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## **MULTIFIELD INTERNATIONAL HOLDINGS LIMITED**

*(Incorporated in Bermuda with limited liability)*

**(Stock Code: 898)**

### **INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2024**

#### **INTERIM RESULTS**

The board of directors (the “Board”) of Multifield International Holdings Limited (the “Company”) announces the unaudited interim results of the Company and its subsidiaries (the “Group”) for the six months ended 30 June 2024, together with the comparative figures as follows:

#### **CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS**

For the six months ended 30 June 2024

		<b>For the six months ended 30 June</b>	
		<b>2024</b>	2023
	<i>Notes</i>	<i>HK\$'000</i>	<i>HK\$'000</i>
		<i>(Unaudited)</i>	<i>(Unaudited)</i>
<b>REVENUE</b>	3	<b>141,050</b>	136,299
Cost of sales		<u>(22,803)</u>	<u>(22,088)</u>
Gross profit		<b>118,247</b>	114,211
Other income and gains	3	<b>11,698</b>	14,667
Foreign exchange differences, net		<b>83</b>	(44)
Fair value changes on financial assets at fair value through profit and loss, net		<b>90,627</b>	74,910
Operating and administrative expenses		<b>(18,713)</b>	(19,575)
Finance costs	5	<b>(34,925)</b>	(36,903)
Share of loss of associates		<u>(5)</u>	<u>(119)</u>
<b>PROFIT BEFORE TAX</b>	4	<b>167,012</b>	147,147
Income tax expense	6	<u>(7,937)</u>	<u>(6,909)</u>
<b>PROFIT FOR THE PERIOD</b>		<u><b>159,075</b></u>	<u>140,238</u>

		<b>For the six months ended 30 June</b>	
		<b>2024</b>	2023
	<i>Note</i>	<b><i>HK\$'000</i></b>	<i>HK\$'000</i>
		<b><i>(Unaudited)</i></b>	<i>(Unaudited)</i>
<b>PROFIT FOR THE PERIOD ATTRIBUTABLE TO:</b>			
Owners of the Company		<b>128,541</b>	114,360
Non-controlling interests		<b>30,534</b>	25,878
		<u><b>159,075</b></u>	<u>140,238</u>
<b>EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY</b>			
Basic and diluted	8	<u><b>HK15.37 cents</b></u>	<u>HK13.68 cents</u>

Details of interim dividend are disclosed in note 7.

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
For the six months ended 30 June 2024

	<b>For the six months ended 30 June</b>	
	<b>2024</b>	2023
	<b>HK\$'000</b>	HK\$'000
	<i>(Unaudited)</i>	<i>(Unaudited)</i>
<b>PROFIT FOR THE PERIOD</b>	<b>159,075</b>	140,238
<b>OTHER COMPREHENSIVE EXPENSE</b>		
<i>Other comprehensive expense that may be reclassified to profit or loss in subsequent periods:</i>		
Exchange differences on translation of foreign operations	<u>(186)</u>	<u>–</u>
<b>TOTAL COMPREHENSIVE INCOME FOR THE PERIOD</b>	<b><u>158,889</u></b>	<b><u>140,238</u></b>
<b>TOTAL COMPREHENSIVE INCOME FOR THE PERIOD ATTRIBUTABLE TO:</b>		
Owners of the Company	<b>128,402</b>	114,360
Non-controlling interests	<b><u>30,487</u></b>	<u>25,878</u>
	<b><u>158,889</u></b>	<b><u>140,238</u></b>

## CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2024

	<i>Notes</i>	<b>As at 30 June 2024 HK\$'000 (Unaudited)</b>	<b>As at 31 December 2023 HK\$'000 (Audited)</b>
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment		253,061	253,825
Investment properties		11,141,489	11,141,489
Right-of-use assets		328	331
Club debenture		330	330
Interests in associates		46	51
		<b>11,395,254</b>	<b>11,396,026</b>
<b>TOTAL non-current assets</b>			
<b>CURRENT ASSETS</b>			
Properties held for sale		281,851	281,851
Trade receivables	9	4,219	3,537
Prepayments, deposits and other receivables		258,730	241,635
Financial assets at fair value through profit or loss		898,071	821,422
Amounts due from associates		11,794	11,794
Cash and cash equivalents		435,891	452,539
		<b>1,890,556</b>	<b>1,812,778</b>
<b>TOTAL current assets</b>			
<b>CURRENT LIABILITIES</b>			
Trade payables	10	788	1,751
Other payables and accruals		233,184	238,345
Interest-bearing bank and other borrowings		285,000	877,449
Tax payable		58,742	57,461
		<b>577,714</b>	<b>1,175,006</b>
<b>TOTAL current liabilities</b>			
<b>NET CURRENT ASSETS</b>		<b>1,312,842</b>	<b>637,772</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>12,708,096</b>	<b>12,033,798</b>

	As at <b>30 June</b> <b>2024</b> <i>HK\$'000</i> <i>(Unaudited)</i>	As at 31 December 2023 <i>HK\$'000</i> <i>(Audited)</i>
<b>NON-CURRENT LIABILITIES</b>		
Interest-bearing bank borrowings	<b>1,160,000</b>	660,000
Amount due to a director	<b>83,472</b>	50,177
Deferred tax liabilities	<b>1,420,001</b>	1,420,001
	<hr/>	<hr/>
Total non-current liabilities	<b>2,663,473</b>	2,130,178
	<hr/>	<hr/>
<b>Net assets</b>	<b>10,044,623</b>	9,903,620
	<hr/> <hr/>	<hr/> <hr/>
<b>EQUITY</b>		
Equity attributable to owners of the Company		
Issued capital	<b>41,804</b>	41,804
Reserves	<b>8,128,112</b>	8,016,431
	<hr/>	<hr/>
	<b>8,169,916</b>	8,058,235
Non-controlling interests	<b>1,874,707</b>	1,845,385
	<hr/>	<hr/>
<b>Total equity</b>	<b>10,044,623</b>	9,903,620
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# NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 1. BASIS OF PREPARATION AND PRINCIPAL ACCOUNTING POLICIES

The unaudited interim condensed consolidated financial statements have been prepared in accordance with the applicable disclosure requirements of Appendix 16 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“Stock Exchange”) and with Hong Kong Accounting Standard (“HKAS”) 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”). The accounting policies and basis of preparation used in the preparation of the interim financial statements are the same as those used in the annual financial statements for the year ended 31 December 2023 except as noted below.

In the current period, the Group has applied, for the first time, the following amendments issued by the HKICPA, which are effective for the Group’s financial year beginning on 1 January 2024.

Amendments to HKFRS 16	<i>Lease Liability in a Sale and Leaseback</i>
Amendments to HKAS 1	<i>Classification of Liabilities as Current or Non-current and related amendments to Hong Kong Interpretation 5 (2020)</i>
Amendments to HKAS 1	<i>Non-current Liabilities with Covenants</i>
Amendments to HKAS 7 and HKFRS 7	<i>Supplier Finance Arrangements</i>

Several amendments apply for the first time in 2024, but do not have an impact on the interim condensed consolidated financial statements of the Group.

## 2. OPERATING SEGMENT INFORMATION

For management purposes, the Group is organised into three (six months ended 30 June 2023: three) reportable operating segments as follows:

- (a) the property investment segment mainly comprises rental income from investment properties;
- (b) the provision of serviced apartment and property management services segment; and
- (c) the trading and investments segment includes the trading of securities and investment income from securities investment and investment holding.

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 unallocated corporate expenses, interest income on bank deposits, share of loss of associates, other gains and finance costs are excluded from such measurement.

There are no sales or other transactions between the operating segments during the period (period ended 30 June 2023: Nil).

