



Interim Report 2019

中期報告 2019



POLYTEC ASSET HOLDINGS LIMITED
保利達資產控股有限公司

(Incorporated in the Cayman Islands with limited liability) (Stock Code: 208)
(於開曼群島註冊成立之有限公司) (股份代號: 208)



Zhaoqing
肇慶

Foshan
佛山

Guangzhou
廣州

Huizhou
惠州

Dongguan
東莞

Jiangmen
江門

Zhongshan
中山

Zhuhai
珠海

Macau
澳門

Shenzhen
深圳

Hong Kong
香港



THE GREATER BAY AREA 大灣區

- where the Group has property development projects (the acquisition of the Zhuhai project is expected to be completed by the end of 2019)
集團持有之物業發展項目所在地（珠海項目之收購期望於二零一九年尾完成）

POLYTEC ASSET HOLDINGS LIMITED

Polytec Asset Holdings Limited (Stock Code: 208) is principally engaged in property development and investment in the Greater Bay Area, with the latest two acquisitions of development projects in Zhongshan and Zhuhai respectively. It is also engaged in ice and cold storage business in Hong Kong and the oil business in Kazakhstan. The Group has been actively exploring investment opportunities in various areas aiming to build a solid foundation for sustainable growth for the Group for many years to come.

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02 CORPORATE INFORMATION

BOARD OF DIRECTORS AND COMMITTEES

Board of Directors

Executive Directors

Mr. Or Wai Sheun (*Chairman*)

Mr. Yeung Kwok Kwong

Ms. Wong Yuk Ching

Ms. Chio Koc Ieng

Non-executive Directors

Mr. Lai Ka Fai

Ms. Or Pui Ying, Peranza

Independent Non-executive Directors

Mr. Liu Kwong Sang

Dr. Tsui Wai Ling, Carlye

Prof. Dr. Teo Geok Tien Maurice

Committees

Executive Committee

Mr. Yeung Kwok Kwong (*Chairman*)

Ms. Wong Yuk Ching

Mr. Lai Ka Fai

Audit Committee

Mr. Liu Kwong Sang (*Chairman*)

Dr. Tsui Wai Ling, Carlye

Mr. Lai Ka Fai

Remuneration Committee

Dr. Tsui Wai Ling, Carlye (*Chairman*)

Mr. Liu Kwong Sang

Mr. Yeung Kwok Kwong

Nomination Committee

Mr. Or Wai Sheun (*Chairman*)

Mr. Liu Kwong Sang

Dr. Tsui Wai Ling, Carlye

CORPORATE AND SHAREHOLDERS' INFORMATION

Company Secretary

Mr. Lee Chi Ming

Independent Auditor

KPMG

Certified Public Accountants

Authorised Representatives

Mr. Yeung Kwok Kwong

Mr. Lai Ka Fai

Principal Share Registrar and Transfer Office

The R&H Trust Co. Ltd.

Windward 1

Regatta Office Park

P.O. Box 897

Grand Cayman KY1-1103

Cayman Islands

Hong Kong Branch Share Registrar and Transfer Office

Tricor Tengis Limited

Level 54, Hopewell Centre

183 Queen's Road East

Hong Kong

Registered Office

Cricket Square

Hutchins Drive

P.O. Box 2681

Grand Cayman KY1-1111

Cayman Islands



CORPORATE AND SHAREHOLDERS' INFORMATION *(continued)*

Head Office and Principal Place of Business

23rd Floor, Pioneer Centre
750 Nathan Road
Kowloon
Hong Kong

Website

www.polytecasset.com

Stock Code

The Stock Exchange of Hong Kong Limited: 208

Principal Bankers

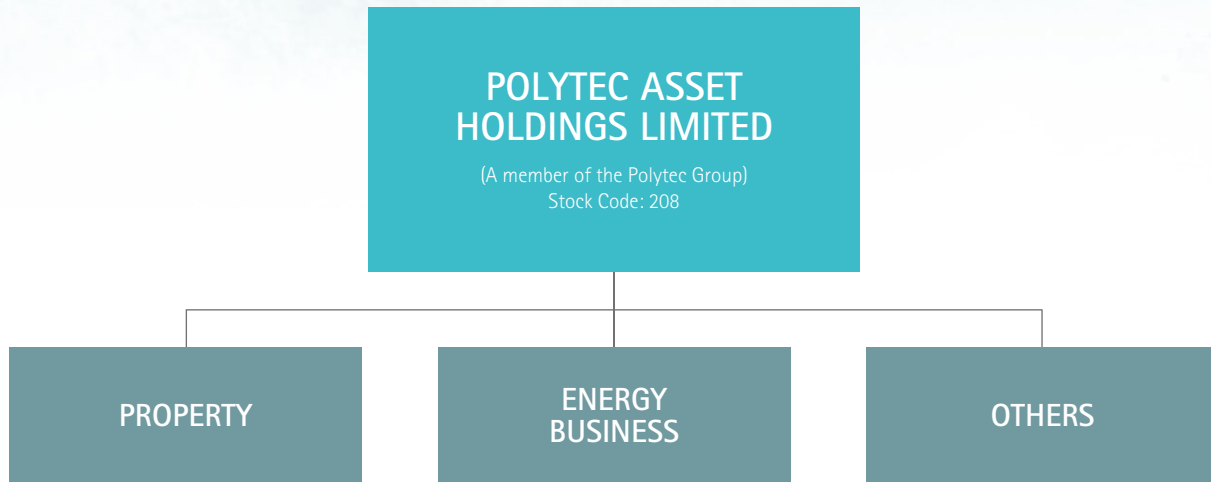
Hang Seng Bank
Bank of China

Financial Calendar for Interim Results 2019

Interim results announcement	21 August 2019
Ex-dividend date for interim dividend	21 November 2019
Closure of Register of Members	25 November 2019 – 26 November 2019 (both dates inclusive)
Interim dividend payable	11 December 2019



04 GROUP'S BUSINESS STRUCTURE



Property Development

Major development projects in Mainland China:

- Zhongshan project
- Zhuhai project[#]

Development Landbank:
400,000 sq. m.

