of properties is satisfied at the point in time when the purchasers obtain the physical possession or the legal title of the completed property.

The amounts of transaction prices allocated to the remaining performance obligation (unsatisfied or partially unsatisfied) as at 31st December are as follows:

	2021 HK\$ million	2020 HK\$ million
Amounts expected to be recognised as revenue:		
Within one year	1,408.7	2,760.5
After one year	2.5	2.5
	1,411.2	2,763.0

	2021 HK\$ million	2020 HK\$ million
<u>Other income</u>		
Bank interest income	3.3	12.6
Others	0.8	5.7
	4.1	18.3

6. PROFIT/(LOSS) BEFORE TAX

The Group's profit/(loss) before tax is arrived at after charging/(crediting):

	2021 HK\$ million	2020 HK\$ million
Cost of properties sold	976.5	43.4
Depreciation of property, plant and equipment	1.0	1.1
Depreciation of right-of-use assets	0.5	0.7
Amortisation of intangible asset	0.7	1.4
	<u>2.2</u>	<u>3.2</u>
Employee benefit expense (exclusive of Directors' remuneration as disclosed in note 8):		
Salaries, wages and allowances	30.9	27.9
Staff retirement scheme contributions**	3.8	1.4
	<u>34.7</u>	<u>29.3</u>
Less: Staff costs capitalised in respect of property development projects:		
Salaries, wages and allowances	(8.6)	(8.7)
Staff retirement scheme contributions	(1.1)	(0.4)
	<u>25.0</u>	<u>20.2</u>
Impairment of goodwill	193.5	–
Impairment loss on property under development	43.8	–
Auditor's remuneration	1.7	1.7
Lease payments not included in the measurement of lease liabilities	0.3	0.3
Gain on disposal of items of property, plant and equipment, net	–	(1.2)
Fair value losses/(gains) on financial assets at fair value through profit or loss, net – held for trading	(1.5)	48.9
Direct operating expenses (including repairs and maintenance) arising from rental-earning investment properties	0.3	0.1
Impairment of trade debtors	0.6	–
Foreign exchange differences, net	0.1	(0.6)
Government subsidies* (included in administrative expenses)	–	(0.2)
	<u> </u>	<u> </u>

* The Government subsidies were granted under the Anti-epidemic Fund during the year ended 31st December, 2020. There were no unfulfilled conditions relating to these grants.

** There are no forfeited contributions that may be used by the Group as the employer to reduce the existing level of contributions.

7. FINANCE COSTS

	2021 HK\$ million	2020 HK\$ million
Interest on a bank loan	0.2	0.3
Interest on convertible bonds	25.9	46.8
Interest on other borrowings	24.4	66.0
Interest expense arising from revenue contracts	107.1	82.2
Interest on lease liabilities	0.1	0.1
	<u>157.7</u>	<u>195.4</u>
Less: Finance costs capitalised	<u>(103.7)</u>	<u>(91.1)</u>
	<u><u>54.0</u></u>	<u><u>104.3</u></u>

8. DIRECTORS' REMUNERATION

Directors' remuneration for the year, disclosed pursuant to the Listing Rules, section 383(1)(a), (b), (c) and (f) of the Hong Kong Companies Ordinance and Part 2 of the Companies (Disclosure of Information about Benefits of Directors) Regulation, is as follows:

	2021 HK\$ million	2020 HK\$ million
Fees	2.5	2.6
Other emoluments:		
Salaries, allowances and benefits in kind	4.6	4.2
Performance related/discretionary bonuses	0.3	–
Staff retirement scheme contributions	0.4	0.3
	<u>7.8</u>	<u>7.1</u>

(a) Non-executive director and independent non-executive directors

The fees paid to a non-executive director and independent non-executive directors during the year were as follows:

	2021 HK\$ million	2020 HK\$ million
Independent non-executive directors:		
Mr. Francis Bong Shu Ying*	0.26	0.15
Ms. Alice Kan Lai Kuen	0.35	0.35
Mr. Lee Choy Sang [#]	0.15	0.35
Mr. David Li Ka Fai	0.40	0.40
Hon Abraham Shek Lai Him, GBS, JP	0.30	0.30
	<u>1.46</u>	<u>1.55</u>

* Mr. Francis Bong Shu Ying, formerly a non-executive director, has been re-designated as an independent non-executive director with effect from the conclusion of the 2021 Annual General Meeting of the Company held on 8th June, 2021.

[#] Mr. Lee Choy Sang retired as an independent non-executive director with effect from the conclusion of the 2021 Annual General Meeting of the Company held on 8th June, 2021.

— For the year ended 31st December, 2021, the Directors' fees entitled by the non-executive director and the independent non-executive directors of the Company also included a fee for serving as members of the Audit Committee (HK\$0.15 million per annum and HK\$0.1 million per annum as its chairman and a member, respectively), the Nomination Committee (HK\$0.05 million per annum) and the Remuneration Committee (HK\$0.05 million per annum) of the Company, where applicable, amounted to HK\$1.46 million (2020 - HK\$1.55 million, which also included fees for serving as members of the Board Committees).

There were no other emoluments payable to the non-executive director and independent non-executive directors during the year (2020 – Nil).

(b) Executive directors

	Fees HK\$ million (Note)	Salaries, allowances and benefits in kind HK\$ million	Performance related/ discretionary bonuses HK\$ million	Staff retirement scheme contributions HK\$ million	Total remuneration HK\$ million
2021					
Mr. Lo Yuk Sui	0.25	1.08	0.09	0.11	1.53
Mr. Jimmy Lo Chun To	0.15	1.65	0.07	0.08	1.95
Miss Lo Po Man	0.15	0.43	0.04	0.04	0.66
Mr. Kenneth Wong Po Man	0.15	0.50	0.04	0.05	0.74
Mr. Kelvin Leung So Po	0.15	0.45	0.04	0.04	0.68
Mr. Kenneth Ng Kwai Kai	0.15	0.47	0.04	0.05	0.71
	<u>1.00</u>	<u>4.58</u>	<u>0.32</u>	<u>0.37</u>	<u>6.27</u>
2020					
Mr. Lo Yuk Sui	0.25	0.96	–	0.10	1.31
Mr. Jimmy Lo Chun To	0.15	1.56	–	0.07	1.78
Miss Lo Po Man	0.15	0.38	–	0.04	0.57
Mr. Kenneth Wong Po Man	0.15	0.46	–	0.05	0.66
Mr. Kelvin Leung So Po	0.15	0.42	–	0.04	0.61
Mr. Kenneth Ng Kwai Kai	0.15	0.43	–	0.04	0.62
	<u>1.00</u>	<u>4.21</u>	<u>–</u>	<u>0.34</u>	<u>5.55</u>

Note:

- For the year ended 31st December, 2021, the fees entitled by Mr. Lo Yuk Sui also included a fee of HK\$0.05 million (2020 – HK\$0.05 million) per annum for serving as a member of each of the Nomination Committee and the Remuneration Committee of the Company.

There was no arrangement under which a Director waived or agreed to waive any remuneration during the year (2020 – Nil).

9. SENIOR EXECUTIVES' EMOLUMENTS

The five highest paid individuals during the year included two (2020 – two) Directors, details of whose remuneration are disclosed in note 8 to the financial statements. Details of the remuneration for the year of the remaining three (2020 – three) highest paid individuals, who were neither Directors nor chief executive of the Company, are as follows:

	2021 HK\$ million	2020 HK\$ million
Salaries, allowances and benefits in kind	2.4	2.5
Performance related/discretionary bonuses	0.2	0.2
Staff retirement scheme contributions	0.1	0.1
	<u>2.7</u>	<u>2.8</u>

The emoluments of the remaining three (2020 – three) individuals fell within the following bands:

	2021 Number of individuals	2020 Number of individuals
HK\$500,001 to HK\$1,000,000	2	3
HK\$1,000,001 to HK\$1,500,000	1	–
	<u>3</u>	<u>3</u>

10. INCOME TAX

	2021 HK\$ million	2020 HK\$ million
Current – PRC		
Corporate income tax	123.5	7.6
Land appreciation tax	160.8	0.7
Deferred (note 30)	(50.2)	0.7
Total tax charge for the year	<u>234.1</u>	<u>9.0</u>

No provision for Hong Kong profits tax has been made as the Group has available tax losses brought forward from prior years to offset the assessable profits generated during the year.

No provision for Hong Kong profits tax had been made in the prior year as the Group did not generate any assessable profits arising in Hong Kong during that year.

Taxes on the profits of subsidiaries operating overseas are calculated at the rates prevailing in the respective jurisdictions in which they operate.

The PRC land appreciation tax ("LAT") is levied on the sale or transfer of state-owned land use rights, buildings and their attached facilities in Mainland China at progressive rates ranging from 30% to 60% of the appreciation value, with an exemption provided for the sale of ordinary residential properties if their appreciation values do not exceed 20% of the sum of the total deductible items.

A reconciliation of the tax charge/(credit) applicable to profit/(loss) before tax at the statutory rates for the jurisdictions in which the Company and the majority of its subsidiaries are domiciled to the tax amount at the Group's effective tax rates is as follows:

2021

	Hong Kong		Mainland China		Total
	HK\$ million	%	HK\$ million	%	HK\$ million
Profit before tax	<u>(20.6)</u>		<u>288.3</u>		<u>267.7</u>
Tax at the statutory tax rate	(3.4)	16.5	72.1	25.0	68.7
Income not subject to tax	(0.3)		(5.2)		(5.5)
Expenses not deductible for tax	8.8		51.3		60.1
Tax losses utilised from previous years	(5.8)		(2.4)		(8.2)
Tax losses not recognised during the year	0.7		9.2		9.9
LAT provided	–		160.8		160.8
Tax effect on LAT	–		(40.2)		(40.2)
Others	–		(11.5)		(11.5)
Tax charge for the year	<u>–</u>		<u>234.1</u>		<u>234.1</u>

2020

	Hong Kong		Mainland China		Total
	HK\$ million	%	HK\$ million	%	HK\$ million
Loss before tax	<u>(105.4)</u>		<u>(9.1)</u>		<u>(114.5)</u>
Tax at the statutory tax rate	(17.4)	16.5	(2.3)	25.0	(19.7)
Income not subject to tax	(69.9)		–		(69.9)
Expenses not deductible for tax	76.6		0.2		76.8
Tax losses utilised from previous years	–		(0.2)		(0.2)
Tax losses not recognised during the year	10.7		1.2		11.9
LAT provided	–		0.7		0.7
Tax effect on LAT	–		(0.2)		(0.2)
Others	–		9.6		9.6
Tax charge for the year	<u>–</u>		<u>9.0</u>		<u>9.0</u>

No provision for tax was required for the joint venture as no assessable profits were earned by the joint venture during the year (2020 – Nil).

