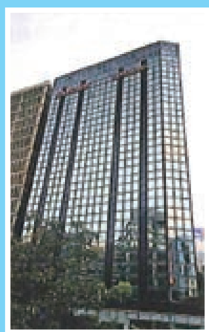
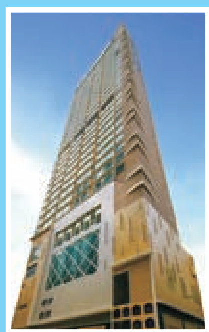
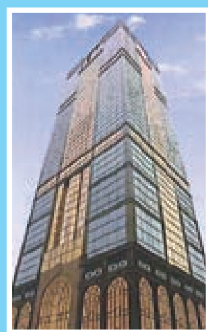
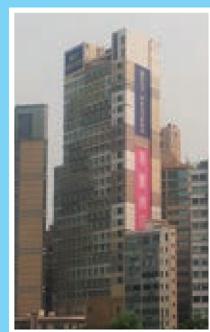
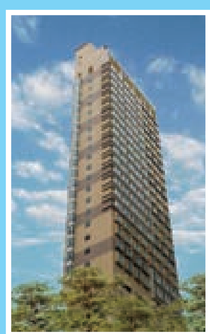
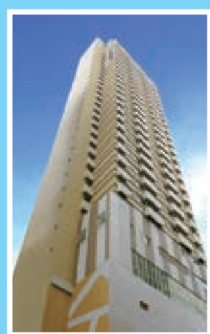
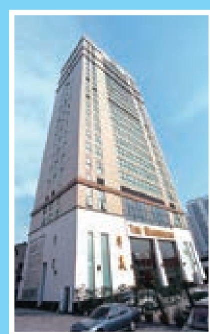
MAGNIFICENT HOTEL INVESTMENTS LIMITED

華大酒店投資有限公司

(Stock Code 股份代號: 201)



ANNUAL REPORT 2017

二零一七年年報

MAGNIFICENT HOTEL INVESTMENTS LIMITED

(Stock Code: 201)

245 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

Contents

Corporate Information

Executive Directors
Mr. William Cheng Kai Man *(Chairman)*
Mr. Albert Hui Wing Ho
Madam Kimmy Lau Kam May
(Appointed on 29th August, 2017)
Madam Ng Yuet Ying (Appointed on 29th August, 2017)
Madam Jennie Wong Kwai Fong
(Appointed on 22nd January, 2018)

Non-Executive Director
Madam Mabel Lui Fung Mei Yee

Independent Non-Executive Directors
Mr. Vincent Kwok Chi Sun
Mr. Chan Kim Fai
Mr. Lam Kwai Cheung (Appointed on 16th June, 2017)
Mr. Hui Kin Hing (Retired on 16th June, 2017)

Company Secretary
Ms. Koo Ching Fan

Auditor
Deloitte Touche Tohmatsu
35th Floor, One Pacific Place
88 Queensway
Hong Kong

Solicitors
Withers
20th Floor
Gloucester Tower
The Landmark
15 Queen's Road Central
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

NOTICE IS HEREBY GIVEN that the Annual General Meeting of Magnificent Hotel Investments Limited (the "Company") will be held at 3rd Floor, Best Western Plus Hotel Hong Kong, 308 Des Voeux Road West, Hong Kong on Thursday, the 24th day of May 2018 at 10:00 a.m. for the following purposes:

1. To receive and consider the audited Financial Statements for the year ended 31 December 2017 together with the Report of the Directors and the Independent Auditor's Report thereon.

2. To declare a final dividend.

3. (a) Each as a separate resolution, to re-elect the following retiring Directors:

   (i) To re-elect Mr. Albert HUI Wing Ho as Director;

   (ii) To re-elect Madam Mabel LUI FUNG Mei Yee as Director;

   (iii) To re-elect Mr. Vincent KWOK Chi Sun as Director;

   (iv) To re-elect Mr. LAM Kwai Cheung as Director;

   (v) To re-elect Madam Kimmy LAU Kam May as Director;

   (vi) To re-elect Madam NG Yuet Ying as Director;

   (vii) To re-elect Madam Jennie WONG Kwai Fong as Director; and

   (b) To authorise the Board to fix the remuneration of the Directors.

4. To re-appoint Auditor and to authorise the Board to fix their remuneration.

5. As special business, to consider and, if thought fit, pass with or without modifications, the following resolution as an ordinary resolution of the Company:–

ORDINARY RESOLUTION

"**THAT**:

(a) subject to paragraph (b) of this resolution and pursuant to Sections 140 and 141 of the Companies Ordinance (Chapter 622 of the Laws of Hong Kong), the exercise by the directors of the Company during the Relevant Period (as hereinafter defined) of all powers of the Company to allot, issue and deal with additional shares of the Company be and is hereby generally and unconditionally approved;

(b) the total number of shares allotted or agreed conditionally or unconditionally to be allotted by the directors of the Company pursuant to the approval in paragraph (a) of this resolution, otherwise than pursuant to a Rights Issue (as hereinafter defined), shall not exceed 10% of the total number of the shares of the Company in issue at the date of the passing of this resolution (such total number to be subject to adjustment in the case of any conversion of any or all of the shares of the Company into a larger or smaller number of shares of the Company after the passing of this resolution and the said approval shall be limited accordingly); and

(c) for the purposes of this resolution:

"Relevant Period" means the period from the passing of this resolution until whichever is the earliest of:

(i) the conclusion of the next annual general meeting of the Company;

(ii) the expiration of the period within which the next annual general meeting of the Company is required by law to be held; and

(iii) the date on which the authority set out in this resolution is revoked or varied by an ordinary resolution of the shareholders in general meeting; and

"Rights Issue" means an offer of shares or issue of options, warrants or other securities giving the right to subscribe for shares of the Company open for a period fixed by the directors of the Company to holders of shares whose names appear on the register of members of the Company (and, where appropriate, to holders of other securities of the Company entitled to the offer) on a fixed record date in proportion to their then holdings of such shares of the Company (or, where appropriate such other securities) (subject to such exclusions or other arrangements as the directors of the Company may deem necessary or expedient in relation to fractional entitlements or having regard to any restrictions or obligations under the laws of, or the requirements of any recognized regulatory body or any stock exchange in, any territory applicable to the Company)."

By Order of the Board

KOO Ching Fan
Company Secretary

Hong Kong, 23 April 2018

Notes:

1. **Concerning resolution numbered 5 above, it is anticipated this general mandate to issue new shares will ONLY be used if the Hong Kong authorities consider that the Company's share liquidity in the stock market is not sufficient.**

2. Any member of the Company entitled to attend and vote at the meeting is entitled to appoint one or more proxies to attend, speak and, on a poll, vote instead of him. A proxy need not be a member of the Company.

3. To be valid, a form of proxy and the power of attorney or other authority, if any, under which it is signed or a notarially certified copy of such power or authority must be deposited at the Company's Share Registrars, Tricor Tengis Limited, at Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong not less than 48 hours before the time appointed for holding the meeting or any adjourned meeting.

4. To ascertain shareholders' eligibility to attend and vote at the meeting, the register of members of the Company will be closed from Thursday, 17 May, 2018 to Thursday, 24 May, 2018, both dates inclusive, during which period no transfer of shares will be registered. In order to be eligible to attend and vote at the meeting, all transfer documents accompanied by the relevant share certificates must be lodged with the Company's Share Registrars, Tricor Tengis Limited, at Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong for registration not later than 4:30 p.m. on Wednesday, 16 May 2018.

Subject to the approval of the shareholders at the meeting for the proposed final dividend, the register of members of the Company will be closed from Tuesday, 12 June 2018 to Friday, 15 June 2018, both dates inclusive, during which period no transfer of shares of the Company will be registered, for the purpose of ascertaining shareholders' entitlement to the proposed final dividend. In order to qualify for the proposed final dividend, all transfer documents accompanied by the relevant share certificates must be lodged with the Company's Share Registrars, Tricor Tengis Limited, at Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong for registration not later than 4:30 p.m. on Monday, 11 June 2018.

5. With regard to item no. 3 of this notice, details of retiring Directors of the Company proposed for re-election are set out below:

   (i) Mr. Albert HUI Wing Ho

   Mr. Albert HUI Wing Ho, Executive Director, aged 55, was appointed to the Board in 1990. He is also an executive director of Shun Ho Property Investments Limited, the immediate holding company of the Company and Shun Ho Holdings Limited, the intermediate holding company of the Company. Shares of both companies are listed on the Stock Exchange. He has over 30 years' experience in construction, property investment and development and has over 20 years' experience in hotel management. He graduated in the U.K. and holds a bachelor 's degree in civil engineering. He is also a director of a number of subsidiaries of the Company. Save as disclosed above, Mr. Albert HUI Wing Ho did not hold any directorship in other listed public companies in the last three years or any position with the Company or other members of the Group.

   There is no service contract between Mr. Albert HUI Wing Ho and the Company. He has no fixed term of service with the Company and will be subject to the rotational retirement and re-election requirements at annual general meetings pursuant to the articles of association of the Company. The Director 's fee payable to Mr. Albert HUI Wing Ho as executive Director is determined by the shareholders of the Company at the annual general meeting. At the annual general meeting of the Company held on 16 June 2017, it was approved that the Director 's fee for the year ended 31 December 2017 be determined by the Board. Mr. Albert HUI Wing Ho did not receive Director 's fee. Other emoluments paid to Mr. Albert HUI Wing Ho for the year ended 31 December 2017 was determined at HK$1,402,000 with reference to his duties and responsibility with the Company, the Company's performance, current market situation and the recommendation made by the remuneration committee of the Company. Save as disclosed above, Mr. Albert HUI Wing Ho is and was not connected with any Directors, senior management or substantial or controlling shareholders of the Company. As at the date of this notice, Mr. Albert HUI Wing Ho did not have any interest in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance.

   (ii) Madam Mabel LUI FUNG Mei Yee

   Madam Mabel LUI FUNG Mei Yee, Non-executive Director, aged 66, Solicitor and Notary Public, was appointed to the Board in 1999. She is also a non-executive director of Shun Ho Property Investments Limited, the immediate holding company of the Company and Shun Ho Holdings Limited, the intermediate holding company of the Company. Shares of both companies are listed on the Stock Exchange. She is a senior executive consultant and head of Greater China Commercial Practice of Withers. Save as disclosed above, Madam Mabel LUI FUNG Mei Yee did not hold any directorship in other listed public companies in the last three years or any position with the Company or other members of the Group.

   There is no service contract between Madam Mabel LUI FUNG Mei Yee and the Company. She has no fixed term of service with the Company and will be subject to the rotational retirement and re-election requirements at annual general meetings pursuant to the articles of association of the Company. The Director 's fee payable to Madam Mabel LUI FUNG Mei Yee as non-executive Director is determined by the shareholders of the Company at the annual general meeting. At the annual general meeting of the Company held on 16 June 2017, it was approved that the Director 's fee for the year ended 31 December 2017 be determined by the Board. The Director 's fee paid to Madam Mabel LUI FUNG Mei Yee for the Company was determined at HK$17,000 for the year ended 31 December 2017 with reference to her duties and responsibility with the Company, the Company's performance, current market situation and the recommendation made by the remuneration committee of the Company. Save as disclosed above, Madam Mabel LUI FUNG Mei Yee is and was not connected with any Directors, senior management or substantial or controlling shareholders of the Company. As at the date of this notice, Madam Mabel LUI FUNG Mei Yee did not have any interest in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance.

(iii) Mr. Vincent KWOK Chi Sun

Mr. Vincent KWOK Chi Sun, Independent Non-Executive Director, aged 55. ACA (Aust), CPA (Practising). He was appointed to the Board in 1999. He is the Chairman of the Audit Committee and the Remuneration Committee of the Company. He is also an independent non-executive director of Shun Ho Property Investments Limited, the immediate holding company of the Company and Shun Ho Holdings Limited, the intermediate holding company of the Company. Shares of both companies are listed on the Stock Exchange. Currently, Mr. Vincent KWOK Chi Sun holds the directorship in other listed public companies, namely China Digital Culture (Group) Limited. He is a partner of Vincent Kwok & Co. Save as disclosed above, Mr. Vincent KWOK Chi Sun did not hold any directorship in other listed public companies in the last three years or any position with the Company or other members of the Group.

Mr. Vincent KWOK Chi Sun has entered into a letter of appointment with the Company for a term of one year. However, he will be subject to the rotational retirement and re-election requirements at annual general meetings pursuant to the articles of association of the Company. The Director's fee payable to Mr. Vincent KWOK Chi Sun as an independent non-executive Director is determined by the shareholders of the Company at annual general meeting. At the annual general meeting of the Company held on 16 June 2017, it was approved that the Director 's fee for the year ended 31 December 2017 be determined by the Board. The Director 's fee paid to Mr. Vincent KWOK Chi Sun for the Company was determined at HK$53,000 for the year ended 31 December 2017 with reference to his duties and responsibility with the Company, the Company's performance, current market situation and the recommendation made by the remuneration committee of the Company. Save as disclosed above, Mr. Vincent KWOK Chi Sun is and was not connected with any Directors, senior management or substantial or controlling shareholders of the Company. As at the date of this notice, Mr. Vincent KWOK Chi Sun did not have any interest in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance.

(iv) Mr. LAM Kwai Cheung

Mr. LAM Kwai Cheung, Independent Non-Executive Director, aged 57, FCCA, CPA (Practising) member of Hong Kong Institute of Certified Public Accountants. He is a member of the Audit Committee and the Nomination Committee of the Company. He is also an independent non-executive director of Shun Ho Property Investments Limited, the immediate holding company of the Company and Shun Ho Holdings Limited, the intermediate holding company of the Company. Shares of both companies are listed on the Stock Exchange. He has extensive experience in accounting, auditing and financial management. He has an audit experience for more than 30 years and was employed in an international audit firm for over 10 years. The last position of employment was Senior Manager. Currently, he is the practitioner of Terry Lam & Co., CPA. Save as disclosed above, Mr. LAM Kwai Cheung did not hold any directorship in other listed public companies in the last three years and did not hold any position with the Company and other members of the Group.

Mr. LAM Kwai Cheung has entered into a letter of appointment with the Company for a term of one year. However, he will be subject to rotational retirement and re-election requirements at annual general meeting of the Company pursuant to the articles of association of the Company. The Director 's fee payable to Mr. LAM Kwai Cheung as independent non-executive Director is determined by the shareholders of the Company at the annual general meeting. At the annual general meeting of the Company held on 16 June 2017, it was approved that the Director 's fee for the year ended 31 December 2017 be determined by the Board. The Director 's fee paid to Mr. LAM Kwai Cheung for the period from 16 June 2017 (date of appointment) to 31 December 2017 was HK$27,000 with reference to his duties and responsibility with the Company, the Company's performance, current market situation and the recommendation made by the remuneration committee of the Company. Save as disclosed above, Mr. LAM Kwai Cheung is and was not connected with any Directors, senior management or substantial or controlling shareholders of the Company. As at the date of this notice, Mr. LAM Kwai Cheung did not have any interests in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance.

(v) Madam Kimmy LAU Kam May

Madam Kimmy LAU Kam May, Executive Director, aged 51, FCCA, CPA, is the Chief Financial Officer of the Company. She is also an executive director of Shun Ho Property Investments Limited, the immediate holding company of the Company and Shun Ho Holdings Limited, the intermediate holding company of the Company. Shares of both companies are listed on the Stock Exchange. She has extensive experience in accounting, auditing and financial management and was employed in an international audit firm for more than 5 years. She has more than 20 years for working in Hong Kong listed public companies including more than 10 years working with the Group. Madam Kimmy LAU Kam May is a director of a subsidiary of the Company. Save as disclosed above, Madam Kimmy LAU Kam May did not hold any directorship in other listed public companies in the last three years and did not hold any other position with the Company and other members of the Group.

There is no service contract between Madam Kimmy LAU Kam May and the Company. She has no fixed term of service with the Company and will be subject to the rotational retirement and re-election requirements at annual general meeting of the Company pursuant to the articles of association of the Company. The Director 's fee payable to Madam Kimmy LAU Kam May as an executive Director is determined by the shareholders of the Company at the annual general meeting. At the annual general meeting of the Company held on 16 June 2017, it was approved that the Director 's fee for the year ended 31 December 2017 be determined by the Board. Madam Kimmy LAU Kam May did not receive Director 's fee. Other emoluments paid to Madam Kimmy LAU Kam May for the period from 29 August 2017 (date of appointment) to 31 December 2017 was HK$358,000 with reference to her duties and responsibility with the Company, the Company's performance, current market situation and the recommendation made by the remuneration committee of the Company. Save as disclosed above, Madam Kimmy LAU Kam May is and was not connected with any Directors, senior management or substantial or controlling shareholders of the Company. As at the date of this notice, Madam Kimmy LAU Kam May did not have any interests in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance.

(vi) Madam NG Yuet Ying

Madam NG Yuet Ying, Executive Director, aged 35. She graduated from University of South Australia with Bachelor of Accountancy. She has extensive experience in accounting and financial management and hotel operation/management. She has over 9 years of experience in hotel accounting works. Madam NG Yuet Ying is Head of all Group hotel's operation and accounting. Save as disclosed above, Madam NG Yuet Ying did not hold any directorship in other listed public companies in the last three years and did not hold any other position with the Company and other members of the Group.

There is no service contract between Madam NG Yuet Ying and the Company. She has no fixed term of service with the Company and will be subject to the rotational retirement and re-election requirements at annual general meeting of the Company pursuant to the articles of association of the Company. The Director 's fee payable to Madam NG Yuet Ying as an executive Director is determined by the shareholders of the Company at the annual general meeting. At the annual general meeting of the Company held on 16 June 2017, it was approved that the Director 's fee for the year ended 31 December 2017 be determined by the Board. Madam NG Yuet Ying did not receive Director 's fee. Other emoluments paid to Madam NG Yuet Ying for the period from 29 August, 2017 (date of appointment) to 31 December, 2017 was HK$304,000 with reference to her duties and responsibility with the Company, the Company's performance, current market situation and the recommendation made by the remuneration committee of the Company. Save as disclosed above, Madam NG Yuet Ying is and was not connected with any Directors, senior management or substantial or controlling shareholders of the Company. As at the date of this notice, Madam NG Yuet Ying did not have any interests in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance.

(vii) Madam Jennie WONG Kwai Fong

Madam Jennie WONG Kwai Fong, Executive Director, aged 55, is a fellow member of both the Hong Kong Institute of Chartered Secretaries and the Institute of Chartered Secretaries and Administrators in England. She is also an executive director of Shun Ho Property Investments Limited, the immediate holding company of the Company and Shun Ho Holdings Limited, the intermediate holding company of the Company. Shares of both companies are listed on the Stock Exchange. She has extensive experience in company secretarial work in listed public company. She was employed in an audit firm for 2 years and was employed in the Stock Exchange for 1 year. She has over 30 years of experience in the company secretarial work including more than 20 years with the Group. Save as disclosed above, Madam Jennie WONG Kwai Fong did not hold any directorship in other listed public companies in the last three years. She is an Assistant Company Secretary of the Company. Save as aforesaid, she did not hold any position with the Company and other members of the Group.

There is no service contract between Madam Jennie WONG Kwai Fong and the Company. She has no fixed term of service with the Company and will be subject to rotational retirement and re-election requirements at annual general meeting of the Company pursuant to the articles of association of the Company. The Director's fee payable to Madam Jennie WONG Kwai Fong as an executive Director is determined by the shareholders of the Company at the annual general meeting. At the annual general meeting of the Company held on 16 June 2017, it was approved that the Director's fee for the year ended 31 December 2017 be determined by the Board. It was proposed that Madam Jennie WONG Kwai Fong will not receive Director's fee. Other emoluments paid to Madam Jennie WONG Kwai Fong will be HK$588,000 per annum with reference to her duties and responsibility with the Company, the Company's performance, current market situation and the recommendation made by the remuneration committee of the Company. Save as disclosed above, Madam Jennie WONG Kwai Fong is and was not connected with any Directors, senior management or substantial or controlling shareholders of the Company. As at the date of this notice, Madam Jennie WONG Kwai Fong beneficially holds 6,425 shares of the Company.

Save as disclose above, Mr. Albert HUI Wing Ho, Madam Mabel LUI FUNG Mei Yee, Mr. Vincent KWOK Chi Sun, Mr. LAM Kwai Cheung, Madam Kimmy LAU Kam May, Madam NG Yuet Ying and Madam Jennie Wong Kwai Fong have confirmed that there are no other matters relating to their re-election that need to be brought to the attention of the shareholders and there is no other information which is required to be disclosed pursuant to any of the requirements of rule 13.51(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

I present to the shareholders my report on the results and operations of Magnificent Hotel Investments Limited (the "Company") and its subsidiaries (together the "Group") for the year ended 31st December, 2017.