Property Investment

Major investment property in Macau:

- The Macau Square

Investment Landbank:
18,000 sq. m.

Oil

Oil production and exploration in Kazakhstan

Ice & Cold Storage

The Hong Kong Ice & Cold Storage Company Limited is one of the largest ice making distributors in Hong Kong

[#] The acquisition is expected to be completed by the end of 2019.

05 HIGHLIGHTS

- ❁ The Group's unaudited net profit attributable to equity shareholders of the Company for the first half of 2019 increased to HK\$711 million from HK\$648 million, an increase of 9.8% as compared to the corresponding period in 2018.
- ❁ Excluding revaluation gains from its investment properties net of tax and fair value gains on its interests in the property development projects, the Group's underlying net profit attributable to equity shareholders of the Company for the first half of 2019 rose to HK\$210 million from HK\$183 million, an increase of 14.8% compared to the same period of 2018. The underlying net interim earnings per share for 2019 was 4.74 HK cents compared to the underlying net interim earnings per share of 4.13 HK cents in 2018.
- ❁ Interim dividend per share for 2019 amounted to 1.30 HK cents (2018: 1.20 HK cents).

06 CHAIRMAN'S STATEMENT

INTERIM RESULTS AND DIVIDENDS

For the six months ended 30 June 2019, the unaudited net profit attributable to equity shareholders of the Company and its subsidiaries (collectively the "Group") for the first half of 2019 increased to HK\$711 million from HK\$648 million, an increase of 9.8% as compared to the corresponding period in 2018. The interim earnings per share for 2019 amounted to 16.03 HK cents compared to 14.60 HK cents in 2018.

Excluding revaluation gains from its investment properties net of tax and fair value gains on its interests in the property development projects, the Group's underlying net profit attributable to equity shareholders of the Company for the first six months of 2019 rose to HK\$210 million from HK\$183 million, an increase of 14.8% compared to the same period of 2018. The underlying net interim earnings per share for 2019 was 4.74 HK cents compared to the underlying net interim earnings per share of 4.13 HK cents in 2018.

The Board of Directors has declared an interim dividend per share for 2019 of 1.30 HK cents (2018: 1.20 HK cents). The interim dividend will be payable on Wednesday, 11 December 2019 to shareholders whose names appear on the Register of Members of the Company on Tuesday, 26 November 2019.

BUSINESS REVIEW

Excluding revaluation gains from its investment properties net of tax and fair value gains on its interests in the property development projects, the Group's underlying net profit attributable to equity shareholders of the Company amounted to HK\$210 million for the period under review compared to HK\$183 million for the same period in 2018. The increase in the Group's underlying net profit was mainly due to the increase in the income received from its interest in the La Marina development project.

Property Development

Macau

In respect of the La Marina development project, the sale of the project continued to be well received by the market, with sales remaining strong in the first half of 2019, largely due to its excellent transportation network, outstanding design and quality as well as the brand effect. For the period under review, the Group received net income distribution of HK\$220 million for its interest in this development project.

In respect of the Pearl Horizon development project, the claim submitted by Polytec Corporation Limited to the Court of Macau on 29 November 2018 to seek compensations from the Macau Government for related losses and damages is still in progress. In case the above mentioned claim and all other possible approaches failed to protect the Group's interests, Polytec Holdings International Limited, a related company of the Group, is committed to indemnifying related losses incurred by the Group for the Pearl Horizon development project. Therefore, there should not be any adverse effects on the financial position of the Group due to the repossession of the development land by the Macau Government.

Mainland China

In regards to the newly acquired Zhongshan property development project, site clearance work was completed and drainage work is in progress. The overall planning for the project by a professional design house is well underway.

The acquisition of Zhuhai property development project is expected to be completed by the end of 2019.

Property Investment

For the period under review, the Group's share of gross rental income generated from its investment properties rose slightly to HK\$41.4 million. The rental income was mainly generated from The Macau Square, the Group's 50%-owned investment property in Macau, with its share of total rental income of the property amounting to HK\$38.3 million for the first half of 2019 as compared to HK\$38.1 million for the same period in 2018.

Oil

The oil segment recorded an operating loss of HK\$10.3 million for the six months ended 30 June 2019, compared to a loss of HK\$8.7 million over the same period in 2018. The increase in operating loss was mainly due to the drop in oil prices and sales volume during the period under review when compared to the first half of 2018.

Ice Manufacturing and Cold Storage

For the period under review, the total operating profit for the ice manufacturing and cold storage segment amounted to HK\$8.4 million, a decrease of 12% over the corresponding period in 2018. The decline in operating profit was attributable to the decrease in revenue from ice manufacturing business.

PROSPECTS

The overall economy in Macau appeared to be contracting slightly in the first half of 2019. Together with escalating China-US trade dispute and slowdown in economic growth in China, the home purchasing desire has significantly been affected with investors or home buyers largely taking a wait-and-see attitude. As a result, overall residential transaction volume fell considerably in the first six months of 2019 compared to the same period last year. The property market in Macau will likely remain unchanged for the rest of 2019.

