

**MAGNIFICENT HOTEL
INVESTMENTS LIMITED**
(華大酒店投資有限公司)
(Stock Code: 201)



INTERIM REPORT 2017



MAGNIFICENT HOTEL INVESTMENTS LIMITED

(Stock Code: 201)



342 guest-room
Grand View Hotel
North Point



240 guest-room
Best Western Plus Hotel
Kowloon



432 guest-room
Best Western
Hotel Harbour View
Queen's Road West



318 guest-room
Best Western Plus Hotel
Hong Kong



396 guest-room
Best Western Grand Hotel
Tsimshatsui



258 guest-room
Best Western Hotel
Causeway Bay



214 guest-room
Grand City Hotel
Queen's Road West



408 guest-room
Royal Scot Hotel
London



213 guest-room
Magnificent International Hotel
Shanghai

CORPORATE INFORMATION

Executive Directors

Mr. William Cheng Kai Man (*Chairman*)

Mr. Albert Hui Wing Ho

Ms. Kimmy Lau Kam May

(appointed on 29th August, 2017)

Ms. Ng Yuet Ying

(appointed on 29th August, 2017)

Non-Executive Director

Madam Mabel Lui Fung Mei Yee

Independent Non-Executive Directors

Mr. Vincent Kwok Chi Sun

Mr. Chan Kim Fai

Mr. Hui Kin Hing

(retired on 16th June, 2017)

Mr. Lam Kwai Cheung

(appointed on 16th June, 2017)

Company Secretary

Ms. Koo Ching Fan

Auditor

Deloitte Touche Tohmatsu

35th Floor, One Pacific Place

88 Queensway

Hong Kong

Solicitors

KCL & Partners

Unit 1602-06, 16/F

FWD Financial Centre

308 Des Voeux Road Central

Sheung Wan, Hong Kong

Principal Bankers

The Hongkong and Shanghai Banking

Corporation Limited

Chong Hing Bank Limited

Registered Office

3rd Floor, Shun Ho Tower

24-30 Ice House Street

Central, Hong Kong

Share Registrars

Tricor Tengis Limited

Level 22, Hopewell Centre

183 Queen's Road East

Hong Kong

Tel: 2980 1333

Company's Website

www.magnificenthotelinv.com

INTERIM RESULTS

The board of directors (the “Board”) of Magnificent Hotel Investments Limited (the “Company”) announces that the net profit after tax attributable to owners of the Company before exchange adjustment, revaluation gain of investment properties and depreciation of land, property and equipment for the six months ended 30th June, 2017 was HK\$78.0 million (six months ended 30th June, 2016: HK\$60.5 million), increased by 29%.

INTERIM DIVIDEND

The Board has resolved to declare the payment of an interim dividend of HK0.077 cent per share for the six months ended 30th June, 2017 (six months ended 30th June, 2016: HK0.077 cent per share) payable on Thursday, 28th June, 2018 to shareholders whose names appear on the register of members of the Company on Friday, 15th June, 2018. The dividend payout ratio is 40%.

BOOK CLOSURE

The register of members will be closed from Tuesday, 12th June, 2018 to Friday, 15th June, 2018, both dates inclusive, during which period no transfer of shares will be registered. In order to qualify for the interim dividend, all transfers of shares accompanied by the relevant share certificates must be lodged with the Company’s Share Registrars, Tricor Tengis Limited, Level 22, Hopewell Centre, 183 Queen’s Road East, Hong Kong, not later than 4:30 p.m. on Monday, 11th June, 2018.

MANAGEMENT DISCUSSION AND ANALYSIS

During the period under review, the Group continued with its hotel investments and operation and properties leasing.

The net profit after tax attributable to owners of the Company before exchange adjustment, revaluation gain of investment properties and depreciation of land, property and equipment for the six months ended 30th June, 2017 was HK\$78.0 million (six months ended 30th June, 2016: HK\$60.5 million), increased by 29%. (See Note a)

	Six months ended		Change
	30.6.2016 <i>HK\$'000</i> (unaudited)	30.6.2017 <i>HK\$'000</i> (unaudited)	
Revaluation profit of investment properties	–	4,920	N/A
Profit from operation of hotels	33,565	45,869	+37%
Properties rental income	2,313	15,846	+585%
Income from securities investments	6,892	3,036	-56%
Other income	871	727	-17%
	<hr/>	<hr/>	
	43,641	70,398	+61%
Administrative expenses	(14,980)	(17,702)	+18%
Exchange adjustment and other losses (<i>Note</i>)	–	(21,348)	N/A
Income tax expense	(5,630)	(9,246)	+64%
	<hr/>	<hr/>	
Profit after taxation	23,031	22,102	-4%
Less: Revaluation profit of investment properties	–	(4,920)	N/A
Add: Exchange adjustment	–	21,094	N/A
Add: Properties depreciation and release of prepaid lease payments for land	37,461	39,728	+6%
	<hr/>	<hr/>	
Net profit after tax before exchange adjustment, revaluation gain and depreciation of land, property and equipment	<u>60,492</u>	<u>78,004</u>	+29% (<i>Note a</i>)

Note:

The exchange adjustment was made mainly because at the time of borrowing sterling for the acquisition of Royal Scot Hotel in London as at 30th June 2016, the exchange rate as at that time was HK\$10.43: £1. Eventual loan repayment is expected also in sterling, therefore, there was no future exchange rate risk exposure. However, due to accounting policy, adjustment had to be made regarding fluctuation of exchange rate even loan repayment is expected in sterling. At the year end of 2016, a profit of HK\$29 million resulted/announced due to depreciation of sterling from HK\$10.43: £1 to HK\$9.55: £1. Subsequently as at 30th June 2017, sterling rebounded from HK\$9.55: £1 to HK\$10.155: £1 leading to exchange adjustment of HK\$21 million.

The overall net profit of HK\$78.0 million, which was increased by of HK\$17.5 million and the reasons for its increment were as follows:

	<i>HK\$ million</i>
(1) Property rental income derived from UK hotel property	12
(2) Increase in hotel net profit	12
(3) Decrease in dividend from available-for-sale investments	(4)
(4) Increase in administrative expenses	(2.5)
	<hr/>
	<u>17.5</u>

PERFORMANCES

- For the six months ended 30th June, 2017, the **GROUP'S INCOME** was mostly derived from the aggregate of income from operation of hotels and properties rental income, which was analysed as follows:

Income

	Six months ended		Change	Reasoning
	30.6.2016 HK\$'000 (unaudited)	30.6.2017 HK\$'000 (unaudited)		
Income from operation of hotels	198,557	213,450	+8%	Increase in room rates
Properties rental income	2,313	16,857	+629%	Rental income from UK hotel property
Dividend income	6,892	3,036	-56%	Disposal of high yield stock investment during 2016
Other income	871	727	-17%	Decrease in interest income from fixed deposits
Total	<u>208,633</u>	<u>234,070</u>	+12%	

The total income for the Group increased by 12% from HK\$209 million to HK\$234 million for the same period compared with last year.