RESULTS

The net profit after tax attributed to owners of the Company before exchange adjustment, revaluation gain of investment properties and depreciation of land, property and equipment for the year ended 31st December, 2017 was HK$202 million (2016: HK$176 million), increased by 15%.

DIVIDEND

The Board recommends the payment of a final dividend of HK0.627 cent per share for the year ended 31st December, 2017 (2016: HK0.563 cent per share) and will be payable on 28th June, 2018 to shareholders whose names appear on the register of members of the Company on 15th June, 2018. With reference to the announcement of 2017 interim results of the Company dated 29th August, 2017, shareholders are reminded that an interim dividend of HK0.077 cent per share for the six months ended 30th June, 2017 is also payable on 28th June, 2018 to shareholders whose names appear on the register of members of the Company on 15th June, 2018. Therefore, shareholders whose names appear on the register of members of the Company on 15th June, 2018 will receive dividends for a total sum of HK0.704 cent per share (2016: HK0.64 cent per share), increased by 10%. The Company's dividend payout ratio is 51%.

For 2017, the annual dividend to be received by shareholders was equivalent to 3% annual yield of the closing price of the Company's share immediately before the date of results announcement.

BOOK CLOSURE

To ascertain shareholders' eligibility to attend and vote at the Annual General Meeting to be held on Thursday, 24th May, 2018 ("AGM"), the register of members will be closed from Thursday, 17th May, 2018 to Thursday, 24th May, 2018, both dates inclusive, during which period no transfer of shares will be registered. In order to be eligible to attend and vote at the AGM, 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 Wednesday, 16th May, 2018.

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

MANAGEMENT DISCUSSION AND ANALYSIS

During the year, the Group continued with its hotel investments, leasing, development and operation.

The net profit after tax attributed to owners of the Company before exchange adjustment, revaluation gain of investment properties and depreciation of land, property and equipment for the year ended 31st December, 2017 was HK$202 million (2016: HK$176 million), increased by 15%. *(See Note a)*

	2016 *HK$'000*	**2017** ***HK$'000***	Change
Revaluation profit of investment properties *(Note i)*	5,225	**50,200**	+861%
Profit from operation of hotels	119,104	**153,687**	+29%
Properties rental income	19,697	**31,418**	+60%
Income from securities investments	12,164	**4,464**	-63%
Other income and expenses and gains and losses	1,602	**2,974**	+86%
	157,792	**242,743**	+54%
Administrative expenses	(33,683)	**(38,989)**	+16%
Exchange adjustment *(Note ii)*	29,118	**(21,094)**	N/A
Income tax expense	(20,003)	**(30,486)**	+52%
Profit after taxation	133,224	**152,174**	+14%
Less: Revaluation profit of investment properties	(5,225)	**(50,200)**	+861%
Add: Exchange adjustment	(29,118)	**21,094**	N/A
Add: Properties depreciation and release of prepaid lease payments for land	76,923	**79,121**	+3%
Net profit after tax before exchange adjustment, revaluation gain and depreciation of land, property and equipment	175,804	**202,189**	**+15%** *(Note a)*

Notes:

i. The professional valuation of the Royal Scot Hotel, London as at 31st December, 2017, indicated an increase of HK$50,200,000 in value.

ii. 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.

Overall net profit increased by of HK$26 million and reasons for its increment:

	HK$ million
(1) Property rental income derived from UK hotel property	8
(2) Increase in hotel profit	30
(3) Increase in administrative expense	(4)
(4) Decrease in dividend from available-for-sale investments	(8)
	26

HOTEL PERFORMANCES

The Group presently owns eight hotels, operates seven hotels and lease out one hotel in London. The income from operation of hotels increased by 9% to HK$484 million (2016: HK$444 million). Royal Scot Hotel in London was leased to a hotel management company, Travelodge.

	Best Western Plus Hotel Kowloon		Best Western Plus Hotel Hong Kong		Best Western Hotel Causeway Bay		Best Western Hotel Harbour View		Best Western Grand Hotel		Grand City Hotel		Magnificent International Hotel, Shanghai		
	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	Change
	%	*HK$*	*%*	*HK$*	*%*	*HK$*	*%*	*HK$*	*%*	*HK$*	*%*	*HK$*	*%*	*HK$*	*%*
2017															
Jan	99	820	100	697	100	680	100	592	99	747	99	612	70	325	
Feb	100	671	100	552	99	531	100	464	100	602	99	508	83	293	
Mar	100	713	100	592	99	605	100	502	99	621	99	536	91	338	
Apr	100	826	100	714	100	717	100	620	99	729	99	631	92	376	
May	99	610	100	511	100	466	100	426	99	535	99	446	88	369	
Jun	99	599	100	527	100	487	100	434	99	505	99	450	92	343	
Jul	100	673	100	568	100	570	100	489	99	608	99	540	100	383	
Aug	98	734	100	642	99	631	100	564	99	665	99	601	98	382	
Sep	98	704	100	582	100	568	100	504	99	615	99	525	87	335	
Oct	100	1,046	100	890	100	936	99	823	99	922	99	860	93	401	
Nov	100	1,026	100	874	100	913	100	765	99	905	100	838	96	342	
Dec	100	1,038	100	867	100	847	100	766	99	951	100	814	87	309	
Avg/yr	99	790	100	669	100	664	100	580	99	701	99	614	86	342	
2017 Total *HK$'000*		**62,232**		**81,600**		**64,922**		**97,048**		**106,054**		**49,031**		**22,857**	
Other incomes *HK$'000*		204		2,520		–		–		–		–		–	
Total income *HK$'000*		**62,436**		**84,120**		**64,922**		**97,048**		**106,054**		**49,031**		**22,857**	
2016 Total income *HK$'000*		59,186		76,509		59,319		87,199		100,671		43,997		21,455	
Increase %		+5		+10		+9		+11		+5		+11		+7	+9
Annual expenses *HK$'000*		(34,757)		(42,684)		(34,244)		(49,714)		(47,255)		(27,082)		(13,414)	
Net operating income *HK$'000*		**27,679**		**41,436**		**30,678**		**47,334**		**58,799**		**21,949**		**9,443**	

- **Average occupancy rate in the Group's Hong Kong hotels was 99%.**

- **The Group's overall hotel revenue increased by 9%.**

The Best Western Plus Hotel Kowloon has completed its renovation and the adding of 40 hotel rooms and is awaiting license to be issued.

During the year, the increase of overnight PRC visitors was 6.7%. According to Hong Kong Tourism Board in 2017, there were 27,884,543 total overnight visitors which increased by 0.5% as compared to 2016, the visitors segments were analysed as follows:

	No. of Visitors	**%**
Mainland China	18,526,210	+6.7
Other Asia markets	5,693,953	+4.1
Long haul markets	3,139,077	+0.1
New markets	525,303	-10.0

	2016 *HK$'000*	**2017** ***HK$'000***	**2017 Segment** ***HK$'000***				
	Total	**Total**	Hotel	Hotel Shops	Hotel Rental	Securities Investment	Bank/ Others
Revenue	476,333	**522,432**	483,744	2,724	31,500	4,464	–
Cost of sales	(4,219)	**(4,593)**	(4,593)	–	–	–	–
Other service costs	(241,381)	**(244,557)**	(244,557)	–	–	–	–
	230,733	**273,282**	234,594	2,724	31,500	4,464	–
Non cash depreciation	(76,923)	**(79,121)**	(72,628)	–	–	–	(6,493)
Other income and expenses and gains and losses	31,284	**(18,120)**	–	–	(21,094)	–	2,974
Increase in fair value of investment properties	5,225	**50,200**	–	–	50,200	–	–
Finance costs	(9,123)	**(11,085)**	(8,279)	–	(2,806)	–	–
Income tax expense	(15,963)	**(27,142)**	(22,492)	–	(4,650)	–	–
Net profit after tax	165,233	**188,014**	131,195	2,724	53,150	4,464	(3,519)
Overall administrative expenses	(27,969)	**(32,496)**					
Corporate income tax expenses	(4,040)	**(3,344)**					
Profit for the year	133,224	**152,174**					
Add: Non cash depreciation	76,923	**79,121**					
Add: Exchange adjustment	(29,118)	**21,094**					
Less: Increase in fair value of investment properties	(5,225)	**(50,200)**					
Profit for the year before non cash depreciation and extraordinary items attributable to owners of the Company	175,804	**202,189**	15%				

COST

- The **SERVICE COSTS** of the Group for the year was HK$249.1 million (2016: HK$245.6 million), representing hotel operations cost. It was increased by 1.4%.

Name of Hotel	2016 *HK$ million*	**2017** ***HK$ million***	Change
Best Western Plus Hotel Kowloon	34.4	**34.7**	+0.9%
Best Western Plus Hotel Hong Kong	42.8	**42.7**	-0.2%
Best Western Grand Hotel	46.1	**47.3**	+2.6%
Best Western Hotel Harbour View	47.7	**49.7**	+4.2%
Best Western Hotel Causeway Bay	33.9	**34.2**	+0.9%
Grand City Hotel	26.4	**27.1**	+2.7%
Magnificent International Hotel, Shanghai	14.3	**13.4**	-6.3%
Total amount for the year	245.6	**249.1**	+1.4%

Cost of sale of HK$4.6 million (2016: HK$4.2 million) was from cost of food and beverage.

During the year, the **ADMINISTRATIVE EXPENSES** excluding depreciation was HK$32 million (2016: HK$28 million) representing cost for corporate management office including directors' fees, salaries for executive staff and employees, rental, marketing expenses and office expenses. The increase of the administrative expenses was mainly 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.

FUNDING

- At 31st December, 2017, the **OVERALL DEBT** of the Group was HK$728 million (2016: HK$689 million), of which HK$722 million (2016: HK$684 million) was assets secured bank borrowings and HK$6 million (2016: HK$5 million) was advances from shareholders. 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.

The gearing ratio was 18% (2016: 18%) in terms of overall debt of HK$728 million (2016: HK$689 million) against funds employed of HK$3,961 million (2016: HK$3,770 million).

The debt ratio was 7% (2016: 7%) in terms of overall debt of HK$728 million (2016: HK$689 million) against the fully revalued assets of the Group amounted to HK$11,185 million (2016: HK$9,826 million).

The overall debts was analysed as follows:

	2016 *HK$ million*	**2017** ***HK$ million***	Change *HK$ million*	**Interest Paid 2017** ***HK$ million***
Bank loans	684	**722**	+38	**10.995**
Shareholders' loans	5	**6**	+1	**0.005**
Overall debt	689	**728**		**11**
Debt ratio (Based on Fully Revalued Assets)	7%	**7%**		

- **FINANCE COST**: Of these loans, the total interest expenses amounted to HK$11 million (2016: HK$9.1 million), the bank loans interest expenses amounted to HK$10.995 million (2016: HK$8.5 million) and the shareholders loans interest expenses amounted to HK$0.005 million (2016: HK$0.6 million). The bank loan interest increased due to the newly raised bank loan and increase in interest rate during the year.

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 31st December, 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.

Cash flow of the Group

	2016 HK$ million	**2017 HK$ million**
Gross income	478	**522**
Less:		
Operating expenses	(274)	**(282)**
Interests expenses	(9)	**(11)**
Dividend paid out	(63)	**(57)**
Net (repayment) borrowing of bank loans	(34)	**25**
Acquisition of property, plant and equipment	(8)	**(5)**
Cash Inflow	90	**192**
Less:		
Acquisition of investment properties, net of new bank loan raised	(461)	**–**
Various construction expenses	(12)	**(17)**
Acquisition of a subsidiary	–	**(20)**
Cash (Outflow) inflow	(383)	**155**

- The accounting standards require hotel properties of the Group to provide **depreciation** which amounted to HK$72.6 million (2016: HK$71.2 million) for the year.

Depreciation of Hotel Properties

Name of Hotel	2016 *HK$'000*	**2017** ***HK$'000***	Change *HK$'000*
Best Western Plus Hotel Kowloon	10,478	**12,667**	+2,189
Best Western Plus Hotel Hong Kong	3,644	**3,701**	+57
Best Western Grand Hotel	30,269	**30,170**	-99
Best Western Hotel Harbour View	7,029	**6,307**	-722
Best Western Hotel Causeway Bay	11,552	**11,294**	-258
Grand City Hotel	5,767	**5,788**	+21
Magnificent International Hotel, Shanghai	2,470	**2,701**	+231
Total amount for the year	71,209	**72,628**	1,419

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, large 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 modest 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.

PUBLIC FLOAT

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

By Order of the Board

William CHENG Kai Man
Chairman

Hong Kong, 13th March, 2018

Mr. William CHENG Kai Man, *Executive Director*
Aged 56. Appointed to the Board in 1987. He is also a director of Shun Ho Holdings Limited ("Shun Ho Holdings") and Shun Ho Property Investments Limited ("Shun Ho Property") which are the Company's intermediate holding company and immediate holding company respectively. He has over 30 years' experience in construction, property investment and development and has over 20 years' experience in hotel management. He graduated in the U.K. and holds a bachelor's degree in civil engineering and a master's degree in structural engineering.

Mr. Albert HUI Wing Ho, *Executive Director*
Aged 55. Appointed to the Board in 1990. He is also a director of Shun Ho Holdings and Shun Ho Property. He has over 30 years' experience in construction, property investment and development and has over 20 years' experience in hotel management. He graduated in the U.K. and holds a bachelor's degree in civil engineering.

Madam Kimmy LAU Kam May, *Executive Director*
Aged 50. FCCA, CPA. Appointed to the Board in 2017. She is also a director of Shun Ho Holdings and Shun Ho Property. She has extensive experience in accounting, auditing and financial management. She has over 10 years' experience in hotel management.

Madam NG Yuet Ying, *Executive Director*
Aged 35. Appointed to the Board in 2017. She graduated from University of South Australia with Bachelor of Accountancy. She has extensive experience in accounting and financial management and hotel operation/management. She has over 9 years of experience in hotel accounting works.

Madam Jennie WONG Kwai Fong, *Executive Director*
Aged 55. FCIS, FCS. Appointed to the Board in 2018. She is also a director of Shun Ho Holdings and Shun Ho Property. She has over 30 years of experience in the company secretarial works.

Madam Mabel LUI FUNG Mei Yee, *Non-Executive Director*
Aged 66. Solicitor and Notary Public. Appointed to the Board in 1999. She is also a non-executive director of Shun Ho Holdings and Shun Ho Property. She is a senior executive consultant and head of Greater China Commercial Practice of Withers.

Mr. Vincent KWOK Chi Sun, *Independent Non-Executive Director*
Aged 55. ACA (Aust), CPA (Practising). Appointed to the Board in 1999. He is also an independent non-executive director of Shun Ho Holdings, Shun Ho Property, China Digital Culture (Group) Limited. He is a partner of Vincent Kwok & Co.

Mr. CHAN Kim Fai, *Independent Non-Executive Director*
Aged 58. FCCA, CPA (Practising). Appointed to the Board in 2004. He is also an independent non-executive director of Shun Ho Holdings, Shun Ho Property and EGL Holdings Company Limited. He holds a bachelor's degree in science from The Chinese University of Hong Kong. He has extensive experience in accounting, corporate finance and financial management. He is a partner of Ivan Chan & Co, CPA.

Mr. LAM Kwai Cheung, *Independent Non-Executive Director*
Aged 57. FCCA, CPA (Practising). Appointed to the Board in 2017. He is also an independent non-executive director of Shun Ho Holdings and Shun Ho Property. He has extensive experience in accounting, auditing and financial management. He is the practitioner of Terry Lam & Co., CPA.

The Company is committed to the establishment of good corporate governance practices and procedures. The corporate governance principles of the Company emphasise a quality board, sound internal control and transparency and accountability to all shareholders.

CORPORATE GOVERNANCE

The Board of the Company has approved the adoption of the Corporate Governance Code as set out in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") as our corporate governance code.

(a) Compliance with the Corporate Governance Code

During the year ended 31st December, 2017, the Company has complied with all the code provisions of Corporate Governance Code set out in Appendix 14 of the Listing Rules 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

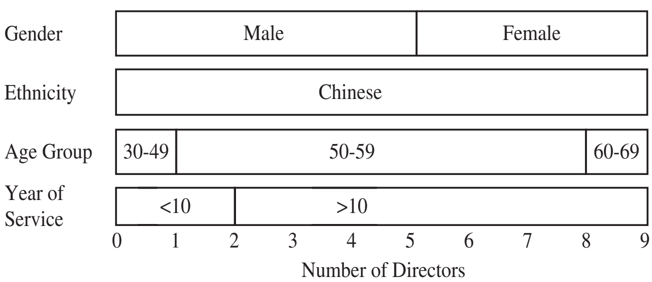
The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") set out in Appendix 10 of the Listing Rules as the code of conduct regarding securities transactions by the directors. Having made specific enquiry of all directors, the Company confirmed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

BOARD COMPOSITION AND BOARD PRACTICES

The Board of Directors ("Board") of the Company is collectively responsible for the oversight of the management of the business and affairs of the Group with the objective of enhancing shareholders value.

The Listing Rules require every listed issuer to have at least three independent non-executive directors, at least one of whom must have appropriate professional qualifications, or accounting or related financial management expertise. As at 31st December, 2017, the Board of the Company comprises a total of eight Directors, with four Executive Directors, one Non-executive Director and three Independent Non-executive Directors. All the Independent Non-Executive Directors have appropriate professional qualifications, or accounting or related financial management expertise.

As at the date of this report, the Board's composition under major diversified perspectives was summarized as follows:



None of the Directors has or maintained any financial, business, family or other material/relevant relationship with any of the other Directors.

Each of the Independent Non-executive Directors has made an annual confirmation of independence pursuant to Rule 3.13 of the Listing Rules. The Company is of the view that all Independent Non-executive Directors meet the independence guidelines set out in Rule 3.13 of the Listing Rules and are independent in accordance with the terms of the guidelines.

All Directors (including Executive or Non-executive Directors) are subject to retirement by rotation once every three years in accordance with the Company's Articles of Association. Review will be made regularly of the Board composition to ensure that it has a balance of expertise, skills and experience appropriate for the requirements of the business of the Company. The Directors' biographical information is set out on page 15.

The positions of the Chairman of the Board ("Chairman") and the Chief Executive Officer are not held by separate individuals pursuant to the reasons given above.

The Board is responsible for establishing the strategic direction of the Group; setting objectives and business development plans; monitoring the performance of the senior management and assuming responsibility for corporate governance.

The management, under the leadership of the Chief Executive Officer, is responsible for implementing the strategies and plans established by the Board; and submitting reports on the Company's operations to the Board on a regular basis to ensure effective discharge of the Board's responsibilities.

All Directors have made full and active contribution to the affairs of the Board and the Board always acts in the best interests of the Group.

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

(a) to develop and review the Company's policies and practices on corporate governance;

(b) to review and monitor the training and continuous professional development of Directors and senior management;

(c) to review and monitor the Company's policies and practices on compliance with legal and regulatory requirements;

(d) to develop, review and monitor the code of conduct and compliance manual (if any) applicable to employees and Directors; and

(e) to review the Company's compliance with the Corporate Governance Code and disclosure in the Corporate Governance Report.

The Board meets regularly and held four meetings in 2017 and the attendance of each director is set out below:

	Number of Board meetings attended in 2017	Attendance rate
Executive Directors		
William Cheng Kai Man *(Chairman)*	4/4	100%
Albert Hui Wing Ho	4/4	100%
Kimmy Lau Kam May (appointed on 29th August, 2017)	1/1	100%
Ng Yuet Ying (appointed on 29th August, 2017)	1/1	100%
Non-executive Director		
Mabel Lui Fung Mei Yee	2/4	50%
Independent Non-executive Directors		
Vincent Kwok Chi Sun	2/4	50%
Chan Kim Fai	2/4	50%
Hui Kin Hing (retired on 16th June, 2017)	1/3	33%
Lam Kwai Cheung (appointed on 16th June, 2017)	1/1	100%

Regular Board meetings of the year are scheduled in advance to give all Directors an opportunity to attend. The Directors can attend meetings in persons or through other means of electronic communication in accordance with the Company's Articles of Association.

Board papers are circulated not less than three days before the Board meetings to enable the Directors to make informed decisions on matters to be raised at the Board meetings. The Company Secretary or her assistant and Chief Financial Officer shall attend all regular Board meetings to advise on corporate governance, statutory compliance, accounting and financial matters when necessary. Directors shall have full access to information on the Group and are able to obtain independent professional advice whenever deemed necessary by the Directors. The Company Secretary or her assistant shall prepare minutes and keep records of matters discussed and decisions resolved at all Board meetings.

Each newly appointed Director is provided with a package of orientation materials setting out the duties and responsibilities of Directors under the Listing Rules, related ordinances and relevant regulatory requirements of Hong Kong. Orientation meeting with newly appointed Director will be held for briefing on business and operations of the Company. Updates are provided to Directors when necessary to ensure that Directors are aware of the latest changes in the commercial and regulatory environment in which the Group conducts its businesses.