Despite weakening overall sentiment in the property market in the first half of 2019, La Marina recorded outstanding sales, with the project being ranked the bestselling project in Macau for the period under review. This achievement can be attributable to its remarkable products with thoughtful designs aiming to provide residents a modern nice living place, which is well received by the market. The Group remains optimistic about the sales at La Marina in the second half of 2019.

If the Group's two new property development projects in Zhongshan and Zhuhai progress well, it will further increase its investment and extend its development footprint in the Greater Bay Area.

Looking ahead, the income to be received from the Group's interest in the La Marina development project will remain to be the most important contribution to the its results in the second half of 2019. The rental income from its investment properties in Macau as well as the ice manufacturing and cold storage business will be expected to generate stable income for the Group. In view of a slowing global economy and hence weakening oil demand, the Group will evaluate the oil business in Kazakhstan and will make appropriate provisions on its oil assets if necessary.

The Group has been actively exploring investment opportunities in various areas aiming to sustain its continuous growth and development and will make relevant announcements in due course.

I would like to take this opportunity to express my thankfulness to my fellow directors for their professional advices and all staff for their commitment and hard work.



Or Wai Sheun
Chairman

Hong Kong, 21 August 2019

08 FINANCIAL REVIEW

LIQUIDITY, FINANCIAL RESOURCES AND CAPITAL STRUCTURE

The Group continued to maintain a sound financial liquidity position for the period under review. As at 30 June 2019, the Group maintained a balance of cash and bank of HK\$295.5 million (31 December 2018: HK\$292.6 million), which was mainly denominated in Hong Kong dollars. The Group maintained a robust current ratio of 12.17 times (31 December 2018: 13.75 times).

As at 30 June 2019, the Group had bank borrowings of HK\$1,470.0 million (31 December 2018: HK\$1,470.0 million), with HK\$73.5 million being repayable within one year, HK\$73.5 million being repayable after one year but within two years and HK\$1,323.0 million being repayable after two years but within five years. As at 30 June 2019, the amounts due to immediate holding company and a related company were HK\$817.6 million (31 December 2018: HK\$1,643.5 million) and HK\$17.1 million (31 December 2018: Nil) respectively. Both amounts were unsecured, denominated in Hong Kong dollars, interest bearing at prevailing market rates and repayable after more than one year.

The Group had banking facilities of HK\$1,470.0 million (31 December 2018: HK\$1,470.0 million), which were fully utilised as at 30 June 2019 (31 December 2018: fully utilised). The banking facilities were secured by the Group's leasehold land and buildings and the joint venture's investment properties, denominated in Hong Kong dollars and interest bearing at prevailing market rates, which are subject to review from time to time.

As at 30 June 2019, total equity attributable to equity shareholders of the Company amounted to HK\$14,077.8 million (31 December 2018: HK\$13,738.7 million). The Group's gearing ratio, expressed as a percentage of total borrowings (including bank borrowings and amounts due to immediate holding company and a related company) less amount due from a related company and cash and bank balances over the total equity attributable to equity shareholders of the Company, increased from 11.7% as at 31 December 2018 to 12.7% as at 30 June 2019.

TREASURY POLICIES

Apart from the Group's oil business, the majority of the Group's sales and purchases are denominated in Hong Kong dollars and Macau Patacas. Due to the fact that the Macau Pataca is pegged to the Hong Kong dollar, the Group's exposure to this foreign exchange risk is relatively low. In respect of the Group's oil business in Kazakhstan, the Group is exposed to the exchange fluctuations in the Tenge ("KZT"), the local currency of Kazakhstan, because the majority of operating expenses and capital expenditure are denominated in KZT, while a significant portion of its revenue is denominated in United States dollars. As at 30 June 2019, the Group did not have any outstanding financial instruments entered into for hedging purposes. Nevertheless, the Group is closely monitoring its overall foreign exchange exposure and interest rate exposure and will adopt a proactive but prudent approach to minimise the relevant exposures when necessary.

CAPITAL COMMITMENTS

As at 30 June 2019, the Group had no capital commitments contracted but not provided for (31 December 2018: HK\$1.2 million).

CHARGES ON ASSETS

As at 30 June 2019, certain assets of the Group and the joint venture, with aggregate net book values of approximately HK\$101.6 million (31 December 2018: HK\$103.4 million) and HK\$1,714 million (31 December 2018: HK\$1,778 million) respectively, were pledged to secure the banking facilities of the Group.

CONTINGENT LIABILITIES

As at 30 June 2019, the Group did not have any significant contingent liabilities (31 December 2018: Nil).

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CONSOLIDATED INCOME STATEMENT

	Note	Six months ended 30 June	
		2019 HK\$'000 (unaudited)	2018 HK\$'000 (unaudited)
Revenue	3	295,467	268,447
Cost of sales		(26,521)	(29,076)
Gross profit		268,946	239,371
Other income		4,933	4,793
Selling and distribution expenses		(17,490)	(23,511)
Administrative expenses		(18,775)	(20,603)
Other operating expenses		(26,295)	(25,055)
Fair value changes on interests in property development		491,709	447,153
Profit from operations		703,028	622,148
Finance costs	4	(32,226)	(21,352)
Share of profits of joint ventures		42,943	49,510
Profit before taxation	5	713,745	650,306
Income tax	6	(1,230)	(1,060)
Profit for the period		712,515	649,246
Attributable to:			
Equity shareholders of the Company		711,419	648,172
Non-controlling interests		1,096	1,074
Profit for the period		712,515	649,246
Earnings per share – basic and diluted	7	16.03 HK cents	14.60 HK cents

The notes on pages 15 to 29 form part of these interim financial statements.