The income from operation of hotels increased by 8% to HK\$213.5 million (six months ended 30th June, 2016: HK\$198.6 million).

	Best Western Plus Hotel Hong Kong		Best Western Plus Hotel Kowloon		Best Western Grand Hotel		Best Western Hotel Harbour View		Best Western Hotel Causeway Bay		Grand City Hotel		Magnificent International Hotel, Shanghai		Change
	Avg Room Occupancy	Avg Room Rate	Avg Room Occupancy	Avg Room Rate	Avg Room Occupancy	Avg Room Rate	Avg Room Occupancy	Avg Room Rate	Avg Room Occupancy	Avg Room Rate	Avg Room Occupancy	Avg Room Rate	Avg Room Occupancy	Avg Room Rate	
	%	HK\$	%	HK\$	%	HK\$	%	HK\$	%	HK\$	%	HK\$	%	HK\$	
2017															
Jan	100	697	99	820	99	747	100	592	100	680	99	612	70	317	
Feb	100	552	100	671	100	602	100	464	99	531	99	508	83	286	
Mar	100	592	100	713	99	621	100	502	99	605	99	536	91	330	
Apr	100	714	100	826	99	729	100	620	100	717	99	631	92	367	
May	100	511	99	610	99	535	100	426	100	466	99	446	88	360	
Jun	100	527	99	599	99	505	100	434	100	487	99	450	92	335	
Total (HK'000)		36,298		27,927		46,927		42,618		28,263		21,096		10,321	
Jan to Jun 2016 Total (HK'000)		32,924		25,600		46,080		38,148		26,155		19,272		10,378	
Change (%)		+10		+9		+2		+12		+8		+9		-1	+8

For the period under review, there was increase in the overnight PRC visitors for the hotel industry. According to Hong Kong Tourism Board, total overnight visitors were 13,051,876 visitors (six months ended 30th June, 2016: 12,427,158 visitors) during January to June 2017, increased by 5%. The visitors segments was analysed as follows:

	No. of Visitors	%
Mainland China	8,440,411	+5.4
Other Asia markets	2,801,794	+7.9
Long haul markets	1,542,430	+1.0
New markets	267,241	-10.3

COSTS

- **SERVICE COST** of the Group for the period was HK\$124.7 million (six months ended 30th June, 2016: HK\$124.4 million) representing hotel operations.

Name of Hotel	Six months ended		Change
	30.6.2016 <i>HK\$ million per month</i>	30.6.2017 <i>HK\$ million per month</i>	
Best Western Plus Hotel Kowloon	2.99	2.93	-2%
Best Western Plus Hotel Hong Kong	3.86	3.60	-7%
Best Western Grand Hotel	3.92	4.00	+2%
Best Western Hotel Harbour View	3.99	4.22	+6%
Best Western Hotel Causeway Bay	2.93	2.90	-1%
Grand City Hotel	2.18	2.39	+10%
Magnificent International Hotel, Shanghai	1.22	1.12	-8%

Cost of sale of HK\$2 million (six months ended 30th June, 2016: HK\$2 million) was from cost of food and beverage.

During the period, the **ADMINISTRATIVE EXPENSES** excluding depreciation was HK\$14.5 million (six months ended 30th June, 2016: HK\$12.1 million), representing cost for corporate management office including directors' fees, salaries for executive staff and employees, rental, marketing expenses and office expenses. The higher administrative expenses were due to the legal fee incurred for the abandon purchase of Rosswood Hotel Georgia and the legal cost for the arrangement of the loan in sterling.

The accounting standards require hotel properties of the Group to provide **DEPRECIATION** which amounted to HK\$36.5 million (six months ended 30th June, 2016: HK\$34.6 million) for the period. The depreciation increased due to shop in Best Western Plus Hotel Kowloon was changed to owner's own use.

DEPRECIATION OF HOTEL PROPERTIES

Name of Hotel	Six months ended		Change HK\$ million
	30.6.2016 HK\$ million	30.6.2017 HK\$ million	
Best Western Plus Hotel Kowloon	4.0	6.3	+2.3
Best Western Plus Hotel Hong Kong	1.8	1.9	+0.1
Best Western Grand Hotel	15.1	15.1	–
Best Western Hotel Harbour View	3.5	3.4	-0.1
Best Western Hotel Causeway Bay	5.9	5.6	-0.3
Grand City Hotel	2.9	2.9	–
Magnificent International Hotel, Shanghai	1.4	1.3	-0.1
Total amount for the period	<u>34.6</u>	<u>36.5</u>	+1.9

FUNDING

- As at 30th June, 2017, the **OVERALL DEBTS** of the Group were HK\$834 million (31st December, 2016: HK\$689 million), of which HK\$793 million (31st December, 2016: HK\$684 million) was bank borrowings and HK\$41 million (31st December, 2016: HK\$5 million) was advance from shareholder. The increase in overall debt was due to additional bank borrowings incurred which is placed in cash deposit which may be used to repay loan at any time or to be used for future assets acquisition. As at 30th June, 2017, the cash deposit was HK\$657 million (31st December, 2016: HK\$504 million), increased HK\$153 million.

The debt ratio was 8% (31st December, 2016: 7%) in terms of overall debts of HK\$834 million (31st December, 2016: HK\$689 million) against the fully revalued assets of the Group amounted to HK\$10,099 million (31st December, 2016: HK\$9,653 million).

The gearing ratio was approximately 22% (31st December, 2016: 18%) in terms of overall debts of HK\$834 million (31st December, 2016: HK\$689 million) against funds employed of HK\$3,827 million (31st December, 2016: HK\$3,770 million).

The Group's bank borrowings carry interest at floating rates and are mainly denominated in Hong Kong dollar and Pound Sterling. Accordingly, the Group exposes to exchange risk and management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

As at 30th June, 2017, the Group's staffing level did not have material change when compared with that of 31st December, 2016. Remuneration and benefit were set with reference to the market.

LOOKING AHEAD

- The hotel industry may have stabilized with increase of visitors from short haul markets and more PRC individual travellers. But the PRC visitor's less spending power, increase of supply of new hotel rooms, competing room rate and occupancy may still affect hotel industry adversely.
- Hotel revenue in this coming year may experience further improvement. The management will try to further increase overall revenue by acquisition of income producing hotel properties.
- The management continues to seek good opportunities to further increase operating profit by the acquisition of hotel properties or serviced apartment hotels.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

There was no purchase, sale or redemption of the Company's listed securities by the Company or any of its subsidiaries during the period.