DIRECTORS' TRAINING

With effect from 1st April, 2012, Directors are provided with monthly updates on the Company's performance, position and prospects to enable the Board as a whole and each Director to discharge their duties.

All Directors are encouraged to participate in continuous professional development to develop and refresh their knowledge and skills. A summary of training received by Directors in 2017 is set out below:

	Type of Continuous Professional Development	
Name of Directors	**Attending seminar on regulatory development and/or directors' duties**	**Reading regulatory updates or information relevant to the Company or its business**
William Cheng Kai Man	√	√
Albert Hui Wing Ho	√	√
Kimmy Lau Kam May (appointed on 29th August, 2017)	√	√
Ng Yuet Ying (appointed on 29th August, 2017)	√	√
Mabel Lui Fung Mei Yee	√	√
Vincent Kwok Chi Sun	√	√
Chan Kim Fai	√	√
Lam Kwai Cheung (appointed on 16th June, 2017)	√	√

ATTENDANCE AT GENERAL MEETINGS

	Annual General Meeting (held on 16th June, 2017)
Executive Directors	
William Cheng Kai Man	√
Albert Hui Wing Ho	√
Non-executive Director	
Mabel Lui Fung Mei Yee	–
Independent Non-executive Directors	
Vincent Kwok Chi Sun	√
Chan Kim Fai	√
Hui Kin Hing (retired on 16th June, 2017)	√

DIRECTORS' RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The Directors acknowledge their responsibility for preparing the financial statements of the Group.

With the assistance of the Accounts Department which is under the supervision of the Chief Financial Officer of the Company, the Directors ensure the preparation of the financial statements of the Group are in accordance with statutory requirements and applicable accounting standards. The Directors also ensure the publication of the financial statements of the Group is in a timely manner.

The statement of the Auditor of the Company about their reporting responsibilities on the financial statements of the Group is set out in the Independent Auditor's Report on pages 31 to 33.

During the year, the emoluments paid to the senior management, i.e. executive directors, of the Company fell within the following bands:

Emolument band (HK$)	Number of individuals
1 – 5,000,000	3
5,000,001 – 8,000,000	1
	4

AUDITOR'S REMUNERATION

For the year ended 31st December, 2017, the Auditor of the Company received approximately HK$2.5 million for audit service and HK$0.2 million for tax and consultancy services.

AUDIT COMMITTEE

The Listing Rules require every listed issuer to establish an audit committee comprising at least three members who must be non-executive directors only, and the majority thereof must be independent non-executive directors, at least one of whom must have appropriate professional qualifications, or accounting or related financial management expertise. The Company established an audit committee ("Audit Committee") in 1995 with reference to "A Guide for the Formation of an Audit Committee" issued by the Hong Kong Institute of Certified Public Accountants (formerly known as Hong Kong Society of Accountants). In accordance with the requirements of Corporate Governance Code, the terms of reference of the Audit Committee were revised on 20th April, 2005, 14th April, 2009, 28th March, 2012 and 1st January, 2016 in terms substantially the same as the provisions set out in the Code on Corporate Governance Practices and Corporate Governance Code. The terms of reference of the Audit Committee are available on the websites of the Company and the Stock Exchange.

The principal duties of the Audit Committee include the review of the Group's financial controls and internal control and risk management, review of the Group's financial information (half-yearly and annual results) and review of the relationship with the Auditor of the Company. Regular meetings have been held by the Audit Committee since its establishment. The Audit Committee held two meetings in 2017, the attendance of each member is set out below:

	Number of Audit Committee meeting attended in 2017	Attendance rate
Vincent Kwok Chi Sun	2/2	100%
Chan Kim Fai	2/2	100%
Hui Kin Hing (retired on 16th June, 2017)	1/1	100%
Lam Kwai Cheung (appointed on 16th June, 2017)	1/1	100%

The scope of work done by the Audit Committee during the year under review includes the following:

- reviewed and recommended the Board to approve the audit fee proposal for year 2017;
- reviewed the interim report and the interim results announcement for the six months ended 30th June, 2017;
- reviewed the audit plan for year 2017 to assess the general scope of audit work; and
- reviewed the audited accounts and final results announcement for year 2016.

The existing Audit Committee of the Company comprises three Independent Non-executive Directors, namely, Mr. Vincent Kwok Chi Sun (Chairman of the Audit Committee), Mr. Chan Kim Fai and Mr. Lam Kwai Cheung (appointed on 16th June, 2017).

The Group's annual report for the year ended 31st December, 2017 has been reviewed by the Audit Committee.

RISK MANAGEMENT AND INTERNAL CONTROL

During the reporting period, the Board is responsible for evaluating and determining the nature and extent of the risks. The Board has overall responsibilities for maintaining sound and effective risk management and internal control systems of the Group. The Group's systems of risk management and internal control includes a defined management structure with limits of authority, is designed to assist the Group to achieve business objectives, safeguard assets against unauthorised use or disposition, ensure the maintenance of proper accounting records for the provision of reliable financial information for internal use or for publication, and ensure compliance with relevant legislation and regulations. The system is designed to provide reasonable, but not absolute, assurance against material misstatement or loss and to manage rather than eliminate risks of failure in operational systems and achievement of the Group's objectives.

Proper controls are in place for the recording of complete, accurate and timely accounting and management information. Regular reviews and internal audits are carried out to ensure that the preparation of financial statements is carried out in accordance with generally accepted accounting principles, the Group's accounting policies and applicable laws and regulations.

Internal audit adopts a risk and control based audit approach. The annual work plan is directed to monitor compliance with internal control procedures focusing on those areas of the Group's activities with the greatest perceived risk.

The Board has conducted a review of the effectiveness of the systems of risk management and internal control of the Group and considered the adequacy of resources, qualifications and experience of staff of the Company's accounting and financial reporting functions and their training programmes and budget on an annual basis. The Board is of the view that the systems of risk management and internal control in place for the year under review and up to the date of issuance of the annual report and financial statements is sound and is sufficient to safeguard the interests of shareholders, customers and employees, and the Group's assets.

Risk management has to be proactive to ensure that significant risks are identified, assessed by considering the impacts and likelihoods of their occurrence, and effectively managed by identifying suitable controls and countermeasures, and assessing the cost effectiveness of the mitigating actions proposed.

In order to identifying, evaluating and managing the significant risks, the risk management of the Group combines a top-down strategic view with a bottom-up operational process. The Board, by the top-down approach, has a particular focus on determining the nature and extent of significant risks it is willing to take in achieving the strategic objectives of the Group. On the other hand, the bottom up approach is embedded in the operations of the Group and complements the top-down strategic view by identifying the principal risks and ensuring all significant risks to be adequately considered by the Board. This evaluation process will be carried out on an ongoing basis.

In alignment with the amendments to the corporate governance code, the terms of reference of the Audit Committee have been revised to include the responsibility of reviewing the risk management and control systems. The Audit Committee will then report to the Board after due review of the effectiveness of the Group's risk management and internal control systems. The Board should oversee management in the design, implementation and monitoring of the risk management and internal control systems.

The Board had reviewed the nature and extent of the significant risks in the number of overnight visitors arrived Hong Kong, supply of new hotel rooms, competing room rate and occupancy, as well as competition for experienced and skilled hotel personnel and the Group's ability to respond to its changes.

A summary on significant risks of the Group together with the relevant internal control measures is listed below:

a) Regulatory and Compliance Risk

As a listed company and the Group engaged in hotel operations business, the Group is exposed to and subject to extensive government policies and regulations of mainland China and Hong Kong. These include the Hong Kong Companies Ordinance, financial and tax legislations, as well as the Listing Rules in Hong Kong.

The Group is committed to complying with the relevant policies, regulations and guidelines applicable to its operations by experienced and professional staff as well as by consultancy with external experts.

b) Economic Risk

The Group is dependent on the regional economic conditions in which the Group is operated. Global economic uncertainty and prospect of interest rates hike in US would adversely affect the Group's profitability.

The Group reviews and optimizes its asset portfolio to ensure that it is sufficiently cost effective and efficient. The risk of adverse economic conditions is managed by ensuring proper monitoring of the business performance, and constant assessment of economic conditions and the appropriateness of the prevailing investment and business strategy.

c) Market Risk

The Group operates in areas that are highly competitive, and failure to compete effectively in terms of price, product quality and specification or levels of service can have an adverse impact on the Group's results. The market demand and supply condition is also one of the significant factors impacting the Group's performance.

The Group manages market risks by keeping track of the hotel market condition, strengthening its brand names and product quality, and setting strategies commensurate with the market demand.

d) Financial Risk

An effective and sound financial management system is essential to the Group's operations. The Group may be exposed and impacted by factors such as increase in costs of funding and currency fluctuation.

The Group's finance team is embedded within the Group to provide financial management support by monitoring the financial market conditions and setting an appropriate financial strategy. The Group maintains an open and proactive relationship with the banking community and ensures continuous assessment of counterparty risks.

The Board assesses the likely impact of any unexpected and significant event that may impact the price of the Shares or their trading volume and decides whether the relevant information is considered inside information and needs to be disclosed as soon as reasonably practicable pursuant to Rules 13.09 and 13.10 of the Listing Rules and the Inside Information Provisions under Part XIVA of the SFO.

REMUNERATION COMMITTEE

According to the Code on Corporate Governance Practices, the Company established its remuneration committee ("Remuneration Committee") on 20th April, 2005. The terms of reference of the Remuneration Committee were revised on 28th March, 2012 in terms substantially the same as the provisions set out in the Corporate Governance Code and are available on websites of the Company and the Stock Exchange. The existing Remuneration Committee comprises Mr. Vincent Kwok Chi Sun (Chairman of the Remuneration Committee, an Independent Non-executive Director) and Mr. William Cheng Kai Man (Executive Director) and Mr. Chan Kim Fai (an Independent Non-executive Director). No meeting was held by the Remuneration Committee in 2017.

The principal responsibilities of the Remuneration Committee include making recommendations to the Board on the Company's policy and structure for all remuneration of Directors and senior management and reviewing the specific remuneration packages of all executive Directors and senior management by reference to corporate goals and objectives resolved by the Board from time to time.

The Remuneration Committee shall consult the Chairman and/ or the Chief Executive Officer of the Company about their proposals relating to remuneration of executive directors and have access to professional advice if considered necessary.

NOMINATION COMMITTEE

On 28th March, 2012, the Board resolved to establish a Nomination Committee. The committee members comprise Mr. William Cheng Kai Man (Chairman of the Committee, Executive Director), Mr. Chan Kim Fai (an Independent Non-executive Director) and Mr. Lam Kwai Cheung (an Independent Non-executive Director), appointed on 16th June, 2017. The terms of reference of the Nomination Committee are available on the websites of the Company and the Stock Exchange.

The Nomination Committee was established in March 2012 with specific terms of reference in accordance with the Corporate Governance Code. The Nomination Committee is responsible to review the structure, size and composition of the Board and make recommendations on any proposed changes to the Board to complement the Company's corporate strategy. It shall consider the suitability of a candidate to act as a Director on the basis of the candidate's qualification, experience, integrity and potential contribution to the Company, and assess the independence of Independent Non-executive Directors taking into account the independence requirements set out in Rule 3.13 of the Listing Rules. Before its establishment, the role and function of the Nomination Committee was taken up by the Board. The Nomination Committee held two meetings during the year. All committee members have attended the meeting to review the structure, size and composition of the Board and assess the independence of Independent Non-executive Directors.

The Company adopted a policy concerning diversity of board members on 30th August, 2013. Selection of candidates of board members will be based on a range of diversity perspectives, including but not limited to gender, age, cultural and educational background, ethnicity, professional experience, skills, knowledge and length of service. The ultimate decision will be based on merit and contribution that the selected candidates will bring to the Board.

COMPANY SECRETARY

Ms. Koo Ching Fan was appointed as the Company Secretary in 30 November 2016.

Ms. Koo is an associate of the Hong Kong Institute of Chartered Secretaries and the Institute of Chartered Secretaries and Administrators and a fellow member of the Association of Chartered Certified Accountants. She is also a holder of the Practitioner's Endorsement issued by the Hong Kong Institute of Chartered Secretaries. Although the Company Secretary is not a full time employee of the Company, she reports to the Board and is responsible for advising the Board on governance matters. The primary contact person of the Company with the Company Secretary is Ms. Jennie Wong Kwai Fong, the Executive Director of the Company. During 2017, Ms. Koo has confirmed that she has taken no less than 15 hours of relevant professional training.

CONSTITUTIONAL DOCUMENTS

During the year, there is no significant change in the Company's constitutional documents.

SHAREHOLDERS' RIGHTS

Set out below is a summary of certain rights of the shareholders of the Company as required to be disclosed pursuant to the mandatory disclosure requirements under Paragraph O of the Corporate Governance Code.

Convening of General Meeting on Request

Shareholder(s) may request the Directors to call a general meeting pursuant to Sections 566 to 568 of the Companies Ordinance (Chapter 622 of the Laws of Hong Kong) (the "CO").

In accordance with Section 566 of the CO, the Directors are required to call a general meeting if the Company has received requests to do so from members of the Company representing at least 5% of the total voting rights of all the members having a right to vote at general meeting. Such requests must state the general nature of the business to be dealt with at the meeting; and may include the text of a resolution that may properly be moved and is intended to be moved at the meeting. Such requests may be sent to the Company in hard copy form (by depositing at the registered office of the Company at 3rd Floor, Shun Ho Tower, 24-30 Ice House Street, Central, Hong Kong for the attention of the Board) or in electronic form (by email: shunho@netvigator.com); and must be authenticated by the person or persons making it. In accordance with Section 567 of the CO, the Directors must call a meeting within 21 days after the date on which they become subject to the requirement under Section 566 of the CO and such meeting must be held on a date not more than 28 days after the date of the notice convening the meeting.

Putting Forward Proposals at Annual General Meeting

To put forward a resolution at an annual general meeting. shareholders are requested to follow the requirements and procedures set out in Sections 615 and 616 of the CO.

Section 615 of the CO provides that the Company must give notice of a resolution if it has received requests that it do so from (a) the members of the Company representing at least 2.5% of the total voting rights of all the members who have a right to vote on the resolution at the annual general meeting to which the requests relate; or (b) at least 50 members who have a right to vote on the resolution at the annual general meeting to which the requests relate. Such requests (a) may be sent to the Company in hard copy form (by depositing at the registered office of the Company at 3rd Floor, Shun Ho Tower, 24-30 Ice House Street, Central, Hong Kong for the attention of the Board) or in electronic form (by email: shunho@netvigator.com); (b) must identify the resolution of which notice is to be given; (c) must be authenticated by the person or persons making it; and (d) must be received by the Company not later than (i) 6 weeks before the annual general meeting to which the requests relate; or (ii) if later, the time at which notice is given of that meeting. Section 616 of the CO provides that the Company that is required under Section 615 of the CO to give notice of a resolution must send a copy of it at the Company's own expense to each member of the Company entitled to receive notice of the annual general meeting (a) in the same manner as the notice of the meeting; and (b) at the same time as, or as soon as reasonably practicable after, it gives notice of the meeting.

Pursuant to Article 120 of the Articles of Association of the Company, no person, other than a retiring Director, shall, unless recommended by the Directors for election, be eligible for election to the office of Director at any general meeting, unless notice in writing of the intention to propose that person for election as a Director and notice in writing by that person of his willingness to be elected shall have been given to the Company provided that the minimum length of the period, during which such notices are given, shall be at least seven days. The period for lodgment of such notices shall commence no earlier than the day after the despatch of the notice of the general meeting appointed for such election and end no later than seven days prior to the date of such general meeting. Detailed procedures for shareholders to propose a person for election as a Director can be found on the Company's website.

INVESTOR RELATIONS AND COMMUNICATION WITH SHAREHOLDERS

The Company establishes different communication channels with shareholders and investors: (i) printed copies of corporate communication, (ii) the annual general meeting provides a forum for shareholders to raise comments and exchange views with the Board, (iii) briefing meetings with analysts from investment sectors are set up from time to time on updated performance information of the Group, and (iv) the Company's Registrars serve the shareholders respecting all share registration matters.

Shareholders may at any time send their enquiries and concerns to the Board by addressing them to the Company at its registered office.

COMPLIANCE WITH RELEVANT LAWS AND REGULATIONS

The Company ensures that all applicable laws, rules and regulations are duly complied with. All the Group's hotels in Hong Kong obtained hotel licences from Home Affair Departments and the hotel in the PRC obtained the business licence to operate hotel business. For operating hotel business, all the relevant permits, licenses, certificates and other approvals were obtained.

RELATIONSHIP WITH EMPLOYEES, CUSTOMERS AND SUPPLIERS

The Company places significant emphasis on human capital. The remuneration and benefit were set with reference to the market so as to recruit and retain the staff with the particular skills required for the Company's strategies. The Company provides a health and safety management system, a fair workplace together with a range of opportunities for career advancement based on employees' merits and performance.

To enhance customer satisfaction and promote a customer-oriented culture within the Company, the Company takes 'Customer First' as one of our core values. The Company values the feedback from customers through daily communication, regular inspections and customer satisfaction surveys. The Company has also established the mechanism about customer service, support and complaints. We address customers' concern in a timely manner and in accordance with international standards.

The Company believes that our suppliers are equally important in driving quality delivery of our services. Our business suppliers deliver quality sustainable products and services. The Company assures the performance of our suppliers through supplier approval process and by spot checks on the delivered goods.

ENVIRONMENTAL POLICIES

With regard to the environmental policies, the Group aims to minimise the Group's environmental impact. The Group have adopted various environmental protection measures for energy efficiency, carbon reduction and to improve efficiency of water usage. They are regularly reviewed and results are closely monitored.

Further details will be disclosed in the Company's Environmental, Social and Governance Report 2017 which should be published on The Stock Exchange of Hong Kong Limited's website and the Company's website no later than three months after the publication of this annual report.

The Board present their annual report and the audited consolidated financial statements for the year ended 31st December, 2017.

PRINCIPAL ACTIVITIES

The Company acts as an investment holding company and provides management services to its subsidiaries. The principal activities of the Company's principal subsidiaries are set out in note 31 to the consolidated financial statements.

RESULTS

The results of the Group for the year ended 31st December, 2017 are set out in the consolidated statement of profit or loss on page 34.

BUSINESS REVIEW

A review of the business of the Group during the year and a discussion on the Group's prospects are provided in the Management Discussion and Analysis on pages 10 to 14 of the Annual Report. Description of principal risks and uncertainties that the Group is facing is provided in this Report of the Directors on page 30 of the Annual Report while the financial risk management objectives and policies of the Group can be found in notes 33 and 34 to the consolidated financial statements. An analysis of the Group's performance during the year using key performance indicators is provided in the Management Discussion and Analysis on pages 10 to 14 of the Annual Report and Financial Summary on page 91 of the Annual Report. In addition, discussions on the Group's compliance with relevant laws and regulations which have a significant impact on the Group, relationships with its key stakeholders and environmental policies are contained in the Corporate Governance Report on pages 16 to 23 of the Annual Report.

DIVIDEND

The Board recommends a final dividend of HK0.627 cent per share in respect of the year ended 31st December, 2017 (a final dividend of HK0.563 cent per share in respect of the year ended 31st December, 2016) payable on 28th June, 2018 to shareholders whose names appear on the register of members of the Company on 15th June, 2018.

SHARE CAPITAL

Details of the share capital of the Company are set out in note 23 to the consolidated financial statements. There were no movements in the share capital of the Company during the year.

Regarding the general mandate to issue shares, the Board will only consider to issue new Shares pursuant to the general mandate of this financial year of 2018, if the Hong Kong authorities consider that the Company's share liquidity in the stock market is not sufficient.

RESERVES

Movements during the year in the reserves of the Group are set out on page 38 and those of the Company are set out in note 30 to the consolidated financial statements.

The Company's reserves available for distribution to shareholders as at 31st December, 2017 represent its retained profits of HK$1,787,749,000 (2016: HK$1,817,105,000).

PROPERTY, PLANT AND EQUIPMENT

Details of movements during the year in the property, plant and equipment of the Group are set out in note 14 to the consolidated financial statements.

INVESTMENT PROPERTIES

All the investment properties of the Group were revalued at 31st December, 2017. The revaluation gave rise to an increase of approximately HK$50 million which has been dealt with in the consolidated statement of profit or loss.

Details of movements during the year in the investment properties of the Group are set out in note 16 to the consolidated financial statements.

PROPERTIES UNDER DEVELOPMENT

During the year, development expenditure of approximately HK$18 million (2016: HK$8 million) was incurred on the properties under development.

Details of movements during the year in the properties under development of the Group are set out in note 17 to the consolidated financial statements.

BORROWINGS

An analysis of the repayment schedule of bank loans is set out in note 22 to the consolidated financial statements.

MAJOR PROPERTIES

Details of the major properties of the Group at 31st December, 2017 are set out on page 92 of the Annual Report.