11. DIVIDEND

No dividend was paid or proposed during the year ended 31st December, 2021, nor has any dividend been proposed since the end of the reporting period (2020 – Nil).

12. EARNINGS/(LOSS) PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT

(a) Basic earnings/(loss) per share

The calculation of the basic earnings per share for the year ended 31st December, 2021 is based on the profit for the year attributable to equity holders of the parent of HK\$33.6 million (2020 – loss of HK\$123.5 million) and on the weighted average of 8,382.5 million (2020 – 7,497.1 million) shares of the Company in issue (including ordinary shares and convertible preference shares) during the year ended 31st December, 2021.

(b) Diluted earnings/(loss) per share

No adjustment has been made to the earnings/(loss) per share amount presented for the years ended 31st December, 2021 and 2020 in respect of a dilution, as the impact of the convertible bonds outstanding during the years had an anti-dilutive effect on the earnings/(loss) per share amount presented.

13. PROPERTY, PLANT AND EQUIPMENT

	Buildings HK\$ million	Leasehold improvements HK\$ million	Furniture, fixtures and equipment HK\$ million	Motor vehicles HK\$ million	Total HK\$ million
31st December, 2021					
At 31st December, 2020 and at 1st January, 2021:					
Cost	11.5	3.8	4.4	2.2	21.9
Accumulated depreciation	(1.8)	(3.2)	(3.7)	(1.7)	(10.4)
Net carrying amount	<u>9.7</u>	<u>0.6</u>	<u>0.7</u>	<u>0.5</u>	<u>11.5</u>
At 1st January, 2021, net of accumulated depreciation					
	9.7	0.6	0.7	0.5	11.5
Additions	-	-	0.1	0.3	0.4
Depreciation provided during the year	(0.5)	(0.1)	(0.3)	(0.1)	(1.0)
Write-off/Disposals	-	-	(0.3)	-	(0.3)
Write-back of depreciation upon write-off/disposals	-	-	0.3	-	0.3
Exchange realignment	0.3	-	-	-	0.3
At 31st December, 2021, net of accumulated depreciation	<u>9.5</u>	<u>0.5</u>	<u>0.5</u>	<u>0.7</u>	<u>11.2</u>
At 31st December, 2021:					
Cost	11.9	3.8	4.3	2.6	22.6
Accumulated depreciation	(2.4)	(3.3)	(3.8)	(1.9)	(11.4)
Net carrying amount	<u>9.5</u>	<u>0.5</u>	<u>0.5</u>	<u>0.7</u>	<u>11.2</u>

NOTES TO FINANCIAL STATEMENTS (Cont'd)

	Buildings HK\$ million	Leasehold improvements HK\$ million	Furniture, fixtures and equipment HK\$ million	Motor vehicles HK\$ million	Total HK\$ million
31st December, 2020					
At 1st January, 2020:					
Cost	39.7	5.4	4.3	2.1	51.5
Accumulated depreciation	(30.1)	(4.7)	(3.4)	(1.5)	(39.7)
Net carrying amount	<u>9.6</u>	<u>0.7</u>	<u>0.9</u>	<u>0.6</u>	<u>11.8</u>
At 1st January, 2020, net of accumulated depreciation					
	9.6	0.7	0.9	0.6	11.8
Additions	–	–	0.2	–	0.2
Depreciation provided during the year	(0.5)	(0.1)	(0.4)	(0.1)	(1.1)
Write-off/Disposals	(29.1)	(1.7)	(0.3)	–	(31.1)
Write-back of depreciation upon write-off/disposals	29.1	1.7	0.3	–	31.1
Exchange realignment	0.6	–	–	–	0.6
At 31st December, 2020, net of accumulated depreciation	<u>9.7</u>	<u>0.6</u>	<u>0.7</u>	<u>0.5</u>	<u>11.5</u>
At 31st December, 2020:					
Cost	11.5	3.8	4.4	2.2	21.9
Accumulated depreciation	(1.8)	(3.2)	(3.7)	(1.7)	(10.4)
Net carrying amount	<u>9.7</u>	<u>0.6</u>	<u>0.7</u>	<u>0.5</u>	<u>11.5</u>

14. INVESTMENT PROPERTIES

The movements of investment properties during the year are as follows:

	2021 HK\$ million	2020 HK\$ million
Carrying amount at 1st January	94.5	89.9
Capital expenditure for the year	–	0.3
Disposals	–	(4.0)
Net gain from fair value adjustments	1.4	2.3
Exchange realignment	2.6	6.0
	<u>98.5</u>	<u>94.5</u>
Carrying amount at 31st December	<u>98.5</u>	<u>94.5</u>

The Directors of the Company determined the Group’s investment properties into different classes of asset based on the nature, characteristics and risks of each property. The Group’s investment properties were revalued on 31st December, 2021 based on valuations performed by Vincorn Consulting and Appraisal Limited, independent professionally qualified valuer, at RMB80.5 million (HK\$98.5 million). Each year, the Group’s management selects the external valuers to be appointed for the external valuations of the Group’s properties. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained. The Group’s management also has discussions with the valuer on the valuation assumptions and valuation results twice a year when the valuations are performed for interim and annual financial reporting. Certain of the Group’s investment properties are leased to third parties under operating leases, further summary details of which are included in note 15 to the financial statements.

Further particulars of the Group’s investment properties are included on page 130.

Fair value hierarchy

The following table illustrates the fair value measurement hierarchy of the Group’s investment properties:

	Fair value measurement as at 31st December, 2021 using			Total HK\$ million
	Quoted prices in active markets (Level 1) HK\$ million	Significant observable inputs (Level 2) HK\$ million	Significant unobservable inputs (Level 3) HK\$ million	
Commercial properties	–	–	98.5	98.5

	Fair value measurement as at 31st December, 2020 using			Total HK\$ million
	Quoted prices in active markets (Level 1) HK\$ million	Significant observable inputs (Level 2) HK\$ million	Significant unobservable inputs (Level 3) HK\$ million	
Commercial properties	–	–	94.5	94.5

During the year, there were no transfers of fair value measurement between Level 1 and Level 2 and no transfers into or out of Level 3 (2020 – Nil).

Below is a summary of the valuation techniques used and the key inputs to the valuation of investment properties:

	Valuation techniques	Significant unobservable inputs	Range	
			2021	2020
Commercial properties	Income capitalisation method	Capitalisation rate	5.5%	5.0% to 5.3%
		Estimated rental value per square metre and per month	RMB98 to RMB196	RMB76 to RMB244
	Market comparison approach	Estimated unit rate per square metre	N/A	RMB17,000 to RMB34,000

Under the income capitalisation method, the fair value is estimated based on the capitalisation of the net income and reversionary income potential by adopting appropriate capitalisation rates, which are derived from analysis of sales transactions and valuer's interpretation of prevailing investor requirements or expectations. The prevailing market rents adopted in the valuation have been assessed with reference to recent lettings, within the subject properties and other comparable properties.

Under the market comparison approach, fair value is estimated by the direct comparable sales transactions as available in the market.

A significant increase/(decrease) in the estimated rental value and the estimated unit rate would result in a significant increase/(decrease) in the fair value of the commercial properties and a significant increase/(decrease) in the capitalisation rate would result in a significant decrease/(increase) in the fair value of the commercial properties.

15. RIGHT-OF-USE ASSETS/LEASE LIABILITIES

The Group as a lessee

The Group has lease contracts for office premises and staff quarters. Leases of certain office premises have lease terms of 3 years. Other office premises and staff quarters generally have lease terms of 12 months or less.

(a) Right-of-use assets

The carrying amount of the Group's right-of-use assets and the movements during the year are as follows:

	2021 HK\$ million	2020 HK\$ million
As at 1st January	1.2	1.1
Additions	–	1.4
Termination of a lease	–	(0.7)
Depreciation charge	(0.5)	(0.7)
Exchange realignment	–	0.1
	<u>0.7</u>	<u>1.2</u>
As at 31st December	<u>0.7</u>	<u>1.2</u>

(b) Lease liabilities

The carrying amount of lease liabilities and the movements during the year are as follows:

	2021 HK\$ million	2020 HK\$ million
Carrying amount at 1st January	1.2	1.1
New lease	–	1.4
Termination of a lease	–	(0.7)
Accretion of interest recognised during the year	0.1	0.1
Payments	(0.6)	(0.7)
	<u>0.7</u>	<u>1.2</u>
Carrying amount at 31st December	<u>0.7</u>	<u>1.2</u>
Analysed into:		
Current portion	0.5	0.5
Non-current portion	0.2	0.7
	<u>0.7</u>	<u>1.2</u>
As at 31st December	<u>0.7</u>	<u>1.2</u>

The maturity analysis of lease liabilities is disclosed in note 41 to the financial statements.

