



CHI HO

DEVELOPMENT HOLDINGS LIMITED

Chi Ho Development Holdings Limited

(Incorporated in the Cayman Islands with limited liability)

Stock Code: 8423



FIRST QUARTERLY REPORT 2019

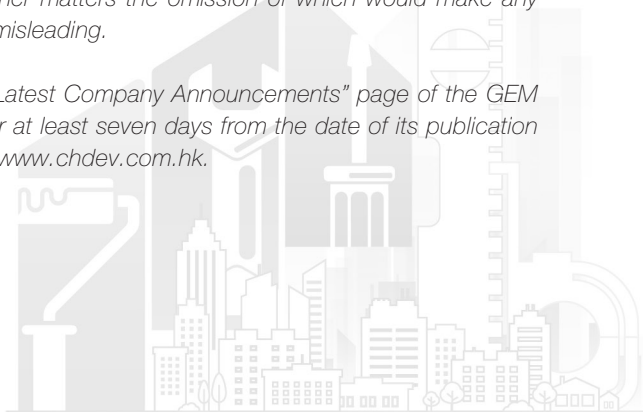
CHARACTERISTICS OF THE GROWTH ENTERPRISE MARKET (“GEM”) OF THE STOCK EXCHANGE OF HONG KONG LIMITED (THE “STOCK EXCHANGE”)

GEM has been positioned as a market designed to accommodate companies to which a higher investment risk may be attached than other companies listed on the Stock Exchange. Prospective investors should be aware of the potential risks of investing in such companies and should make the decision to invest only after due and careful consideration. The greater risk profile and other characteristics of GEM mean that it is a market more suited to professional and other sophisticated investors. Given the emerging nature of companies listed on GEM, there is a risk that securities traded on GEM may be more susceptible to high market volatility than securities traded on the Main Board of the Stock Exchange and no assurance is given that there will be a liquid market in the securities traded on GEM.

Hong Kong Exchanges and Clearing Limited and the Stock Exchange take no responsibility for the contents of this report, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this report.

This report, for which the directors (the “Directors”) of Chi Ho Development Holdings Limited (the “Company”, together with its subsidiaries, the “Group”) collectively and individually accept full responsibility, includes particulars given in compliance with the Rules Governing the Listing of Securities on GEM of the Stock Exchange (the “GEM Listing Rules”) for the purpose of giving information with regard to the Company and its subsidiaries. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this report is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this report misleading.

This report will remain on the “Latest Company Announcements” page of the GEM website at www.hkgem.com for at least seven days from the date of its publication and the Company’s website at www.chdev.com.hk.



FIRST QUARTERLY RESULTS (UNAUDITED)

The board of Directors (the “Board”) is pleased to announce the unaudited condensed consolidated results of the Group for the three months ended 30 June 2019, together with the comparative unaudited figures for the corresponding period in 2018, as follows:

CONDENSED CONSOLIDATED STATEMENTS OF PROFIT AND LOSS AND OTHER COMPREHENSIVE INCOME (UNAUDITED)

| | | Three months ended 30 June | |
|---|--------------|---------------------------------------|-------------|
| | | 2019 | 2018 |
| | | HK\$'000 | HK\$'000 |
| | | (Unaudited) | (Unaudited) |
| | <i>Notes</i> | | |
| Revenue | 3 | 92,404 | 73,216 |
| Cost of sales | | (83,725) | (66,248) |
| Gross profit | | 8,679 | 6,968 |
| Other income | | 32 | 18 |
| Other expenses | | (448) | – |
| Administrative expenses | | (3,673) | (2,933) |
| Finance costs | | (545) | (382) |
| Profit before taxation | | 4,045 | 3,671 |
| Income tax expense | 4 | (730) | (582) |
| Profit and total comprehensive income for the period | | 3,315 | 3,089 |
| Earnings per share | | | |
| — Basic (HK cents) | 6 | 0.41 | 0.39 |

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

For the three months ended 30 June 2019

| | Share capital <i>HK\$'000</i> | Share premium <i>HK\$'000</i> | Other reserve <i>HK\$'000</i> | Retained profits <i>HK\$'000</i> | Total <i>HK\$'000</i> |
|--|----------------------------------|----------------------------------|----------------------------------|-------------------------------------|--------------------------|
| At 1 April 2019 (audited) | 8,000 | 41,777 | 2,200 | 40,568 | 92,545 |
| Profit and total comprehensive income for the period | - | - | - | 3,315 | 3,315 |
| At 30 June 2019 (unaudited) | 8,000 | 41,777 | 2,200 | 43,883 | 95,860 |
| At 1 April 2018 (audited) | 8,000 | 41,777 | 2,200 | 35,566 | 87,543 |
| Profit and total comprehensive income for the period | - | - | - | 3,089 | 3,089 |
| At 30 June 2018 (unaudited) | 8,000 | 41,777 | 2,200 | 38,655 | 90,632 |



NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

The Company was incorporated in the Cayman Islands as an exempted company with limited liability on 18 October 2016 under the Companies Law, Cap. 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands and its shares have been listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") since 13 March 2017 (the "Listing"). The ultimate and immediate holding companies are two companies namely, Sharp Talent Holdings Limited ("Sharp Talent") and Diamondfield Holdings Limited ("Diamondfield"), which are owned by Mr. Leung Ka Ho, Raymond and Mr. Ho Chi Kwan who are parties acting in concert, respectively. The address of the registered office and principal place of business of the Company are at PO Box 1350, Clifton House, 75 Fort Street, Grand Cayman, KY1-1108, Cayman Islands and Unit B1, 8/F, Yip Fung Industrial Building, 28-36 Kwai Fung Crescent, Kwai Chung, New Territories, Hong Kong, respectively.

The Company acts as an investment holding company. The Company's subsidiaries are principally engaged in provision of building renovation and construction services.

The unaudited condensed consolidated financial statements are presented in Hong Kong dollar ("HK\$") which is the same as the functional currency of the Company.

2. BASIS OF PREPARATION

The unaudited condensed consolidated financial statements of the Group for the three months ended 30 June 2019 have been prepared in accordance with accounting principles generally accepted in Hong Kong and comply with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants (the "HKICPA") and the applicable disclosure requirements of the GEM Listing Rules.

The accounting policies and methods of computation used in the preparation of the unaudited condensed consolidated financial statements are consistent with those used in the annual financial statements of the Group for the year ended 31 March 2019.

In current period, HKICPA has issued a number of new and revised HKFRSs and interpretations that are first effective or available for early adoption for the current accounting period of the Company. There have been no significant changes to the accounting policies applied in these financial statements for the period presented as a result of these developments.

The unaudited condensed consolidated financial statements have been prepared under the historical cost convention.

The preparation of the unaudited condensed consolidated financial statements in conformity with the HKFRSs requires the use of certain critical accounting estimates. It also requires the management to exercise their judgements in the process of applying the Group's accounting policies.

The unaudited condensed consolidated financial statements have not been audited by the Company's auditor, but have been reviewed by the Company's audit committee.

3. REVENUE

Revenue represents the fair value of amounts received and receivable by the Group in respect of the provision of building renovation and construction works to external customers. The Group's operations are solely derived from the building renovation and construction services in Hong Kong during the period. For the purposes of resources allocation and performance assessment, the chief operating decision maker (the "CODM"), being the executive directors of the Company, reviews the overall results and financial position of the Group as a whole prepared based on the same set of accounting policies. Accordingly, the Group has only one single operating segment and no further analysis of this single segment is presented.

4. INCOME TAX EXPENSE

| | Three months ended 30 June | |
|-----------------------|---------------------------------|---------------------------------|
| | 2019 HK\$'000 (Unaudited) | 2018 HK\$'000 (Unaudited) |
| Hong Kong Profits Tax | | |
| — Current year | 730 | 582 |

On 21 March 2018, the Hong Kong Legislative Council passed The Inland Revenue (Amendment) (No. 7) Bill 2017 (the "Bill") which introduces the two-tiered profits tax rates regime. The Bill was signed into law on 28 March 2018 and was gazetted on the following day. Under the two-tiered profits tax rates regime, the first HK\$2 million of profits of the qualifying group entity will be taxed at 8.25%, and profits above HK\$2 million will be taxed at 16.5%. The profits of group entities not qualifying for the two-tiered profits tax rates regime will continue to be taxed at a flat rate of 16.5%.

Accordingly, the Hong Kong Profits Tax is calculated at 8.25% on the first HK\$2 million of the estimated assessable profits and at 16.5% on the estimated assessable profits above HK\$2 million for both periods.

5. DIVIDEND

The Board does not recommend the payment of interim dividend for the three months ended 30 June 2019 (30 June 2018: nil).



6. EARNINGS PER SHARE

The calculation of the basic earnings per share attributable to the owners of the Company is based on the following data:

| | Three months ended 30 June | |
|---|---------------------------------------|-------------|
| | 2019 | 2018 |
| | HK\$'000 | HK\$'000 |
| | (Unaudited) | (Unaudited) |
| Earnings: | | |
| Earnings for the purpose of basic earnings per share (profit for the period) | 3,315 | 3,089 |
| | '000 | '000 |
| Number of Shares: | | |
| Weighted average number of ordinary shares for the purpose of basic earnings per share | 800,000 | 800,000 |

No diluted earnings per share for both periods were presented as there were no potential ordinary shares outstanding.