PURCHASE, SALE OR REDEMPTION OF COMPANY'S LISTED SECURITIES

During the year, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities.

DIRECTORS

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

Executive directors
Mr. William Cheng Kai Man
Mr. Albert Hui Wing Ho
Madam Kimmy Lau Kam May (Appointed on 29th August ,2017)
Madam Ng Yuet Ying (Appointed on 29th August, 2017)
Madam Jennie Wong Kwai Fong (Appointed on 22nd January, 2018)

Non-executive directors
Madam Mabel Lui Fung Mei Yee
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)

* *independent non-executive directors*

In accordance with the provisions of the Company's Articles of Association, Mr. Albert Hui Wing Ho, Madam Mabel Lui Fung Mei Ying, Mr. Vincent Kwok Chi Sun, Mr. Lam Kwai Cheung, Madam Kimmy Lau Kam May, Madam Ng Yuet Ying and Madam Jennie Wong Kwai Fong shall retire at the forthcoming annual general meeting and, being eligible, offer themselves for re-election.

No director proposed for re-election at the forthcoming annual general meeting has a service contract which is not terminable by the Group within one year without payment of compensation (other than statutory compensation).

The term of office for each of the non-executive directors is the period up to his or her retirement by rotation in accordance with the Company's Articles of Association.

The Company has received annual confirmations from each of the independent non-executive directors as regards their independence to the Company and considers that each of the independent non-executive directors is independent to the Company.

DIRECTORS OF SUBSIDIARIES

The name of persons who have served on the board of the subsidiaries of the Company during the year and up to the date of this report are Mr. William Cheng Kai Man, Mr. Albert Hui Wing Ho and Madam Kimmy Lau Kam May.

DIRECTORS' INTERESTS IN LISTED SECURITIES

As at 31st December, 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 (formerly known as Shun Ho Technology Holdings 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, 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 *(Note 1)*	Interest of controlled corporations	Corporate	361,703,999	62.39
William Cheng Kai Man	Shun Ho Holdings Limited (formerly known as Shun Ho Resources Holdings Limited ("Shun Ho Holdings") *(Note 2)*	Interest of controlled corporations	Corporate	216,608,825	71.20
William Cheng Kai Man	Trillion Resources Limited ("Trillion Resources") *(Note 3)*	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.

Share options

An employees share option scheme of the Company was adopted at the extraordinary general meeting held on 14th November, 2013 (the "Share Option Scheme") and was amended at the annual general meeting held on 18th June, 2014. Pursuant to the Share Option Scheme, the Board may, at its discretion, offer to grant options to subscribe for shares of the Company based on the terms and conditions set out therein to any director (including executive, non-executive Directors and independent non-executive Directors) and any employee of the Group whom the Board considers, in its sole discretion, have contributed or will contribute to the Group (the "Participant(s)"). The purpose of the grant of options is to reward hotel senior management according to their performance in relation to the growth of hotel revenue. No option has been granted since the adoption of the Share Option Scheme in 2013 and no new options are anticipated to be granted in 2018.

Summary of the Share Option Scheme are as below:

(i) Purpose

The Share Option Scheme is a share incentive scheme and is established to reward Participants who have contributed to the Group and to encourage Participants to work towards enhancing the value of the Company and its shares for the benefit of the Company and its shareholders as a whole.

(ii) Maximum number of shares

(1) 5% limit

The maximum number of shares which may be issued upon exercise of all options to be granted under the Share Option Scheme shall not exceed 5 per cent. of the shares in issue on the date of the passing of the ordinary resolution on 18th June, 2014, being 447,352,566 shares.

(2) Individual limit

The total number of shares issued and which may fall to be issued upon exercise of the options granted under the Share Option Scheme and any other share option schemes of our Company (including options exercised and outstanding) to each Participant in any twelve month period up to the date of grant shall not exceed 1% of the shares in issue as at the date of grant. Any further grant of options in excess of this 1% limit shall be subject to the approval of our shareholders in general meeting with such Participants and their associates (as defined in the Listing Rules) abstaining from voting and/or other requirements prescribed under the Listing Rules from time to time.

Any grant of options to a director, chief executive or substantial shareholder of our Company or any of their respective associates is required to be approved by the independent non-executive directors. If the Board proposes to grant options to a substantial shareholder or any independent non-executive director or their respective associates which will result in the number of shares issued and to be issued upon exercise of options granted and to be granted (including options exercised, cancelled and outstanding) to such person in the twelve-month period up to and including the date of such grant: (i) representing in aggregate over 0.1% or such other percentage as may be from time to time provided under the Listing Rules of the shares in issue; and (ii) having an aggregate value in excess of HK$5 million or such other sum as may be from time to time provided under the Listing Rules, based on the official closing price of the shares at the date of each grant, such further grant of options will be subject to the approval of our shareholders in general meeting at which all connected persons of our Company shall abstain from voting, and/or other requirements prescribed under the Listing Rules from time to time.

(3) Maximum limit of 30%

The shares which may be issued upon exercise of all outstanding options granted and yet to be exercised under the Share Option Scheme and any other share option scheme of our Company at any time shall not exceed 30% of the shares in issue from time to time.

(iii) Time of exercise of option

An option may be exercised in accordance with the terms of the Share Option Scheme at any time during the option period which may be determined and notified by the Board to the grantees at the time of making an offer which shall not expire later than 10 years from the grant date.

(iv) Amount payable upon acceptance of option

Upon acceptance of an option, the grantee shall pay HK$10.00 to our Company by way of consideration for the grant.

(v) The exercise price

The subscription price of a share in respect of any particular option granted under the Share Option Scheme shall be such price as the Board in its absolute discretion shall determine, save that such price will not be less than the highest of: (i) the official closing price of the shares as stated in the Stock Exchange's daily quotation sheets on the date of grant; and (ii) the average of the official closing prices of the shares as stated in the Stock Exchange's daily quotation sheets for the five business days immediately preceding the date of grant.

(vi) The remaining life of the Share Option Scheme

Subject to earlier termination by our Company in general meeting or by the Board, the Share Option Scheme shall be valid and effective for a period of 10 years from the date of its adoption.

(vii) Shares to be issued under the Share Option Scheme

As at the date of this report, the total number of shares to be issuable under the Share Option Scheme is 447,352,566 shares, representing 5% of the total number of shares in issue.

No share option had been granted under the Share Option Scheme and no other share option scheme was adopted by the Company and its subsidiaries as at 31st December, 2017.

Save as disclosed above and save for shares in subsidiaries held by a director in trust for their immediate holding companies, as at 31st December, 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 year.

EQUITY-LINKED AGREEMENTS

Details of the share option scheme are set out in this report.

Save as disclosed above, no equity-linked agreements were entered into during the year or subsisted at the end of the year.

ARRANGEMENT TO PURCHASE SHARES OR DEBENTURES

Other than as disclosed above, at no time during the year was the Company or any of its holding companies, fellow subsidiaries or subsidiaries a party to any arrangements to enable the directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

DIRECTORS' INTERESTS IN TRANSACTIONS, ARRANGEMENTS OR CONTRACTS OF SIGNIFICANCE AND RELATED PARTY TRANSACTIONS

During the year, the Group had transactions with certain related parties, details of which are set out in notes 8 and 29 to the consolidated financial statements.

Save as disclosed herein:

(a) no transactions, arrangements or contracts of significance subsisted at any time during the year or at the end of the year to which the Company or any of its holding companies, fellow subsidiaries or subsidiaries was a party and in which a director of the Company or his/her connected entities had a material interest, whether directly or indirectly; and

(b) there were no other transactions which need to be disclosed as connected transactions in accordance with the requirements of the Rules Governing the Listing of Securities on the Stock Exchange.

Amongst the directors who held office during the year, Mr. William Cheng Kai Man was indirectly interested in the share capital of Shun Ho Holdings, Shun Ho Property and the Company.

In the opinion of the directors not having an interest in those transactions, those transactions were carried out in the ordinary course of the Group's business on normal commercial terms.

MANAGEMENT CONTRACTS

No contracts of significance concerning the management and administration of the whole or any substantial part of the business of the Company or any of its subsidiaries were entered into during the year or subsisted at the end of the year.

PERMITTED INDEMNITY PROVISION

The Articles of Association of the Company provides that every director shall be entitled to be indemnified out of the assets of the Company against all losses or liabilities which he may sustain or incur in or about the execution of the duties of his office or otherwise in relation thereto, and no director shall be liable for any loss, damages or misfortune which may happen to or be incurred by the Company in the execution of the duties of his office or in relation thereto, provided that this Article shall only have effect in so far as its provisions are not avoided by the Companies Ordinance.

The Company has taken out insurance against the liabilities and costs associated with defending any proceedings which may be brought against the Directors of the Company and its subsidiaries.

MAJOR CUSTOMERS AND SUPPLIERS

The aggregate amount of purchases and sales attributable to the five largest suppliers and customers of the Group accounted for less than 10% in aggregate of the Group's total purchases and sales respectively.

None of the Directors, their close associates or any shareholders (which to the knowledge of the directors owns more than 5% of the Company's shares) has any interest in any of the Group's five largest customers or suppliers.

SUBSTANTIAL SHAREHOLDERS

As at 31st December, 2017, the following persons (not being directors or chief executive of the Company) had interests in the shares of the Company 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 Investments Limited (Formerly known as Shun Ho Technology Holdings Limited) *(Note 1)*	Beneficial owner and interest of controlled corporations	6,360,663,987 (L)	71.09
Omnico Company Inc. ("Omnico") *(Note 2)*	Interest of controlled corporations	6,360,663,987 (L)	71.09
Shun Ho Holdings Limited (Formerly known as Shun Ho Resources Holdings Limited) *(Note 2)*	Interest of controlled corporations	6,360,663,987 (L)	71.09
Trillion Resources Limited *(Note 2)*	Interest of controlled corporations	6,360,663,987 (L)	71.09
Liza Lee Pui Ling *(Note 3)*	Interest of spouse	6,360,663,987 (L)	71.09
Fastgrow Engineering of Construction Company Limited ("Fastgrow")	Beneficial owner	2,978,198,581 (L)	33.29

Name of shareholder	Capacity	Number of shares/ underlying shares held	Approximate % of shareholding
Credit Suisse Trust Limited *(Note 4)*	Interest in person acting in concert	628,938,500 (L)	7.03
Hashim Hashim Abdullah *(Note 4)*	Interests of controlled corporations	628,938,500 (L)	7.03
North Salomon Limited *(Note 4)*	Interest in person acting in concert	628,938,500 (L)	7.03
Saray Capital Limited *(Note 4)*	Interests of controlled corporations	628,938,500 (L)	7.03
Saray Developed Markets Value Fund *(Note 4)*	Beneficial owner and interest in person acting in concert	628,938,500 (L)	7.03
Saray Equities Investment Management *(Note 4)*	Investment manager	628,938,500 (L)	7.03
Saray Value SPV Asia I *(Note 4)*	Beneficial owner and interest in person acting in concert	628,938,500 (L)	7.03
Shobokshi Hussam *(Note 4)*	Interest in person acting in concert	628,938,500 (L)	7.03

Notes:

1. Shun Ho Property beneficially owned 2,709,729,423 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 6,360,663,987 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 6,360,663,987 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 6,360,663,987 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.

PUBLIC FLOAT

Based on the information that is publicly available to the Company and with the knowledge of the directors, as at the date of this report, there is sufficient public float of not less than 25% of the Company's issued shares as required under the Listing Rules.

THE PRINCIPAL RISKS AND UNCERTAINTIES FACING THE COMPANY

The following is a list of principal risks and uncertainties that are considered to be of significance and have potential to affect the Group's businesses, results of operations and financial conditions. However, this is non-exhaustive as there may be other risks and uncertainties arise resulting from changes in economic and other conditions over time.

The Group owns 8 hotels, six in Hong Kong, one in London and one in the PRC. The Group is operating 7 hotels out of this 8 hotels, the hotel in London is operated by a hotel management company. Hotel performance is usually subject to a high degree of fluctuations caused by both predictable and unpredictable factors including seasonality, social stability, epidemic diseases and changes in economic conditions. For instance, the recent Central Government Anti-corruption drive in the Mainland, the policy change on the grant of multiple-entry permits to Shenzhen residents, together with the change in the foreign exchanges of the surrounding regions have varied the development pattern of the tourism and hospitality industry with heavily relied on the growth of visitor arrivals from Mainland.

In this respect, hotel segment closely assesses the impact of the geopolitical outlook and economic development of different countries for building its portfolios and exposures to match with the Group's risk appetite. It also takes continual reviews of competition, legal and political changes as well as market trends for setting its business strategies including marketing and pricing to protect and drive profitability.

AUDITOR

A resolution to re-appoint Messrs. Deloitte Touche Tohmatsu as auditor of the Company will be proposed at the forthcoming Annual General Meeting.

On behalf of the Board

William CHENG Kai Man
Chairman

Hong Kong, 13th March, 2018

Deloitte. 德勤

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

OPINION

We have audited the consolidated financial statements of Magnificent Hotel Investments Limited (the "Company") and its subsidiaries (collectively referred to as "the Group") set out on pages 34 to 90, which comprise the consolidated statement of financial position as at 31st December, 2017, and the consolidated statement of profit or loss, consolidated statement of total comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31st December, 2017, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the Hong Kong Companies Ordinance.

BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSAs") issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the HKICPA's Code of Ethics for Professional Accountants (the "Code"), and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KEY AUDIT MATTERS

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

Key audit matter

Valuation of investment properties

We identified the valuation of investment properties and the accuracy and appropriateness of the related disclosure as a key audit matter due to the significance of the balance to the consolidated financial statements as a whole, combined with the judgments associated with determining the fair value. As at 31st December, 2017, the Group's investment properties, which are commercial property units located in Hong Kong and a hotel property located in the United Kingdom, amounted to approximately HK$1,056 million and represented 22% of the Group's total assets. An increase in fair value of approximately HK$50 million was recognised in the consolidated statement of profit or loss for the year then ended.

All of the Group's investment properties are stated at fair value based on valuations performed by independent professional valuers ("Valuers"). The fair value is derived by using income capitalisation method and making reference to comparable sales transactions as available in the market. Details of the valuation techniques and significant inputs used in the valuations are disclosed in note 16 to the consolidated financial statements. The valuations of investment properties are dependent on certain key inputs, including capitalisation rates and market rents.

How our audit addressed the key audit matter

Our procedures in relation to assessing the appropriateness of the carrying values of the investment properties and its related disclosures included:

- Assessing management's process for reviewing the work of the Valuers;
- Evaluating the competence, capabilities and objectivity of the Valuers as well as the appropriateness of the Valuers' scope of work;
- Obtaining an understanding of the valuation process and techniques adopted and assessing if they are consistent with the industry norms;
- Evaluating the reasonableness of key inputs used in the valuations by (i) checking the details of rentals on a sample basis to the existing tenancy profiles (including monthly rental income, occupancy level and expiry date of respective rental agreements); and (ii) comparing to relevant market information on prices, rentals and capitalisation rates adopted in other similar properties in the same location and condition; and
- Assessing the accuracy and appropriateness of the disclosures in the consolidated financial statements.

OTHER INFORMATION

The directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements and our auditor's report thereon.

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

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

RESPONSIBILITIES OF DIRECTORS AND THOSE CHARGED WITH GOVERNANCE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

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

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

Those charged with governance are responsible for overseeing the Group's financial reporting process.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

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

As part of an audit in accordance with HKSAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

AUDITOR’S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

- Conclude on the appropriateness of the directors’ use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor’s report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor’s report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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

The engagement partner on the audit resulting in the independent auditor’s report is Keung To Wai, David.

Deloitte Touche Tohmatsu
Certified Public Accountants
Hong Kong
13th March, 2018

Consolidated Statement of Profit or Loss

For the Year Ended 31st December, 2017

	NOTES	2017 HK$'000	2016 HK$'000
Revenue	5	**522,432**	476,333
Cost of sales		**(4,593)**	(4,219)
Other service costs		**(244,557)**	(241,381)
Depreciation of property, plant and equipment and release of prepaid lease payments for land		**(72,628)**	(71,209)
Gross profit		**200,654**	159,524
Increase in fair value of investment properties		**50,200**	5,225
Other income and expenses and gains and losses	7	**(18,120)**	31,284
Administrative expenses		**(38,989)**	(33,683)
– Depreciation		**(6,493)**	(5,714)
– Others		**(32,496)**	(27,969)
Finance costs	8	**(11,085)**	(9,123)
Profit before taxation	9	**182,660**	153,227
Income tax expense	11	**(30,486)**	(20,003)
Profit for the year attributable to owners of the Company		**152,174**	133,224
		HK cents	*HK cents*
Earnings per share	13		
Basic		**1.70**	1.49
Diluted		**N/A**	N/A

Consolidated Statement of Total Comprehensive Income

For the Year Ended 31st December, 2017

	2017	2016
	HK$'000	*HK$'000*
Profit for the year	**152,174**	133,224
Other comprehensive income (expense)		
Items that may be subsequently reclassified to profit or loss		
Exchange differences arising on translation of foreign operations	**75,068**	(101,339)
Fair value gain (loss) on available-for-sale investments	**21,299**	(5,574)
Securities revaluation reserve released upon disposal of available-for-sale investments	**–**	(564)
Other comprehensive income (expense) for the year	**96,367**	(107,477)
Total comprehensive income for the year attributable to owners of the Company	**248,541**	25,747

Consolidated Statement of Financial Position

At 31st December, 2017

	NOTES	**2017** **HK$'000**	2016 *HK$'000*
NON-CURRENT ASSETS			
Property, plant and equipment	*14*	**2,650,413**	2,699,402
Prepaid lease payments for land	*15*	**29,528**	27,898
Investment properties	*16*	**1,055,800**	927,250
Properties under development	*17*	**74,157**	56,369
Available-for-sale investments	*18*	**377,370**	356,071
		4,187,268	4,066,990
CURRENT ASSETS			
Inventories		**1,093**	1,067
Prepaid lease payments for land	*15*	**862**	795
Trade and other receivables	*19*	**21,327**	20,237
Other deposits and prepayments		**6,884**	7,943
Pledged bank deposit	*20*	**–**	173,265
Bank balances and cash	*20*	**608,762**	331,074
		638,928	534,381
CURRENT LIABILITIES			
Trade and other payables and accruals	*21*	**23,806**	27,570
Rental and other deposits received		**5,736**	17,072
Amount due to immediate holding company	*29(b)*	**4,898**	4,898
Amount due to ultimate holding company	*29(c)*	**1,501**	–
Tax liabilities		**11,155**	3,385
Bank loans	*22*	**404,094**	683,786
		451,190	736,711
NET CURRENT ASSETS (LIABILITIES)		**187,738**	(202,330)
TOTAL ASSETS LESS CURRENT LIABILITIES		**4,375,006**	3,864,660

Consolidated Statement of Financial Position *(Continued)*

At 31st December, 2017

	NOTES	2017 HK$'000	2016 HK$'000
CAPITAL AND RESERVES			
Share capital	23	**841,926**	841,926
Reserves		**3,119,347**	2,928,067
TOTAL EQUITY		**3,961,273**	3,769,993
NON-CURRENT LIABILITIES			
Bank loans	22	**317,646**	–
Rental deposits received		**2,090**	1,880
Deferred tax liabilities	24	**93,997**	92,787
		413,733	94,667
		4,375,006	3,864,660

The consolidated financial statements on pages 34 to 90 were approved and authorised for issue by the Board of Directors on 13th March, 2018 and are signed on its behalf by:

William CHENG Kai Man
DIRECTOR

Albert HUI Wing Ho
DIRECTOR

Consolidated Statement of Changes in Equity

For the Year Ended 31st December, 2017

	Attributable to owners of the Company							
	Share capital *HK$'000*	**Special capital reserve** *HK$'000* *(Note a)*	**Property revaluation reserve** *HK$'000* *(Note b)*	**Securities revaluation reserve** *HK$'000*	**Foreign currency translation reserve** *HK$'000*	**Other reserve** *HK$'000* *(Note c)*	**Retained profits** *HK$'000*	**Total** *HK$'000*
At 1st January, 2016	841,926	612,477	179	283,957	16,453	3,561	2,037,317	3,795,870
Exchange differences arising on translation of foreign operations	–	–	–	–	(101,339)	–	–	(101,339)
Fair value loss on available-for-sale investments	–	–	–	(5,574)	–	–	–	(5,574)
Release upon disposal of available-for-sale investments	–	–	–	(564)	–	–	–	(564)
Other comprehensive expense for the year	–	–	–	(6,138)	(101,339)	–	–	(107,477)
Profit for the year	–	–	–	–	–	–	133,224	133,224
Total comprehensive (expense) income for the year	–	–	–	(6,138)	(101,339)	–	133,224	25,747
Final dividend for year ended 31st December, 2015 paid *(note 12)*	–	–	–	–	–	–	(44,735)	(44,735)
Interim dividend payable for the six months ended 30th June, 2016 *(note 12)*	–	–	–	–	–	–	(6,889)	(6,889)
At 31st December, 2016	841,926	612,477	179	277,819	(84,886)	3,561	2,118,917	3,769,993
Exchange differences arising on translation of foreign operations	–	–	–	–	75,068	–	–	75,068
Fair value gain on available-for-sale investments	–	–	–	21,299	–	–	–	21,299
Other comprehensive income for the year	–	–	–	21,299	75,068	–	–	96,367
Profit for the year	–	–	–	–	–	–	152,174	152,174
Total comprehensive income for the year	–	–	–	21,299	75,068	–	152,174	248,541
Final dividend for year ended 31st December, 2016 paid *(note 12)*	–	–	–	–	–	–	(50,372)	(50,372)
Interim dividend payable for the six months ended 30th June, 2017 *(note 12)*	–	–	–	–	–	–	(6,889)	(6,889)
At 31st December, 2017	841,926	612,477	179	299,118	(9,818)	3,561	2,213,830	3,961,273

Notes:

(a) The special capital reserve represents the difference arising from the reduction of the nominal value of the Company's share in 1999. Details are set out in note 30 to the consolidated financial statements.