10 CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Six months ended 30 June	
	2019	2018
	HK\$'000	HK\$'000
	(unaudited)	(unaudited)
Profit for the period	712,515	649,246
Other comprehensive income for the period		
Item that may be reclassified subsequently to profit or loss:		
Share of other comprehensive income of a joint venture	(3,891)	-
Total comprehensive income for the period	708,624	649,246
Attributable to:		
Equity shareholders of the Company	707,528	648,172
Non-controlling interests	1,096	1,074
Total comprehensive income for the period	708,624	649,246

11 CONSOLIDATED STATEMENT OF FINANCIAL POSITION

		At 30 June 2019 HK\$'000 (unaudited)	At 31 December 2018 HK\$'000 (audited)
	<i>Note</i>		
Non-current assets			
Property, plant and equipment	9	395,232	404,220
Oil exploitation assets	9	27,212	27,516
Interests in property development	10	11,201,093	11,149,530
Interest in joint ventures		2,545,856	2,519,932
Deferred tax assets		42,227	42,227
Goodwill		16,994	16,994
		14,228,614	14,160,419
Current assets			
Interests in property development	10	1,311,804	871,658
Amount due from a related company	17(a)	220,000	1,220,000
Amount due from a joint venture	17(b)	197,075	197,075
Inventories		84,160	85,996
Trade and other receivables	11	207,117	205,912
Cash and bank balances		295,531	292,599
		2,315,687	2,873,240
Current liabilities			
Trade and other payables	12	55,502	75,411
Bank loans		73,500	73,500
Current taxation		61,324	59,979
		190,326	208,890
Net current assets		2,125,361	2,664,350
Total assets less current liabilities		16,353,975	16,824,769

	<i>Note</i>	At 30 June 2019 <i>HK\$'000</i> (unaudited)	At 31 December 2018 <i>HK\$'000</i> (audited)
Non-current liabilities			
Amount due to immediate holding company	17(c)	817,563	1,643,453
Amount due to a related company	17(d)	17,065	–
Other payables		17,619	17,450
Bank loans		1,396,500	1,396,500
Deferred tax liabilities		15,968	16,083
		2,264,715	3,073,486
NET ASSETS		14,089,260	13,751,283
CAPITAL AND RESERVES			
Share capital		443,897	443,897
Reserves		13,633,900	13,294,806
Total equity attributable to equity shareholders of the Company		14,077,797	13,738,703
Non-controlling interests		11,463	12,580
TOTAL EQUITY		14,089,260	13,751,283

Approved and authorised for issue by the Board of Directors on 21 August 2019.

13 CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Note	Attributable to equity shareholders of the Company					Non-controlling interests HK\$'000	Total equity HK\$'000
		Share capital HK\$'000	Share premium HK\$'000	Exchange reserve HK\$'000	Retained profits HK\$'000	Total HK\$'000		
At 1 January 2019		443,897	5,912,600	-	7,382,206	13,738,703	12,580	13,751,283
Profit for the period		-	-	-	711,419	711,419	1,096	712,515
Other comprehensive income		-	-	(3,891)	-	(3,891)	-	(3,891)
Total comprehensive income		-	-	(3,891)	711,419	707,528	1,096	708,624
Dividends approved in respect of the previous year	8(b)	-	-	-	(368,434)	(368,434)	-	(368,434)
Dividends paid to non-controlling interests		-	-	-	-	-	(2,213)	(2,213)
At 30 June 2019 (unaudited)		443,897	5,912,600	(3,891)	7,725,191	14,077,797	11,463	14,089,260

	Note	Attributable to equity shareholders of the Company					Non-controlling interests HK\$'000	Total equity HK\$'000
		Share capital HK\$'000	Share premium HK\$'000	Fair value reserve HK\$'000	Retained profits HK\$'000	Total HK\$'000		
At 1 January 2018		443,897	5,912,600	4,354,987	1,550,721	12,262,205	12,673	12,274,878
Impact on initial application of HKFRS 9		-	-	(4,354,987)	4,354,987	-	-	-
At 1 January 2018 (adjusted)		443,897	5,912,600	-	5,905,708	12,262,205	12,673	12,274,878
Profit and total comprehensive income for the period		-	-	-	648,172	648,172	1,074	649,246
Dividends approved in respect of the previous year	8(b)	-	-	-	(88,779)	(88,779)	-	(88,779)
Dividends paid to non-controlling interests		-	-	-	-	-	(2,213)	(2,213)
At 30 June 2018 (unaudited)		443,897	5,912,600	-	6,465,101	12,821,598	11,534	12,833,132

The notes on pages 15 to 29 form part of these interim financial statements.

14 CONDENSED CONSOLIDATED CASH FLOW STATEMENT

	Six months ended 30 June	
	2019	2018
	<i>HK\$'000</i>	<i>HK\$'000</i>
	(unaudited)	(unaudited)
Net cash (used in)/generated from operating activities	(37,307)	570,025
Net cash generated from investing activities	27,741	25,319
Net cash generated from/(used in) financing activities	12,498	(600,468)
Net increase/(decrease) in cash and cash equivalents	2,932	(5,124)
Cash and cash equivalents at 1 January	292,599	271,109
Cash and cash equivalents at 30 June	295,531	265,985

The notes on pages 15 to 29 form part of these interim financial statements.

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NOTES TO THE UNAUDITED INTERIM FINANCIAL STATEMENTS

1. BASIS OF PREPARATION

The unaudited interim financial statements have been prepared in accordance with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, including compliance with Hong Kong Accounting Standard ("HKAS") 34, "Interim financial reporting", issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA").