(c) The amounts recognised in profit or loss in relation to leases are as follows:

	2021 HK\$ million	2020 HK\$ million
Interest on lease liabilities	0.1	0.1
Depreciation charge of right-of-use assets	0.5	0.7
Expense relating to short-term leases (included in administrative expenses)	0.3	0.3
Total amount recognised in profit or loss	<u>0.9</u>	<u>1.1</u>

The Group as a lessor

The Group leases its investment properties (note 14) consisting of commercial properties in the PRC under operating lease arrangements. The terms of the leases generally required the tenants to pay security deposits and, in certain cases, provided for periodic rent adjustments according to the terms under the leases. Rental income recognised by the Group during the year was HK\$1.9 million (2020 – HK\$1.7 million), details of which are included in note 5 to the financial statements.

As at the end of the reporting period, the undiscounted lease payments receivables by the Group in future periods under non-cancellable operating leases with its tenants are as follows:

	2021 HK\$ million	2020 HK\$ million
Within one year	4.3	5.2
After one year but within two years	4.9	5.3
After two years but within three years	4.6	4.8
After three years but within four years	2.2	3.0
After four years but within five years	2.1	1.4
After five years	0.6	1.4
	<u>18.7</u>	<u>21.1</u>

16. LOANS RECEIVABLE

	2021 HK\$ million
Long term secured loan	<u>1.8</u>

The long term secured loan bears interest at 5% per annum. The loan amount outstanding under the loan facility is secured by an equity pledge over a PRC company. The secured loan is repayable on 29th April, 2023.

17. INVESTMENT IN A JOINT VENTURE

	2021 HK\$ million	2020 HK\$ million
Share of net assets	<u>2.4</u>	<u>2.4</u>

Particulars of the Group's joint venture are as follows:

Name	Place of incorporation/ business	Particulars of issued shares held	Percentage of equity interest attributable to the Group		Principal activity
			2021	2020	
Faith Crown Holdings Limited ("Faith Crown")	British Virgin Islands	Ordinary shares of US\$1 each	50	50	Investment holding

The joint venture is indirectly held by the Company.

Faith Crown is considered a material joint venture of the Group and is accounted for using the equity method.

The following table illustrates the summarised financial information in respect of Faith Crown adjusted for any differences in accounting policies and reconciled to the carrying amount in the financial statements:

	2021 HK\$ million	2020 HK\$ million
Non-current assets	45.5	45.5
Current liabilities	<u>(40.7)</u>	<u>(40.7)</u>
Net assets	<u>4.8</u>	<u>4.8</u>
Reconciliation to the Group's interest in the joint venture:		
Proportion of the Group's ownership	50%	50%
Group's share of net assets of the joint venture and carrying amount of the investment	<u>2.4</u>	<u>2.4</u>

18. DEPOSITS, PREPAYMENTS AND OTHER ASSETS

	Notes	2021 HK\$ million	2020 HK\$ million
Non-current			
Prepayments	(a)	<u>133.7</u>	<u>114.3</u>
Current			
Trade debtors	(b)	1.4	1.8
Contract costs		17.2	24.3
Prepayments		49.6	150.9
Deposits		0.1	0.2
Other receivables		8.5	9.4
		<u>76.8</u>	<u>186.6</u>

Notes:

- (a) The amount related to the costs incurred in relation to a re-forestation project in Urumqi, Xinjiang Uygur Autonomous Region, the PRC. In accordance with the prevailing relevant policies and regulations, upon the agreed completion (which has to be certified by the relevant government authorities) of re-forestation works in respect of that land, as well as the completion of the land listing and tender procedures in accordance with the relevant rules and regulations, the Group shall be entitled to monetary compensation with reference to the valuation of the land use right in respect of 30% of the overall project area for development purposes and to participate in the tender of such land use right.

In the prior years, the Group completed the milestones required by the relevant PRC government authorities and obtained affirmations to confirm the fulfillments of the conditions agreed with the relevant policies and regulations. Despite the delay in the progress of the re-forestation works, based on the latest legal opinion obtained, the legitimate interests of the Group in the relevant re-forestation contract remain valid and effective and the Directors of the Company are of the opinion that costs incurred for the re-forestation works are fully recoverable in future in accordance with the applicable policies and regulations.

- (b) Trade debtors, which generally have credit terms of 30 to 90 days, are recognised and carried at their original invoiced amounts less impairment.

The Group seeks to maintain strict control over its outstanding receivables and overdue balances are reviewed regularly by senior management. In view of the aforementioned and the fact that the Group's trade debtors relate to a large number of diversified customers, there is no significant concentration of credit risk. The Group does not hold any collateral or other credit enhancements over certain of these balances.

The ageing analysis of these debtors as at the end of the reporting period, based on the invoice date, is as follows:

	2021 HK\$ million	2020 HK\$ million
Outstanding balances with ages:		
Within 3 months	0.7	0.8
4 to 6 months	–	0.3
7 to 12 months	–	0.3
Over 1 year	1.3	0.4
	<u>2.0</u>	<u>1.8</u>
Impairment	(0.6)	–
	<u>1.4</u>	<u>1.8</u>

19. EQUITY INVESTMENTS DESIGNATED AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

	2021 HK\$ million	2020 HK\$ million
Listed equity investment, at fair value		
AMTD International Inc.	150.0	310.6
Unlisted equity investment, at fair value		
中電產融控股有限公司	46.6	45.4
	<u>196.6</u>	<u>356.0</u>

The above equity investments were irrevocably designated at fair value through other comprehensive income as the Group considers these investments to be strategic in nature.

20. GOODWILL

	2021 HK\$ million	2020 HK\$ million
Cost and carrying amount at 1st January	235.1	235.1
Impairment	<u>(193.5)</u>	<u>–</u>
At 31st December	<u><u>41.6</u></u>	<u><u>235.1</u></u>

No impairment was made on the goodwill as at 31st December, 2020.

Impairment testing of goodwill

Goodwill acquired through business combinations is allocated to a group of cash-generating units related to property development for impairment testing. The recoverable amount of the group of cash-generating units related to property development has been determined based on value in use calculation using cash flow projections from financial budgets approved by senior management covering a five-year period. The projected cash flows have been prepared to reflect the development plan of the property development projects, comprising residential, commercial and hotel buildings. Taking into consideration of the volatility in selling price and construction costs to be incurred, the recoverable amount of CGU was below its carrying amount, an impairment loss of HK\$193.5 million (2020 – Nil) has been recognised in profit or loss during the year. The discount rate applied to the cash flow projections is 24.0% (2020 – 24.0%).

Assumptions were used in the value in use calculation of the group of cash-generating units related to property development for the years ended 31st December, 2021 and 2020. The following describes each key assumption on which management has based its cash flow projections to undertake impairment testing of goodwill:

Discount rate – Discount rate used is before tax and represents the current market assessment of the risks specific to the group of cash-generating units related to property development, taking into consideration the time value of money and individual risks of the underlying assets that have not been incorporated in the cash flow estimates. The discount rate calculation is based on the specific circumstances of the Group and its operating segments and is derived from its weighted average cost of capital (“WACC”). The WACC takes into account both debt and equity. The cost of equity is derived from the expected return on investment by the Group’s investors. The cost of debt is based on the interest bearing borrowings the Group is obliged to service. Segment-specific risk is incorporated by applying individual beta factors. The beta factors are evaluated annually based on publicly available market data.

Property price – The basis used to determine the future selling price of the property development projects is with reference to recent market conditions and expected market development.

Construction materials price inflation – The basis used to determine the construction materials price inflation is the forecast price indices during the budget year for Mainland China from where the raw materials are sourced.

The values assigned to the key assumptions on market development of property development industry, discount rate, property price and construction materials price inflation are consistent with external information sources.

21. INTANGIBLE ASSET

	Licenses	
	2021 HK\$ million	2020 HK\$ million
At 1st January, net of accumulated amortisation	0.7	2.0
Amortisation provided during the year	(0.7)	(1.4)
Exchange realignment	–	0.1
	<hr/>	<hr/>
At 31st December, net of accumulated amortisation	<hr/> – <hr/>	<hr/> 0.7 <hr/>
At 31st December:		
Cost	–	2.8
Accumulated amortisation	–	(2.1)
	<hr/>	<hr/>
Net carrying amount	<hr/> – <hr/>	<hr/> 0.7 <hr/>

22. PROPERTIES UNDER DEVELOPMENT

Properties under development are analysed as follows:

	2021 HK\$ million	2020 HK\$ million
Carrying amount at 1st January	3,854.2	2,974.3
Additions	632.3	727.4
Transfer to properties held for sale	(1,731.6)	–
Impairment	(43.8)	–
Exchange realignment	53.2	152.5
	<hr/>	<hr/>
Carrying amount at 31st December	<hr/> 2,764.3 <hr/>	<hr/> 3,854.2 <hr/>

Properties under development included under current assets expected to be completed within normal operating cycle and recovered:

	2021 HK\$ million	2020 HK\$ million
Within one year	–	1,338.6
After one year	<u>2,764.3</u>	<u>2,515.6</u>
	<u><u>2,764.3</u></u>	<u><u>3,854.2</u></u>

23. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

	2021 HK\$ million	2020 HK\$ million
Listed equity investments, at fair value	<u>28.2</u>	<u>104.2</u>

The above equity investments at 31st December, 2021 and 2020 were held for trading.

As at 31st December, 2021, certain of the Group's financial assets at fair value through profit or loss with a carrying value of HK\$23.0 million (2020 – HK\$23.7 million) were pledged to secure banking facilities granted to the Group.

24. RESTRICTED CASH

Pursuant to relevant regulations in the PRC, certain property development companies of the Group are required to retain a certain amount of pre-sale proceeds received at designated bank accounts as guarantee deposits for the construction costs of the relevant properties. As at 31st December, 2021, such guarantee deposits amounted to approximately HK\$66.1 million (2020 – HK\$27.3 million) which can only be used for the payment of construction costs of the relevant properties and any surplus will be released after approval by the relevant authorities.