MANAGEMENT DISCUSSION AND ANALYSIS

FINANCIAL REVIEW

Revenue

The total revenue of the Group increased from approximately HK\$73.2 million for the three months ended 30 June 2018 to approximately HK\$92.4 million for the three months ended 30 June 2019, representing an increase of approximately HK\$19.2 million, or 26.2%. Such increase was mainly due to the increase in renovation and maintenance works, alteration and addition works ("RMAA") and fitting-out works projects undertaken by the Group as a result of the overall development in the construction industry in Hong Kong.

Cost of Sales

The cost of sales of the Group increased from approximately HK\$66.2 million for the three months ended 30 June 2018 to approximately HK\$83.7 million for the three months ended 30 June 2019, representing an increase of approximately HK\$17.5 million, or 26.4%. Such increase was mainly attributable to the increase in the subcontracting charges which is driven by the result of increase in revenue for the three months ended 30 June 2019.

Gross Profit

Gross profit of the Group increased by approximately HK\$1.7 million, or 24.3% from approximately HK\$7.0 million for the three months ended 30 June 2018 to approximately HK\$8.7 million for the three months ended 30 June 2019. The increase was mainly driven by the increase in revenue for the three months ended 30 June 2019 as discussed above. The overall gross profit margin decreased slightly from approximately 9.6% for the three months ended 30 June 2018 to approximately 9.4% for the three months ended 30 June 2019, which was mainly due to the projects undertaken by the Group during the three months ended 30 June 2019 generally had a relatively lower gross profit margin, resulting in the extent of increase in subcontracting charges and construction material costs is more than that of the increase in revenue for the three months ended 30 June 2019.

Other expenses

Other expenses solely represented the professional fees incurred for transfer of listing (the "Transfer of Listing") during the period.

Administrative Expenses

Administrative expenses of the Group increased by approximately HK\$0.8 million or 27.6% from approximately HK\$2.9 million for the three months ended 30 June 2018 to approximately HK\$3.7 million for the three months ended 30 June 2019. Administrative expenses primarily consist of staff costs, audit fee and other professional costs in relation to the compliance with the GEM Listing Rules. The increase was mainly attributable to the increase in staff costs paid to directors and staff due to business expansion and the abovementioned audit fee and other professional costs in relation to the compliance with the GEM Listing Rules during the period.

Finance Costs

Finance costs for the Group increased by approximately HK\$0.1 million or 25.0% from approximately HK\$0.4 million for the three months ended 30 June 2018 to approximately HK\$0.5 million for the three months ended 30 June 2019. The increase was mainly attributable to more interest expenses paid to the banks due to increase in bank borrowings during the three months ended 30 June 2019.

Income Tax Expense

Income tax expense for the Group increased by approximately HK\$0.1 million or 16.7% from approximately HK\$0.6 million for the three months ended 30 June 2018 to approximately HK\$0.7 million for the three months ended 30 June 2019. The increase was mainly attributable to the increase in profit before tax from approximately HK\$3.7 million for the three months ended 30 June 2018 to approximately HK\$4.0 million for the three months ended 30 June 2019.

Profit and Total Comprehensive Income for the Period

Profit and total comprehensive income for the three months attributable to the owners of the Company increased by approximately HK\$0.2 million or 6.5% from approximately HK\$3.1 million for the three months ended 30 June 2018 to approximately HK\$3.3 million for the three months ended 30 June 2019.

Such increase was primarily attributable to the net effect of (i) the increase in revenue and gross profit for the three months ended 30 June 2019; (ii) the increase in the administrative expenses incurred by the Group for the three months ended 30 June 2019; and (iii) the professional fees incurred for Transfer of Listing by the Group for the three months ended 30 June 2019.

BUSINESS REVIEW AND OUTLOOK

The Group is an established main contractor for the provision of RMAA and fitting-out works in Hong Kong. The Group is responsible for the overall management, implementation and supervision of projects. The Group focuses on the management of projects, development of work programmes, procurement of works materials, operation of site works, co-ordination with the customers or their consultants and quality control of the works carried by the employees and the subcontractors.

Looking forward, the Directors consider that the future opportunities and challenges facing by the Group will continue to be affected by the development of the property market in Hong Kong as well as factors affecting the labour costs and material costs. The Directors are of the view that the number of properties to be built and maintained in Hong Kong remains to be the key driver for the growth of the Hong Kong RMAA and fitting-out industry. With the Group's experienced management team and reputation in the market, the Directors consider that the Group is well-positioned to compete against its competitors under such future challenges that are commonly faced by all competitors, and the Group will continue to strengthen the market position in the industry and expand the market share by utilising the net proceeds from the Listing.