The interim financial statements have been prepared in accordance with the same accounting policies adopted in the 2018 annual financial statements, except for the accounting policy changes that are expected to be reflected in the 2019 annual financial statements. Details of these changes in accounting policies are set out in note 2.

The preparation of interim financial statements in conformity with HKAS 34 requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates.

These interim financial statements contain condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group since the 2018 annual financial statements. The condensed consolidated interim financial statements and notes thereon do not include all of the information required for full set of financial statements prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRSs").

2. CHANGES IN ACCOUNTING POLICIES

The HKICPA has issued a new HKFRS 16, "Leases", and a number of amendments to HKFRSs that are first effective for the current accounting period of the Group.

None of these developments have had a material effect on how the Group's results and financial position for the current or prior periods have been prepared or presented in this interim financial report. The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

HKFRS 16, "Leases"

HKFRS 16 replaces HKAS 17, "Leases", and the related interpretations, HK(IFRIC) 4, "Determining whether an arrangement contains a lease", HK(SIC) 15, "Operating leases – incentives", and HK(SIC) 27, "Evaluating the substance of transactions involving the legal form of a lease".

The key changes to the Group's accounting policies resulting from the adoption of HKFRS 16 are summarised below.

2. CHANGES IN ACCOUNTING POLICIES *(continued)*

As a lessee

As a lessee, the Group previously classified leases as operating or finance leases under HKAS 17 based on its assessment of whether the lease transferred significantly all of the risks and rewards incidental to ownership of the underlying asset to the Group. Under HKFRS 16, the Group is required to capitalise all leases when it is the lessee, including leases previously classified as operating leases under HKAS 17.

The Group decided to apply recognition exemptions to short-term leases that have a lease term of 12 months or less and leases of low-value assets. For leases of other assets, the Group recognised right-of-use assets and lease liabilities.

As a lessor

HKFRS 16 does not substantially change how a lessor accounts for leases under HKAS 17.

3. REVENUE AND SEGMENT REPORTING

(a) Revenue

The principal activities of the Group are property investment and development, oil exploration and production, manufacturing of ice and provision of cold storage services.

Disaggregation of revenue

	Six months ended 30 June	
	2019 HK\$'000	2018 HK\$'000
Revenue from contracts with customers within the scope of HKFRS 15:		
Sale of crude oil	26,039	36,549
Sale of goods	32,114	36,410
Service income	17,314	15,488
	75,467	88,447
Revenue from other source:		
Distribution from interests in property development	220,000	180,000
	295,467	268,447

3. REVENUE AND SEGMENT REPORTING *(continued)*

(b) Segment reporting

The Group manages its businesses by segments which are organised by business lines. In a manner consistent with the way in which information is reported internally to the Group's senior management for the purposes of assessing segment performance and allocating resources between segments, the Group has identified three operating segments for the period which comprise properties investment, trading and development related activities and interests in property development ("Properties"), oil exploration and production related activities ("Oil") and manufacturing of ice and provision of cold storage and related services ("Ice and Cold Storage").

Segment revenue, expenses, results and assets include items directly attributable to a segment as well as those that can be allocated on a reasonable basis to that segment, but exclude exceptional items.

Reportable segment result represents result before taxation by excluding fair value changes on interests in property development, share of profits of joint ventures, finance costs and head office and corporate expenses.

Segment assets include all tangible, intangible assets and current assets with exception of interest in joint ventures, deferred tax assets and other corporate assets.

3. REVENUE AND SEGMENT REPORTING (continued)

(b) Segment reporting (continued)

Information regarding the Group's reportable segments as provided to the Group's senior management for the purposes of resource allocation and assessment of segment performance for the period is set out below.

	Six months ended 30 June 2019			Total HK\$'000
	Properties HK\$'000	Oil HK\$'000	Ice and Cold Storage HK\$'000	
Revenue	220,000	26,183	49,284	295,467
Reportable segment result	222,996	(10,343)	8,439	221,092
Fair value changes on interests in property development	491,709	-	-	491,709
Head office and corporate expenses				(9,773)
Profit from operations				703,028
Finance costs				(32,226)
Share of profits of joint ventures	42,943	-	-	42,943
Profit before taxation				713,745

	At 30 June 2019			Total HK\$'000
	Properties HK\$'000	Oil HK\$'000	Ice and Cold Storage HK\$'000	
Reportable segment assets	12,971,788	339,644	140,471	13,451,903
Interest in and amount due from joint ventures	2,742,931	-	-	2,742,931
Deferred tax assets				42,227
Head office and corporate assets				307,240
				16,544,301

3. REVENUE AND SEGMENT REPORTING (continued)

(b) Segment reporting (continued)

	Six months ended 30 June 2018			
	Properties HK\$'000	Oil HK\$'000	Ice and Cold Storage HK\$'000	Total HK\$'000
Revenue	180,000	36,584	51,863	268,447
Reportable segment result	183,304	(8,664)	9,597	184,237
Fair value changes on interests in property development	447,153	-	-	447,153
Head office and corporate expenses				(9,242)
Profit from operations				622,148
Finance costs				(21,352)
Share of profit of joint venture	49,510	-	-	49,510
Profit before taxation				650,306

	At 31 December 2018			
	Properties HK\$'000	Oil HK\$'000	Ice and Cold Storage HK\$'000	Total HK\$'000
Reportable segment assets	13,479,897	343,485	145,240	13,968,622
Interest in and amount due from joint ventures	2,717,007	-	-	2,717,007
Deferred tax assets				42,227
Head office and corporate assets				305,803
				17,033,659

4. FINANCE COSTS

	Six months ended 30 June	
	2019 HK\$'000	2018 HK\$'000
Interest expense on		
Bank borrowings wholly repayable within five years	20,816	15,282
Amount due to immediate holding company repayable after more than one year	10,965	5,555
Amount due to a related company repayable after more than one year	13	-
	31,794	20,837
Other finance costs	432	515
	32,226	21,352

5. PROFIT BEFORE TAXATION

Profit before taxation is arrived at after charging:

	Six months ended 30 June	
	2019 HK\$'000	2018 HK\$'000
Depreciation and amortisation*	11,713	11,655

* Cost of sales includes HK\$8,521,000 (six months ended 30 June 2018: HK\$7,650,000) relating to depreciation and amortisation expenses.