25. CREDITORS AND ACCRUALS

	Notes	2021 HK\$ million	2020 HK\$ million
Non-current			
Loan from the non-controlling shareholder of a subsidiary		4.0	3.9
Due to a joint venture	(a)	22.7	22.7
Deferred income		4.5	6.2
		<u>31.2</u>	<u>32.8</u>
Current			
Creditors		505.5	365.3
Accruals		12.5	9.5
Due to fellow subsidiaries	(b)	4.9	5.9
		<u>522.9</u>	<u>380.7</u>

Notes:

- (a) The amount due to a joint venture represents outstanding interest payable on advances from the joint venture which is unsecured, interest-free and not repayable within twelve months from the end of the reporting period.
- (b) Included in the balance is an amount due to a fellow subsidiary of HK\$4.8 million (2020 – HK\$5.9 million) representing the accrued interest on the other borrowings which is secured by the pledge over the equity interests in the relevant holding companies of the Group's property development projects and repayable within one year. The remaining balance is unsecured, interest-free and repayable on demand.

26. CONTRACT LIABILITIES

	2021 HK\$ million	2020 HK\$ million
Contract liabilities arising from:		
Sale of properties	<u>1,328.8</u>	<u>2,377.0</u>

Contract liabilities represent advances received from buyers in connection with the Group's sales of properties. The net decrease in contract liabilities in 2021 was mainly attributable to the recognition of sales of properties during the year.

27. INTEREST BEARING BANK BORROWING

	2021		2020	
	Maturity	HK\$ million	Maturity	HK\$ million
Current				
Bank loan – secured	2022	<u>12.5</u>	2021	<u>12.5</u>
Analysed into:				
Bank loan repayable within one year		<u>12.5</u>		<u>12.5</u>

The Group's facilities amounting to HK\$20.0 million, of which HK\$12.5 million (2020 – HK\$12.5 million) had been utilised at 31st December, 2021, were secured by the pledge of certain of the Group's bank balances and financial assets at fair value through profit or loss amounting to HK\$24.8 million (2020 – HK\$24.7 million) in aggregate. As at 31st December, 2021, the outstanding loan facilities of the Group bore interest at the Hong Kong Interbank Offered Rate plus an interest margin of 1.25% per annum. The interest bearing bank borrowing was denominated in Hong Kong dollars.

28. OTHER BORROWINGS

	2021	2020
	HK\$ million	HK\$ million
Non-current		
Other borrowings	<u>357.0</u>	<u>–</u>
Current		
Other borrowings	<u>121.9</u>	<u>535.9</u>

Other borrowings, comprising a term loan of HK\$357.0 million and revolving loan of HK\$121.9 million (2020 – term loan of HK\$535.9 million) from a fellow subsidiary, are secured by the pledge over the equity interests in the relevant holding companies of the Group's property development projects and bear interest at 5% per annum. The term loan was originally due on 12th October, 2021. Pursuant to a supplemental agreement entered into with that fellow subsidiary during the year, the repayment date of the revised loan facilities in the aggregate amount of HK\$857.0 million was extended for three years to 12th October, 2024. The term loan is accordingly classified under non-current other borrowings and the revolving loan is classified as short-term borrowings.

29. CONVERTIBLE BONDS

As at 31st December, 2021, the Group has issued one (2020 – two) tranches of convertible bonds. Further details of the convertible bonds are set out as follows:

Purpose	To provide additional capital to the Group		
	CB 2021A (note (a))	CB 2021B (note (a))	CB 2026 (note (b))
Convertible bonds:	CB 2021A (note (a))	CB 2021B (note (a))	CB 2026 (note (b))
Issue date:	12th October, 2016	30th December, 2016	30th August, 2021*
Maturity date:	18th August, 2021	18th August, 2021	18th August, 2026
Principal amount:	HK\$330,000,000	HK\$170,000,000	HK\$300,000,000
Coupon interest:	3.5% per annum, payable semi annually	3.5% per annum, payable semi annually	Zero coupon
Initial conversion price to ordinary shares of the Company:	HK\$0.40 per share (subject to adjustment)	HK\$0.40 per share (subject to adjustment)	HK\$0.40 per share (subject to adjustment)
Conversion period:	At any time from 19th October, 2016 to 11th August, 2021	At any time from 6th January, 2017 to 11th August, 2021	At any time from 30th August, 2021 to 11th August, 2026
Maximum number of shares of the Company to be converted based on initial conversion price:	825,000,000	425,000,000	750,000,000
Status as at 31st December, 2021:	Principal amount of HK\$30,000,000 was converted into 75,000,000 ordinary shares on 11th August, 2021; terms of the convertible bonds in the principal amount of HK\$300,000,000 were modified as detailed below	Converted into 425,000,000 ordinary shares on 11th August, 2021	No conversion happened
Redemption:	If any of the convertible bonds have not been converted, they will be redeemed on the maturity date at 100% of their outstanding principal amounts.	If any of the convertible bonds have not been converted, they will be redeemed on the maturity date at 118.94% of their outstanding principal amounts.	

* Being the effective date of extension of CB 2021A.

(a) CB 2021A and CB 2021B

On 18th August, 2014, the Company's wholly owned subsidiary, Apex Team Limited, issued convertible bonds with the principal amount of HK\$500.0 million ("CB 2017") with a maturity date on 18th August, 2017. Options were also granted by the Group to the holder to subscribe for other convertible bonds in an additional principal amount of up to HK\$500.0 million ("Optional CB 2017") with an expiry date of 18th August, 2017.

On 4th August, 2016, the Group entered into a deed of variation with the holder to extend the maturity date of CB 2017 from 18th August, 2017 to 18th August, 2021 with no amendments to other terms ("Extended CB 2017"). The above modification (the "Modification") was approved by independent shareholders of the Company on 11th October, 2016.

In connection with the Modification, the options to subscribe for Optional CB 2017 were also replaced by new options to subscribe for other convertible bonds with an extended maturity date from 18th August, 2017 to 18th August, 2021 ("Optional CB 2021"). The options to subscribe for Optional CB 2021 with the principal amounts of HK\$330.0 million ("CB 2021A") and HK\$170.0 million ("CB 2021B") were exercised on 12th October, 2016 and 30th December, 2016, respectively.

Each of CB 2021A and CB 2021B contains two components: equity component and liability component. The fair value of the liability component was estimated at the issuance dates using an equivalent market interest rate for a similar bond without conversion option. The residual amount is assigned as the equity component and is included in reserve. The effective interest rates of the liability components of CB 2021A and CB 2021B are 6.52% and 7.09%, respectively.

During the year ended 31st December, 2020, Extended CB 2017 was fully converted into 1,428,571,428 new ordinary shares of the Company on 26th June, 2020.

(b) CB 2026

On 4th August, 2021, the Company entered into a Deed of Variation with the holder of the outstanding convertible bonds issued by the Group. The outstanding convertible bonds have a total principal amount of HK\$500.0 million, which were due to mature on 18th August, 2021. Under the Deed of Variation, the parties conditionally agreed, among other things, to amend the terms of the convertible bonds in the principal amount of HK\$300.0 million to the effect that the maturity date shall be extended to 18th August, 2026 ("CB 2026") and the existing coupon interest at the rate of 3.5% per annum shall be changed to zero coupon, but with a redemption yield at 118.94%. Save for the two amendments mentioned above, all other terms and conditions of the convertible bonds will remain unchanged. The above modification was approved by independent shareholders of the Company on 30th August, 2021.

In consideration of the parties having entered into the Deed of Variation, the holder of the convertible bonds undertook to convert the outstanding convertible bonds in the remaining principal amount of HK\$200.0 million in accordance with the terms of the convertible bonds, which were so converted into 500 million new ordinary shares of the Company on 11th August, 2021.

CB 2026 contains two components: equity component and liability component. The fair value of the liability component was estimated at the issuance dates using an equivalent market interest rate for a similar bond without conversion option. The residual amount is assigned as the equity component and is included in reserve. The effective interest rates of the liability components of CB 2026 is 6.22%.

At the date of modification, the fair value of CB 2021A was HK\$412,091,000. Upon modification, the CB 2021A was extinguished and the CB 2026 at a fair value of HK\$824,985,000 was recognised. As a result, an aggregate amount of HK\$412,894,000 was debited to the capital reserve.

The movements of the equity component and liability component of the convertible bonds are as follows:

	Equity component HK\$ million	Liability component HK\$ million	Total HK\$ million
At 1st January, 2020	399.4	952.3	1,351.7
Interest expenses (note 7)	–	46.8	46.8
Interest paid	–	(23.8)	(23.8)
Conversion of convertible bonds	(207.2)	(482.3)	(689.5)
At 31st December, 2020 and as 1st January, 2021	192.2	493.0	685.2
Conversion of convertible bonds	(80.1)	(199.9)	(280.0)
Modification of the terms of convertible bonds:			
– Extinguishment of original convertible bonds upon modification of terms (note 29(b))	(112.1)	(300.0)	(412.1)
– Recognition of convertible bonds upon modification of terms (note 29(b))	560.2	264.8	825.0
Interest expenses (note 7)	–	25.9	25.9
Interest paid	–	(13.4)	(13.4)
At 31st December, 2021	<u>560.2</u>	<u>270.4</u>	<u>830.6</u>

30. DEFERRED TAX LIABILITIES

The movements in deferred tax assets and liabilities during the year are as follows:

	Temporary difference in carrying value of properties held for sale HK\$ million	Fair value adjustments arising from investment properties HK\$ million	Fair value adjustments arising from acquisition/ disposal of subsidiaries HK\$ million	Total HK\$ million
Gross deferred tax liabilities at 1st January, 2020	8.9	0.1	306.2	315.2
Deferred tax charged/(credited) to the statement of profit or loss during the year (note 10)	0.5	0.5	(0.3)	0.7
Exchange realignment	0.7	–	–	0.7
	<u>10.1</u>	<u>0.6</u>	<u>305.9</u>	<u>316.6</u>
Gross deferred tax liabilities at 31st December, 2020 and at 1st January, 2021	10.1	0.6	305.9	316.6
Deferred tax charged/(credited) to the statement of profit or loss during the year (note 10)	(0.2)	0.3	(50.3)	(50.2)
Exchange realignment	0.2	0.1	–	0.3
	<u>10.1</u>	<u>1.0</u>	<u>255.6</u>	<u>266.7</u>

The Group has unrecognised tax losses arising in Hong Kong amounting to HK\$255.0 million (2020 – HK\$285.8 million) at the end of the reporting period. The tax losses arising in Hong Kong, subject to the agreement by the Hong Kong Inland Revenue Department, are available indefinitely for offsetting against future taxable profits of the companies in which the losses arose. Deferred tax assets in respect of the above tax losses amounting to HK\$42.1 million (2020 – HK\$47.2 million) have not been recognised on account of the unpredictability of future profit streams.