DIRECTORS' INTERESTS IN LISTED SECURITIES

As at 30th June, 2017, the interests or short positions of the directors and chief executive of the Company in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) which were required (a) to be entered in the register required to be kept by the Company under section 352 of the SFO; or (b) to be notified to the Company and The Stock Exchange of Hong Kong Limited (the "Stock Exchange") pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers, were as follows:

The Company

Name of director	Capacity	Nature of interests	Number of shares/underlying shares held	Approximate % of shareholding
William Cheng Kai Man	Interest of controlled corporations	Corporate	6,360,585,437 (Note)	71.09

Note:

Shun Ho Property Investments Limited ("Shun Ho Property") beneficially owned 2,709,650,873 shares of the Company (the "Shares") (30.29%) and was taken to be interested in 395,656,000 Shares (4.42%) held by Good Taylor Limited, 273,579,983 Shares (3.06%) held by South Point Investments Limited, 3,500,000 Shares (0.04%) held by Shun Ho Technology Developments Limited and 2,978,198,581 Shares (33.29%) held by Fastgrow Engineering & Construction Company Limited ("Fastgrow"), representing a total of 6,360,585,437 Shares (71.09%). Mr. William Cheng Kai Man had controlling interest in the above-mentioned companies. All the above interests in the Shares are long position.

Associated corporations

Name of director	Name of associated corporation	Capacity	Nature of interests	Number of shares held	Approximate % of shareholding
William Cheng Kai Man	Shun Ho Property (<i>Note 1</i>)	Interest of controlled corporations	Corporate	359,543,999	62.02
William Cheng Kai Man	Shun Ho Holdings Limited ("Shun Ho Holdings") (<i>Note 2</i>)	Interest of controlled corporations	Corporate	216,608,825	71.20
William Cheng Kai Man	Trillion Resources Limited ("Trillion Resources") (<i>Note 3</i>)	Beneficial owner	Personal	1	100

Notes:

1. Shun Ho Property, the Company's immediate holding company, is a public limited company incorporated in Hong Kong, the shares of which are listed on the Stock Exchange.
2. Shun Ho Holdings, the Company's intermediate holding company, is a public limited company incorporated in Hong Kong, the shares of which are listed on the Stock Exchange.
3. Trillion Resources, the Company's ultimate holding company, is a company incorporated in the British Virgin Islands.
4. All the above interests in the shares of the associated corporations are long position.

An employees share option scheme of the Company was adopted at the extraordinary general meeting held on 14th November, 2013 and was amended at the annual general meeting held on 18th June, 2014 (the "Employees Share Option Scheme"). Since the adoption of the Employees Share Option Scheme and up to the date of this report, no share option had been granted under the Employees Share Option Scheme.

Save as disclosed above and save for shares in subsidiaries held by a director in trust for their immediate holding companies, as at 30th June, 2017, none of the directors or chief executive of the Company had any interests or short positions in the Shares, underlying Shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which were required (a) to be entered in the register required to be kept by the Company under section 352 of the SFO; or (b) to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers and none of the directors or their associates or their spouse or children under the age of 18, had any right to subscribe for the securities of the Company or associated corporations, or had exercised any such right during the period.

SUBSTANTIAL SHAREHOLDERS

As at 30th June, 2017, the following persons (not being directors or chief executive of the Company) had interests in the Shares as recorded in the register required to be kept by the Company under section 336 of the SFO:

Name of shareholder	Capacity	Number of Shares/ underlying Shares held	Approximate % of shareholding
Shun Ho Property (<i>Note 1</i>)	Beneficial owner and interest of controlled corporations	6,360,663,987 (L)	71.09
Omnico Company Inc. (“Omnico”) (<i>Note 2</i>)	Interest of controlled corporations	6,360,663,987 (L)	71.09
Shun Ho Holdings (<i>Note 2</i>)	Interest of controlled corporations	6,360,663,987 (L)	71.09
Trillion Resources (<i>Note 2</i>)	Interest of controlled corporations	6,360,663,987 (L)	71.09
Liza Lee Pui Ling (<i>Note 3</i>)	Interest of spouse	6,360,663,987 (L)	71.09
Fastgrow	Beneficial owner	2,978,198,581 (L)	33.29
Shobokshi Hussam (<i>Note 4</i>)	Interest in person acting in concert	628,938,500 (L)	7.03
Saray Value SPV Asia I (<i>Note 4</i>)	Beneficial owner and interest in person acting in concert	628,938,500 (L)	7.03
Saray Equities Investment Management (<i>Note 4</i>)	Investment manager	628,938,500 (L)	7.03
Saray Developed Markets Value Fund (<i>Note 4</i>)	Beneficial owner and interest in person acting in concert	628,938,500 (L)	7.03
Saray Capital Limited (<i>Note 4</i>)	Interests of controlled corporations	628,938,500 (L)	7.03

Name of shareholder	Capacity	Number of Shares/ underlying Shares held	Approximate % of shareholding
North Salomon Limited (<i>Note 4</i>)	Interest in person acting in concert	628,938,500 (L)	7.03
Hashim Hashim Abdullah (<i>Note 4</i>)	Interests of controlled corporations	628,938,500 (L)	7.03
Credit Suisse Trust Limited (<i>Note 4</i>)	Interest in person acting in concert	628,938,500 (L)	7.03

Notes:

1. Shun Ho Property beneficially owned 2,709,650,873 Shares (30.29%) and was taken to be interested in 395,656,000 Shares (4.42%) held by Good Taylor Limited, 273,579,983 Shares (3.06%) held by South Point Investments Limited, 3,500,000 Shares (0.04%) held by Shun Ho Technology Developments Limited and 2,978,198,581 Shares (33.29%) held by Fastgrow, representing a total of 6,360,585,437 Shares (71.09%). The above-mentioned companies were wholly-owned subsidiaries of Shun Ho Property.
2. Shun Ho Property is directly and indirectly owned as to 60.38% by Omnico, which was in turn owned as to 100% by Shun Ho Holdings, which was in turn directly owned as to 50.6% by Trillion Resources, which was in turn wholly-owned by Mr. William Cheng Kai Man. Therefore, Omnico, Shun Ho Holdings and Trillion Resources were taken to be interested in 6,360,585,437 Shares by virtue of their direct or indirect interests in Shun Ho Property.
3. Madam Liza Lee Pui Ling was deemed to be interested in 6,360,585,437 Shares by virtue of the interest in such Shares of her spouse, Mr. William Cheng Kai Man, a director of the Company.
4. Saray Value SPV Asia I beneficially held 518,717,639 Shares. Saray Developed Markets Value Fund beneficially held 110,220,861 Shares. Both Saray Value SPV Asia I and Saray Developed Markets Value Fund were wholly-owned subsidiaries of Saray Equities Investment Management. Therefore, Saray Value SPV Asia I had interest in person acting in concert of 110,220,861 Shares and Saray Developed Markets Value Fund had interest in person acting in concert of 518,717,639 Shares. Saray Equities Investment Management was held by Saray Capital Limited as to 100%. Saray Capital Limited was held by Hashim Hashim Abdullah as to 45%. Therefore, total number of Shares in which Saray Value SPV Asia I, Saray Developed Markets Value Fund, Saray Equities Investment Management, Saray Capital Limited and Hashim Hashim Abdullah were interested under section 317 and 318 of SFO was 628,938,500 Shares.