	Property investment		Provision of serviced apartment and property management services		Trading and investments		Total	
	For the six months ended 30 June							
	2024	2023	2024	2023	2024	2023	2024	2023
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
<b>Segment revenue:</b>								
Revenue from external customers	<u>97,506</u>	<u>102,219</u>	<u>16,313</u>	<u>17,575</u>	<u>27,231</u>	<u>16,505</u>	<u>141,050</u>	<u>136,299</u>
<b>Segment results</b>	<u>83,253</u>	<u>88,300</u>	<u>(1,198)</u>	<u>(328)</u>	<u>116,788</u>	<u>90,524</u>	<u>198,843</u>	<u>178,496</u>
<i>Reconciliation:</i>								
Unallocated corporate expenses							(8,599)	(8,994)
Interest income on bank deposits							5,180	10,523
Share of loss of associates							(5)	(119)
Other gains							6,518	4,144
Finance costs							<u>(34,925)</u>	<u>(36,903)</u>
Profit before tax							<u>167,012</u>	<u>147,147</u>

## Geographical information

	Hong Kong		Mainland China		Total	
	For the six months ended 30 June					
	2024	2023	2024	2023	2024	2023
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
Revenue from external customers	<u>63,722</u>	<u>53,871</u>	<u>77,328</u>	<u>82,428</u>	<u>141,050</u>	<u>136,299</u>

The revenue information above is based on the locations of the customers. No single external customer accounted for 10% or more of the total revenue for the periods ended 30 June 2024 and 2023.

### 3. REVENUE , OTHER INCOME AND GAINS

	<b>For the six months ended 30 June</b>	
	<b>2024</b>	2023
	<b>HK\$'000</b>	HK\$'000
	<b>(Unaudited)</b>	(Unaudited)
<i>Revenue from contracts with customers</i>		
Serviced apartment and property management services	<u>16,313</u>	<u>17,575</u>
<i>Revenue from other sources</i>		
Rental income from property letting under fixed lease payments	<b>97,506</b>	102,219
Dividend income from listed equity investments	<u>27,231</u>	<u>16,505</u>
	<u>124,737</u>	<u>118,724</u>
	<b>141,050</b>	<b>136,299</b>

#### **Revenue from contracts with customers**

##### *(a) Disaggregation of revenue information*

	<b>For the six months ended 30 June</b>	
	<b>2024</b>	2023
	<b>HK\$'000</b>	HK\$'000
	<b>(Unaudited)</b>	(Unaudited)
By source of revenue:		
<i>Revenue recognised overtime</i>		
Serviced apartment and property management services	<u>16,313</u>	<u>17,575</u>
By geographical locations:		
Hong Kong	<b>539</b>	555
Mainland China	<u>15,774</u>	<u>17,020</u>
	<u>16,313</u>	<u>17,575</u>

##### *(b) Performance obligations for contracts with customers*

Serviced apartment and property management services income is recognised over time because the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs. Revenue is recognised for these serviced apartment and property management services based on monthly statement issued by the Group's management agent using output method.



## Other income and gains

	For the six months ended 30 June	
	2024	2023
	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
Interest income on bank deposits	5,180	10,523
Others	6,518	4,144
	<u>11,698</u>	<u>14,667</u>

## 4. PROFIT BEFORE TAX

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

	For the six months ended 30 June	
	2024	2023
	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
Depreciation of property, plant and equipment	1,278	1,338
Depreciation of right-of-use assets	4	4
Foreign exchange differences, net	(83)	44
	<u>1,278</u>	<u>1,338</u>
Employee benefit expense (including directors' and chief executive's remuneration):		
Salaries, wages and benefits in kind	14,065	14,176
Pension scheme contributions (defined contribution scheme)	2,065	2,115
	<u>16,130</u>	<u>16,291</u>

## 5. FINANCE COSTS

	For the six months ended 30 June	
	2024	2023
	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
Interest on bank loans and other loans	34,925	36,903

## 6. INCOME TAX

Under the two-tiered profits tax rates regime of Hong Kong Profits Tax, the first HK\$2 million of assessable profits of qualifying group entities will be taxed at 8.25%, and assessable profits above HK\$2 million will be taxed at 16.5%. The profits of group entities not qualifying for the two-tiered profits tax rates regime will continue to be taxed at a flat rate of 16.5% (2023: 16.5%). Accordingly, the Hong Kong Profits Tax of the qualifying group entity is calculated at 8.25% on the first HK\$2 million of the estimated assessable profits and at 16.5% on the estimated assessable profits above HK\$2 million.