Pursuant to the PRC Corporate Income Tax Law, a 10% withholding tax is levied on dividends declared to foreign investors from the foreign investment enterprises established in Mainland China. The requirement is effective from 1st January, 2008 and applies to earnings after 31st December, 2007. A lower withholding tax rate may be applied if there is a tax treaty between Mainland China and the jurisdiction of the foreign investors. For the Group, the applicable rate is 5% or 10%. The Group is therefore liable for withholding taxes on dividends distributed by those subsidiaries established in Mainland China in respect of earnings generated from 1st January, 2008.

At 31st December, 2021, no deferred tax has been recognised for withholding taxes that would be payable on the unremitted earnings that are subject to withholding taxes of the Group's subsidiaries established in Mainland China. In the opinion of the Directors, it is not probable that these subsidiaries will distribute such earnings in the foreseeable future. The aggregate amount of temporary differences associated with investments in subsidiaries in Mainland China for which deferred tax liabilities have not been recognised totalled approximately HK\$1,083.9 million at 31st December, 2021 (2020 – HK\$640.3 million).

31. SHARE CAPITAL AND SHARE PREMIUM

	Note	2021 HK\$ million	2020 HK\$ million
Shares			
Authorised:			
120,602,390,478 ordinary shares of HK\$0.002 each		241.2	241.2
4,397,609,522 convertible preference shares of HK\$0.002 each	(a)	8.8	8.8
		<u>250.0</u>	<u>250.0</u>
Issued and fully paid:			
6,392,497,800 (2020 – 5,892,497,800) ordinary shares of HK\$0.002 each		12.8	11.8
2,295,487,911 (2020 – 2,295,487,911) convertible preference shares of HK\$0.002 each	(a)	4.6	4.6
		<u>17.4</u>	<u>16.4</u>
Share premium			
Ordinary shares		2,095.6	1,936.0
Convertible preference shares		230.0	230.0
		<u>2,325.6</u>	<u>2,166.0</u>

Note:

- (a) Each convertible preference share ("CPS") is non-redeemable by the Company or its holder and is convertible into one ordinary share of the Company, subject to adjustment upon the occurrence of consolidation or subdivision of the ordinary shares, at any time after issuance, provided that holders of a CPS may not exercise the conversion rights to the extent that would result in the Company failing to comply with the minimum public float requirement under the Listing Rules.

Each CPS shall confer on its holder the right to receive any dividend *pari passu* with holders of ordinary shares on the basis of the number of ordinary shares into which each CPS may be converted and on an *as-if converted* basis.

The holders of the CPS shall be entitled to receive notices of and to attend general meetings of the Company, but the CPS shall not confer on their holders the right to vote at a general meeting of the Company, except on a resolution for the winding-up of the Company.

NOTES TO FINANCIAL STATEMENTS (Cont'd)

A summary of the movements of the Company's share capital and share premium account during the year ended 31st December, 2021 and 2020 is as follows:

	Notes	Issued and fully paid		Share premium account
		Number of shares million	Amount HK\$ million	Amount HK\$ million
Ordinary shares				
At 1st January, 2020		4,413.9	8.8	1,249.4
Conversion of convertible preference shares	(i)	50.0	0.1	–
Conversion of convertible bonds	(ii)	1,428.6	2.9	686.6
At 31st December, 2020 and at 1st January, 2021		5,892.5	11.8	1,936.0
Conversion of convertible bonds	(iii)	500.0	1.0	159.6
At 31st December, 2021		<u>6,392.5</u>	<u>12.8</u>	<u>2,095.6</u>
Non-voting non-redeemable convertible preference shares of HK\$0.002 each				
At 1st January, 2020		2,345.5	4.7	230.0
Conversion of convertible preference shares	(i)	(50.0)	(0.1)	–
At 31st December, 2020, at 1st January, 2021 and at 31st December, 2021		<u>2,295.5</u>	<u>4.6</u>	<u>230.0</u>
Total share capital				
At 31st December, 2021			<u>17.4</u>	<u>2,325.6</u>
At 31st December, 2020			<u>16.4</u>	<u>2,166.0</u>

Notes:

- (i) During the year ended 31st December, 2020, 50,000,000 CPSs were converted into 50,000,000 new ordinary shares of the Company.
- (ii) During the year ended 31st December, 2020, Extended CB 2017 was fully converted into 1,428,571,428 new ordinary shares of the Company.
- (iii) During the year ended 31st December, 2021, aggregate principal amount of HK\$200,000,000 of CB 2021A and CB 2021B were converted into 500,000,000 new ordinary shares of the Company (note 29).

32. RESERVES

The amounts of the Group's reserves and the movements therein for the current and prior years are presented in the consolidated statement of changes in equity on pages 44 and 45.

33. DISPOSAL OF SUBSIDIARIES

On 31st December, 2019, the Group entered into a sale and purchase agreement with an independent purchaser in relation to the disposal of the entire equity interest in Cosmopolitan International Development Limited and its subsidiaries ("CIDL Disposal") at a consideration of HK\$400 million. On the same date, the Group entered into a share acquisition agreement ("Share Acquisition Agreement"), the completion of which was conditional upon the completion of CIDL Disposal. The CIDL Disposal was completed on 31st March, 2020 and the proceeds from CIDL Disposal were applied by the Group to purchase 6,069,000 Class A ordinary shares of AMTD International Inc. ("Acquisition") pursuant to the Share Acquisition Agreement on 8th April, 2020. In the opinion of the Directors, the CIDL Disposal and the Acquisition were accounted for as one single transaction with multiple arrangements and the fair value of the equity investment acquired was considered to be the consideration of CIDL Disposal.

	HK\$ million
Net assets disposed of:	
Loans receivable	185.4
Deposits, prepayment and other assets	224.7
Creditors and accruals	(3.5)
Tax payable	(18.8)
	<hr/>
	387.8
Exchange equalisation reserve released	71.1
	<hr/>
	458.9
Gain on disposal of subsidiaries	68.9
	<hr/>
	527.8
	<hr/> <hr/>
	HK\$ million
Satisfied by:	
Equity investments designated at fair value through other comprehensive income	527.8
	<hr/> <hr/>

An analysis of the net inflow of cash and cash equivalents in respect of the disposal of subsidiaries is as follows:

	HK\$ million
Cash consideration	400.0
Less: deposits received	(10.0)
	<hr/>
Inflow of cash and cash equivalents included in cash flows from investing activities	390.0
	<hr/> <hr/>

34. NOTE TO THE CONSOLIDATED STATEMENT OF CASH FLOWS

Changes in liabilities arising from financing activities:

2021

	Interest bearing bank borrowing HK\$ million	Lease liabilities HK\$ million	Other borrowings HK\$ million	Convertible bonds HK\$ million	Interest payable to a fellow subsidiary HK\$ million	Interest payable on interest bearing bank borrowing HK\$ million
At 1st January, 2021	12.5	1.2	535.9	493.0	5.9	–
Changes from financing cash flows	–	(0.6)	(57.0)	(13.4)	(25.5)	(0.2)
Conversion of convertible bonds	–	–	–	(199.9)	–	–
Modification of the terms of convertible bonds:						
Extinguishment of original convertible bonds	–	–	–	(300.0)	–	–
Recognition of new convertible bonds	–	–	–	264.8	–	–
Finance costs	–	0.1	–	25.9	24.4	0.2
At 31st December, 2021	<u>12.5</u>	<u>0.7</u>	<u>478.9</u>	<u>270.4</u>	<u>4.8</u>	<u>–</u>

2020

	Interest bearing bank borrowing HK\$ million	Lease liabilities HK\$ million	Other borrowings HK\$ million	Convertible bonds HK\$ million	Interest payable to a fellow subsidiary HK\$ million	Interest payable on interest bearing bank borrowing HK\$ million
At 1st January, 2020	15.5	1.1	1,363.5	952.3	15.1	–
Changes from financing cash flows	(3.0)	(0.7)	(827.6)	(23.8)	(75.2)	(0.3)
Conversion of convertible bonds	–	–	–	(482.3)	–	–
New lease	–	1.4	–	–	–	–
Termination of a lease	–	(0.7)	–	–	–	–
Finance costs	–	0.1	–	46.8	66.0	0.3
At 31st December, 2020	<u>12.5</u>	<u>1.2</u>	<u>535.9</u>	<u>493.0</u>	<u>5.9</u>	<u>–</u>

35. CONNECTED AND RELATED PARTY TRANSACTIONS

- (a) In addition to the transactions and balances set out elsewhere in the notes to the financial statements, the Group had the following material connected and related party transactions during the year:

	Notes	2021 HK\$ million	2020 HK\$ million
A wholly-owned subsidiary of CCIHL:			
Management fees	(i)	9.7	8.4
Subsidiaries of Paliburg Holdings Limited ("PHL"):			
Interest on other borrowings	(ii)	24.4	66.0
Interest on convertible bonds	(iii)	25.9	46.8
Sale of financial assets at fair value through profit or loss	(iv)	<u>126.9</u>	<u>–</u>

Notes:

- (i) The management fees included rentals and other overheads allocated from a wholly owned subsidiary of CCIHL either on the basis of specific attribution or by reference to a predetermined ratio assessed by the management of CCIHL, PHL, Regal Hotels International Holdings Limited ("RHIHL") and the Company based on the distribution of job responsibilities and the estimated time spent by the relevant staff in serving each of the four groups.
- (ii) The interest expenses were paid to Long Profits Investments Limited in relation to borrowings under the loan facilities granted to the Group as detailed in note 28 to the financial statements.
- (iii) The interest expenses were paid to Interzone Investments Limited and Alpha Advantage Investments Limited in relation to convertible bonds issued by the Group as detailed in note 29 to the financial statements.
- (iv) As disclosed in the joint announcement of the Company dated 27th April, 2021, the Group disposed of all its holdings in the ordinary shares of RHIHL to a wholly owned subsidiary of PHL, the immediate listed parent of the Company, and all the units held in Regal Real Estate Investment Trust, which is a listed fellow subsidiary of the Company, to a wholly owned subsidiary of RHIHL for an aggregate cash proceeds of HK\$126.9 million. A disposal gain of HK\$49.2 million was accounted for in the Group's results for the reporting period.