Shobokshi Hussam, North Salomon Limited, Saray Value SPV Asia I and Saray Developed Markets Value Fund were parties to an agreement under section 317 of SFO. North Salomon Limited was held by Credit Suisse Trust Limited as to 100%. Therefore, total number of Shares in which Shobokshi Hussam, North Salomon Limited and Credit Suisse Trust Limited were interested under section 317 and 318 of SFO is 628,938,500 Shares.

L: Long Position

Save as disclosed above, there was no person, other than a director or chief executive of the Company, who has an interest or short position in the Shares and underlying Shares of the Company as recorded in the register required to be kept by the Company under section 336 of the SFO.

INDEPENDENT REVIEW

The interim results for the six months ended 30th June, 2017 are unaudited, but have been reviewed in accordance with Hong Kong Standard on Review Engagements 2410 “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” issued by the Hong Kong Institute of Certified Public Accountants, by Deloitte Touche Tohmatsu, whose independent review report is included on page 16 of this interim report. The interim results and the interim report 2017 have also been reviewed by the Group’s Audit Committee.

CORPORATE GOVERNANCE

(a) Compliance with the Corporate Governance Code

During the period ended 30th June, 2017, the Company has complied with all the code provisions of the Corporate Governance Code set out in Appendix 14 of the Rules Governing the Listing of Securities (the “Listing Rules”) on The Stock Exchange of Hong Kong Limited with the exception of the following deviations:

Code Provision A.2.1: chairman and chief executive should not be performed by the same individual

The Company does not have separate appointments for Chairman and Chief Executive Officer. Mr. William Cheng Kai Man holds both positions. The Board believes that vesting the roles of both Chairman and Chief Executive Officer in the same person enables the Company to have a stable and consistent leadership. It also facilitates the planning and execution of the Company’s strategy and is hence, for the interests of the Company and its shareholders.

Code Provision A.4.1: non-executive directors should be appointed for a specific term

Except three non-executive directors, all directors of the Company (including executive or non-executive directors) are not appointed for a fixed term. The Articles of Association of the Company stipulate that every director (including executive or non-executive directors) shall retire and be re-elected at least once every three years. Therefore, the Company has adopted adequate measures to ensure the corporate governance of the Company complies with the same level to that required under the Corporate Governance Code.

Code Provision A.5.2: the nomination committee should perform the duties set out in paragraphs (a) to (d)

The terms of reference of the nomination committee adopted by the Company are in compliance with the code provision A.5.2 except that it is not the duty of the nomination committee to select individuals nominated for directorships. The nomination committee comprises a majority of independent non-executive directors who are not involved in the daily operation of the Company and may not have sufficient knowledge of industry practice. Such duty should be performed by the board.

Code Provision B.1.2: the remuneration committee's terms of reference should include, as a minimum, paragraphs (a) to (h)

The terms of reference of the remuneration committee adopted by the Company are in compliance with the code provision B.1.2 except that it is not the duties of the remuneration committee to approve the management's remuneration proposals, compensation payable to executive directors and senior management for any loss or termination of office or appointment and compensation arrangements relating to dismissal or removal of directors for misconduct. The remuneration committee comprises a majority of independent non-executive directors who are not involved in the daily operation of the Company and may not have sufficient knowledge of industry practice. Such duties should be performed by the board.

(b) Compliance with the Model Code

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") set out in Appendix 10 of the Listing Rules as the code of conduct regarding securities transactions by the directors. Having made specific enquiry of all directors, the Company confirmed that all directors have complied with the required standard set out in the Model Code during the period.

By Order of the Board

William CHENG Kai Man
Chairman

Hong Kong, 29th August, 2017

REPORT ON REVIEW OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

Deloitte.

德勤

TO THE BOARD OF DIRECTORS OF MAGNIFICENT HOTEL INVESTMENTS LIMITED *(incorporated in Hong Kong with limited liability)*

INTRODUCTION

We have reviewed the condensed consolidated financial statements of Magnificent Hotel Investments Limited (the “Company”) and its subsidiaries (collectively referred to as the “Group”) set out on pages 17 to 40, which comprise the condensed consolidated statement of financial position as of 30th June, 2017 and the related condensed consolidated statement profit or loss, statement of total comprehensive income, statement of changes in equity and statement of cash flows for the six-month period then ended, and certain explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 “Interim Financial Reporting” (“HKAS 34”) issued by the Hong Kong Institute of Certified Public Accountants. The directors of the Company are responsible for the preparation and presentation of these condensed consolidated financial statements in accordance with HKAS 34. Our responsibility is to express a conclusion on these condensed consolidated financial statements based on our review, and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

SCOPE OF REVIEW

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

CONCLUSION

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

Deloitte Touche Tohmatsu
Certified Public Accountants
Hong Kong
29th August, 2017

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
FOR THE SIX MONTHS ENDED 30TH JUNE, 2017

	NOTES	Six months ended 30th June,	
		2017 HK\$'000 (Unaudited)	2016 HK\$'000 (Unaudited)
Revenue	3	233,343	207,762
Cost of sales		(2,261)	(2,065)
Other service costs		(124,731)	(124,472)
Depreciation of property, plant and equipment and release of prepaid lease payments for land		(36,547)	(34,609)
Gross profit		69,804	46,616
Increase in fair value of investment properties	11	4,920	–
Other income and expenses and gains and losses		(20,621)	871
Administrative expenses		(17,702)	(14,980)
– Depreciation		(3,181)	(2,852)
– Others		(14,521)	(12,128)
Finance costs	5	(5,053)	(3,846)
Profit before taxation		31,348	28,661
Income tax expense	6	(9,246)	(5,630)
Profit for the period attributable to owners of the Company	7	22,102	23,031
		HK cents	HK cents
Earnings per share	9		
Basic		0.25	0.26
Diluted		N/A	N/A

**CONDENSED CONSOLIDATED STATEMENT OF TOTAL
COMPREHENSIVE INCOME**

FOR THE SIX MONTHS ENDED 30TH JUNE, 2017

	Six months ended 30th June,	
	2017	2016
	<i>HK\$'000</i>	<i>HK\$'000</i>
	(Unaudited)	(Unaudited)
Profit for the period	<u>22,102</u>	<u>23,031</u>
Other comprehensive income (expense)		
Items that may be subsequently reclassified to profit or loss		
Exchange differences arising on translation of foreign operations	50,314	(30,406)
Fair value gain (loss) on available-for-sale investments	<u>34,535</u>	<u>(37,430)</u>
Other comprehensive income (expense) for the period	<u>84,849</u>	<u>(67,836)</u>
Total comprehensive income (expense) attributable to owners of the Company	<u>106,951</u>	<u>(44,805)</u>