(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 in previous years.

Consolidated Statement of Cash Flows

For the Year Ended 31st December, 2017

	NOTE	2017 HK$'000	2016 HK$'000
OPERATING ACTIVITIES			
Profit before taxation		**182,660**	153,227
Adjustments for:			
Interest income from bank deposits		**(2,608)**	(1,602)
Finance costs		**11,085**	9,123
Increase in fair value of investment properties		**(50,200)**	(5,225)
Loss on disposal of property, plant and equipment		**42**	141
Gain on disposal of available-for-sale investments		**–**	(564)
Exchange loss (gain)		**21,094**	(29,118)
Depreciation of property, plant and equipment		**78,259**	76,128
Release of prepaid lease payments for land		**862**	795
Operating cash flows before movements in working capital		**241,194**	202,905
Increase in inventories		**(26)**	(121)
Increase in trade and other receivables		**(1,090)**	(1,573)
Decrease in other deposits and prepayments		**1,059**	125
(Decrease) increase in trade and other payables and accruals		**(5,754)**	3,153
(Decrease) increase in rental and other deposits received		**(11,126)**	7,430
Cash generated from operations		**224,257**	211,919
Hong Kong Profits Tax paid		**(20,589)**	(21,043)
Income tax elsewhere paid		**(1,229)**	(979)
Interest from bank deposits received		**2,608**	1,602
NET CASH FROM OPERATING ACTIVITIES		**205,047**	191,499
INVESTING ACTIVITIES			
Proceeds from disposal of property, plant and equipment		**304**	121
Proceeds from disposal of available-for-sale investments		**–**	124,868
Expenditure on properties under development		**(16,530)**	(12,366)
Acquisition of property, plant and equipment		**(5,494)**	(8,359)
Acquisitions of subsidiaries	32	**(19,905)**	–
Purchase of available-for-sale investments		**–**	(1,115)
Purchase of an investment property		**–**	(805,706)
Decrease (increase) in pledged bank deposit		**173,265**	(173,265)
NET CASH FROM (USED IN) INVESTING ACTIVITIES		**131,640**	(875,822)

	NOTE	2017 HK$'000	2016 HK$'000
FINANCING ACTIVITIES			
Interest paid	35	**(10,953)**	(9,123)
New bank loans raised	35	**447,025**	345,111
Repayments of bank loans	35	**(441,953)**	(33,777)
Dividends paid to shareholders	35	**(57,261)**	(62,629)
Advance from (repayment to) ultimate holding company	35	**1,501**	(438)
Advance from immediate holding company	35	**621**	42,989
Repayment to immediate holding company	35	**(621)**	(42,989)
NET CASH (USED IN) FROM FINANCING ACTIVITIES		**(61,641)**	239,144
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS		**275,046**	(445,179)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR		**331,074**	778,062
Effect of foreign exchange rate changes		**2,642**	(1,809)
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR, represented by bank balances and cash		**608,762**	331,074

1. GENERAL

Magnificent Hotel Investments Limited (the "Company") is a public limited company incorporated in Hong Kong and its shares are listed on The Stock Exchange of Hong Kong Limited (the "Hong Kong Stock Exchange").

The Company's immediate and intermediate holding company are Shun Ho Property Investments Limited ("Shun Ho Property") and Shun Ho Holdings Limited ("Shun Ho Holdings"), respectively, both are public limited companies incorporated in Hong Kong whose shares are listed on the Hong Kong Stock Exchange. The directors consider the Company's ultimate holding company to be Trillion Resources Limited ("Trillion Resources"), an international business company incorporated in the British Virgin Islands (the "BVI").

The address of the registered office and principal place of business of the Company is 3rd Floor, Shun Ho Tower, 24 – 30 Ice House Street, Central, Hong Kong.

The consolidated financial statements are presented in Hong Kong dollars, which is also the functional currency of the Company.

The principal activities of the Company and its subsidiaries (the "Group") are the investment and operation of hotels, property investment, property development, securities investment, and treasury investment.

2. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs")

Amendments to HKFRSs that are mandatorily effective for the current year

The Group has applied the following amendments to HKFRSs issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") for the first time in the current year:

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

Except as described below, the application of the amendments to HKFRSs in the current year has had no material impact on the Group's financial performance and positions for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

2. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs") *(Continued)*

Amendments to HKAS 7 Disclosure Initiative

The Group has applied these amendments for the first time in the current year. The amendments require an entity to provide disclosures that enable users of financial statements to evaluate changes in liabilities arising from financing activities, including both cash and non-cash changes. In addition, the amendments also require disclosures on changes in financial assets if cash flows from those financial assets were, or future cash flows will be, included in cash flows from financing activities.

Specifically, the amendments require the following to be disclosed: (i) changes from financing cash flows; (ii) changes arising from obtaining or losing control of subsidiaries or other businesses; (iii) the effect of changes in foreign exchange rates; (iv) changes in fair values; and (v) other changes.

A reconciliation between the opening and closing balances of these items is provided in note 35. Consistent with the transition provisions of the amendments, the Group has not disclosed comparative information for the prior year. Apart from the additional disclosure in note 35, the application of these amendments has had no impact on the Group's consolidated financial statements.

New and revised HKFRSs in issue but not yet effective

The Group has not early applied the following new and revised HKFRSs that have been issued but are not yet effective:

HKFRS 9	Financial Instruments[1]
HKFRS 15	Revenue from Contracts with Customers and the related Amendments[1]
HKFRS 16	Leases[2]
HKFRS 17	Insurance Contracts[4]
HK(IFRIC) – Int 22	Foreign Currency Transactions and Advance Consideration[1]
HK(IFRIC) – Int 23	Uncertainty over Income Tax Treatments[2]
Amendments to HKFRS 2	Classification and Measurement of Share-based Payment Transactions[1]
Amendments to HKFRS 4	Applying HKFRS 9 Financial Instruments with HKFRS 4 Insurance Contracts[1]
Amendments to HKFRS 9	Prepayment Features with Negative Compensation[2]
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture[3]
Amendments to HKAS 28	Long-term Interests in Associates and Joint Ventures[2]
Amendments to HKAS 28	As part of the Annual Improvements to HKFRSs 2014-2016 Cycle[1]
Amendments to HKAS 40	Transfers of Investment Property[1]
Amendments to HKFRSs	Annual Improvements to HKFRSs 2015-2017 Cycle[2]

1 Effective for annual periods beginning on or after 1st January, 2018
2 Effective for annual periods beginning on or after 1st January, 2019
3 Effective for annual periods beginning on or after a date to be determined
4 Effective for annual periods beginning on or after 1st January, 2021

Except for the new and amendments to HKFRSs and interpretations mentioned below, the directors of the Company anticipate that the application of all other new and amendments to HKFRSs and interpretations will have no material impact on the consolidated financial statements in the foreseeable future.

2. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs") *(Continued)*

HKFRS 9 Financial Instruments

HKFRS 9 introduces new requirements for the classification and measurement of financial assets, financial liabilities, general hedge accounting and impairment requirements for financial assets.

Key requirements of HKFRS 9 which are relevant to the Group are:

- all recognised financial assets that are within the scope of HKFRS 9 are required to be subsequently measured at amortised cost or fair value. Specifically, debt investments that are held within a business model whose objective is to collect the contractual cash flows, and that have contractual cash flows that are solely payments of principal and interest on the principal outstanding are generally measured at amortised cost at the end of subsequent accounting periods. Debt instruments that are held within a business model whose objective is achieved both by collecting contractual cash flows and selling financial assets, and that have contractual terms that give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding, are generally measured at fair value through other comprehensive income ("FVTOCI"). All other financial assets are measured at their fair value at subsequent accounting periods. In addition, under HKFRS 9, entities may make an irrevocable election to present subsequent changes in the fair value of an equity investment (that is not held for trading) in other comprehensive income, with only dividend income generally recognised in profit or loss.

- in relation to the impairment of financial assets, HKFRS 9 requires an expected credit loss model, as opposed to an incurred credit loss model under HKAS 39. The expected credit loss model requires an entity to account for expected credit losses and changes in those expected credit losses at each reporting date to reflect changes in credit risk since initial recognition. In other words, it is no longer necessary for a credit event to have occurred before credit losses are recognised.

Based on the Group's financial instruments and risk management policies as at 31st December, 2017, the directors of the Company anticipate the following potential impact on initial application of HKFRS 9:

Classification and measurement:

- Listed equity securities classified as available-for-sale investments carried at fair value as disclosed in note 18: these securities qualified for designation as measured at FVTOCI under HKFRS 9, however, the fair value gains or losses accumulated in the securities revaluation reserve amounting to HK$299,118,000 as at 1st January, 2018 will no longer be subsequently reclassified to profit or loss under HKFRS 9, which is different from the current treatment. This will affect the amounts recognised in the Group's profit or loss and other comprehensive income but will not affect total comprehensive income.

- Equity securities classified as available-for-sale investments carried at cost less impairment as disclosed in note 18: these securities qualified for designation as measured at FVTOCI under HKFRS 9 and the Group will measure these securities at fair value at the end of subsequent reporting periods with fair value gains or losses to be recognised as other comprehensive income and accumulated in the securities revaluation reserve. Upon initial application of HKFRS 9, the difference between the previous carrying amount and the fair value relating to these securities would be adjusted to securities revaluation reserve as at 1st January, 2018.

- All other financial assets and financial liabilities will continue to be measured on the same bases as are currently measured under HKAS 39.

2. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs") *(Continued)*

HKFRS 9 Financial Instruments *(Continued)*

Impairment:

In general, the directors of the Company anticipate that the application of the expected credit loss model of HKFRS 9 will result in earlier provision of credit losses which are not yet incurred in relation to the Group's financial assets measured at amortised costs and other items that subject to the impairment provisions upon application of HKFRS 9 by the Group.

Based on the assessment by the directors of the Company, if the expected credit loss model was to be applied by the Group, the accumulated amount of impairment loss to be recognised by Group as at 1st January, 2018 would not be significantly increased as compared to the accumulated amount recognised under HKAS 39.

HKFRS 15 Revenue from Contracts with Customers

HKFRS 15 was issued which establishes a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers. HKFRS 15 will supersede the current revenue recognition guidance including HKAS 18 "Revenue", HKAS 11 "Construction Contracts" and the related interpretations when it becomes effective.

The core principle of HKFRS 15 is that an entity should recognise revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for goods or services. Specifically, the standard introduces a 5-step approach to revenue recognition:

- Step 1: Identify the contract(s) with customer
- Step 2: Identify the performance obligations in the contract
- Step 3: Determine the transaction price
- Step 4: Allocate the transaction price to the performance obligations in the contract
- Step 5: Recognise revenue when (or as) the entity satisfies a performance obligation

Under HKFRS 15, an entity recognises revenue when (or as) a performance obligation is satisfied, i.e. when "control" of the goods or services underlying the particular performance obligation is transferred to the customer. Far more prescriptive guidance has been added in HKFRS 15 to deal with specific scenarios. Furthermore, extensive disclosures are required by HKFRS 15.

In 2016, the HKICPA issued Clarifications to HKFRS 15 in relation to the identification of performance obligations, principal versus agent considerations, as well as licensing application guidance.

The directors of the Company anticipate that the application of HKFRS 15 in the future may result in more disclosures, however, the directors of the Company do not anticipate that the application of HKFRS 15 will have a material impact on the timing and amounts of revenue recognised in the respective reporting periods.

2. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs") *(Continued)*

HKFRS 16 Leases

HKFRS 16 introduces a comprehensive model for the identification of lease arrangements and accounting treatments for both lessors and lessees. HKFRS 16 will supersede HKAS 17 "Leases" and the related interpretations when it becomes effective.

HKFRS 16 distinguishes lease and service contracts on the basis of whether an identified asset is controlled by a customer. Distinctions of operating leases and finance leases are removed for lessee accounting, and is replaced by a model where a right-of-use asset and a corresponding liability have to be recognised for all leases by lessees, except for short-term leases and leases of low value assets.

The right-of-use asset is initially measured at cost and subsequently measured at cost (subject to certain exceptions) less accumulated depreciation and impairment losses, adjusted for any remeasurement of the lease liability. The lease liability is initially measured at the present value of the lease payments that are not paid at that date. Subsequently, the lease liability is adjusted for interest and lease payments, as well as the impact of lease modifications, amongst others. For the classification of cash flows, the Group currently presents upfront prepaid lease payments as investing cash flows in relation to leasehold lands for owned use and those classified as investment properties while other operating lease payments are presented as operating cash flows. Under the HKFRS 16, lease payments in relation to lease liability will be allocated into a principal and an interest portion which will be presented as financing cash flows.

Under HKAS 17, the Group has already recognised an asset and a related finance lease liability for finance lease arrangement and prepaid lease payments for leasehold lands where the Group is a lessee. The application of HKFRS 16 may result in potential changes in classification of these assets depending on whether the Group presents right-of-use assets separately or within the same line item at which the corresponding underlying assets would be presented if they were owned.

In contrast to lessee accounting, HKFRS 16 substantially carries forward the lessor accounting requirements in HKAS 17, and continues to require a lessor to classify a lease either as an operating lease or a finance lease.

Furthermore, extensive disclosures are required by HKFRS 16.

As at 31st December, 2017, the Group as lessee has non-cancellable operating lease commitments of HK$1,833,000 as disclosed in note 26. A preliminary assessment indicates that these arrangements will meet the definition of a lease under HKFRS 16, the Group will recognise a right-of-use asset and a corresponding liability in respect of all these leases unless they qualify for low value or short-term leases.

In addition, the Group currently considers refundable rental deposits paid of HK$70,000 and refundable rental deposits received of HK$2,090,000 as rights and obligations under leases to which HKAS 17 applies. Based on the definition of lease payments under HKFRS 16, such deposits are not payments relating to the right to use the underlying assets, accordingly, the carrying amounts of such deposits may be adjusted to amortised cost and such adjustments are considered as additional lease payments. Adjustments to refundable rental deposits paid would be included in the carrying amount of right-of-use assets. Adjustments to refundable rental deposits received would be considered as advance lease payments.

Furthermore, the application of new requirements may result in changes in measurement, presentation and disclosure as indicated above.

3. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements have been prepared in accordance with HKFRSs issued by the HKICPA. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on the Hong Kong Stock Exchange and by the Hong Kong Companies Ordinance.

The 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, as explained in the accounting policies set out below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these consolidated financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of HKFRS 2 “Share-based Payment”, leasing transactions that are within the scope of HKAS 17, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in HKAS 2 “Inventories” or value in use in HKAS 36 “Impairment of Assets”.

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

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;

- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and

- Level 3 inputs are unobservable inputs for the asset or liability.

The significant accounting policies adopted are as follows:

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company and its subsidiaries. Control is achieved when the Company:

- has power over the investee;

- is exposed, or has rights, to variable returns from its involvement with the investee; and

- has the ability to use its power to affect its returns.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Basis of consolidation *(Continued)*

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

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit or loss from the date the Group gains control until the date when the Group ceases to control the subsidiary.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies.

All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

Changes in the Group's ownership interests in existing subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's relevant components of equity including reserves and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted after re-attribution of the relevant equity component, and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Company.

Business combinations

Acquisitions of businesses are accounted for using the acquisition method. The consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the acquisition-date fair values of the assets transferred by the Group, liabilities incurred by the Group to the former owners of the acquiree and the equity interests issued by the Group in exchange for control of the acquiree. Acquisition-related costs are generally recognised in profit or loss as incurred.

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their fair value, except that:

- deferred tax assets or liabilities and liabilities or assets related to employee benefit arrangements are recognised and measured in accordance with HKAS 12 "Income Taxes" and HKAS 19 "Employee Benefits" respectively;

- liabilities or equity instruments related to share-based payment arrangements of the acquiree or share-based payment arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with HKFRS 2 at the acquisition date; and

- assets (or disposal groups) that are classified as held for sale in accordance with HKFRS 5 "Non-current Assets Held for Sale and Discontinued Operations" are measured in accordance with that standard.

Goodwill is measured as the excess of the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree, and the fair value of the acquirer's previously held equity interest in the acquiree (if any) over the net amount of the identifiable assets acquired and the liabilities assumed as at acquisition date. If, after re-assessment, the net amount of the of the identifiable assets acquired and liabilities assumed exceeds the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree and the fair value of the acquirer's previously held interest in the acquiree (if any), the excess is recognised immediately in profit or loss as a bargain purchase gain.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Business combinations *(Continued)*

Non-controlling interests that are present ownership interests and entitle their holders to a proportionate share of the relevant subsidiary's net assets in the event of liquidation may be initially measured either at fair value or at the non-controlling interests' proportionate share of the recognised amounts of the acquiree's identifiable net assets. The choice of measurement basis is made on a transaction-by-transaction basis. Other types of non-controlling interests are measured at their fair value.

Acquisition of subsidiaries not constituting a business

When the Group acquires a group of assets and liabilities that do not constitute a business, the Group identifies and recognises the individual identifiable assets acquired and liabilities assumed by allocating the purchase price first to investment properties which are subsequently measured under fair value model and financial assets/financial liabilities at the respective fair values, the remaining balance of the purchase price is then allocated to the other individual identifiable assets and liabilities on the basis of their relative fair values at the date of purchase. Such a transaction does not give rise to goodwill or bargain purchase gain.

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents amounts received and receivable for goods sold and services provided in the normal course of business, net of discounts and sales related taxes.

Revenue is recognised when the amount of revenue can be reliably measured; when it is probable that future economic benefits will flow to the Group and when specific criteria have been met for each of the Group's activities, as described below.

Revenue from the operation of hotels is recognised when services are rendered.

Rental income, including rentals invoiced in advance from properties let under operating leases, is recognised in profit or loss on a straight-line basis over the terms of the relevant lease.

Income from hotel management service is recognised when services are rendered.

Dividend income from investments is recognised when the shareholders' rights to receive payment have been established.

Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts the estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation.

Investment properties are initially measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at their fair value. Gains or losses arising from changes in the fair value of investment properties are included in profit or loss for the period in which they arise.

Transfer from investment property to property under development is made where there is a change in use, evidenced by the commencement of development with a view to owner-occupation. For a transfer from investment property carried at fair value to owner-occupied property, the property's deemed cost for subsequent accounting are determined by reference to its fair value at the date of change in use. Property interests held under operating lease previously classified as an investment property and accounted for as if it were a finance lease shall continue to account for the lease as a finance lease, even if subsequent event changes the nature of the property interest so that it is no longer classified as investment property.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Investment properties *(Continued)*

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the item is derecognised.

Property, plant and equipment

Property, plant and equipment including leasehold land (classified as finance leases) and buildings held for use in the production or supply of goods or services, or for administrative purposes other than properties under construction as described below are stated in the consolidated statement of financial position at cost less subsequent accumulated depreciation and accumulated impairment losses, if any.

Depreciation is recognised so as to write off the cost of assets less their residual values over their useful lives, using the straight-line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the net disposal proceeds and the carrying amount of the asset and is recognised in profit or loss.

Buildings under development for future owner-occupied purpose

When buildings are in the course of development for production or for administrative purposes, the amortisation of prepaid lease payments provided during the construction period is included as part of costs of buildings under construction. Buildings under construction are carried at cost, less any identified impairment losses. Costs include professional fees capitalised in accordance with the Group's accounting policy. Depreciation of buildings commences when they are available for use (i.e. when they are in the location and condition necessary for them to be capable of operating in the manner intended by management).

Inventories

Inventories, representing inventories of food and beverages, are stated at the lower of cost and net realisable value. Costs of inventories are determined on first-in, first-out basis. Net realisable value represents the estimated selling price for inventories less the estimated costs necessary to make the sale.