Under the Law of the PRC on Corporate Income Tax and Implementation Regulation of the Enterprise Income Tax Law, the tax rate of the PRC subsidiaries is 25% for both years.

Pursuant to the relevant PRC tax laws and regulations, a non-resident enterprise is generally subject to a 10% Enterprise Income Tax on PRC-sourced income if such non-resident enterprise does not have an establishment or place in the PRC. The Group's subsidiaries incorporated in Hong Kong and engaged in the property investment in the PRC do not have an establishment or place in the PRC. As a result, those subsidiaries are subject to a 10% Enterprise Income Tax on PRC-sourced income.

Malaysian corporate income tax has been provided at the rate of 24% (2023: 24%) on the estimated assessable profits for the periods ended 30 June 2024 and 2023.

	<b>For the six months ended 30 June</b>	
	<b>2024</b>	<b>2023</b>
	<b>HK\$'000</b>	<b>HK\$'000</b>
	<b>(Unaudited)</b>	<b>(Unaudited)</b>
Current – Hong Kong		
Charge for the period	<b>1,477</b>	178
Over-provision in prior years	<b>(34)</b>	–
	<b>1,443</b>	178
Current – Mainland China		
Charge for the period	<b>6,395</b>	6,724
Current – Malaysia		
Charge for the period	<b>99</b>	7
Total tax charge for the period	<b>7,937</b>	6,909

## 7. DIVIDENDS

(a) Dividends recognised as distribution during the period:

	<b>For the six months ended 30 June</b>	
	<b>2024</b>	<b>2023</b>
	<b>HK\$'000</b>	<b>HK\$'000</b>
	<b>(Unaudited)</b>	<b>(Unaudited)</b>
Final dividend for 2023 paid – HK2 cents (2023: 2022 final dividend of HK2 cents) per ordinary share	<b>16,721</b>	16,721

(b) Dividend declared after the end of the reporting period:

	<b>For the six months ended 30 June</b>	
	<b>2024</b>	2023
	<b>HK\$'000</b>	HK\$'000
	<i>(Unaudited)</i>	<i>(Unaudited)</i>
Interim dividend declared – HK2 cents (2023: HK2 cents) per ordinary share	<b>16,721</b>	16,721

The Board declared an interim dividend of HK2 cents per ordinary share at the meeting held on 28 August 2024. Dividend warrants will be posted on or about 24 October 2024 to shareholders whose names appear on the register of members of the Company on 27 September 2024.

The above interim dividends were declared after the interim reporting dates and have not been recognised as liabilities at the end of the respective reporting periods.

## 8. EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY

The calculation of basic earnings per share amounts is based on the profit for the period attributable to ordinary equity holders of the Company of approximately HK\$128,541,000 (2023: HK\$114,360,000) and the weighted average number of ordinary shares of 836,074,218 (2023: 836,074,218 shares).

The Group had no potentially dilutive ordinary shares in issue during the periods ended 30 June 2024 and 2023.

## 9. TRADE RECEIVABLES

	<b>As at</b>	As at
	<b>30 June</b>	31 December
	<b>2024</b>	2023
	<b>HK\$'000</b>	HK\$'000
	<i>(Unaudited)</i>	<i>(Audited)</i>
Trade receivables	<b>4,219</b>	3,537

Trade receivables mainly consist of receivables from property management services and rental receivables, the tenants are usually required to settle the rental payments on the first day of the rental period, and are required to pay rental deposits with amount ranging from two to three months' rentals in order to secure any default in their rental payments. The Group does not hold any collateral or other credit enhancements over its trade receivables balances.