6. INCOME TAX

Taxation in the consolidated income statement represents:

	Six months ended 30 June	
	2019 HK\$'000	2018 HK\$'000
Current tax		
– Hong Kong Profits Tax	305	320
– Income tax outside Hong Kong	1,040	1,046
Deferred tax	(115)	(306)
	1,230	1,060

The provision for Hong Kong Profits Tax is calculated at 16.5% (six months ended 30 June 2018: 16.5%) of the estimated assessable profits for the six months ended 30 June 2019. Taxation for subsidiaries outside Hong Kong is charged at the appropriate current rates of taxation ruling in the relevant jurisdictions.

7. EARNINGS PER SHARE**(a) Basic earnings per share**

The calculation of basic earnings per share is based on the profit attributable to equity shareholders of the Company of HK\$711,419,000 (six months ended 30 June 2018: HK\$648,172,000) and 4,438,967,838 (six months ended 30 June 2018: 4,438,967,838) ordinary shares in issue during the period.

(b) Diluted earnings per share

There were no dilutive potential shares in existence during the six months ended 30 June 2019 and 2018.

8. DIVIDENDS**(a) Dividends attributable to the interim period**

	Six months ended 30 June	
	2019	2018
	HK\$'000	HK\$'000
Interim dividend declared after the interim period of HK\$0.013 (six months ended 30 June 2018: HK\$0.012) per share	57,707	53,268

The interim dividend declared after the interim period has not been recognised as a liability at the interim period end date.

(b) Dividends attributable to the previous financial year and approved during the interim period

	Six months ended 30 June	
	2019	2018
	HK\$'000	HK\$'000
Final dividend in respect of the previous financial year, approved during the interim period, of HK\$0.083 (six months ended 30 June 2018: HK\$0.020) per share	368,434	88,779

9. OIL PRODUCTION ASSETS AND OIL EXPLOITATION ASSETS

As at 30 June 2019, the Group had oil production assets of HK\$287,241,000 (31 December 2018: HK\$295,191,000) (included in property, plant and equipment) and oil exploitation assets of HK\$27,212,000 (31 December 2018: HK\$27,516,000). Oil production assets and oil exploitation assets are stated at cost less accumulated depreciation/amortisation and impairment losses.

Oil production and exploitation assets are reviewed for possible impairment when events or changes in circumstances indicate that the carrying amounts may exceed the recoverable amounts, which are considered to be the higher of the fair value less costs of disposal and value in use. The fair value of oil production and exploitation assets is determined based on the present value of estimated future cash flows arising from the continued use of the assets. Cash flows are discounted to their present value using a discount rate that reflects the time value of money and the risks specific to the assets. Determination as to whether and how much an asset is impaired involves management judgements in estimating future crude oil prices, the discount rate used in discounting the projected cash flows and the production profile. The impairment reviews and calculations are based on assumptions that are consistent with the Group's business plan and on the assumptions that all relevant licences and permits are obtained. However, the business environment, including crude oil prices, is affected by a wide range of global and domestic factors, which are all beyond the control of the Group. Any adverse change in the key assumptions could increase the impairment provision.

The gas flaring permit to flare associated gas for conducting normal crude oil production in the South Alibek Oilfield of Caspi Neft TME, a wholly-owned subsidiary of the Company, in Kazakhstan was expired on 31 December 2018. During the period under review, Caspi Neft TME maintained a minimum production and also renewed the gas flaring permit which will expire on 30 September 2019.

Caspi Neft TME has been taking all necessary steps to obtain a gas flaring permit valid for a longer period so as to enable it to continue to conduct normal crude oil production after 30 September 2019 and is also currently considering several alternatives to resolve the issue regarding the treatment and utilisation of associated gas permanently, including obtaining approvals from the relevant authorities of the Kazakhstan Government and engaging in active communication with other external parties in order to substantiate the other alternatives. Based on the above, the Group considers that there is no indication that gas flaring permits will not be renewed in the future.

As at 30 June 2019, management reassessed the operation and the risk exposures of the Group's oil exploration and production business as a whole and estimated that the estimated recoverable amounts of the oil production and exploitation assets exceeded their carrying values. No impairment loss is considered necessary for the six months ended 30 June 2019. The recoverable amounts of oil production and exploitation assets were determined based on value in use calculations applying a discount rate of 12.5% (31 December 2018: 12.5%).

9. OIL PRODUCTION ASSETS AND OIL EXPLOITATION ASSETS *(continued)*

Crude oil price assumptions were based on market expectations. At 30 June 2019, it is estimated that an increase/decrease of 20% (31 December 2018: 20%) in the estimated crude oil price used in the assessment, with all other variables held constant would have increased/decreased the carrying amounts of the oil production and exploitation assets by HK\$175,375,000/HK\$203,770,000 (31 December 2018: HK\$184,558,000/HK\$194,237,000). The discount rate used represents the rate to reflect the time value of money and the risks specific to the assets. It is estimated that an increase/decrease of 200 basis points (31 December 2018: 200 basis points) in the discount rate used in the assessment, with all other variables held constant would have decreased/increased the carrying amounts of the oil production and exploitation assets by HK\$26,120,000/HK\$28,441,000 (31 December 2018: HK\$39,176,000/HK\$43,434,000).