Impairment loss on tangible assets

At the end of the reporting period, the Group reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss, if any. When it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Impairment loss on tangible assets *(Continued)*

If the recoverable amount of an asset (or a cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or a cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or a cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

Financial instruments

Financial assets and financial liabilities are recognised in the consolidated statement of financial position when a group entity becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets or financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

Financial assets

The Group's financial assets are classified into loans and receivables and available-for-sale financial assets. The classification depends on the nature and purpose of the financial assets and is determined at the time of initial recognition. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial asset and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period to the net carrying amount on initial recognition.

Interest income is recognised on an effective interest basis for debt instruments.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Loans and receivables (including trade and other receivables, other deposits, pledged bank deposit and bank balances and cash) are measured at amortised cost using the effective interest method, less any impairment (see accounting policy on impairment of financial assets below).

Interest income is recognised by applying the effective interest rate, except for short-term receivables where the recognition of interest would be immaterial.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Financial assets *(Continued)*

Available-for-sale financial assets

Available-for-sale financial assets are non-derivative that are either designated as available-for-sale or are not classified as (a) loans and receivables, (b) held-to-maturity investments or (c) financial assets at fair value through profit or loss.

Equity securities held by the Group that are classified as available-for-sale financial assets and are traded in an active market are measured at fair value at the end of each reporting period except for unquoted equity investments whose fair value cannot be reliably measured. Changes in the fair value of available-for-sale financial assets are recognised in other comprehensive income and accumulated under the heading of securities revaluation reserve. When the investment is disposed of or is determined to be impaired, the cumulative gain or loss previously accumulated in the securities revaluation reserve is reclassified to profit or loss (see the accounting policy in respect of impairment of financial assets below).

Dividends on available-for-sale equity investments are recognised in profit or loss when the Group's right to receive dividends is established.

Available-for-sale equity investments that do not have a quoted market price in an active market and whose fair value cannot be reliably measured are measured at cost less any identified impairment losses at the end of the reporting period (see accounting policy on impairment of financial assets below).

Impairment of financial assets

Financial assets are assessed for indicators of impairment at the end of the reporting period. Financial assets are considered to be impaired when there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows of the financial assets have been affected.

For available-for-sale equity investment, a significant or prolonged decline in the fair value of the security below its cost is considered to be objective evidence of impairment.

For all other financial assets, objective evidence of impairment could include:

- significant financial difficulty of the issuer or counterparty; or
- breach of contract, such as a default or delinquency in interest or principal payments; or
- it becoming probable that the borrower will enter bankruptcy or financial re-organisation.

Objective evidence of impairment for a portfolio of receivables could include the Group's past experience of collecting payments, an increase in the number of delayed payments in the portfolio past the credit period, as well as observable changes in national or local economic conditions that correlate with default on receivables.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Financial assets *(Continued)*

Impairment of financial assets (Continued)

For financial assets carried at amortised cost, the amount of the impairment loss recognised is the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the financial asset's original effective interest rate.

For financial assets carried at cost, the amount of the impairment loss is measured as the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the current market rate of return for a similar financial asset. Such impairment loss will not be reversed in subsequent periods.

The carrying amount of the financial asset is reduced by the impairment loss directly for all financial assets with the exception of trade receivables, where the carrying amount is reduced through the use of an allowance account. When a trade receivable is considered uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited to profit or loss. Changes in the carrying amount of the allowance account are recognised in profit or loss.

When an available-for-sale financial asset is considered to be impaired, cumulative gains or losses previously recognised in other comprehensive income are reclassified to profit or loss in the period.

For financial assets measured at amortised cost, if, in a subsequent period, the amount of impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment loss was recognised, the previously recognised impairment loss is reversed through profit or loss to the extent that the carrying amount of the investment at the date the impairment loss is reversed does not exceed what the amortised cost would have been had the impairment loss not been recognised.

In respect of available-for-sale equity investments, impairment losses previously recognised in profit or loss are not reversed through profit or loss. Any increase in fair value subsequent to impairment loss is recognised directly in other comprehensive income and accumulated in the securities revaluation reserve.

Financial liabilities and equity instruments

Debt and equity instruments issued by a group entity are classified as either financial liabilities or as equity instruments in accordance with the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Group are recognised at the proceeds received, net of direct issue costs.

Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Interest expense is recognised on an effective interest basis.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Financial liabilities and equity instruments *(Continued)*

Financial liabilities at amortised cost

Financial liabilities (including trade and other payables, other deposits received, amounts due to immediate holding company and ultimate holding company and bank loans) are subsequently measured at amortised cost, using the effective interest method.

Derecognition

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire.

On derecognition of a financial asset, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss.

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

Leasing

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

The Group as lessor

Rental income from operating leases, included rentals invoiced in advance from properties let under operating leases, is recognised in profit or loss on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised as an expense on a straight-line basis over the lease term.

The Group as lessee

Operating lease payments, including the cost of acquiring land held under operating leases, are recognised as an expense on a straight-line basis over the term of the relevant lease. Benefits received and receivable as an incentive to enter into an operating lease are recognised as a reduction of rental expense over the lease term on a straight-line basis.

Leasehold land and building

When a lease includes both land and building elements, the Group assesses the classification of each element as a finance or an operating lease separately based on the assessment as to whether substantially all the risks and rewards incidental to ownership of each element have been transferred to the Group, unless it is clear that both elements are operating leases, in which case the entire lease is classified as an operating lease. Specifically, the minimum lease payments (including any lump-sum upfront payments) are allocated between the land and the building elements in proportion to the relative fair values of the leasehold interests in the land element and building element of the lease at the inception of the lease.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Leasing *(Continued)*

Leasehold land and building *(Continued)*

To the extent the allocation of the lease payments can be made reliably, interest in leasehold land that is accounted for as an operating lease is presented as "prepaid lease payments for land" in the consolidated statement of financial position and is amortised over the lease term on a straight-line basis except for those that are classified and accounted for as investment properties under the fair value model. When the lease payments cannot be allocated reliably between the land and building elements, the entire lease is generally classified as a finance lease.

Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the entity's functional currency (foreign currencies) are recognised at the rates of exchanges prevailing at the dates of the transactions. At the end of the reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing at the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items, are recognised in profit or loss in the period in which they arise. Exchange differences arising on the retranslation of non-monetary items carried at fair value are included in profit or loss for the period.

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group's foreign operations are translated into the presentation currency of the Group (i.e. Hong Kong dollars) using exchange rates prevailing at the end of each reporting period. Income and expenses are translated at the average exchange rates for the year, unless exchange rates fluctuate significantly during the period, in which case the exchange rates prevailing at the dates of transactions are used. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity under the heading of foreign currency translation reserve.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from "profit before taxation" as reported in the consolidated statement of profit or loss because items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

3. SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Taxation *(Continued)*

Deferred tax liabilities are recognised for taxable temporary differences arising on investments in subsidiaries, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at the end of the reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

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

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

For the purposes of measuring deferred taxes for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered entirely through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale.

Current and deferred tax are recognised in profit or loss, except when it relates to items that are recognised in other comprehensive income or directly to equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

Borrowing costs

Borrowing costs directly attribute to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

Retirement benefit costs

Payments to the Group's Mandatory Provident Fund Scheme and other defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions.

4. CRITICAL ACCOUNTING JUDGMENT AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, which are described in note 3, management is required to make judgments, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Critical judgment in applying accounting policies

The following is the critical judgment, apart from those involving estimations (see below), that management has made in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised in the consolidated financial statements.

Deferred taxation on investment properties

For the purposes of measuring deferred taxes arising from investment properties that are measured using the fair value model, the directors have reviewed the Group's investment property portfolios and concluded that the Group's investment properties are not held under a business model whose objective is to consume substantially all of the economic benefits embodied in the investment properties over time. Therefore, in measuring the Group's deferred taxation on investment properties, the directors of the Company have determined that the presumption that the carrying amounts of investment properties measured using the fair value model are recovered entirely through sale is not rebutted. The Group has not recognised deferred taxes on changes in fair value of investment properties located in Hong Kong and the United Kingdom (the "UK") as the Group is not subject to income taxes on disposal of its investment properties.

Key sources of estimation uncertainty

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

Investment properties and its valuation process

As described in note 16, investment properties are stated at fair value based on the valuation performed by independent professional valuers. In determining the fair value, the valuers have used a method of valuation which involves certain estimates. In relying on the valuation reports, the management has exercised their judgment and are satisfied that the method of valuation and the key inputs, including capitalisation rates and market rents, are reflective of the current market conditions. If there are changes in the assumptions used for the valuations, the fair value of the investment properties will change in future. As at 31st December, 2017, the carrying amount of investment properties is HK$1,055,800,000 (2016: HK$927,250,000).

In estimating the fair value of investment properties, the Group uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Group looks for other appropriate valuation techniques and inputs for fair value measurement.

The Group uses valuation techniques that include inputs that are not based on observable market data to estimate the fair value of investment properties. Note 16 provides detailed information about the valuation techniques, inputs and key assumptions used in the determination of the fair value of investment properties.

4. CRITICAL ACCOUNTING JUDGMENT AND KEY SOURCES OF ESTIMATION UNCERTAINTY *(Continued)*

Key sources of estimation uncertainty *(Continued)*

Taxation

As at 31st December, 2017, a deferred tax asset of HK$7,816,000 (2016: HK$8,076,000) in relation to unused tax losses has been recognised as set out in note 24. No deferred tax asset has been recognised on the remaining tax losses of HK$23,450,000 (2016: HK$21,917,000) as it is not probable that taxable profit will be available against which the tax losses can be utilised. The realisability of the deferred tax asset mainly depends on whether sufficient future profits or taxable temporary differences will be available in the future. In cases where the actual future profits generated are more or less than expected, a material recognition or reversal of deferred tax assets may arise, which would be recognised in profit or loss for the period in which such a change takes place.

5. REVENUE

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

	2017	2016
	HK$'000	*HK$'000*
Income from operation of hotels	**483,744**	443,990
Income from property rental	**34,224**	20,743
Dividend income	**4,464**	11,600
	522,432	476,333

6. SEGMENT INFORMATION

HKFRS 8 "Operating Segments" requires operating and reportable segments to be identified on the basis of internal reports about components of the Group that are regularly reviewed by the chief operating decision maker, Chairman of the Company, for the purpose of allocating resources to segments and assessing their performance. No operating segments identified by the chief operating decision maker have been aggregated in arriving at the reportable segments of the Group.

The Group's operating and reportable segments under HKFRS 8 are therefore 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 is reported below.

6. SEGMENT INFORMATION *(Continued)*

Segment revenue and results

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

	Segment revenue Year ended 31st December,		Segment profit Year ended 31st December,	
	2017	2016	**2017**	2016
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*
Hospitality services	**483,744**	443,990	**161,966**	127,181
– Best Western Plus Hotel Kowloon	**62,232**	57,360	**14,808**	12,488
– Best Western Plus Hotel Hong Kong	**81,600**	73,989	**35,215**	27,564
– Magnificent International Hotel, Shanghai	**22,857**	21,455	**6,741**	4,667
– Best Western Hotel Causeway Bay	**64,922**	59,319	**19,384**	13,905
– Best Western Hotel Harbour View	**97,048**	87,199	**41,028**	32,494
– Best Western Grand Hotel	**106,054**	100,671	**28,629**	24,272
– Grand City Hotel	**49,031**	43,997	**16,161**	11,791
Property investment	**34,224**	20,743	**84,424**	25,968
– Shops	**2,724**	4,346	**2,724**	4,346
– Hotel	**31,500**	16,397	**81,700**	21,622
Securities investment	**4,464**	11,600	**4,464**	11,600
	522,432	476,333	**250,854**	164,749
Other income and expenses and gains and losses			**(18,120)**	31,284
Central administration costs and directors' emoluments			**(38,989)**	(33,683)
Finance costs			**(11,085)**	(9,123)
Profit before taxation			**182,660**	153,227

The accounting policies of the operating and reportable segments are the same as the Group's accounting policies described in note 3. 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 years.

6. SEGMENT INFORMATION *(Continued)*

Segment assets and liabilities

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

	2017	2016
	HK$'000	*HK$'000*
Segment assets		
Hospitality services	**2,700,856**	2,745,817
– Best Western Plus Hotel Kowloon	**301,884**	294,785
– Best Western Plus Hotel Hong Kong	**323,903**	327,389
– Magnificent International Hotel, Shanghai	**77,172**	73,428
– Best Western Hotel Causeway Bay	**338,392**	349,397
– Best Western Hotel Harbour View	**509,464**	515,305
– Best Western Grand Hotel	**749,007**	779,456
– Grand City Hotel	**401,034**	406,057
Property investment	**1,056,444**	927,250
– Shops	**211,000**	211,000
– Hotel	**845,444**	716,250
Securities investment	**378,637**	357,338
Total segment assets	**4,135,937**	4,030,405
Unallocated assets	**690,259**	570,966
Consolidated assets	**4,826,196**	4,601,371

6. SEGMENT INFORMATION *(Continued)*

Segment assets and liabilities *(Continued)*

	2017	2016
	HK$'000	*HK$'000*
Segment liabilities		
Hospitality services	**23,649**	30,496
– Best Western Plus Hotel Kowloon	**6,698**	5,899
– Best Western Plus Hotel Hong Kong	**3,618**	4,602
– Magnificent International Hotel, Shanghai	**1,296**	1,113
– Best Western Hotel Causeway Bay	**2,599**	3,239
– Best Western Hotel Harbour View	**3,732**	5,240
– Best Western Grand Hotel	**4,349**	6,745
– Grand City Hotel	**1,357**	3,658
Property investment	**1,602**	10,525
– Shops	**1,547**	2,040
– Hotel	**55**	8,485
Securities investment	**2**	2
Total segment liabilities	**25,253**	41,023
Unallocated liabilities	**839,670**	790,355
Consolidated liabilities	**864,923**	831,378

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, amounts due to immediate holding company and ultimate holding company, bank loans and current and deferred tax liabilities.

6. SEGMENT INFORMATION *(Continued)*

Other segment information

	Depreciation of property, plant and equipment and release of prepaid lease payments for land Year ended 31st December,		Additions to non-current assets *(Note)* Year ended 31st December,		Increase in fair value of investment properties Year ended 31st December,		Gain on disposal of available-for-sale investments Year ended 31st December,	
	2017	2016	**2017**	2016	**2017**	2016	**2017**	2016
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*	***HK$'000***	*HK$'000*	***HK$'000***	*HK$'000*
Amounts included in the measure of segment profit or loss or segment assets:								
Hospitality services	**72,628**	71,209	**22,326**	15,956	**–**	–	**–**	–
– Best Western Plus Hotel Kowloon	**12,667**	10,478	**20,369**	9,128	**–**	–	**–**	–
– Best Western Plus Hotel Hong Kong	**3,701**	3,644	**720**	695	**–**	–	**–**	–
– Magnificent International Hotel, Shanghai	**2,701**	2,470	**45**	247	**–**	–	**–**	–
– Best Western Hotel Causeway Bay	**11,294**	11,552	**696**	131	**–**	–	**–**	–
– Best Western Hotel Harbour View	**6,307**	7,029	**250**	66	**–**	–	**–**	–
– Best Western Grand Hotel	**30,170**	30,269	**93**	128	**–**	–	**–**	–
– Grand City Hotel	**5,788**	5,767	**153**	5,561	**–**	–	**–**	–
Property investment	**–**	–	**–**	805,706	**50,200**	5,225	**–**	–
– Shops	**–**	–	**–**	–	**–**	–	**–**	–
– Hotel	**–**	–	**–**	805,706	**50,200**	5,225	**–**	–
Securities investment	**–**	–	**–**	–	**–**	–	**–**	564
	72,628	71,209	**22,326**	821,662	**50,200**	5,225	**–**	564

Note: Additions to non-current assets excluded available-for-sale investments.

6. SEGMENT INFORMATION *(Continued)*

Geographical information

The Group's operations are located in Hong Kong, the People's Republic of China (the "PRC") and the UK.

The following is an analysis of the Group's revenue primarily by geographical markets based on location of assets:

	2017	2016
	HK$'000	*HK$'000*
Hong Kong	**468,075**	438,481
The PRC	**22,857**	21,455
The UK	**31,500**	16,397
	522,432	476,333

The following is an analysis of the Group's non-current assets by geographical location of the assets:

	Non-current assets *(Note)*	
	2017	2016
	HK$'000	*HK$'000*
Hong Kong	**2,889,617**	2,922,640
The PRC	**75,481**	72,029
The UK	**844,800**	716,250
	3,809,898	3,710,919

Note: Non-current assets excluded available-for-sale investments.

Information about major customers

There were no customers individually contributing over 10% of the total sale amounts for both years.

6. SEGMENT INFORMATION *(Continued)*

Revenue from major services

Analysis of the Group's revenue from its major services are set out as below:

	2017	2016
	HK$'000	*HK$'000*
Room revenue	**460,687**	423,118
Food and beverage	**21,086**	18,430
Property rental income	**34,224**	20,743
Dividend income	**4,464**	11,600
Others	**1,971**	2,442
	522,432	476,333

7. OTHER INCOME AND EXPENSES AND GAINS AND LOSSES

	2017	2016
	HK$'000	*HK$'000*
Other income and expenses and gains and losses comprise:		
Interest income from bank deposits	**2,608**	1,602
Exchange (loss) gain	**(21,094)**	29,118
Gain on disposal of available-for-sale investments	**–**	564
Management fee income	**325**	–
Others	**41**	–
	(18,120)	31,284

8. FINANCE COSTS

	2017	2016
	HK$'000	*HK$'000*
Interests on:		
Bank loans	**11,080**	8,511
Amount due to immediate holding company *(note 29(b))*	**4**	599
Amount due to ultimate holding company *(note 29(c))*	**1**	13
	11,085	9,123

9. PROFIT BEFORE TAXATION

	2017	2016
	HK$'000	*HK$'000*
Profit before taxation has been arrived at after charging (crediting):		
Auditor's remuneration	**2,507**	2,473
Staff costs including directors' emoluments	**168,414**	163,097
Depreciation of property, plant and equipment	**78,259**	76,128
Loss on disposal of property, plant and equipment	**42**	141
Release of prepaid lease payments for land	**862**	795
Operating lease rental in respect of rented equipment	**3,726**	3,731
Gross rental income from investment properties	**(34,224)**	(20,743)
Less: Direct operating expenses incurred for investment properties that generated rental income during the year	**–**	–
	(34,224)	(20,743)

10. DIRECTORS', CHIEF EXECUTIVE'S AND EMPLOYEES' EMOLUMENTS

(a) Directors' and Chief Executive's emoluments

The emoluments paid or payable to the Company's directors are as follows:

	Year ended 31st December, 2017				
	Directors' fees *HK$'000*	Basic salaries, allowances and benefits-in-kind *HK$'000*	Performance related bonus payments *HK$'000*	Contributions to retirement benefits schemes *HK$'000*	Total *HK$'000*
Executive Directors					
Mr. William Cheng Kai Man	–	**5,866**	**1,143**	**18**	**7,027**
Mr. Albert Hui Wing Ho	–	**808**	**576**	**18**	**1,402**
Madam Kimmy Lau Kam May (appointed on 29th August, 2017)	–	**352**	–	**6**	**358**
Madam Ng Yuet Ying (appointed on 29th August, 2017)	–	**238**	**60**	**6**	**304**
Non-executive Director					
Madam Mabel Lui Fung Mei Yee	**17**	–	–	–	**17**
Independence Non-executive Directors					
Mr. Vincent Kwok Chi Sun	**53**	–	–	–	**53**
Mr. Chan Kim Fai	**49**	–	–	–	**49**
Mr. Lam Kwai Cheung (appointed on 16th June, 2017)	**27**	–	–	–	**27**
Mr. Hui Kin Hing (resigned on 16th June, 2017)	**23**	–	–	–	**23**
	169	**7,264**	**1,779**	**48**	**9,260**

	Year ended 31st December, 2016				
	Directors' fees *HK$'000*	Basic salaries, allowances and benefits-in-kind *HK$'000*	Performance related bonus payments *HK$'000*	Contributions to retirement benefits schemes *HK$'000*	Total *HK$'000*
Executive Directors					
Mr. William Cheng Kai Man	–	4,956	992	18	5,966
Mr. Albert Hui Wing Ho	–	732	576	18	1,326
Non-executive Director					
Madam Mabel Lui Fung Mei Yee	17	–	–	–	17
Independence Non-executive Directors					
Mr. Vincent Kwok Chi Sun	53	–	–	–	53
Mr. Chan Kim Fai	50	–	–	–	50
Mr. Hui Kin Hing	50	–	–	–	50
	170	5,688	1,568	36	7,462

10. DIRECTORS', CHIEF EXECUTIVE'S AND EMPLOYEES' EMOLUMENTS *(Continued)*

(a) Directors' and Chief Executive's emoluments *(Continued)*

Mr. William Cheng Kai Man is also the Chief Executive of the Company and his emoluments disclosed above include those for services rendered by him as the Chief Executive.