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AT 30TH JUNE, 2017

		As at 30th June, 2017 <i>HK\$'000</i> (Unaudited)	As at 31st December, 2016 <i>HK\$'000</i> (Audited)
NON-CURRENT ASSETS			
Property, plant and equipment	10	2,682,900	2,699,402
Prepaid lease payments for land		28,519	27,898
Investment properties	11	978,080	927,250
Properties under development	12	64,944	56,369
Available-for-sale investments	13	390,606	356,071
		4,145,049	4,066,990
CURRENT ASSETS			
Inventories		1,081	1,067
Prepaid lease payments for land		823	795
Trade and other receivables	14	13,318	20,237
Other deposits and prepayments		8,810	7,943
Pledged bank deposit	15	–	173,265
Bank balances and cash		656,617	331,074
		680,649	534,381
CURRENT LIABILITIES			
Trade and other payables and accruals	16	42,708	27,570
Rental and other deposits received		15,060	17,072
Amount due to immediate holding company	19a	40,708	4,898
Tax liabilities		12,660	3,385
Bank loans	17	477,628	683,786
		588,764	736,711
NET CURRENT ASSETS (LIABILITIES)		91,885	(202,330)
TOTAL ASSETS LESS CURRENT LIABILITIES		4,236,934	3,864,660

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL
POSITION (Continued)**
AT 30TH JUNE, 2017

		As at 30th June, 2017 <i>HK\$'000</i> (Unaudited)	As at 31st December, 2016 <i>HK\$'000</i> (Audited)
	<i>NOTES</i>		
CAPITAL AND RESERVES			
Share capital	18	841,926	841,926
Reserves		<u>2,984,646</u>	<u>2,928,067</u>
TOTAL EQUITY		<u>3,826,572</u>	<u>3,769,993</u>
NON-CURRENT LIABILITIES			
Bank loans	17	315,902	–
Rental deposits received		1,880	1,880
Deferred tax liabilities		<u>92,580</u>	<u>92,787</u>
		<u>410,362</u>	<u>94,667</u>
		<u>4,236,934</u>	<u>3,864,660</u>

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN
EQUITY**
FOR THE SIX MONTHS ENDED 30TH JUNE, 2017

	Attributable to owners of the Company							Total
	Share capital	Special capital reserve	Property revaluation reserve	Securities revaluation reserve	Foreign currency translation reserve	Other reserve	Retained profits	
	<i>HK\$'000</i>	<i>HK\$'000</i> <i>(Note a)</i>	<i>HK\$'000</i> <i>(Note b)</i>	<i>HK\$'000</i>	<i>HK\$'000</i>	<i>HK\$'000</i> <i>(Note c)</i>	<i>HK\$'000</i>	<i>HK\$'000</i>
At 1st January, 2016 (audited)	841,926	612,477	179	283,957	16,453	3,561	2,037,317	3,795,870
Profit for the period	-	-	-	-	-	-	23,031	23,031
Exchange differences arising on translation of foreign operations	-	-	-	-	(30,406)	-	-	(30,406)
Fair value loss on available-for-sale investments	-	-	-	(37,430)	-	-	-	(37,430)
Total comprehensive (expense) income for the period	-	-	-	(37,430)	(30,406)	-	23,031	(44,805)
Final dividend payable for the year ended 31st December, 2015 (note 8)	-	-	-	-	-	-	(44,735)	(44,735)
At 30th June, 2016 (unaudited)	<u>841,926</u>	<u>612,477</u>	<u>179</u>	<u>246,527</u>	<u>(13,953)</u>	<u>3,561</u>	<u>2,015,613</u>	<u>3,706,330</u>
At 1st January, 2017 (audited)	<u>841,926</u>	<u>612,477</u>	<u>179</u>	<u>277,819</u>	<u>(84,886)</u>	<u>3,561</u>	<u>2,118,917</u>	<u>3,769,993</u>
Profit for the period	-	-	-	-	-	-	22,102	22,102
Exchange differences arising on translation of foreign operations	-	-	-	-	50,314	-	-	50,314
Fair value gain on available-for-sale investments	-	-	-	34,535	-	-	-	34,535
Total comprehensive income for the period	-	-	-	34,535	50,314	-	22,102	106,951
Final dividend payable for the year ended 31st December, 2016 (note 8)	-	-	-	-	-	-	(50,372)	(50,372)
At 30th June, 2017 (unaudited)	<u>841,926</u>	<u>612,477</u>	<u>179</u>	<u>312,354</u>	<u>(34,572)</u>	<u>3,561</u>	<u>2,090,647</u>	<u>3,826,572</u>

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN
EQUITY (*Continued*)**

FOR THE SIX MONTHS ENDED 30TH JUNE, 2017

Notes:

- (a) The special capital reserve represents the difference arising from the reduction of the nominal value of the Company's shares in 1999.
- (b) The property revaluation reserve is frozen upon the transfer of properties from property, plant and equipment to investment properties and will be transferred to retained profits when the relevant properties are disposed of.
- (c) The other reserve represents the difference between the sales proceeds from the disposal of partial interest in a subsidiary and the reduction of interest in the carrying amounts of assets and liabilities of the subsidiary.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE SIX MONTHS ENDED 30TH JUNE, 2017

	Six months ended 30th June,	
	2017	2016
<i>NOTE</i>	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
Net cash from operating activities	<u>92,030</u>	<u>84,107</u>
Net cash from (used in) investing activities		
Expenditure on properties under development	(8,862)	(2,222)
Acquisition of property, plant and equipment	(1,762)	(7,330)
Payments for acquisition of subsidiaries	22 (19,905)	–
Payments for acquisition of an investment property	–	(798,256)
Proceeds from disposal of property, plant and equipment	90	117
Decrease (increase) in pledged bank deposit	<u>173,265</u>	<u>(173,250)</u>
	<u>142,826</u>	<u>(980,941)</u>
Net cash from financing activities		
Interest paid	(5,053)	(3,733)
New bank loans raised	447,025	345,111
Repayment of bank loans	(353,112)	(16,867)
Advance from immediate holding company	621	42,560
Repayment to immediate holding company	(621)	(2,889)
	<u>88,860</u>	<u>364,182</u>
Net increase (decrease) in cash and cash equivalents	323,716	(532,652)
Cash and cash equivalents at the beginning of the period	331,074	778,062
Effect of foreign exchange rate changes	<u>1,827</u>	<u>(340)</u>
Cash and cash equivalents at the end of the period	<u><u>656,617</u></u>	<u><u>245,070</u></u>

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30TH JUNE, 2017

1. BASIS OF PREPARATION

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

The financial information relating to the year ended 31st December, 2016 that is included in these condensed consolidated financial statements as comparative information does not constitute the Company’s statutory annual consolidated financial statements for that year but is derived from those financial statements. Further information relating to these statutory financial statements is as follows:

The Company has delivered the financial statements for the year ended 31st December, 2016 to the Register of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance.

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

2. PRINCIPAL ACCOUNTING POLICIES

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

Except as described below, the accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30th June, 2017 are the same as those followed in the preparation of the Group's annual financial statements for the year ended 31st December, 2016.