An ageing analysis of trade receivables as at the end of the reporting period, based on the invoice dates and net of loss allowance, is as follows:

	<b>As at 30 June 2024 HK\$'000 (Unaudited)</b>	As at 31 December 2023 HK\$'000 (Audited)
Within 1 month	1,839	1,631
1 to 2 months	641	800
2 to 3 months	625	243
3 to 12 months	957	706
Over 1 year	157	157
	<u>4,219</u>	<u>3,537</u>

#### 10. TRADE PAYABLES

An ageing analysis of trade payables at the end of the reporting period, based on the invoice dates, is as follows:

	<b>As at 30 June 2024 HK\$'000 (Unaudited)</b>	As at 31 December 2023 HK\$'000 (Audited)
Within 1 month	788	1,751

The trade payables are non-interest-bearing and are normally settled on 60-day terms.

## **CLOSURE OF REGISTER OF MEMBERS**

The register of members of the Company will be closed from Wednesday, 25 September 2024 to Friday, 27 September 2024, both days inclusive, during which period no transfer of shares will be registered. In order to qualify for the proposed interim dividend, all transfers accompanied by the relevant share certificates must be lodged with the Company's branch share registrar in Hong Kong, Tricor Tengis Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not later than 4:30 p.m. on Tuesday, 24 September 2024. The interim dividend will be paid to shareholders whose names appear on the register of members on Friday, 27 September 2024 and the payment date will be on or about Thursday, 24 October 2024.

## **MANAGEMENT DISCUSSION AND ANALYSIS**

### **REVIEW OF OPERATIONS**

#### **PROPERTY INVESTMENT**

##### **Hong Kong**

The Group's investment properties in Hong Kong mainly comprise office buildings, industrial buildings, retail shops and car parks. These investment properties contributed stable rental revenue of approximately HK\$36 million for the six months ended 30 June 2024 (2023: HK\$37 million).

##### **Shanghai, China**

The Group's investment property portfolio in Shanghai, China comprises three residential complexes operating under the brand name of "Windsor Renaissance", which consist of around 182 blocks of hotel-serviced villas and 132 hotel-serviced apartments in total. Windsor Renaissance is regarded as a symbol of high quality hotel-serviced villas and apartments in Shanghai, and is well recognised by consulates and management of foreign business entities. These properties in Shanghai had an average occupancy rate of approximately 87% and generated rental and management fee revenue of approximately HK\$77 million for the six months ended 30 June 2024 (2023: HK\$82 million).

## **Zhuhai, China**

### *Zhuhai Qianshan*

The Group has a plot of 36,808 square meters commercial use land in Qianshan, Zhuhai, where a few existing residents have not yet relocated. Local government is responsible for relocation work, but the progress has been very slow.

To speed up the relocation progress, the Group has proposed to local government an adjustment in planning that a portion of such commercial use land be allocated for building residential units for in situ resettlement of existing residents. However, such proposal requires coordination among a number of government departments, for example, the change of land use planning. The Group is currently waiting for comments and approval from relevant government departments.

### *Zhuhai Doumen*

On 24 February 2021, 珠海市自然資源局 (literally translated as Zhuhai Municipal Natural Resources Bureau) issued its latest compensation notice (letter reference number (2021)52) in respect of the resumption of the 94,110.84 square meters hotel, commercial and exhibition use land located in Doumen, Zhuhai (the “Doumen Land”) which was previously owned by the Group, the amount of compensation was approximately RMB205,538,000.

The management considered that the Zhuhai Municipal Natural Resources Bureau had no legal basis to make the above compensation decision and was against legal procedures. The Zhuhai Municipal Natural Resources Bureau not only failed to specify relevant legal basis on the above compensation notice, it also once again hired valuation agency unilaterally without the Group’s consent, and submitted to such agency information which had not been confirmed by the Group as the basis for making assessment. As a result, the assessment for the Doumen Land’s value was substantially inaccurate and thus was unfair to the Group. To protect the Group’s legitimate interests, the Group has engaged lawyers to file administrative complaints against local government departments including the Zhuhai Municipal Natural Resources Bureau, and the judicial proceedings are still in progress.