(b) Compensation of key management personnel of the Group:

	2021 HK\$ million	2020 HK\$ million
Short term employee benefits	6.2	5.5
Staff retirement scheme contributions	0.4	0.4
Total compensation paid to key management personnel	<u>6.6</u>	<u>5.9</u>

Further details of directors' emoluments are included in note 8 to the financial statements.

The related party transaction set out in note 35(a)(i) above also constituted a continuing connected transaction as defined in Chapter 14A of the Listing Rules to the Company, but is exempted from relevant disclosures and other requirements, including, inter alia, independent shareholders' approval in accordance with the Listing Rules ("Relevant Requirements") pursuant to rule 14A.98 of the Listing Rules.

The related party transactions set out in notes 35(a)(ii) and (iii) above were contemplated under respective relevant transactions (the "Transactions") which constituted connected transactions to the Company subject to the Relevant Requirements. The Relevant Requirements with respect to the Transactions had been complied with.

The related party transactions set out in note 35(a)(iv) above also constituted connected transactions to the Company which were subject to relevant disclosures requirements, but exempted from independent shareholders' approval in accordance with the Listing Rules.

Relevant disclosures and other requirements, including, inter alia, independent shareholders' approval (where required) in accordance with the Listing Rules with respect to the connected or continuing connected transactions during the prior year set out in note 35(a) had been made or met or otherwise exempted.

36. COMMITMENTS

The Group had the following commitments at the end of the reporting period:

	2021 HK\$ million	2020 HK\$ million
Contracted, but not provided for: Property development projects	<u>538.7</u>	<u>923.7</u>

37. PLEDGE OF ASSETS

As at 31st December, 2021, certain of the Group's bank deposits and financial assets at fair value through profit or loss in the total amount of HK\$24.8 million (2020 – HK\$24.7 million) were pledged to secure general banking facilities granted to the Group.

In addition, the Group's equity interests in the relevant holding companies of the Group's property development projects were pledged to secure the other borrowings and the related interest payable in respect of a loan facility from a fellow subsidiary.

38. CONTINGENT LIABILITIES

At the end of the reporting period, the Group had provided guarantees to banks in connection with mortgage facilities granted to certain purchasers of the Group's properties amounting to approximately RMB700.7 million (HK\$857.0 million) (2020 – RMB571.5 million (HK\$680.9 million)). The Group's guarantee period starts from the dates of grant of the relevant mortgage loans and ends upon the issuance of real estate ownership certificates and the completion of the proper procedures to register the mortgages under the names of the relevant purchasers, which will generally complete within one to two years after the purchasers take possession of the relevant properties.

No provision has been made in the consolidated financial statements for the guarantees in connection with the mortgage facilities as management is of the view that the net realisable value of the related properties can cover the repayment of the outstanding mortgage principals together with the accrued interests and penalties in case of any default in payments.

39. FINANCIAL INSTRUMENTS BY CATEGORY

The carrying amounts of each of the categories of financial instruments as at the end of the reporting period are as follows:

2021

Financial assets

	Financial assets at fair value through profit or loss - Mandatorily designated as such HK\$ million	Financial assets at fair value through other comprehensive income - Equity investments HK\$ million	Financial assets at amortised cost HK\$ million	Total HK\$ million
Equity investments designated at fair value through other comprehensive income	-	196.6	-	196.6
Trade debtors (note 18)	-	-	1.4	1.4
Other financial assets included in deposits, prepayments and other assets	-	-	8.6	8.6
Loans receivable	-	-	1.8	1.8
Financial assets at fair value through profit or loss	28.2	-	-	28.2
Restricted cash	-	-	66.1	66.1
Pledged bank balances	-	-	1.8	1.8
Time deposits	-	-	17.1	17.1
Cash and bank balances	-	-	92.7	92.7
	28.2	196.6	189.5	414.3

Financial liabilities

	Financial liabilities at amortised cost HK\$ million
Other financial liabilities included in creditors and accruals	545.4
Deposits received	131.7
Lease liabilities	0.7
Interest bearing bank borrowing	12.5
Other borrowings (note 28)	478.9
Convertible bonds	270.4
	1,439.6

2020

Financial assets

	Financial assets at fair value through profit or loss - Mandatorily designated as such HK\$ million	Financial assets at fair value through other comprehensive income - Equity investments HK\$ million	Financial assets at amortised cost HK\$ million	Total HK\$ million
Equity investments designated at fair value through other comprehensive income	–	356.0	–	356.0
Trade debtors (note 18)	–	–	1.8	1.8
Other financial assets included in deposits, prepayments and other assets	–	–	9.6	9.6
Financial assets at fair value through profit or loss	104.2	–	–	104.2
Restricted cash	–	–	27.3	27.3
Pledged bank balances	–	–	1.0	1.0
Time deposits	–	–	149.1	149.1
Cash and bank balances	–	–	92.5	92.5
	<u>104.2</u>	<u>356.0</u>	<u>281.3</u>	<u>741.5</u>

Financial liabilities

	Financial liabilities at amortised cost HK\$ million
Other financial liabilities included in creditors and accruals	403.3
Deposits received	118.9
Lease liabilities	1.2
Interest bearing bank borrowing	12.5
Other borrowings (note 28)	535.9
Convertible bonds	493.0
	<u>1,564.8</u>

40. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS

As at the end of the reporting period, the carrying amounts of the Group's financial assets and financial liabilities approximated to their fair values.

The Group's management is responsible for determining the policies and procedures for the fair value measurement of financial instruments. At each reporting date, management analyses the movements in the values of financial instruments and determines the major inputs applied in the valuation. Independent professional valuers are engaged for the valuation as appropriate. The valuation is reviewed and approved by management. The valuation process and results are discussed with the audit committee twice a year for interim and annual financial reporting.

The fair values of the financial assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The following methods and assumptions were used to estimate the fair values:

The fair values of the non-current portion of loans receivable, financial assets included in deposits, prepayments and other assets, financial liabilities included in creditors and accruals and other borrowings have been calculated by discounting the expected future cash flows using rates currently available for instruments with similar terms, credit risk and remaining maturities. The Group's own non-performance risk for the financial liabilities included in creditors and accruals, and other borrowings was assessed to be insignificant. The fair value of the liability portion of the convertible bonds are estimated by discounting the expected future cash flows using an equivalent market interest rate for a similar convertible bond with consideration of the Group's own non-performance risk.

The fair values of listed equity investments are determined based on quoted market prices. The fair value of the unlisted equity investment was derived from the recent transaction price.

Fair value hierarchy

The following tables illustrate the fair value measurement hierarchy of the Group's financial instruments:

Assets measured at fair value as at 31st December, 2021

	Fair value measurement using			Total HK\$ million
	Quoted prices in active markets (Level 1) HK\$ million	Significant observable inputs (Level 2) HK\$ million	Significant unobservable inputs (Level 3) HK\$ million	
Equity investments designated at fair value through other comprehensive income:				
Listed equity investment	150.0	–	–	150.0
Unlisted equity investment	–	–	46.6	46.6
Financial assets at fair value through profit or loss:				
Listed equity investments	28.2	–	–	28.2
	178.2	–	46.6	224.8

Assets measured at fair value as at 31st December, 2020

	Fair value measurement using			Total HK\$ million
	Quoted prices in active markets (Level 1) HK\$ million	Significant observable inputs (Level 2) HK\$ million	Significant unobservable inputs (Level 3) HK\$ million	
Equity investments designated at fair value through other comprehensive income:				
Listed equity investment	310.6	–	–	310.6
Unlisted equity investment	–	–	45.4	45.4
Financial assets at fair value through profit or loss:				
Listed equity investments	104.2	–	–	104.2
	<u>414.8</u>	<u>–</u>	<u>45.4</u>	<u>460.2</u>

The movements in fair value measurements within Level 3 during the year as follows:

	2021 HK\$ million	2020 HK\$ million
Equity investments designated at fair value through other comprehensive income - unlisted investments		
At 1st January	45.4	–
Purchases	–	45.4
Exchange realignment	1.2	–
At 31st December	<u>46.6</u>	<u>45.4</u>

The Group did not have any financial liabilities measured at fair value as at 31st December, 2021 and 2020.

During the year, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers into or out of Level 3 for both financial assets and financial liabilities (2020 – Nil).

41. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group's principal financial instruments comprise interest bearing bank and other borrowings, convertible bonds, cash and bank balances and time deposits. The main purpose of these financial instruments is to finance the Group's operations. The Group has various other financial assets and liabilities, such as financial assets at fair value through profit or loss, equity investments designated at fair value through other comprehensive income, restricted cash, deposits received, other financial assets included in deposits, prepayments and other assets, and other financial liabilities included in creditors and accruals, which arise directly from its operations.