10. INTERESTS IN PROPERTY DEVELOPMENT

Interests in property development represent the Group's interests in the development of two properties located at Lote P and Lotes T+T1 of Novos Aterros da Areia Preta in Macau under two co-investment agreements with two wholly-owned subsidiaries of a related company, Polytec Holdings International Limited ("Polytec Holdings"). Pursuant to the terms of the co-investment agreements, the Group will provide funding to cover any shortfall in the funding of the property development projects which is subject to an aggregate maximum amount. In return, the two wholly-owned subsidiaries of Polytec Holdings will pay to the Group cash flows from the property development projects according to the formulae set out in the co-investment agreements. Details of the funding arrangement and other key terms of the co-investment agreements were disclosed in the Company's Circular dated 23 May 2006. Interests in property development are stated at fair value at the end of the reporting period.

In respect of the development project at Lote P, its land concession was agreed in December 1990 whereby the land use was successfully converted from industrial to residential and commercial in 2006, with a lease term of 25 years ending on 25 December 2015 (the "Expiry Date"). If the project had been completed on or before the Expiry Date, it would have become a definite land concession which would be renewable every 10 years until 2049. However, in September 2013, the Macau Special Administrative Region Government (the "Macau SAR Government") promulgated the Macau New Land Law (the "MNLL") which came into effect in March 2014. The MNLL provides that the Macau SAR Government will have the right to resume the land of any property development that is not completed and/or where the conditions as stated in the land concession for which have not been fulfilled by the stipulated expiry date without any compensation to the property owner. Owing to the delays caused by the Macau SAR Government in granting the requisite approvals and permits for the development of the project, the project could not commence until August 2014. As a result, the construction work could not be completed by the Expiry Date and all construction work is currently suspended. An application had been made to the Macau SAR Government for an extension of the Expiry Date but it was declined by the relevant department of the Macau SAR Government.

10. INTERESTS IN PROPERTY DEVELOPMENT *(continued)*

On 23 May 2018, the Tribunal de Ultima Instancia (the Court of Final Appeal) of the Macau SAR rejected the application of final appeal by Polytex Corporation Limited ("PCL"), the registered owner of the property of the project and a wholly-owned subsidiary of Polytec Holdings, for invalidating the decision made by the Chief Executive of the Macau SAR to terminate the land concession of the project.

Based on the legal opinion obtained by the Company, management is of the view that PCL has strong legal grounds and arguments to seek compensation from the Macau SAR Government for losses and damages, including but not limited to all actual losses suffered and all loss of profit as expected to be derived upon completion of the project, as a result of the procedural delay in granting the requisite approvals and permits for the development of the project which caused the incompleteness of the project before the Expiry Date. On 29 November 2018, PCL had filed a civil claim against the Macau SAR Government to seek compensation for losses and damage on the development project at Lote P.

In addition, pursuant to the co-investment agreement for the development of the project, in the event that PCL fails to complete the project under the co-investment agreement, Polytec Holdings will be required to indemnify the Group in respect of any loss suffered. Therefore, any loss to the Group due to the repossession of the land of the project by the Macau SAR Government will be indemnified by Polytec Holdings. Accordingly, no impairment for the interests in the project was considered necessary at 30 June 2019.

In respect of the development project at Lotes T+T1, the occupation permit had been obtained in July 2017. The pre-sold residential units have been gradually delivered to the purchasers since late December of 2017, and the unsold residential units have been putting on the market for sale in phases.

During the period ended 30 June 2019, pursuant to the co-investment agreement, distribution of HK\$220,000,000 (six months ended 30 June 2018: HK\$180,000,000) was made by a wholly-owned subsidiary of Polytec Holdings to the Company, in relation to the property development project at Lotes T+T1. Income arising from interests in property development recognised in the consolidated income statement from the distribution during the period ended 30 June 2019 amounted to HK\$220,000,000 (six months ended 30 June 2018: HK\$180,000,000).

As at 30 June 2019, interests in property development of HK\$1,311,804,000 (31 December 2018: HK\$871,658,000) was expected to be recoverable within one year and was classified as current assets.

11. TRADE AND OTHER RECEIVABLES

The following is an ageing analysis (based on the due date) of trade receivables:

	At 30 June 2019 <i>HK\$'000</i>	At 31 December 2018 <i>HK\$'000</i>
Current	11,840	10,227
Within 3 months	8,059	7,424
More than 3 months	–	16
Trade receivables	19,899	17,667
Other receivables	187,218	188,245
	207,117	205,912

Other receivables of the Group of HK\$3,146,000 (31 December 2018: HK\$3,146,000) are expected to be recovered after more than one year.

As at 30 June 2019, included in other receivables was a deposit of HK\$161,095,000 (31 December 2018: HK\$161,095,000) paid to Polytec Holdings for the proposed acquisition of 60% interest of a wholly-owned subsidiary of Polytec Holdings together with the assignment of loans from Polytec Holdings. In 2018, the Group has paid the deposit of HK\$161,095,000 for the proposed acquisition through the loan from immediate holding company. Details of the acquisition were disclosed in the announcement of the Company dated 22 June 2018.

The Group has established different credit policies for each of the Group's businesses and allows a credit period of not more than 90 days to its trade customers.