As of the date of this report, the Group has not reached an agreement with the Zhuhai Municipal Natural Resources Bureau on the amount of compensation available to the Group in respect of the resumption of the Doumen Land. Nevertheless, no material negative impact on the daily operations and the financial position of the Group is expected.

## FINANCIAL INVESTMENTS

As of 30 June 2024, the Group held approximately HK\$894 million (31 December 2023: HK\$803 million) of highly liquid equity investments consisted mainly of blue chips stocks and Exchange Traded Funds listed in Hong Kong. These equity investments were held by the Group for long-term investment purpose and earning dividend income.

The Group's equity investments recorded a net fair value gain of approximately HK\$91 million (2023: HK\$75 million) when marking the investment portfolio to market valuation as of 30 June 2024, along with dividend income of approximately HK\$27 million (2023: HK\$17 million).

The equity investments held by the Group as at 30 June 2024 were as follows:

Stock Code	Company Name	Principal Business	Number of	Percentage	Investment cost	Realised	Unrealised	Dividend income	Fair value/ carrying amount	Percentage
			shares held as at 30 June 2024	of shareholding as at 30 June 2024		change in fair value for the period ended 30 June 2024	change in fair value for the period ended 30 June 2024			to the Company's total assets as at 30 June 2024
			'000	%	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	%
2800	Tracker Fund of Hong Kong	Collective investment fund, structured as a unit trust established under Hong Kong law, provide investment results that closely correspond to the performance of the Hang Seng Index.	7,850	0.10	196,381	-	7,301	1,028	142,242	1.07
5	HSBC Holdings plc	Banking and financial services, manages its products and services through four businesses: Retail Banking and Wealth Management (RBWM), Commercial Banking (CMB), Global Banking and Markets (GB&M), and Global Private Banking (GPB).	5,743	0.03	385,760	-	30,436	25,408	392,224	2.95
2828	Hang Seng China Enterprises Index ETF	Sub-fund of the Hang Seng Investment Index Funds Series, a unit trust established as an umbrella fund under the laws of Hong Kong, which aims to match, before expenses, as closely as practicable the performance of the Hang Seng China Enterprises Index.	2,664	0.63	337,354	-	15,291	-	170,922	1.29
3988	Bank of China Limited	Banking and financial services, a China-based company principally engage in the provision of banking and related financial services.	29,300	0.04	101,558	-	25,491	-	112,805	0.85

Stock Code	Company Name	Principal Business	Percentage		Investment cost	Realised	Unrealised	Dividend income	Fair value/ carrying amount	Percentage
			Number of shares held as at 30	of shareholding as at 30		gain on change in fair value for the period ended 30	gain on change in fair value for the period ended 30			to the Company's total assets as at 30
			June 2024	June 2024	June 2024	June 2024	June 2024	June 2024	June 2024	June 2024
			'000	%	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	%
941	China Mobile Limited	Telecommunication and Services, a China-based company principally engage in telecommunication and related businesses including mobile businesses, wireline Broadband businesses and Internet of Things (IoT) businesses.	340	0.00	31,219	-	4,148	734	26,180	0.20
2628	China Life Insurance Company Limited	Life insurance, a China-based company principally engage provides a range of insurance products, including individual and group life insurance, health insurance and accident insurance products.	1,000	0.01	29,741	-	920	-	11,040	0.08
857	PetroChina Co. Ltd.	Petroleum and gases, a China-based company principally engage in the production and distribution of oil and gas.	2,378	0.01	24,819	-	6,515	-	18,785	0.14
	Other listed securities <sup>#</sup>				56,014	-	477	61	19,790	0.15
						-	90,579	27,231	893,988	6.73

<sup>#</sup> Other listed securities mainly comprised equity investments in 11 companies whose shares were mainly listed on the Main Board of The Stock Exchange of Hong Kong Limited. The carrying value of each of these investments represented less than 1% of the total assets of the Group as at 30 June 2024.

The Board acknowledges that the performance of the equity investments could be affected by factors such as the worldwide economy and volatility in the Chinese and Hong Kong stock markets, and is susceptible to other external factors that may affect their values. In order to mitigate possible financial risk related to the equity investments, the management will closely monitor the performance of respective equity investments and the changes in market condition. The Group will adjust its portfolio of investments as the Board considers appropriate.