The main risks arising from the Group's financial instruments are foreign currency risk, credit risk, liquidity risk and equity price risk. The Directors meet periodically to analyse and formulate measures to manage the Group's exposure to these risks. Generally, the Group adopts prudent strategies on its risk management. The Directors review and agree policies for managing each of these risks and they are summarised below.

Foreign currency risk

The Group's operations are mainly in Hong Kong and Mainland China. Entities within the Group are exposed to foreign exchange risk from future commercial transactions and monetary assets and liabilities that are denominated in currencies that are not the entities' functional currencies.

The Group currently does not have a foreign currency hedging policy. It manages its foreign currency risk by closely monitoring the movement of the foreign currency rates to reduce the exposure should the need arises.

Credit risk

Maximum exposure and year-end staging

The tables below show the credit quality and the maximum exposure to credit risk based on the Group's credit policy, which is mainly based on past due information unless other information is available without undue cost or effort, and year-end staging classification as at 31st December. The amounts presented are gross carrying amounts for financial assets and the exposure to credit risk for the financial guarantee contracts.

As at 31st December, 2021

	12-month ECLs	Lifetime ECLs			Total HK\$ million
	Stage 1 HK\$ million	Stage 2 HK\$ million	Stage 3 HK\$ million	Simplified approach HK\$ million	
Trade debtor (note 18)	–	–	–	2.0	2.0
Other financial assets included in deposits, prepayments and other assets					
- Normal*	8.6	–	–	–	8.6
Loans receivable	1.8	–	–	–	1.8
Restricted cash	66.1	–	–	–	66.1
Pledged bank balances	1.8	–	–	–	1.8
Cash and cash equivalents	109.8	–	–	–	109.8
Guarantees given to banks in connection with mortgage facilities provided to certain purchasers of the Group's properties	857.0	–	–	–	857.0
	1,045.1	–	–	2.0	1,047.1

NOTES TO FINANCIAL STATEMENTS (Cont'd)

As at 31st December, 2020

	12-month ECLs	Lifetime ECLs			Total HK\$ million
	Stage 1 HK\$ million	Stage 2 HK\$ million	Stage 3 HK\$ million	Simplified approach HK\$ million	
Trade debtor (note 18)	–	–	–	1.8	1.8
Other financial assets included in deposits, prepayments and other assets					
- Normal*	9.6	–	–	–	9.6
Restricted cash	27.3	–	–	–	27.3
Pledged bank balances	1.0	–	–	–	1.0
Cash and cash equivalents	241.6	–	–	–	241.6
Guarantees given to banks in connection with mortgage facilities provided to certain purchasers of the Group's properties	680.9	–	–	–	680.9
	<u>960.4</u>	<u>–</u>	<u>–</u>	<u>1.8</u>	<u>962.2</u>

- * The credit quality of loans receivable and other financial assets included in deposits, prepayments and other assets is considered to be "normal" when they are not past due or there is no information indicating that the financial assets had a significant increase in credit risk since initial recognition. Otherwise, the credit quality of the financial assets is considered to be "doubtful".

Equity price risk

Equity price risk is the risk that the fair values of equity securities decrease as a result of changes in the levels of equity indices and the value of individual securities. The Group is exposed to equity price risk arising from individual equity investments included in equity investments designated at fair value through other comprehensive income (note 19) and financial assets at fair value through profit or loss (note 23) as at the end of the reporting period.

The following table demonstrates the sensitivity to a 5% change in the fair values of the equity investments, with all other variables held constant and before any impact on tax, based on their carrying amounts at the end of the reporting period. For the purpose of this analysis, for equity investments designated at fair value through other comprehensive income, the impact is deemed to be on the fair value reserve.

	Carrying amount of equity investments HK\$ million	Change in profit before tax HK\$ million	Change in equity* HK\$ million
2021			
Listed investments:			
– Equity investments designated at fair value through other comprehensive income	150.0	–	7.5
– Financial assets at fair value through profit or loss	28.2	1.4	–
Unlisted investments:			
– Equity investments designated at fair value through other comprehensive income	46.6	–	2.3
2020			
Listed investments:			
– Equity investments designated at fair value through other comprehensive income	310.6	–	15.5
– Financial assets at fair value through profit or loss	104.2	5.2	–
Unlisted investments:			
– Equity investments designated at fair value through other comprehensive income	45.4	–	2.3

* Excluding accumulated losses.

Capital management

The primary objectives of the Group's capital management are to safeguard the Group's ability to continue as a going concern and to maintain healthy capital ratios in order to support its business and enhance shareholders' value.

The Group manages its capital structure and makes adjustments to it in light of changes in economic conditions and the risk characteristics of the underlying assets. Capital represents equity attributable to equity holders of the parent. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Group is not subject to any externally imposed capital requirements. No changes were made in the objectives, policies or processes for managing capital during the years ended 31st December, 2021 and 2020.

The Group monitors capital using a net debt to total assets ratio, which is net debt divided by the total assets. Net debt includes interest bearing bank and other borrowings and convertible bonds less cash, bank balances and deposits. The net debt to total assets ratios as at the end of the reporting periods were as follows:

	2021 HK\$ million	2020 HK\$ million
Interest bearing bank and other borrowings and convertible bonds	761.8	1,041.4
Less: Cash, bank balances and deposits	(177.7)	(269.9)
Net debt	584.1	771.5
Total assets	4,844.7	5,769.0
Net debt to total assets ratio	12.1%	13.4%

42. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

Information about the statement of financial position of the Company at the end of the reporting period is as follows:

	2021 HK\$ million	2020 HK\$ million
NON-CURRENT ASSETS		
Investments in subsidiaries	<u>1,625.3</u>	1,491.1
CURRENT ASSETS		
Prepayment	<u>0.6</u>	0.5
CURRENT LIABILITIES		
Accruals	<u>(1.0)</u>	(0.8)
NET CURRENT LIABILITIES	<u>(0.4)</u>	(0.3)
Net assets	<u>1,624.9</u>	1,490.8
EQUITY		
Issued capital	17.4	16.4
Reserves (note)	<u>1,607.5</u>	1,474.4
Total equity	<u>1,624.9</u>	1,490.8

Note:

A summary of the Company's reserves is as follows:

	Share premium account HK\$ million	Capital redemption reserve HK\$ million	Contributed surplus HK\$ million	Accumulated losses HK\$ million	Total HK\$ million
At 1st January, 2020	1,479.4	0.2	26.8	(356.7)	1,149.7
Loss for the year	–	–	–	(361.9)	(361.9)
Conversion of convertible bonds	<u>686.6</u>	–	–	–	686.6
At 31st December, 2020 and at 1st January, 2021	2,166.0	0.2	26.8	(718.6)	1,474.4
Loss for the year	–	–	–	(26.5)	(26.5)
Conversion of convertible bonds	<u>159.6</u>	–	–	–	159.6
At 31st December, 2021	<u>2,325.6</u>	<u>0.2</u>	<u>26.8</u>	<u>(745.1)</u>	<u>1,607.5</u>

The contributed surplus represents reserves arising from the Group's reorganisation in 1991, originally representing the difference between the nominal value of the Company's shares issued under the reorganisation scheme and the then subsidiaries' shares acquired at the date of acquisition, net of subsequent distributions therefor.

Under the Companies Law of the Cayman Islands, the contributed surplus is distributable under certain specific circumstances.

43. APPROVAL OF THE FINANCIAL STATEMENTS

The financial statements were approved and authorised for issue by the Board of Directors on 31st March, 2022.

**To the shareholders of Cosmopolitan International Holdings Limited**

(Incorporated in the Cayman Islands with limited liability)

Opinion

We have audited the consolidated financial statements of Cosmopolitan International Holdings Limited (the "Company") and its subsidiaries (the "Group") set out on pages 39 to 122, which comprise the consolidated statement of financial position as at 31st December, 2021, and the consolidated statement of profit or loss, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

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, 2021, 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 disclosure requirements of 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 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. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the *Auditor's responsibilities for the audit of the consolidated financial statements* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

Key audit matter

How our audit addressed the key audit matter

Impairment assessment of property development cash-generating units

The Group invested in two property development projects in Chengdu and Tianjin, the People's Republic of China (the "PRC"). As at 31st December, 2021, the properties under development, properties held for sale and goodwill allocated to a group of cash-generating units in "property development" (after impairment) amounted to HK\$2,764.3 million, HK\$1,311.2 million and HK\$41.6 million, respectively, and in aggregate representing approximately 85% of the Group's total assets. Impairment assessment is performed by management using discounted cash flow projections to determine the value in use of the "property development" cash-generating unit which is considered as the recoverable amount.

Impairment losses on goodwill and property under development of HK\$193.5 million and HK\$43.8 million were recognised for the year ended 31st December, 2021 respectively.

The impairment assessment is significant to our audit due to (i) significance of the amounts as at 31st December, 2021; and (ii) assumptions and estimates used in the discounted cash flow projections, such as estimated selling price and budgeted cost to complete the property development projects and discount rate.

The Group's accounting policies and disclosures on impairment assessment of properties under development, properties held for sale and goodwill are included in notes 2.4, 3, 20 and 22 to the consolidated financial statements.

We discussed the progress of property development projects with management and evaluated the progress by site visit. With the assistance from our internal valuation specialists, we also assessed the assumptions and estimates used in the discounted cash flow projections, such as the estimated selling price, budgeted cost to complete the property development projects and discount rate, taking into consideration the selling price of comparable properties, market conditions and trends, reliability of previous projections and historical evidence supporting underlying assumptions.

We also assessed the adequacy of disclosures on impairment assessment of properties under development, properties held for sale and goodwill in the consolidated financial statements.

Key audit matter*Estimation of fair value of investment properties*

The Group owns investment properties in the PRC measured at an aggregate fair value of HK\$98.5 million as at 31st December, 2021.

The fair value estimation is significant to our audit due to (i) the significance of the carrying amount as at 31st December, 2021; and (ii) the inherently subjective valuation process involved, which is dependent on a number of estimates such as rental values of the properties and capitalisation rate.