In the current interim period, the Group has applied the following amendments to Hong Kong Financial Reporting Standards ("HKFRSs") issued by the HKICPA for the first time that are relevant for the preparation of the Group's condensed consolidated financial statements:

Amendments to HKAS 7	Disclosure Initiative
Amendments to HKAS 12	Recognition of Deferred Tax Assets for Unrealised Losses
Amendments to HKFRS 12	As part of the Annual Improvements to HKFRSs 2014 – 2016 Cycle

The application of the amendments to HKFRSs in the current interim period has had no material impact on the Group's financial performance and positions for the current and prior interim periods and/or disclosures set out in the condensed consolidated financial statements.

3. REVENUE

Revenue represents the aggregate of income from operation of hotels, property rental and dividend income, and is analysed as follows:

	Six months ended 30th June,	
	2017	2016
	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
Income from operation of hotels	213,450	198,557
Income from property rental	16,857	2,313
Dividend income	3,036	6,892
	<u>233,343</u>	<u>207,762</u>

4. SEGMENT INFORMATION

The Group's operating and reportable segments, based on information reported to the chief operating decision maker, Chairman of the Company, for the purpose of resources allocation and performance assessment are as follows:

1. Hospitality services – Best Western Plus Hotel Kowloon
2. Hospitality services – Best Western Plus Hotel Hong Kong
3. Hospitality services – Magnificent International Hotel, Shanghai
4. Hospitality services – Best Western Hotel Causeway Bay
5. Hospitality services – Best Western Hotel Harbour View
6. Hospitality services – Best Western Grand Hotel
7. Hospitality services – Grand City Hotel
8. Property investment – Shops
9. Property investment – Hotel
10. Securities investment

Information regarding the above segments reported below.

4. SEGMENT INFORMATION (Continued)

The following is an analysis of the Group's revenue and results by operating and reportable segment for the periods under review:

	Segment revenue Six months ended 30th June,		Segment profit Six months ended 30th June,	
	2017 HK\$'000 (Unaudited)	2016 HK\$'000 (Unaudited)	2017 HK\$'000 (Unaudited)	2016 HK\$'000 (Unaudited)
Hospitality services	213,450	198,557	49,911	37,411
– Best Western Plus Hotel Kowloon	27,927	25,600	4,043	3,643
– Best Western Plus Hotel Hong Kong	36,298	32,924	12,827	7,935
– Magnificent International Hotel, Shanghai	10,321	10,378	2,314	1,729
– Best Western Hotel Causeway Bay	28,263	26,155	5,199	2,654
– Best Western Hotel Harbour View	42,618	38,148	13,834	10,710
– Best Western Grand Hotel	46,927	46,080	7,802	7,445
– Grand City Hotel	21,096	19,272	3,892	3,295
Property investment	16,857	2,313	21,777	2,313
– Shops	1,464	2,313	1,464	2,313
– Hotel	15,393	–	20,313	–
Securities investment	3,036	6,892	3,036	6,892
	<u>233,343</u>	<u>207,762</u>	<u>74,724</u>	<u>46,616</u>
Other income and expenses and gains and losses			(20,621)	871
Central administration costs and directors' emoluments			(17,702)	(14,980)
Finance costs			(5,053)	(3,846)
Profit before taxation			<u>31,348</u>	<u>28,661</u>

Segment profit represents the profit earned by each segment without allocation of central administration costs, directors' emoluments, other income and expenses and gains and losses and finance costs. This is the measure reported to the chief operating decision maker, Chairman of the Company, for the purposes of resources allocation and performance assessment.

Revenue reported above represents revenue generated from external customers. There were no inter-segment sales for both periods.

4. SEGMENT INFORMATION (Continued)

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

	As at 30th June, 2017 <i>HK\$'000</i> (Unaudited)	As at 31st December, 2016 <i>HK\$'000</i> (Audited)
Segment assets		
Hospitality services	2,711,890	2,745,817
– Best Western Plus Hotel Kowloon	296,224	294,785
– Best Western Plus Hotel Hong Kong	323,637	327,389
– Magnificent International Hotel, Shanghai	75,149	73,428
– Best Western Hotel Causeway Bay	342,367	349,397
– Best Western Hotel Harbour View	510,603	515,305
– Best Western Grand Hotel	762,138	779,456
– Grand City Hotel	401,772	406,057
Property investment	978,557	927,250
– Shops	211,000	211,000
– Hotel	767,557	716,250
Securities investment	394,694	357,338
Total segment assets	4,085,141	4,030,405
Unallocated assets	740,557	570,966
Consolidated assets	<u>4,825,698</u>	<u>4,601,371</u>
Segment liabilities		
Hospitality services	30,574	30,496
– Best Western Plus Hotel Kowloon	5,657	5,899
– Best Western Plus Hotel Hong Kong	4,140	4,602
– Magnificent International Hotel, Shanghai	1,748	1,113
– Best Western Hotel Causeway Bay	3,637	3,239
– Best Western Hotel Harbour View	5,824	5,240
– Best Western Grand Hotel	5,829	6,745
– Grand City Hotel	3,739	3,658
Property investment	10,535	10,525
– Shops	1,547	2,040
– Hotel	8,988	8,485
Securities investment	2	2
Total segment liabilities	41,111	41,023
Unallocated liabilities	958,015	790,355
Consolidated liabilities	<u>999,126</u>	<u>831,378</u>

4. SEGMENT INFORMATION *(Continued)*

For the purposes of monitoring segment performances and allocating resources between segments:

- all assets are allocated to operating and reportable segments other than the Group's head office corporate assets (including certain property, plant and equipment), pledged bank deposit and bank balances and cash; and
- all liabilities are allocated to operating and reportable segments other than the Group's head office corporate liabilities, amount due to immediate holding company, bank loans and current and deferred tax liabilities.

5. FINANCE COSTS

	Six months ended 30th June,	
	2017 HK\$'000 (Unaudited)	2016 HK\$'000 (Unaudited)
Interests on:		
Bank loans	5,049	3,733
Amount due to immediate holding company (note 19a)	4	104
Amount due to ultimate holding company (note 19b)	—	9
	<u>5,053</u>	<u>3,846</u>

6. INCOME TAX EXPENSE

	Six months ended 30th June,	
	2017	2016
	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
The taxation charge comprises:		
Current tax		
Hong Kong	7,782	5,977
The People's Republic of China ("PRC")	526	360
The United Kingdom ("UK")	<u>1,145</u>	<u>–</u>
	9,453	6,337
Underprovision in prior years		
Hong Kong	<u>–</u>	<u>60</u>
	9,453	6,397
Deferred tax	<u>(207)</u>	<u>(767)</u>
	<u>9,246</u>	<u>5,630</u>

Hong Kong Profits Tax is recognised based on management's best estimate of the weighted average annual income tax rate expected for the full financial year. The annual tax rate used is 16.5% for the six months ended 30th June, 2017 (six months ended 30th June, 2016: 16.5%).