## **FINANCIAL REVIEW**

The Group recorded increase in profit of approximately 14% for the six months ended 30 June 2024 to approximately HK\$159 million (2023: HK\$140 million). The increase in profit was mainly due to the increase in unrealised fair value gain and dividend income on equity investments.

In the first half of 2024, the Group's rental and property management services income decreased by approximately 5% to approximately HK\$114 million (2023: HK\$120 million). During the period under reporting, rental income from Hong Kong amounted to approximately HK\$36 million (2023: HK\$37 million); rental and management fee income from hotel-serviced apartments and villas in Shanghai decreased by approximately 6% to approximately HK\$77 million (2023: HK\$82 million).

During the six months ended 30 June 2024, the Group's equity investments recorded an unrealised fair value gain of approximately HK\$91 million (2023: HK\$75 million) and dividend income of approximately HK\$27 million (2023: HK\$17 million), represented a year-on-year increase of approximately 21% and 59% respectively.

## **MATERIAL ACQUISITION AND DISPOSAL OF SUBSIDIARIES, ASSOCIATED COMPANIES AND JOINT VENTURES**

The Group did not have any material acquisitions or disposals of subsidiaries, associated companies or joint ventures during the six months ended 30 June 2024.

## **FOREIGN CURRENCY EXPOSURE**

The Group's monetary assets, liabilities and transactions are mainly denominated in Renminbi, Hong Kong dollar, United States dollar and the Malaysian Ringgit. The Group is exposed to foreign exchange risk with respect mainly to Renminbi which may affect the Group's performance. The management is aware of the possible exchange risk exposure due to the continuing fluctuation of Renminbi and will closely monitor its impact on the performance of the Group and when appropriate hedge its currency risk.

As of 30 June 2024, the Group had no financial instrument for foreign currency hedging purpose.

## LIQUIDITY AND FINANCIAL RESOURCES

The Group generally finances its operations with internally generated cash flows and banking facilities provided by principal bankers in Hong Kong. In order to preserve liquidity and enhance interest yields, liquid assets were maintained in the form of highly liquid equity investments of approximately HK\$894 million (31 December 2023: HK\$803 million) as of 30 June 2024. The Group's cash and cash equivalents as of 30 June 2024 amounted to approximately HK\$436 million (31 December 2023: HK\$453 million).

As of 30 June 2024, the Group had total bank and other borrowings amounted to approximately HK\$1,445 million (31 December 2023: HK\$1,537 million), which were secured by legal charges on the Group's certain investment properties in Hong Kong and Shanghai, and certain equity investments. The Group's bank borrowings were mainly arranged on a floating rate basis. The maturity of bank and other borrowings of the Group as at 30 June 2024 was as follows:

	<i>HK\$'000</i> (Unaudited)
Within one year	42,500
In the second year	42,500
In the third to fifth years, inclusive	<u>1,360,000</u>
Total	<u><u>1,445,000</u></u>

With the total bank and other borrowings of approximately HK\$1,445 million (31 December 2023: HK\$1,537 million) and the total equity of approximately HK\$10,045 million (31 December 2023: HK\$9,904 million), the Group's gearing ratio as at 30 June 2024 was around 14% (31 December 2023: 16%).

## CONTINGENT LIABILITY

As of 30 June 2024, the Group had no material contingent liability.

## COMMITMENTS

As of 30 June 2024, the Group had committed payment for the construction and land development expenditure amounting to approximately HK\$4 million (31 December 2023: HK\$4 million).

## **EMPLOYEES AND REMUNERATION POLICY**

As of 30 June 2024, the Group had approximately 200 employees in Shanghai, Zhuhai, Hong Kong and Malaysia. During the period, the staff costs (including directors' emoluments) amounted to approximately HK\$14 million (2023: HK\$14 million).