The Group's accounting policies and disclosures on the valuation of investment properties are disclosed in notes 2.4, 3 and 14 to the consolidated financial statements.

How our audit addressed the key audit matter

Our internal valuation specialists assisted us in evaluating the valuation methodologies and assumptions, adopted by the external valuer, in the valuation of the investment properties. In addition, we benchmarked the fair values of investment properties to comparable market transactions and compared property-related data used as key input for the valuation with underlying documents, such as lease agreements. We have also assessed the independence, objectivity and competence of the external valuer.

We also assessed the adequacy of disclosures in connection with the investment properties in the consolidated financial statements.

Key audit matter

How our audit addressed the key audit matter

Impairment assessment of prepayments relating to a re-forestation project

As at 31st December, 2021, the Group had incurred costs of HK\$133.7 million in relation to a re-forestation project in Urumqi, Xinjiang, the PRC. Under the prevailing relevant policies and regulations, upon the completion (which has to be certified by the relevant government authorities) of re-forestation works in respect of that land, as well as the completion of the land listing and tender procedures in accordance with the relevant rules and regulations, the Group shall be entitled to a monetary compensation with reference to the valuation of the land use right in respect of 30% of the overall project area (the "Land Use Right") for development purposes and to participate in the tender of such land use right (the "Land Use Right Exchange Policy").

Management has identified the delay in the progress of the re-forestation works as an indicator of impairment. An impairment assessment on the prepayments for re-forestation costs was performed by management by evaluating continual fulfillment of the Land Use Right Exchange Policy for the re-forestation project under the prevailing relevant policies and regulations.

The impairment assessment is significant to our audit due to significant management judgement involved in the assessment of continual fulfillment of the Land Use Right Exchange Policy which may affect the reward of the Land Use Right and compensation for prepayments.

The Group's accounting policies on impairment assessment and disclosures of the prepayments are included in notes 2.4, 3 and 18 to the consolidated financial statements.

We evaluated management's impairment assessment by reviewing correspondence between the Group and the relevant government authorities and obtaining a legal advice from the Group's external legal counsel for fulfilment of the Land Use Right Exchange Policy. We have also assessed the independence, objectivity and competence of the external legal counsel.

We also assessed the adequacy of disclosures in connection with the re-forestation project in the consolidated financial statements.

Other information included in the Annual Report

The directors of the Company are responsible for the other information. The other information comprises the information included in the Annual Report, other than the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

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. 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.

Responsibilities of the directors 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 disclosure requirements of 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 of the Company 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 of the Company either intend to liquidate the Group or to cease operations or have no realistic alternative but to do so.

The directors of the Company are assisted by the Audit Committee in discharging their responsibilities 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. Our report is made solely to you, as a body, 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.
- 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 Leung Chi Ying.

Ernst & Young

Certified Public Accountants

27/F, One Taikoo Place
979 King's Road
Quarry Bay, Hong Kong

31st March, 2022

SCHEDULE OF PRINCIPAL PROPERTIES

As at 31st December, 2021

PROPERTIES FOR DEVELOPMENT/OR SALE

Description	Use	Approx. area	Stage of completion (completion date of development project)	Percentage of interest attributable to the Company
(1) Regal Cosmopolitan City at south of Xindu Main Road and both sides of Xingle Road, Banqiao Village, Xindu County, Xindu District, Chengdu, Sichuan Province, PRC	Hotel/office and commercial complex/residential	<p>Site area for the whole development – approx. 111,869 sq. m. (1,204,148 sq. ft.)</p> <p>Stages one and two</p> <ul style="list-style-type: none"> a 325-room hotel remaining 12 residential units, 25 commercial units and 471 car parking spaces (Total gross floor area – approx. 5,510 sq. m. (59,310 sq. ft.)) (Casa Regalia (Phase 1)) <p>Stage three</p> <ul style="list-style-type: none"> a six-storey commercial complex with gross floor area of approx. 52,500 sq. m. (565,100 sq. ft.) and five towers of office accommodations with gross floor area of approx. 86,000 sq. m. (925,700 sq. ft.) remaining 594 residential units, 25 commercial units and 1,933 car parking spaces (Total gross floor area – approx. 67,352 sq. m. (724,977 sq. ft.)) (Casa Regalia (Phase 2)) 	<p>Stages one and two</p> <ul style="list-style-type: none"> Construction works for 9 residential towers having 1,296 residential units completed in 2017 Hotel portion anticipated to open in phases after the completion of respective fitting-out works <p>Stage three</p> <ul style="list-style-type: none"> The construction works of the commercial and office accommodations in steady progress Superstructure and fitting-out works for 10 residential towers, car parking spaces and commercial accommodations completed in December 2021 	100

SCHEDULE OF PRINCIPAL PROPERTIES (Cont'd)

As at 31st December, 2021

Description	Use	Approx. area	Stage of completion (completion date of development project)	Percentage of interest attributable to the Company
(2) Regal Renaissance at the intersection between Weiguo Road and Xinkai Road, Hedong District, Tianjin, PRC	Commercial/ office/ residential	Site area for the whole development – approx. 31,700 sq. m. (341,000 sq. ft.) <ul style="list-style-type: none"> remaining 10 residential units, 500 commercial and office units, and 1,209 car parking spaces (Total gross floor area – approx. 77,182 sq. m. (830,787 sq. ft.)) 	Residential towers, commercial complex and residential car parking spaces completed in 1st quarter of 2018 Superstructure works of two office towers and the four-storey commercial podium completed in December 2021	100

As at 31st December, 2021

PROPERTIES FOR INVESTMENT

Description	Use	Lease	Percentage of interest attributable to the Company
Certain commercial units of Phases 1 and 2 of Regal Renaissance, Intersection of Xinkai Road and Weiguo Road, Hedong District, Tianjin, PRC	Commercial	Medium term	100

PUBLISHED FIVE YEAR FINANCIAL SUMMARY

A summary of the results and of the assets, liabilities and non-controlling interests of the Group for the last five financial years, as extracted from the published audited financial statements and restated as appropriate, is set out below.

RESULTS

	Year ended 31st December, 2021 HK\$ million	Year ended 31st December, 2020 HK\$ million	Year ended 31st December, 2019 HK\$ million	Year ended 31st December, 2018 HK\$ million	Year ended 31st December, 2017 HK\$ million
CONTINUING OPERATIONS					
Revenue	<u>1,638.9</u>	<u>69.6</u>	<u>119.6</u>	<u>2,147.3</u>	<u>830.1</u>
Operating profit/(loss) before depreciation and amortisation	323.9	(7.0)	(13.8)	438.2	133.8
Depreciation and amortisation	(2.2)	(3.2)	(2.8)	(9.1)	(12.3)
Finance costs	(54.0)	(104.3)	(127.6)	(112.6)	(79.1)
Profit/(Loss) before tax from continuing operations	267.7	(114.5)	(144.2)	316.5	42.4
Income tax	(234.1)	(9.0)	(26.1)	(114.6)	(25.6)
Profit/(Loss) for the year from continuing operations	33.6	(123.5)	(170.3)	201.9	16.8
DISCONTINUED OPERATION					
Loss for the year from a discontinued operation	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(5.0)</u>
Profit/(Loss) for the year before allocation between equity holders of the parent and non-controlling interests	<u>33.6</u>	<u>(123.5)</u>	<u>(170.3)</u>	<u>201.9</u>	<u>11.8</u>
Attributable to:					
Equity holders of the parent	33.6	(123.5)	(170.3)	201.9	13.7
Non-controlling interests	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(1.9)</u>
	<u>33.6</u>	<u>(123.5)</u>	<u>(170.3)</u>	<u>201.9</u>	<u>11.8</u>

ASSETS, LIABILITIES AND NON-CONTROLLING INTERESTS

	31st December, 2021 HK\$ million	31st December, 2020 HK\$ million	31st December, 2019 HK\$ million	31st December, 2018 HK\$ million	31st December, 2017 HK\$ million
Property, plant and equipment	11.2	11.5	11.8	1.8	11.0
Investment properties	98.5	94.5	89.9	134.5	–
Right-of-use assets	0.7	1.2	1.1	–	–
Properties under development	–	–	907.2	905.7	1,312.5
Investment in a joint venture	2.4	2.4	2.4	2.4	2.4
Loans receivable	1.8	–	–	–	–
Equity investments designated at fair value through other comprehensive income	196.6	356.0	–	–	–
Deposits and prepayments	133.7	114.3	139.1	280.8	81.1
Goodwill	41.6	235.1	235.1	235.1	235.1
Intangible assets	–	0.7	2.0	–	–
Current assets	<u>4,358.2</u>	<u>4,953.3</u>	<u>3,959.0</u>	<u>3,078.3</u>	<u>4,213.2</u>
Total assets	<u>4,844.7</u>	<u>5,769.0</u>	<u>5,347.6</u>	<u>4,638.6</u>	<u>5,855.3</u>
Current liabilities	(2,289.2)	(3,921.9)	(1,782.3)	(904.0)	(2,248.3)
Creditors and accruals	(31.2)	(32.8)	(32.6)	(29.0)	(29.2)
Deposits received	(1.6)	(2.7)	(3.0)	(1.6)	–
Other borrowings	(357.0)	–	(1,062.0)	(1,062.0)	(1,062.0)
Convertible bonds	(270.4)	–	(952.3)	(921.3)	(892.2)
Lease liabilities	(0.2)	(0.7)	(0.3)	–	–
Deferred tax liabilities	(266.7)	(316.6)	(315.2)	(307.6)	(311.0)
Total liabilities	<u>(3,216.3)</u>	<u>(4,274.7)</u>	<u>(4,147.7)</u>	<u>(3,225.5)</u>	<u>(4,542.7)</u>
Non-controlling interests	<u>–</u>	<u>–</u>	<u>–</u>	<u>–</u>	<u>–</u>

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