No directors waived any emoluments in the years ended 31st December, 2017 and 2016.

The performance related bonus payments payable to the executive directors are determined based on the performance of the individual directors.

During the years ended 31st December, 2017 and 2016, no emolument was paid to the directors as an inducement to join or upon joining the Group or as compensation for loss of office.

(b) Employees' emoluments

Of the five individuals in the Group with the highest emoluments, two (2016: two) were directors of the Company whose emoluments are included above. The emoluments of the remaining three (2016: three) individuals are as follows:

	2017	2016
	HK$'000	*HK$'000*
Basic salaries, allowances and benefits-in-kind	**2,413**	2,562
Performance related bonus payments	**560**	463
Contributions to retirement benefits schemes	**54**	54
	3,027	3,079

The emoluments were within the following bands:

	Number of individuals	
	2017	2016
HK$500,001 to HK$1,000,000	**2**	1
HK$1,000,001 to HK$1,500,000	**1**	2
	3	3

11. INCOME TAX EXPENSE

	2017	2016
	HK$'000	*HK$'000*
The taxation charge comprises:		
Current tax		
Hong Kong	**23,175**	19,188
The PRC	**1,605**	998
The UK	**4,650**	466
	29,430	20,652
Overprovision in prior years		
Hong Kong	**(154)**	(142)
	29,276	20,510
Deferred tax	**1,210**	(507)
	30,486	20,003

Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profits for both years.

Under the Law of the People's Republic of China on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25% from 1st January, 2008 onwards.

Under the United Kingdom Tax Law, the tax rate of the subsidiary operating in the UK is 20%.

According to a joint circular of the Ministry of Finance and State Administration of Taxation – Cai Shui [2008] No. 1, starting from 1st January, 2008, 10% withholding income tax will be imposed on dividends related to profits earned by the companies established in the PRC in the calendar year 2008 onwards, being declared to their foreign shareholders pursuant to Articles 3 and 6 of the EIT Law, and Article 17 of the Implementation Rules of the EIT Law. Deferred tax liabilities on the temporary differences attributable to the undistributed profits earned by the Company's PRC subsidiary of HK$2,685,000 (2016: HK$2,206,000) were recognised as at 31st December, 2017.

11. INCOME TAX EXPENSE *(Continued)*

The taxation expense for the year can be reconciled to profit before taxation as follows:

	2017	2016
	HK$'000	*HK$'000*
Profit before taxation	**182,660**	153,227
Tax at the Hong Kong Profits Tax rate of 16.5% (2016: 16.5%)	**30,139**	25,282
Tax effect of expenses not deductible for tax purpose	**9,846**	4,584
Tax effect of income not taxable for tax purpose	**(10,889)**	(10,034)
Overprovision in prior years	**(154)**	(142)
Tax effect of tax losses not recognised	**79**	93
Utilisation of tax losses previously not recognised	**(165)**	(151)
Effect of different tax rates of subsidiaries operating in other jurisdictions	**1,365**	29
Deferred tax liabilities arising on undistributed profits of a PRC subsidiary	**479**	296
Others	**(214)**	46
Income tax expense	**30,486**	20,003

12. DIVIDENDS

	2017	2016
	HK$'000	*HK$'000*
Dividends recognised as distribution during the year:		
Final dividend in respect of the year ended 31st December, 2016 of HK0.563 cent (2016: Final dividend in respect of the year ended 31st December, 2015 of HK0.5 cent) per share was paid to shareholders	**50,372**	44,735
Interim dividend in respect of the six months ended 30th June, 2017 of HK0.077 cent (2016: Interim dividend in respect of the six months ended 30th June, 2016 of HK0.077 cent) per share payable to shareholders	**6,889**	6,889
	57,261	51,624

The final dividend in respect of the year ended 31st December, 2017 of HK0.627 cent per share amounting to HK$56,098,000 has been proposed by the directors and is subject to approval by the shareholders in the forthcoming annual general meeting.

13. EARNINGS PER SHARE

The calculation of the basic earnings per share is based on the profit for the year attributable to the owners of the Company of HK$152,174,000 (2016: HK$133,224,000) and on 8,947,051,000 shares (2016: 8,947,051,000) in issue during the year.

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

14. PROPERTY, PLANT AND EQUIPMENT

	Leasehold land and buildings *HK$'000*	Leasehold land and hotel buildings *HK$'000*	Furniture, fixtures and equipment *HK$'000*	Others *HK$'000*	Total *HK$'000*
COST					
At 1st January, 2016	62,292	2,905,988	103,671	27,489	3,099,440
Exchange realignment	–	(4,680)	(186)	(8)	(4,874)
Additions	–	5,518	1,982	859	8,359
Transfer from properties under development	–	103,440	–	–	103,440
Disposals	–	–	(160)	(397)	(557)
At 31st December, 2016	62,292	3,010,266	105,307	27,943	3,205,808
Exchange realignment	–	5,227	225	26	5,478
Additions	–	–	3,717	1,777	5,494
Acquisition of a subsidiary *(note 32)*	19,905	–	–	–	19,905
Transfer from properties under development	–	–	600	–	600
Disposals	–	–	(28)	(463)	(491)
At 31st December, 2017	**82,197**	**3,015,493**	**109,821**	**29,283**	**3,236,794**
DEPRECIATION					
At 1st January, 2016	9,924	356,873	60,976	4,388	432,161
Exchange realignment	–	(1,507)	(72)	(9)	(1,588)
Provided for the year	1,543	61,612	7,461	5,512	76,128
Eliminated on disposals	–	–	(103)	(192)	(295)
At 31st December, 2016	11,467	416,978	68,262	9,699	506,406
Exchange realignment	–	1,643	196	22	1,861
Provided for the year	2,077	64,103	6,444	5,635	78,259
Eliminated on disposals	–	–	(17)	(128)	(145)
At 31st December, 2017	**13,544**	**482,724**	**74,885**	**15,228**	**586,381**
CARRYING AMOUNTS					
At 31st December, 2017	**68,653**	**2,532,769**	**34,936**	**14,055**	**2,650,413**
At 31st December, 2016	50,825	2,593,288	37,045	18,244	2,699,402

14. PROPERTY, PLANT AND EQUIPMENT *(Continued)*

Note: Leasehold land and buildings are situated on land in Hong Kong.

The above items of property, plant and equipment are depreciated on a straight-line basis at the following rates per annum:

Leasehold land	Over the remaining term of land lease
Hotel buildings and buildings	50 years or over the remaining term of land lease, whichever is shorter
Furniture, fixtures and equipment	4% – 33%
Others	20%

15. PREPAID LEASE PAYMENTS FOR LAND

The prepaid lease payments represent the land in the PRC on medium-term leases and are analysed for reporting purposes as:

	2017	2016
	HK$'000	*HK$'000*
Non-current asset	**29,528**	27,898
Current asset	**862**	795
	30,390	28,693

16. INVESTMENT PROPERTIES

	2017	2016
	HK$'000	*HK$'000*
FAIR VALUE		
At the beginning of the year	**927,250**	260,000
Additions	**–**	805,706
Exchange realignment	**78,350**	(94,681)
Increase in fair value recognised in profit or loss	**50,200**	5,225
Transfer to properties under development	**–**	(49,000)
At the end of the year	**1,055,800**	927,250

16. INVESTMENT PROPERTIES *(Continued)*

The fair values of the Group's investment properties as at 31st December, 2017 and 2016 have been arrived at on the basis of a valuation carried out on that date by Cushman & Wakefield Limited (formerly known as DTZ Cushman & Wakefield Limited) and Allsop LLP, independent qualified professional valuers which are not connected with the Group. The valuation reports on these properties are signed by a director of Cushman & Wakefield Limited who is a member of The Hong Kong Institute of Surveyors and a partner of Allsop 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$950 million (2016: HK$927 million) were rented out under operating leases at the end of the reporting period. Outgoing expenses for investment properties that are not generating income during the year are insignificant.

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.

Key inputs used to determine fair values are as follows:

(a) Capitalisation rate

It is estimated based on market lease over market value on comparables. The higher the capitalisation rates used, the lower the fair values of the investment properties would be. The market capitalisation rates of 3% (2016: 3%) and 4% (2016: 4%) are adopted for shops of hotels located in Hong Kong and a hotel property in the UK respectively.

(b) Market rent

It is estimated based on the market lease comparable. The higher the market rent used, the higher the fair values of the investment properties would be. The average monthly rental of ranging from HK$53.66 to HK$232.42 per square feet (2016: ranging from HK$53.66 to HK$232.42 per square feet) and £2.22 per square feet (2016: £1.96 per square feet) are adopted for shops of hotels located in Hong Kong and a hotel property located in the UK respectively.

The Group's investment properties are commercial property units located in Hong Kong and hotel property in the UK and are at Level 3 of the fair value hierarchy as at 31st December, 2017 and 2016.

There were no transfers into or out of Level 3 during both years.

17. PROPERTIES UNDER DEVELOPMENT

	2017	2016
	HK$'000	*HK$'000*
At cost		
At the beginning of the year	**56,369**	102,981
Additions	**18,388**	7,828
Transfer from investment properties	**–**	49,000
Transfer to property, plant and equipment	**(600)**	(103,440)
At the end of the year	**74,157**	56,369

During the year ended 31st December, 2015, the Group redeveloped certain shops in Best Western Plus Hotel Kowloon into hotel rooms. The management of the Group considers that there was a change in use for those shops which were classified as investment properties. The investment properties were transferred to properties under development. The change in use was evidenced by the commencement of development with a view to owner-occupation. Upon the completion of redevelopment of individual hotel rooms, the relevant amount is transferred to property, plant and equipment. At the end of the reporting period, the amount represents the redevelopment work in progress.

18. AVAILABLE-FOR-SALE INVESTMENTS

	2017	2016
	HK$'000	*HK$'000*
Listed equity securities in Hong Kong at fair value *(Note a)*	**375,475**	354,176
Unlisted equity investments, at cost *(Note b)*	**1,895**	1,895
	377,370	356,071

Notes:

(a) The fair value of listed equity securities is determined by reference to quoted market bid price from the Hong Kong Stock Exchange.

The Group's non-current equity securities listed in Hong Kong include approximately 11.75% (2016: 11.75%) interest in Shun Ho Property and approximately 20.57% (2016: 20.57%) interest in Shun Ho Holdings, both are public companies incorporated and listed in Hong Kong.

The Company is a subsidiary of Shun Ho Property and Shun Ho Holdings. Under the Hong Kong Companies Ordinance, companies within the Group who are shareholders of Shun Ho Property and Shun Ho Holdings have no right to vote at meetings of Shun Ho Property and Shun Ho Holdings. The directors are of the opinion that the Group is not in a position to exercise significant influence over Shun Ho Property and Shun Ho Holdings, accordingly, the results of Shun Ho Property and Shun Ho Holdings have not been accounted for on an equity basis.

(b) The unlisted equity investments are measured at cost less impairment at the end of each reporting period because the range of reasonable fair value estimates is so significant that the directors of the Company are of the opinion that their fair values cannot be measured reliably.

19. TRADE AND OTHER RECEIVABLES

	2017	2016
	HK$'000	*HK$'000*
Trade receivables	**19,647**	18,641
Other receivables	**1,680**	1,596
	21,327	20,237

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:

	2017	2016
	HK$'000	*HK$'000*
Not yet due	**18,723**	17,698
Overdue:		
0 – 30 days	**865**	758
31 – 60 days	**57**	179
61 – 90 days	**2**	6
	19,647	18,641

Before accepting any new customer, the Group has assessed the potential customer's credit quality and defined credit rating limits. 95% (2016: 95%) of the trade receivables are neither past due nor impaired, and no impairment has been made to these trade receivables, as the directors believe that the amounts are with good credit quality.

Included in the Group's trade receivables balance are debtors with aggregate carrying amount of HK$924,000 (2016: HK$943,000) which are past due at the end of the reporting period for which the Group has not provided for impairment loss, by taking into account the past default experience. The Group does not hold any collaterals over these balances.

The concentration of credit risk is limited due to the customer base being large and unrelated. Accordingly, the directors of the Company believe that there is no further credit provision required.

Aging of trade receivables which are past due but not impaired

	2017	2016
	HK$'000	*HK$'000*
Overdue:		
0 – 30 days	**865**	758
31 – 60 days	**57**	179
61 – 90 days	**2**	6
	924	943

20. PLEDGED BANK DEPOSIT/BANK BALANCES AND CASH

As at 31st December, 2016, the pledged bank deposit carried interest at prevailing deposit interest rate at 0.02% per annum and represented a deposit pledged to a bank to secure short-term banking facilities granted to the Group. The pledged bank deposit has been released upon the repayment of the aforementioned secured bank loan during the year ended 31st December, 2017.

Bank balances carry interest at prevailing deposit interest rates ranging from 0.001% to 1.35% (2016: 0.001% to 1.35%) per annum.

21. TRADE AND OTHER PAYABLES AND ACCRUALS

	2017	2016
	HK$'000	*HK$'000*
Trade payables	**3,532**	3,194
Other payables and accruals *(Note)*	**20,274**	24,376
	23,806	27,570

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:

	2017	2016
	HK$'000	*HK$'000*
0 – 30 days	**3,289**	2,291
31 – 60 days	**239**	64
61 – 90 days	**4**	839
	3,532	3,194

The credit period on purchase of goods is up to 30 days. The Group has financial risk management policies in place to ensure that all payables within credit timeframe.

Note: As at 31st December, 2017, the other payables and accruals include construction costs payable of HK$2,502,000 (2016: HK$644,000).

22. BANK LOANS

	2017	2016
	HK$'000	*HK$'000*
Secured bank loans	**721,740**	683,786
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	**21,386**	315,993
Not repayable within one year from the end of the reporting period	**317,646**	–
	339,032	315,993
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	**229,610**	163,824
Not repayable within one year from the end of the reporting period shown under current liabilities	**153,098**	203,969
	382,708	367,793
	721,740	683,786
Amounts shown under current liabilities	**404,094**	683,786
Amounts shown under non-current liabilities	**317,646**	–
	721,740	683,786

All the Group's bank loans are floating rate borrowings. The bank loans are secured over certain of the Group's assets as disclosed in note 27. Effective interest rate is 1.58% (2016: 1.52%) per annum.

23. SHARE CAPITAL

	Number of shares *'000*	Amount *HK$'000*
Ordinary shares		
Issued and fully paid:		
At 1st January, 2016, 31st December, 2016 and 2017	8,947,051	841,926

24. DEFERRED TAX LIABILITIES/ASSET

For the purpose of presentation in the consolidated statement of financial position, certain deferred tax liabilities and asset have been offset. The following are the deferred tax liabilities (asset) recognised and movements thereon during the current and prior reporting periods:

	Business combination *HK$'000*	**Accelerated tax depreciation** *HK$'000*	**Withholding tax** *HK$'000*	**Tax losses** *HK$'000*	**Total** *HK$'000*
At 1st January, 2016	25,736	73,305	1,910	(7,657)	93,294
(Credit) charge to profit or loss	(761)	377	296	(419)	(507)
At 31st December, 2016	24,975	73,682	2,206	(8,076)	92,787
(Credit) charge to profit or loss	(761)	1,232	479	260	1,210
At 31st December, 2017	**24,214**	**74,914**	**2,685**	**(7,816)**	**93,997**

At the end of the reporting period, the Group has unused tax losses of HK$70,820,000 (2016: HK$70,862,000) available to offset against future profits. A deferred tax asset has been recognised in respect of such losses to the extent of HK$47,370,000 (2016: HK$48,945,000). No deferred tax asset has been recognised in respect of the remaining tax losses of HK$23,450,000 (2016: HK$21,917,000) due to the unpredictability of future profit streams. All the unrecognised tax losses may be carried forward indefinitely.

25. PROJECT/CAPITAL COMMITMENTS

As at 31st December, 2017, the Group had outstanding commitments contracted for but not provided in the consolidated financial statements in respect of expenditure on properties under development amounting to HK$400,000 (2016: HK$15,084,000).

26. OPERATING LEASE COMMITMENTS

The Group as lessor

Rental income from investment properties earned during the year amounting to HK$34,224,000 (2016: HK$20,743,000). The properties under leases have committed tenants for one year to twenty two years from the end of the reporting period without termination options granted to tenants.

At the end of the reporting period, the Group had contracted with tenants for the following future minimum lease payments under non-cancellable operating leases:

	2017	2016
	HK$'000	*HK$'000*
Within one year	**37,147**	33,712
More than one year but not more than five years	**134,352**	124,439
After five years	**545,659**	523,901
	717,158	682,052

The Group as lessee

At the end of the reporting period, the Group had commitments for the following future minimum lease payments under non-cancellable operating leases in respect of office and rented equipment:

	2017	2016
	HK$'000	*HK$'000*
Within one year	**1,559**	1,578
More than one year but not more than five years	**274**	537
	1,833	2,115

The leases are negotiated for term ranging from two to three years with monthly fixed rental.

Other than as disclosed above, the Group had no material lease commitments outstanding at the end of the reporting period.

27. PLEDGE OF ASSETS/REVENUE

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 31st December, 2017 of approximately HK$1,056 million (2016: HK$105 million) and HK$2,487 million (2016: HK$2,320 million), respectively;

(b) pledge of shares in certain subsidiaries with an aggregate net asset value as at 31st December, 2017 of approximately HK$517 million (2016: HK$407 million);

(c) there was no pledged bank deposit with carrying amount as at 31st December, 2017 (2016: approximately HK$173 million); and

(d) assignment of the Group's rentals and hotel revenue respectively.

28. RETIREMENT BENEFIT PLANS

The Group operates a Government Mandatory Provident Fund Scheme for all qualifying employees. The assets of the scheme are held separately from those of the Group in funds under the control of trustees. The Group contributes 5% of relevant payroll costs capped at HK$1,500 (2016: HK$1,500) per month of each individual employee to the scheme, which contribution is matched by employees.

The employees of the Company's subsidiary in the PRC are members of a state-managed retirement benefit scheme operated by the PRC government. The subsidiary is required to contribute certain percentage of payroll costs to the retirement benefit scheme to fund the benefits. The only obligation of the Group with respect to this retirement benefit scheme is to make the specified contributions.

The contributions paid and payable to the Government Mandatory Provident Fund Scheme and the state-managed retirement benefit scheme operated by the PRC government by the Group in respect of the year which were charged to profit or loss amounting to HK$6,585,000 (2016: HK$6,356,000).

29. RELATED PARTY TRANSACTIONS

Other than those disclosed in respective notes to the consolidated financial statements, the Group had the following transactions and balances with related parties during the year:

	2017	2016
	HK$'000	*HK$'000*
Shun Ho Property and its subsidiaries*		
Rental expenses *(Note a)*	**2,239**	2,177
Interest expenses on amount due from the Group *(Note b)*	**4**	599
Corporate management fee income for administrative facilities provided	**3,192**	2,907
Corporate management fee income for hotel operation services provided	**325**	–
Dividend paid/payable	**40,708**	36,701
Dividend received/receivable	**4,088**	4,538
Shun Ho Holdings		
Corporate management fee income for administrative facilities provided	**117**	100
Trillion Resources		
Interest expenses on amount due from the Group *(Note c)*	**1**	13
Compensation of key management personnel *(Note d)*	**9,260**	7,462

29. RELATED PARTY TRANSACTIONS *(Continued)*

	2017	2016
	HK$'000	*HK$'000*
Shun Ho Property and its subsidiaries*		
Amount due from the Group at the end of the reporting period *(Note b)*	**4,898**	4,898
Trillion Resources		
Amount due from the Group at the end of the reporting period *(Note c)*	**1,501**	–

* exclude the Company and its subsidiaries

Notes:

(a) No commitment arised from the lease rental from the immediate holding company.

(b) The amount due to immediate holding company was unsecured, carried interest at Hong Kong Interbank Offered Rate ("HIBOR") plus 4% per annum and repayable on demand. The interest-bearing portion was fully repaid during the year ended 31st December, 2017. The remaining-portion as at 31st December 2017 amounting to HK$4,898,000 (2016: HK$4,898,000) is unsecured, interest-free and repayable on 28th June, 2018.

(c) The amount due to ultimate holding company was unsecured, carried interest at HIBOR plus 4% (2016: HIBOR plus 4%) per annum and repayable on demand.

(d) The compensation of key management personnel comprised short-term and post employment benefits attributable to such personnel.