Taxation arising in the PRC and the UK are recognised based on management's best estimate of the weighted average annual income tax rate expected for the full financial year prevailing in the relevant jurisdictions.

Deferred tax liabilities on the temporary differences attributable to the undistributed retained profits earned by the Group's PRC subsidiary amounted to HK\$160,000 (six months ended 30th June, 2016: HK\$108,000) were charged to profit or loss for the six months ended 30th June, 2017.

7. PROFIT FOR THE PERIOD

	Six months ended 30th June,	
	2017	2016
	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
Profit for the period has been arrived at after charging (crediting):		
Release of prepaid lease payments for land	411	418
Depreciation of property, plant and equipment	39,317	37,043
Interest on bank deposits (<i>Note</i>)	(665)	(975)
Loss on disposal of property, plant and equipment (<i>Note</i>)	254	104
Exchange loss (<i>Note</i>)	21,094	—

Note: The amount is included in other income and expenses and gains and losses.

8. DIVIDEND

During the six months ended 30th June, 2017, a final dividend of HK0.563 cent per share amounting to HK\$50,372,000 was declared and payable to shareholders for the year ended 31st December, 2016 (six months ended 30th June, 2016: a final dividend of HK0.5 cent per share amounting to HK\$44,735,000 was paid to shareholders for the year ended 31st December, 2015).

The interim dividend in respect of the six months ended 30th June, 2017 of HK0.077 per share amounting to HK\$6,889,000 has been declared by the Board (six months ended 30th June, 2016: HK0.077 cent per share amounting to HK\$6,889,000).

9. EARNINGS PER SHARE

The calculation of the basic earnings per share is based on the profit for the period attributable to owners of the Company of HK\$22,102,000 (six months ended 30th June, 2016: HK\$23,031,000) and on 8,947,051,000 shares (six months ended 30th June, 2016: 8,947,051,000 shares) in issue during the period.

Diluted earnings per share for both periods are not presented as there are no potential ordinary shares exist during both periods.

10. PROPERTY, PLANT AND EQUIPMENT

During the six months ended 30th June, 2017, the Group has acquired furniture, fixtures and equipment of HK\$970,000 (six months ended 30th June, 2016: HK\$1,018,000), motor vehicles and vessels of HK\$792,000 (six months ended 30th June, 2016: HK\$794,000) and leasehold land and buildings of HK\$19,905,000 through acquisition of a subsidiary (six months ended 30th June, 2016: nil). In addition, the Group had incurred HK\$5,518,000 on structural improvement works on hotel premises during the six months ended 30th June, 2016.

The Group has disposed of property, plant and equipment with carrying amount of HK\$344,000 (six months ended 30th June, 2016: HK\$221,000) during the period.

11. INVESTMENT PROPERTIES

The fair values of the Group's investment properties at 30th June, 2017 have been arrived at on the basis of a valuation carried out on that date by DTZ Cushman & Wakefield Limited and Levy Real Estate LLP (31st December, 2016: DTZ Cushman & Wakefield Limited and Allsop LLP), independent qualified professional valuers not connected with the Group. The valuation reports on these properties are signed by a director of DTZ Cushman & Wakefield Limited who is a member of The Hong Kong Institute of Surveyors and a partner of Levy Real Estate LLP who is a member of the Royal Institution of Chartered Surveyors, and were arrived at by adopting the income capitalisation method and by making reference to comparable sales transactions as available in the market to assess the market value of the investment properties.

The investment properties of the Group with an aggregate carrying amount of approximately HK\$978 million (31st December, 2016: HK\$927 million) were rented out under operating leases at the end of the reporting period. The resulting gain on fair value changes of investment properties of HK\$4,920,000 has been recognised directly in profit or loss for the six months ended 30th June, 2017 (six months ended 30th June, 2016: nil).

In estimating the fair value of the properties, the highest and best use of the properties is their current use.

The income capitalisation approach estimates the values of the properties on an open market basis by capitalising rental income on a fully leased basis having regard to the current passing rental income from existing tenancies and potential future reversionary income at the market level. The term value involves the capitalisation of the current passing rental income over the existing lease term. The reversionary value is taken to be current market rental income upon the expiry of the lease and is capitalised on a fully leased basis. In this approach, the valuers have considered the term yield and reversionary yield. The term yield is used for capitalisation of the current passing rental income as at the date of valuation whilst the reversionary yield is used to convert reversionary rental income.

12. PROPERTIES UNDER DEVELOPMENT

During the six months ended 30th June, 2017, the Group has incurred HK\$8,575,000 (six months ended 30th June, 2016: HK\$1,644,000) on construction cost of hotel premises.

During the six months ended 30th June, 2016, the Group had transferred HK\$103,260,000 from properties under development to hotel premises under property, plant and equipment and HK\$49,000,000 from investment properties to properties under development due to change in use from earning rental income from outsiders to owner occupation.

13. AVAILABLE-FOR-SALE INVESTMENTS

	As at 30th June, 2017 HK\$'000 (Unaudited)	As at 31st December, 2016 HK\$'000 (Audited)
Listed equity securities in Hong Kong, at fair value	388,711	354,176
Unlisted equity investments, at cost	<u>1,895</u>	<u>1,895</u>
	<u>390,606</u>	<u>356,071</u>

14. TRADE AND OTHER RECEIVABLES

	As at 30th June, 2017 HK\$'000 (Unaudited)	As at 31st December, 2016 HK\$'000 (Audited)
Analysed for reporting as:		
Trade receivables	8,696	18,641
Other receivables	<u>4,622</u>	<u>1,596</u>
	<u>13,318</u>	<u>20,237</u>

14. TRADE AND OTHER RECEIVABLES (Continued)

Except for a credit period of 30 to 60 days granted to travel agencies and certain customers of the hotels, the Group does not allow any credit period to customers. The following is an aged analysis of the Group's trade receivables presented based on the invoice date at the end of the reporting period:

	As at 30th June, 2017 <i>HK\$'000</i> (Unaudited)	As at 31st December, 2016 <i>HK\$'000</i> (Audited)
Not yet due	8,638	17,698
Overdue:		
0 – 30 days	51	758
31 – 60 days	6	179
61 – 90 days	1	6
	<u>8,696</u>	<u>18,641</u>

15. PLEDGED BANK DEPOSIT

As at 31st December, 2016, pledged bank deposit represented deposit pledged to the bank to secure a banking facility granted to the Group. Deposit amounted to HK\$173,265,000 was pledged to secure a bank loan classified as a current liability and was therefore classified as a current asset. The pledged bank deposit has been released upon the repayment of the secured bank loan during the six months ended 30th June, 2017.