DISCLOSURE OF INTERESTS

A. Directors' and Chief Executives' Interests and Short Positions in Shares, Underlying Shares and Debentures

As at 30 June 2019, interests or short positions of the Directors, chief executives of the Company in the Shares, underlying Shares and debentures of the Company or any of its associated corporation (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) which were required (i) to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO), or (ii) pursuant to Section 352 of the SFO, to be entered in the register referred to therein, or (iii) pursuant to Rules 5.46 to 5.67 of the GEM Listing Rules, to be notified to the Company and the Stock Exchange, were as follows:

(i) *Long Position in the Company's Shares*

| Name of Directors | Capacity | Number and class of securities | Approximate percentage of shareholding |
|---|---|---------------------------------------|---|
| Mr. Leung Ka Ho, Raymond (Notes 1 & 2) | Interest in a controlled corporation; interest held jointly with another person | 533,000,000 ordinary shares | 66.6% |
| Mr. Ho Chi Kwan (Notes 1 & 3) | Interest in a controlled corporation; interest held jointly with another person | 533,000,000 ordinary shares | 66.6% |

Notes:

1. On 11 November 2016, Mr. Leung and Mr. Ho entered into the Concert Parties Confirmatory Deed to acknowledge and confirm, among other things, that they are parties acting in concert with each of the members of the Group and continue as at and after the date of the Concert Parties Confirmatory Deed, details of which are set out in the paragraphs headed "History, reorganisation and corporate structure — Parties acting in concert" in the Prospectus.
2. 533,000,000 Shares in which Mr. Leung is interested consist of (i) 363,410,000 Shares held by Sharp Talent, a company wholly owned by Mr. Leung, in which Mr. Leung is deemed to be interested under the SFO; and (ii) 169,590,000 Shares in which Mr. Leung is deemed to be interested as a result of being a party acting-in-concert with Mr. Ho.
3. 533,000,000 Shares in which Mr. Ho is interested consist of (i) 169,590,000 Shares held by Diamondfield, a company wholly owned by Mr. Ho, in which Mr. Ho is deemed to be interested under the SFO; and (ii) 363,410,000 Shares in which Mr. Ho is deemed to be interested as a result of being a party acting-in-concert with Mr. Leung.

(ii) Long position in the ordinary shares of associated corporations

| Name of Directors | Name of associated corporations | Capacity | Number and class of securities | Approximate percentage of shareholding |
|--------------------------|--|------------------|---------------------------------------|---|
| Mr. Leung Ka Ho, Raymond | Sharp Talent | Beneficial owner | 1 ordinary share | 100% |
| Mr. Ho Chi Kwan | Diamondfield | Beneficial owner | 1 ordinary share | 100% |

Save as disclosed above, as at 30 June 2019, none of the Directors nor chief executive of the Company has registered an interest 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) (i) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which were taken or deemed to have under such provisions of the SFO); or (ii) which were required, pursuant to Section 352 of the SFO, to be entered in the register referred to therein; or (iii) which were required to be notified to the Company and the Stock Exchange pursuant to Rules 5.46 to 5.67 of the GEM Listing Rules.

B. Substantial Shareholders' and Other Persons' Interests and Short Positions in Shares, Underlying Shares and Debentures

As at 30 June 2019, the interest and short positions of the person (other than the Directors or chief executive of the Company) or company which was required to be recorded in the register required to be kept under Section 336 of the SFO were as follows:

| Name | Capacity | Number and class of securities | Long/short position | Approximate percentage of shareholding |
|------------------------------|---|--------------------------------|---------------------|--|
| Sharp Talent (<i>Note</i>) | Beneficial owner; interest held jointly with another person | 533,000,000 ordinary shares | Long | 66.6% |
| Diamondfield (<i>Note</i>) | Beneficial owner; interest held jointly with another person | 533,000,000 ordinary shares | Long | 66.6% |

Note:

On 11 November 2016, Mr. Leung Ka Ho, Raymond and Mr. Ho Chi Kwan entered into the Concert Parties Confirmatory Deed to acknowledge and confirm, among other things, that they are parties acting in concert with each of the members of the Group and continue as at and after the date of the Concert Parties Confirmatory Deed, details of which are set out in the paragraphs headed "History, reorganisation and corporate structure — Parties acting in concert" in the Prospectus. As such, pursuant to the parties acting in concert arrangement, each of the Controlling Shareholders, i.e. Sharp Talent (being wholly owned by Mr. Leung), Mr. Leung, Diamondfield (being wholly owned by Mr. Ho) and Mr. Ho is deemed to be interested in 66.6% of the issued share capital of the Company.