The objective of the Group's remuneration policy is to maintain fair and competitive packages based on business requirements and industry practice. In order to determine the level of remuneration paid to its employees (including directors and senior management), their performance, experience and the prevailing market condition are mainly considered. In addition to salaries, provident fund scheme, discretionary bonuses and tuition/training subsidies are available to employees. Level of remuneration is reviewed annually. During the review process, no individual director is involved in decisions relating to his own remuneration.

## **PROSPECT**

The global economy will continue to be challenging in the latter half of 2024 due to sustained economic slowdown, ongoing geo-political conflicts and high interest rate environment. These challenges bring low investment sentiment and uncertainty to global markets.

### **Property investment**

Demand for Hong Kong office leasing remains subdued due to weak business sentiment. However, the residential leasing market remains robust due to sustained demand from potential buyers switching to the leasing market.

The Group's hotel-serviced villas and apartments in Shanghai have been a major source of income and cash flow over the past years. It is expected that the rental income from Shanghai would remain stable in 2024.

In Malaysia, the relaxation of visa regime for Chinese travelers and wider favorable investment policies have attracted many international and Chinese manufacturing corporations to set up businesses in the country in recent years. Therefore, it is expected that tourism and business investment to Malaysia will lead to wider economic growth for the country and benefit the property sector. The Group is investing in Malaysia in a mission to further diversify the Group's property investment and development portfolio. The Group is actively seeking opportunities to acquire high quality properties and land banks to expand our business.

## **Financial investment**

The performance of the listed equity investments was adversely affected by the investor sentiment and market volatility. The Hong Kong stock market is expected to face continuous risks and uncertainties. The management of the Group will review and adjust business strategies on a regular basis with a prudent and balanced risk management approach so as to cope with the current unpredictable economic situation.

## **EVENTS AFTER THE REPORTING PERIOD**

There were no significant events which may materially affect the Group's operations and financial performance subsequent to 30 June 2024 and up to the date of this announcement.

## **PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY**

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of listed securities of the Company during the six months ended 30 June 2024.

## **REVIEW BY AUDIT COMMITTEE**

The audit committee has reviewed with the management the accounting principles and practices adopted by the Group and discussed the internal control and financial reporting matters including the review of the Group's unaudited interim results for the six months ended 30 June 2024.

## **CORPORATE GOVERNANCE CODE**

In the opinion of the directors of the Company, the Company has applied the principles and complied with code provisions of the Corporate Governance Code (the "Code") as set out in Appendix C1 of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (the "Listing Rules") throughout the six months ended 30 June 2024, save as disclosed below.

Under code provision B.2.2, every director, including those appointed for a specific term, should be subject to retirement by rotation at least once every three years.

Under the bye-laws of the Company, at each general meeting, one-third of the directors for the time being, or if their number is not three or a multiple of three, then the number nearest one-third, shall retire from office by rotation save any director holding office as chairman and managing director. The Board considers that the exemption of both the chairman and the managing director of the Company from such retirement by rotation provisions would provide the Group with strong and consistent leadership, efficient use of resources, effective planning, formulation and implementation of long-term strategies and business plans. The Board believes that it would be in the best interest of the Company for such directors to continue to be exempted from retirement by rotation provisions. The Company intends to propose any amendment of relevant bye-laws of the Company, if necessary, in order to ensure compliance with the Code.

### **MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS**

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”) set out in Appendix C3 of the Listing Rules as its own code of conduct regarding directors’ securities transactions. Based on specific enquiry of all directors of the Company, all directors of the Company confirmed that they have complied with the required standard set out in the Model Code for the six months ended 30 June 2024.

### **BOARD OF DIRECTORS**

As of the date of this announcement, the executive directors of the Company are Mr. Lau Chi Yung, Kenneth and Mr. Lau Michael Kei Chi and the independent non-executive directors of the Company are Mr. Lo Mun Lam, Raymond, Mr. Lo Kam Cheung, Patrick and Mr. Tsui Ka Wah.

By Order of the Board  
**Lau Chi Yung, Kenneth**  
*Chairman*

Hong Kong, 28 August 2024