16. TRADE AND OTHER PAYABLES AND ACCRUALS

	As at 30th June, 2017 <i>HK\$'000</i> (Unaudited)	As at 31st December, 2016 <i>HK\$'000</i> (Audited)
Analysed for reporting as:		
Trade payables	3,441	3,194
Dividend payable	16,553	1,992
Other payables and accruals (<i>Note</i>)	22,714	22,384
	<u>42,708</u>	<u>27,570</u>

The following is an aged analysis of the Group's trade payables presented based on the invoice date at the end of the reporting period:

	As at 30th June, 2017 <i>HK\$'000</i> (Unaudited)	As at 31st December, 2016 <i>HK\$'000</i> (Audited)
0 – 30 days	2,672	2,291
31 – 60 days	207	64
61 – 90 days	562	839
	<u>3,441</u>	<u>3,194</u>

Note: Other payables and accruals include construction costs payable of HK\$357,000 (31st December, 2016: HK\$644,000).

17. BANK LOANS

	As at 30th June, 2017 <i>HK\$'000</i> (Unaudited)	As at 31st December, 2016 <i>HK\$'000</i> (Audited)
Secured bank loans	<u>793,530</u>	<u>683,786</u>
Carrying amounts of bank loans that do not contain a repayment on demand clause:		
Repayable within one year from the end of the reporting period	20,576	315,993
Not repayable within one year from the end of the reporting period	<u>315,902</u>	<u>—</u>
	<u>336,478</u>	<u>315,993</u>
Carrying amounts of bank loans that contain a repayment on demand clause (shown under current liabilities) but:		
Repayable within one year from the end of the reporting period	222,440	163,824
Not repayable within one year from the end of the reporting period shown under current liabilities	<u>234,612</u>	<u>203,969</u>
	<u>457,052</u>	<u>367,793</u>
	<u>793,530</u>	<u>683,786</u>
Amounts shown under current liabilities	477,628	683,786
Amounts shown under non-current liabilities	<u>315,902</u>	<u>—</u>
	<u>793,530</u>	<u>683,786</u>

All the Group's bank loans are floating rate borrowings. The bank loans are secured over certain of the Group's properties. Interest rates on the Group's bank loans are repriced according to the market interest rate monthly. Effective interest rate is 1.36% per annum (31st December, 2016: 1.52% per annum).

18. SHARE CAPITAL

	Number of shares '000	Amount HK\$'000
Ordinary shares		
Issued and fully paid:		
At 1st January, 2016 (audited), 30th June, 2016 (unaudited), 31st December, 2016 (audited) and 30th June, 2017 (unaudited)	<u>8,947,051</u>	<u>841,926</u>

19. RELATED PARTY TRANSACTIONS

Other than those disclosed in the condensed consolidated financial statements, the Group had the following transactions with related parties during the period:

	Six months ended 30th June,	
	2017 HK\$'000 (Unaudited)	2016 HK\$'000 (Unaudited)
Shun Ho Property Investments Limited (the Company's immediate holding company) and its subsidiaries*		
Rental expenses	1,109	1,079
Interest expenses on advance to the Group (<i>note a</i>)	4	104
Corporate management fee income for administrative facilities provided	1,233	1,226
Dividend declared	35,810	31,803
Dividend income	2,821	3,271
Shun Ho Holdings Limited (the Company's intermediate holding company)		
Corporate management fee income for administrative facilities provided	50	50
Trillion Resources Limited (the Company's ultimate holding company)		
Interest expenses on advance to the Group (<i>note b</i>)	–	9
Compensation of key management personnel (<i>note c</i>)	<u>2,902</u>	<u>2,680</u>

* exclude the Company and its subsidiaries

19. RELATED PARTY TRANSACTIONS *(Continued)*

Notes:

- (a) The advance from immediate holding company is unsecured, carries interest at Hong Kong Interbank Offered Rate (“HIBOR”) plus 4% (31st December, 2016: HIBOR plus 4%) per annum and repayable on demand. The interest bearing advance was fully repaid during the six months ended 30th June, 2017. The remaining advance amounting to HK\$40,708,000 (31st December, 2016: HK\$4,898,000) is unsecured, interest-free and repayable on 18th July, 2017.
- (b) The advance from ultimate holding company was unsecured, carried interest at HIBOR plus 4% per annum and repayable on demand. It was fully repaid during the year ended 31st December, 2016.
- (c) The compensation of key management personnel comprised short-term and post employment benefits attributable to such personnel.

20. PROJECT/CAPITAL COMMITMENTS

At 30th June, 2017, the Group had outstanding commitments contracted for but not provided in the condensed consolidated financial statements in respect of expenditure on properties under development amounting to HK\$9,776,000 (31st December, 2016: HK\$15,084,000).

21. PLEDGE OF ASSETS

At the end of the reporting period, the bank loan facilities of the Group were secured by the followings:

- (a) investment properties and property, plant and equipment of the Group with carrying amounts as at 30th June, 2017 of approximately HK\$978 million (31st December, 2016: HK\$105 million), and HK\$2,518 million (31st December, 2016: HK\$2,320 million), respectively;
- (b) pledge of shares in and subordination of loans due from certain subsidiaries with an aggregate carrying amount as at 30th June, 2017 of approximately HK\$1,568 million (31st December, 2016: HK\$1,091 million);
- (c) pledge of bank deposit with carrying amount as at 31st December, 2016 of approximately HK\$173 million; and
- (d) assignment of the Group’s rental and hotel revenue respectively.

22. ACQUISITION OF SUBSIDIARIES

Acquisition of Pacific Rich International Limited (“Pacific Rich”)

On 7th February, 2017, a wholly-owned subsidiary of the Company, Babenna Limited (“Babenna”), entered into an agreement for the acquisition of 100% equity interests in Pacific Rich for a consideration of HK\$19,905,000. The acquisition was completed during the six months ended 30th June, 2017. The principal activity of Pacific Rich is holding a property located in Hong Kong amounting to HK\$19,905,000. Accordingly, the transaction is accounted for as the acquisition of assets. The contribution from Pacific Rich to the Group’s profit for the period between the date of acquisition and the end of the reporting period is not significant.

Acquisition of Grand View Hotel Limited (“Grand View”)

On 19th June, 2017, Babenna entered into an agreement for the acquisition of 100% equity interests in Grand View for a consideration of HK\$1. The acquisition was completed during the six months ended 30th June, 2017. Grand View is an inactive company and intended to be hotel management company. The contribution from Grand View to the Group’s profit for the period between the date of acquisition and the end of the reporting period is not significant.

23. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

Fair value of the Group's financial assets that are measured at fair value on a recurring basis

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

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

Financial asset	Fair value as at		Fair value hierarchy	Valuation technique(s) and key input(s)
	30th June, 2017 <i>HK\$'000</i> (Unaudited)	31st December, 2016 <i>HK\$'000</i> (Audited)		
Listed equity securities classified as available-for-sale investments	388,711	354,176	Level 1	Quoted bid prices in an active market

Except for certain available-for-sale investments which are stated at cost, the directors of the Company consider that the carrying amounts of the other financial assets and financial liabilities recorded at amortised cost in the condensed consolidated financial statements approximate their fair values.