The remuneration of directors which are also the key management personnel of the Group during the year was as follows:

	2017	2016
	HK$'000	*HK$'000*
Short-term benefits	**9,212**	7,426
Post-employment benefits	**48**	36
	9,260	7,462

30. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY

	2017	2016
	HK$'000	*HK$'000*
NON-CURRENT ASSETS		
Property, plant and equipment	**1,100**	267
Investments in subsidiaries *(Note)*	**370,710**	352,516
Amounts due from subsidiaries	**2,489,497**	2,912,919
Available-for-sale investments	**1,895**	1,895
	2,863,202	3,267,597
CURRENT ASSETS		
Other receivables	**172**	91
Other deposits and prepayments	**828**	882
Tax recoverable	**823**	265
Pledged bank deposit	**–**	173,265
Bank balances and cash	**413,571**	163,253
	415,394	337,756
CURRENT LIABILITIES		
Other payables and accruals	**8,433**	12,777
Amount due to immediate holding company	**4,898**	4,898
Amount due to ultimate holding company	**1,501**	–
Amounts due to subsidiaries	**21,507**	144
Bank loan	**–**	315,993
	36,339	333,812
NET CURRENT ASSETS	**379,055**	3,944
TOTAL ASSETS LESS CURRENT LIABILITIES	**3,242,257**	3,271,541
CAPITAL AND RESERVES		
Share capital	**841,926**	841,926
Reserves	**2,400,226**	2,429,582
TOTAL EQUITY	**3,242,152**	3,271,508
NON-CURRENT LIABILITY		
Deferred tax liability	**105**	33
	3,242,257	3,271,541

Note: Investments in subsidiaries are included in the Company's statement of financial position at cost (including deemed capital contribution) less any identified impairment loss. The results of subsidiaries are accounted for by the Company on the basis of dividends received and receivable.

The Company's statement of financial position was approved and authorised for issue by the Board of Directors on 13th March, 2018 and is signed on its behalf by:

William CHENG Kai Man
DIRECTOR

Albert HUI Wing Ho
DIRECTOR

30. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY *(Continued)*

Movement in the Company's equity

	Share capital	Special capital reserve	Retained profits	Total
	HK$'000	*HK$'000* *(Note)*	*HK$'000*	*HK$'000*
At 1st January, 2016	841,926	612,477	1,813,623	3,268,026
Profit and total comprehensive income for the year	–	–	55,106	55,106
Final dividend for the year ended 31st December, 2015 paid	–	–	(44,735)	(44,735)
Interim dividend payable for the six months ended 30th June, 2016	–	–	(6,889)	(6,889)
At 31st December, 2016	841,926	612,477	1,817,105	3,271,508
Profit and total comprehensive income for the year	–	–	27,905	27,905
Final dividend for the year ended 31st December, 2016 paid	–	–	(50,372)	(50,372)
Interim dividend payable for the six months ended 30th June, 2017	–	–	(6,889)	(6,889)
At 31st December, 2017	**841,926**	**612,477**	**1,787,749**	**3,242,152**

Note: When sanctioning the reduction in the nominal value of the Company's shares in 1999, the High Court of the Hong Kong Special Administrative Region stipulated that the credit arising on the reduction be transferred to a special capital reserve, and that the reserve, which may be reduced by any increase in the issued share capital and share premium of the Company resulting from an issue of shares for cash or other new consideration or upon a capitalisation of distributable reserves, is not regarded as realised profit and distributable until all of the liabilities of the Company as at 22nd September, 1999, the date on which the reduction of share capital took effect, are settled. The liabilities of the Company at that date have not yet been fully settled as at 31st December, 2017, accordingly the special capital reserve is not considered distributable.

31. PARTICULARS OF PRINCIPAL SUBSIDIARIES

All the principal subsidiaries are incorporated and operating principally in Hong Kong except otherwise indicated. None of the subsidiaries had any debt securities outstanding as at 31st December, 2017 or at any time during the year.

Name of subsidiary	Paid up issued ordinary share/registered capital Number of shares 2017 & 2016	Share capital 2017 & 2016	Value of issued ordinary share/ registered capital held by 2017 Company %	2017 Subsidiaries %	2016 Company %	2016 Subsidiaries %	Principal activities
Babenna Limited ("Babenna")	2	HK$20	**100**	**–**	100	–	Investment holding
Beautiful Sky Investment Limited	2	HK$2	**100**	**–**	100	–	Hotel investment and operation and investment holding
Boutique Hotel Limited	2	HK$2	**100**	**–**	100	–	Hotel investment and operation
Grand View Hotel Limited ("Grand View")	2,500,000	HK$2,500,000	**–**	**100**	–	–	Hotel management
Harbour Rich Industrial Limited	10,000	HK$10,000	**–**	**100**	–	100	Property investment
Himson Enterprises Limited	2	HK$2	**100**	**–**	100	–	Hotel investment and operation
Houston Venture Limited	2	HK$2	**100**	**–**	100	–	Property investment
King Express Development Limited (iii)	1	HK$1	**100**	**–**	100	–	Property investment
Magnificent International Hotel Limited	2	HK$2	**100**	**–**	100	–	Hotel investment and operation
Mercury Fast Limited	2	HK$2	**100**	**–**	100	–	Securities dealings and investment holding
Pacific Rich International Limited ("Pacific Rich")	8	HK$8	**–**	**100**	–	–	Property investment
Shanghai Shun Ho (Lands Development) Limited (i)	1	US$1	**100**	**–**	100	–	Investment holding
上海順豪房地產發展有限公司 Shanghai Shun Ho Property Development Co., Ltd. (ii)	Registered capital	US$4,950,000	**–**	**100**	–	100	Hotel investment and operation
Shun Ho Capital Properties Limited (i)	1	US$1	**100**	**–**	100	–	Investment holding
Sino Money Investments Limited	10,000	HK$10,000	**–**	**100**	–	100	Hotel investment and operation
United Assets Company Limited	2,000,000	HK$2,000,000	**–**	**100**	–	100	Hotel investment and operation and investment holding

(i) Incorporated in the BVI and have no operation in Hong Kong.

(ii) Sino foreign co-operative company established and operating principally in the PRC.

(iii) Incorporated in Hong Kong and operating in the UK.

The directors are of the opinion that a complete list of the subsidiaries of the Company will be of excessive length and therefore the above list contains only the particulars of subsidiaries which principally affects the results or assets of the Group.

32. ACQUISITIONS OF SUBSIDIARIES

Acquisition of Pacific Rich

On 7th February, 2017, 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 year ended 31st December, 2017. The principal activity of Pacific Rich is holding a property located in Hong Kong and recognised as property, plant and equipment at the date of acquisition 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

On 19th June, 2017, Babenna entered into an agreement with its ultimate holding company for the acquisition of 100% equity interests in Grand View for a consideration of HK$1. The acquisition was completed during the year ended 31st December, 2017. Grand View acts as a hotel manager for a hotel owned by its immediate holding 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 amounting to approximately HK$302,000.

33. CAPITAL RISK MANAGEMENT

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balance. The Group's overall strategy remains unchanged from prior year.

The capital structure of the Group consists of net debts, which include the amounts due to immediate holding company and ultimate holding company disclosed in note 29, bank loans disclosed in note 22 (net of pledged bank deposit and bank balances and cash), and equity attributable to owners of the Company, comprising issued capital, retained profits and other reserves as disclosed in the consolidated statement of changes in equity.

The management of the Group reviews the capital structure periodically. As a part of this review, the management of the Group considers the cost of capital and the risks associated with each class of capital. Currently, the management uses long term funding to finance its acquisition of investment properties, expenditure on prepaid lease payments and properties under development to minimise the finance costs. The Group will balance its overall capital structure through the payment of dividends, as well as the issue of new debt or the redemption of existing debts.

There are no significant changes on the Group's approach to capital risk management during the year.

34. FINANCIAL INSTRUMENTS

(a) Categories of financial instruments

	2017	2016
	HK$'000	*HK$'000*
Financial assets		
Loans and receivables (including cash and cash equivalents)	**634,714**	529,728
Available-for-sale investments	**377,370**	356,071
	1,012,084	885,799
Financial liabilities		
Amortised cost	**743,886**	713,528

(b) Financial risk management objectives and policies

The management of the Group monitors and manages the financial risks relating to the operations of the Group through the monitoring procedures. These risks include market risk (including foreign currency risk, interest rate risk and other price risk), credit risk and liquidity risk. The management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

The Group does not enter into derivative financial instruments for hedging or speculative purpose.

There has been no significant change to the Group's exposure to market risks or the manner in which it manages and measures the risks.

(i) Foreign currency risk management

The carrying amounts of the Group's foreign currency denominated monetary assets and monetary liabilities at the end of the reporting period are as follows:

	Assets		Liabilities	
	2017	2016	2017	2016
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*
Group				
Pound Sterling ("GBP")	**29**	–	**–**	315,993

The following table details the Group's sensitivity to a 10% (2016: 10%) increase and decrease in Hong Kong dollars against the relevant foreign currencies. 10% (2016: 10%) is the sensitivity rate used when reporting foreign currency risk internally to key management personnel and represents management's assessment of the reasonably possible change in foreign exchange rate. The sensitivity analysis includes only outstanding foreign currency denominated monetary items and adjusts their translation at the period end for a 10% (2016: 10%) change in foreign currency rate. A positive number below indicates an increase in post-tax profit for the year where Hong Kong dollars weaken 10% (2016: 10%) against the relevant currency. For a 10% (2016: 10%) strengthening of Hong Kong dollars against the relevant currency, there would be an equal and opposite impact on the profit for the year, and the balances below would be negative.

34. FINANCIAL INSTRUMENTS *(Continued)*

(b) Financial risk management objectives and policies *(Continued)*

(i) ***Foreign currency risk management*** *(Continued)*

	2017	2016
	HK$'000	*HK$'000*
GBP	**(3)**	31,599

In management's opinion, the sensitivity analysis is unrepresentative of the inherent foreign exchange risk as the year end exposure does not reflect the exposure during the year.

(ii) ***Interest rate risk management***

The Group is exposed to cash flow interest rate risk in relation to bank balances, pledged bank deposit, amount due to ultimate holding company and bank loans which are subject to floating interest rate. The Group currently does not have any interest rate hedging policy. However, from time to time, if interest rate fluctuates significantly, appropriate measures would be taken to manage interest rate exposure. The Group's interest rate risk is mainly concentrated on the fluctuation of market interest rate on amount due to ultimate holding company and bank loans.

The Group's exposures to interest rates on financial liabilities are detailed in the liquidity risk management section of this note.

Interest rate sensitivity

The sensitivity analysis for the Group below has been determined based on the exposure to interest rates for non-derivative instruments including floating-rate amount due to ultimate holding company and bank loans at the end of the reporting period. For floating-rate financial instruments, the analysis is prepared assuming the amount of financial instruments are outstanding for the whole year. A 50 basis points (2016: 50 basis points) increase or decrease is used which represents management's assessment of the possible change in interest rate.

If interest rates had been 50 basis points (2016: 50 basis points) higher/lower and all other variables were held constant, the Group's post-tax profit for the year ended 31st December, 2017 would decrease/increase by approximately HK$3,020,000 (2016: HK$2,855,000). This is mainly attributable to the Group's exposure to interest rates on its floating-rate borrowings.

The effect on bank balances has not been taken into account in preparing the sensitivity analysis because the effect involved is not significant.

34. FINANCIAL INSTRUMENTS *(Continued)*

(b) Financial risk management objectives and policies *(Continued)*

(iii) Other price risk

The Group is exposed to other price risk arising from available-for-sale investments.

Other price sensitivity

The sensitivity analysis below have been determined based on the exposure to other price risk at the end of the reporting period. If the market price of the available-for-sale investments (excluding the available-for-sale investments carried at cost less impairment) had been 10% higher/lower while all other variables were held constant, securities revaluation reserve for the year ended 31st December, 2017 would increase/decrease by approximately HK$37,548,000 (2016: HK$35,418,000) for the Group, principally as a result of the changes in fair value of available-for-sale listed equity securities.

(iv) Credit risk management

The Group's maximum exposure to credit risk in the event of the counterparties' failure to perform their obligations as at 31st December, 2017 in relation to each class of recognised financial assets is the carrying amount of those assets as stated in the consolidated statement of financial position.

The Group's credit risk is primarily attributable to trade and other receivables and other deposits. In order to minimise the credit risk, the management of the Group has monitoring procedures to ensure that follow-up action is taken to recover overdue debts. In addition, the Group reviews the recoverable amount of each individual debt at the end of each reporting period to ensure that adequate impairment losses are made for irrecoverable amounts. In this regard, the directors of the Company consider that the Group's credit risk is significantly reduced.

The credit risk on bank balances is limited because the counterparties are a number of banks with high credit-ratings assigned by international credit-rating agencies or state-owned banks in the PRC.

The Group has no significant concentration of credit risk on trade and other receivables and other deposits, with exposure spread over a number of counterparties and customers.

(v) Liquidity risk management

In the management of the liquidity risk, the Group monitors and maintains a level of cash and cash equivalents deemed adequate by the management to finance the Group's operations and mitigate the effects of fluctuations in cash flows. The management monitors the utilisation of bank borrowings and ensures compliance with loan covenants.

At the end of the reporting period, the available banking facilities of the Group amounting to approximately HK$1,142 million (2016: HK$913 million), which was utilised to the extent of approximately HK$722 million (2016: HK$684 million).

The following tables detail the Group's remaining contractual maturity for its non-derivative financial liabilities based on agreed repayment terms. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. The table includes both interest and principal cash flows. To the extent that interest flows are floating rate, the undiscounted amount is derived from interest rate at the end of the reporting period.

34. FINANCIAL INSTRUMENTS *(Continued)*

(b) Financial risk management objectives and policies *(Continued)*

(v) Liquidity risk management (Continued)

Specifically, for term loans which contain a repayment on demand clause which can be exercised at the bank's sole discretion, the analysis shows the cash outflow based on the earliest period in which the entity can be required to pay, that is if the lenders were to invoke their unconditional rights to call the loans with immediate effect. The maturity analysis for other bank loans is prepared based on the scheduled repayment dates.

	Weighted average effective interest rate	**On demand or less than 1 month**	**1 – 3 months**	**3 months to 1 year**	**1 – 5 years**	**Total undiscounted cash flows**	**Carrying amount**
	%	***HK$'000***	***HK$'000***	***HK$'000***	***HK$'000***	***HK$'000***	***HK$'000***
2017							
Non-interest bearing	**–**	**13,756**	**–**	**6,889**	**–**	**20,645**	**20,645**
Bank loans – variable interest rate	**1.58**	**384,866**	**4,249**	**19,137**	**329,978**	**738,230**	**721,740**
Other variable interest rate instruments	**5.19**	**1,501**	**–**	**–**	**–**	**1,501**	**1,501**
		400,123	**4,249**	**26,026**	**329,978**	**760,376**	**743,886**
Non-interest bearing (rental deposits received)	**–**	**–**	**–**	**–**	**2,090**	**2,090**	**2,090**
		400,123	**4,249**	**26,026**	**332,068**	**762,466**	**745,976**

	Weighted average effective interest rate	On demand or less than 1 month	1 – 3 months	3 months to 1 year	1 – 5 years	Total undiscounted cash flows	Carrying amount
	%	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
2016							
Non-interest bearing	–	22,853	–	6,889	–	29,742	29,742
Bank loans – variable interest rate	1.52	367,793	315,993	–	–	683,786	683,786
		390,646	315,993	6,889	–	713,528	713,528
Non-interest bearing (rental deposits received)	–	123	623	–	1,880	2,626	2,626
		390,769	316,616	6,889	1,880	716,154	716,154

34. FINANCIAL INSTRUMENTS *(Continued)*

(b) Financial risk management objectives and policies *(Continued)*

(v) Liquidity risk management *(Continued)*

The table below summarises the maturity analysis of term loans with a repayment on demand clause based on agreed scheduled repayments set out in the loan agreements. The amounts include interest payments computed using contractual rates. As a result, these amounts were greater than the amounts disclosed in the "on demand or less than 1 month" time band in the maturity analysis contained in the table above. Taking into account the Group's financial position, the directors of the Company do not consider that it is probable that the banks will exercise its discretion to demand immediate repayment. The directors of the Company believe that such term loans will be repaid in accordance with the scheduled repayment dates set out in the loan agreements.

	Maturity Analysis – Term loans subject to a repayment on demand clause based on scheduled repayments					
	Less than 1 month	1 – 3 months	3 months to 1 year	1 – 5 years	Over 5 years	Total undiscounted cash flows
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
2017	**3,867**	**7,620**	**226,450**	**135,670**	**28,965**	**402,572**
2016	3,512	6,999	160,005	175,161	39,936	385,613

The amounts included above for variable interest rate instruments for non-derivative financial liabilities are subject to change if changes in variable interest rates differ from those estimates of interest rates determined at the end of the reporting period.

34. FINANCIAL INSTRUMENTS *(Continued)*

(c) Fair values of financial instruments

The fair values of financial assets and financial liabilities are determined as follows:

- the fair values of financial assets with standard terms and conditions and traded in active liquid markets are determined with reference to quoted market bid prices; and
- the fair values of other financial assets and financial liabilities are determined in accordance with generally accepted pricing models based on discounted cash flow analysis.

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).

Financial asset	**2017**	2016	**Fair value hierarchy**	**Valuation technique(s) and key input(s)**
	HK$'000	*HK$'000*		
Listed equity securities classified as available-for-sale investments	**375,475**	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 other financial assets and financial liabilities recorded at amortised cost in the consolidated financial statements approximate their fair values.

35. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

The table below details changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Group's consolidated statement of cash flows as cash flows from financing activities.

	Interest payable (included in other payables)	**Bank loans**	**Dividend payable (included in other payables)**	**Amount due to immediate holding company**	**Amount due to ultimate holding company**	**Total**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*	*HK$'000*
At 1st January, 2017	218	683,786	1,992	4,898	–	690,894
Financing cash inflows	–	447,025	–	621	1,501	449,147
Financing cash outflows	(10,953)	(441,953)	(16,553)	(41,329)	–	(510,788)
Dividend declared	–	–	16,553	40,708	–	57,261
Interest expenses	11,085	–	–	–	–	11,085
Foreign exchange translations	–	32,882	–	–	–	32,882
At 31st December, 2017	**350**	**721,740**	**1,992**	**4,898**	**1,501**	**730,481**

CONSOLIDATED RESULTS

	For the year ended 31st December,				
	2013	2014	2015	2016	**2017**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	***HK$'000***
Revenue	688,736	648,423	507,772	476,333	**522,432**
Operating profit and profit before taxation	688,645	969,124	176,853	153,227	**182,660**
Income tax expense	(62,514)	(54,240)	(31,152)	(20,003)	**(30,486)**
Profit before non-controlling interests	626,131	914,884	145,701	133,224	**152,174**
Non-controlling interests	(3,361)	(9,212)	(1,645)	–	**–**
Profit for the year	622,770	905,672	144,056	133,224	**152,174**

CONSOLIDATED NET ASSETS

	As 31st December,				
	2013	2014	2015	2016	**2017**
	HK$'000	*HK$'000*	*HK$'000*	*HK$'000*	***HK$'000***
Property, plant and equipment	2,381,561	2,324,497	2,667,279	2,699,402	**2,650,413**
Prepaid lease payments for land (non-current portion)	35,014	33,440	30,765	27,898	**29,528**
Investment properties	3,064,000	3,082,700	260,000	927,250	**1,055,800**
Properties under development	263,276	382,339	102,981	56,369	**74,157**
Other non-current assets	217,186	257,036	485,398	356,071	**377,370**
Net current (liabilities) assets	(391,974)	347,860	345,395	(202,330)	**187,738**
Non-current bank loans	–	–	–	–	**(317,646)**
Non-current rental deposits received	(25,762)	(33,724)	(2,654)	(1,880)	**(2,090)**
Deferred lax liabilities	(108,327)	(117,530)	(93,294)	(92,787)	**(93,997)**
Non-controlling interests	(144,539)	(117,772)	–	–	**–**
Net assets attributable to owners of the Company	5,290,435	6,158,846	3,795,870	3,769,993	**3,961,273**

Major Properties

HOTEL PROPERTIES

Location	Type of use	Lease term	Group's attributable interest
Best Western Plus Hotel Hong Kong No. 308 Des Voeux Road West Hong Kong	Hotel	Long lease	100%
Best Western Plus Hotel Kowloon Nos. 73-75 Chatham Road South Tsimshatsui, Kowloon	Hotel	Medium-term lease	100%
Best Western Grand Hotel No. 23 Austin Avenue Tsimshatsui Kowloon, Hong Kong	Hotel	Medium-term lease	100%
Best Western Hotel Causeway Bay No. 38 Bowrington Road Causeway Bay Hong Kong	Hotel	Medium-term lease	100%
Best Western Hotel Harbour View No. 239 Queen's Road West Hong Kong	Hotel	Long lease	100%
Magnificent International Hotel No. 381 Xizang Road South Shanghai, The PRC	Hotel	Medium-term lease	100%
Grand City Hotel No. 338 Queen's Road West Hong Kong	Hotel	Long lease	100%
Royal Scot Hotel 100 King's Cross Road London, WC1X 9DT England	Hotel	Freehold	100%

ACQUISITION OF SUBSIDIARIES

The valuation of the property held by Pacific Rich as at 31st December, 2017 was HK$23 million.