Save as disclosed above, as at 30 June 2019 and so far as is known to the Directors, no person, other than the Directors and chief executive of the Company whose interests are set out in the section "Directors' and Chief Executives' Interests and Short Positions in Shares, Underlying Shares and Debentures" above, had notified the Company of an interest or short position in the shares or underlying shares of the Company that was required to be recorded in the register required to be kept by the Company pursuant to Section 336 of the SFO.

COMPETING AND CONFLICTS OF INTERESTS

The Directors are not aware of any business or interest of the Directors nor the controlling shareholder of the Company nor any of their respective associates (as defined in the GEM Listing Rules) that compete or may compete with the business of the Group and any other conflicts of interest which any such person has or may have with the Group during the period ended 30 June 2019.

INTERESTS OF COMPLIANCE ADVISER

As notified by the Company's former compliance adviser, Alliance Capital Partners Limited, as at 25 June 2019, save for the professional service agreement dated on 26 June 2018 entered into between the Company and Alliance Capital Partners Limited, neither Alliance Capital Partners Limited, its directors, employees and associates had any interest in relation to the Group which is required to be notified to the Group pursuant to Rule 6A.32 of the GEM Listing Rules. The term of the compliance advisory engagement with Alliance Capital Partners Limited had been completed on 25 June 2019 following the issuance of the Company's annual report for the year ended 31 March 2019.

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

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's listed securities during the period ended 30 June 2019.



CORPORATE GOVERNANCE CODE

Pursuant to the code provision A.2.1 of the CG Code, the roles of chairman and chief executive should be separate and should not be performed by the same individual. The division of responsibilities between the chairman and chief executive should be clearly established.

Mr. Leung Ka Ho, Raymond currently assumes the role of both chairman of the Company and chief executive of the Company. The Board considers that this structure could enhance efficiency in formulation and implementation of the Company's strategies. The Board will review the need of appointing suitable candidate to assume the role of chief executive when necessary.

As at 30 June 2019, save as disclosed above, the Company has complied with the applicable code provisions of the Corporate Governance Code (the "CG Code") as set out in Appendix 15 of the GEM Listing Rules.

DIRECTORS' SECURITIES TRANSACTIONS

The Group has adopted a code of conduct regarding securities transactions by the Directors on terms no less exacting than the required standards of dealings set out in Rules 5.48 to 5.67 of the GEM Listing Rules. The Company had also made specific enquiries of all the Directors and the Company was not aware of any non-compliance with the required standard of dealings regarding securities transactions by the Directors throughout the period ended 30 June 2019.

DIVIDEND

The Board does not recommend the payment of interim dividend for the three months ended 30 June 2019.

SHARE OPTION SCHEME

The Company has conditionally adopted a share option scheme on 22 February 2017 ("the Scheme"). The terms of the Scheme are in accordance with the provisions of Chapter 23 of the GEM Listing Rules.

No share option has been granted during the period under review and there were no share options outstanding as at 30 June 2019.

AUDIT COMMITTEE

The Company established an audit committee ("Audit Committee") with its written terms of reference in compliance with the GEM Listing Rules, in accordance with provisions set out in the CG Code which are available on the websites of the Stock Exchange and the Company. The primary duties of the Audit Committee are to make recommendations to the Board on the appointment, reappointment and removal of the external auditor, to review and monitor the external auditor's independence and objectivity and the effectiveness of the audit process in accordance with applicable standards, and to monitor the integrity of the Company's annual report and interim financial reports before submission to the



Board. The Audit Committee consists of three members, namely Mr. Yau Sze Yeung, Mr. Leung Hung Kwong, Derrick and Mr. Moy Yee Wo, Matthew, all being independent non-executive Directors. Mr. Yau Sze Yeung currently serves as the chairman of the Audit Committee.

The Audit Committee has reviewed the unaudited condensed consolidated financial statements of the Group for the three months ended 30 June 2019.

By order of the Board
Chi Ho Development Holdings Limited
Leung Ka Ho, Raymond
Chairman and Executive Director

Hong Kong, 9 August 2019

As at the date of this report, the executive Directors are Mr. Leung Ka Ho, Raymond and Mr. Ho Chi Kwan; and the independent non-executive Directors are Mr. Leung Hung Kwong, Derrick, Mr. Moy Yee Wo, Matthew and Mr. Yau Sze Yeung.