12. TRADE AND OTHER PAYABLES

The following is an ageing analysis (based on due date) of trade payables:

	At 30 June 2019 <i>HK\$'000</i>	At 31 December 2018 <i>HK\$'000</i>
Current	586	386
Within 3 months	47	39
More than 3 months	3	3
Trade payables	636	428
Other payables		
– Government fees and levies	5,523	4,594
– Others	49,343	70,389
	54,866	74,983
	55,502	75,411

13. FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENTS

The following table presents the carrying value of financial instruments measured at fair value at the end of the reporting period across the three levels of the fair value hierarchy defined in HKFRS 13 "Fair value measurement", with the fair value of each financial instrument categorised in its entirety based on the lowest level of input that is significant to that fair value measurement. The levels are defined as follows:

Level 1: Fair values measured using quoted prices (unadjusted) in active markets for identical financial instruments

Level 2: Fair values measured using quoted prices in active markets for similar financial instruments, or using valuation techniques in which all significant inputs are directly or indirectly based on observable market data

Level 3: Fair values measured using valuation techniques in which any significant input is not based on observable market data

13. FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENTS (continued)

	At 30 June 2019 HK\$'000	At 31 December 2018 HK\$'000
Assets		
Level 3		
Interests in property development	12,512,897	12,021,188

The movement during the period in the balance of Level 3 fair value measurements is as follows:

	2019 HK\$'000	2018 HK\$'000
At 1 January	12,021,188	11,850,987
Distributions	(220,000)	(1,400,000)
Change in fair value recognised in profit or loss	711,709	1,570,201
Net changes in fair value	491,709	170,201
At 30 June/31 December	12,512,897	12,021,188
Representing:		
Non-current	11,201,093	11,149,530
Current	1,311,804	871,658
	12,512,897	12,021,188

13. FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENTS *(continued)*

Interests in property development are stated at their fair value measured using a discounted cash flow model. In preparing the discounted cash flow model, the management estimates the future cash flows expected to arise from the interests in property development and a suitable discount rate based on the past performance, current market conditions, development and building plans, sale and marketing plans and management's expectations for market development and terms provided under the co-investment agreements. Any adverse change in the key assumption could decrease the fair value.

The Group has a team reporting to the senior management which performs the valuation of the interests in property development required for financing reporting purposes. Discussions of valuation processes and results are held between the senior management and the team at least once every six months, in line with the Group's half-yearly reporting dates. The key unobservable market data used in the model of development project at Lotes T+T1 in Macau includes estimated selling prices of the underlying properties which are derived from observable market data, including average market prices of residential properties in Macau, with certain adjustments to reflect the impact of those factors on the development. The adjustments to the average market selling price range from -10% to +10%.

The fair value measurement is positively correlated to adjustments to the selling prices of the underlying properties. As at 30 June 2019, it is estimated that an increase/decrease of 5% in the expected/forecast selling price of the underlying properties at Lotes T+T1 of the Group's interests in property development, with all other variables held constant, would have increased/decreased the Group's retained earnings by HK\$246,069,000/HK\$246,069,000 (31 December 2018: HK\$261,508,000/HK\$261,508,000).

14. CAPITAL COMMITMENTS

As at 30 June 2019, the Group had no capital commitments contracted but not provided for (31 December 2018: HK\$1,200,000).

15. CONTINGENT LIABILITIES

As at 30 June 2019, the Group did not have any significant contingent liabilities (31 December 2018: Nil).

16. PLEDGES OF ASSETS

As at 30 June 2019, the banking facilities granted to the Group were secured by legal charge over:

- (a) all of the Group's leasehold land with an aggregate net book value of HK\$78,965,000 (31 December 2018: HK\$80,375,000);
- (b) all of the Group's buildings with an aggregate net book value of HK\$22,593,000 (31 December 2018: HK\$22,996,000); and
- (c) the joint venture's investment properties with an aggregate book value of HK\$1,714,000,000 (31 December 2018: HK\$1,778,000,000).

17. MATERIAL RELATED PARTY TRANSACTIONS

In addition to the transactions and balances disclosed above, the Group also entered into the following material related party transactions:

- (a) As at 30 June 2019, the amount due from a related company of HK\$220,000,000 (31 December 2018: HK\$1,220,000,000) was arisen from the distribution received from the interests in property development. The amount was unsecured, interest free and subsequently settled against the amount due to immediate holding company after the period ended 30 June 2019.
- (b) As at 30 June 2019, the loan to a joint venture of HK\$17,052,000 (31 December 2018: Nil) was unsecured, interest bearing at a fixed rate with reference to bank lending rate and was not expected to be repaid within one year and the amount due from a joint venture of HK\$197,075,000 (31 December 2018: HK\$197,075,000) was unsecured, interest free and repayable on demand.
- (c) As at 30 June 2019, the amount due to immediate holding company of HK\$817,563,000 (31 December 2018: HK\$1,643,453,000) was unsecured, interest bearing at a premium over HIBOR and repayable after more than one year. During the period ended 30 June 2019, interest of HK\$10,965,000 (six months ended 30 June 2018: HK\$5,555,000) was payable to the immediate holding company.
- (d) As at 30 June 2019, the amount due to a related company of HK\$17,065,000 (31 December 2018: Nil) was unsecured, interest bearing at a premium over HIBOR and repayable after more than one year. During the period ended 30 June 2019, interest of HK\$13,000 (six months ended 30 June 2018: Nil) was payable to the related company.
- (e) During the period ended 30 June 2019, the Group paid rental expenses and building management fees amounting to HK\$542,000 (six months ended 30 June 2018: HK\$536,000) in aggregate to an intermediate holding company of the Company for the leasing of administrative offices in Hong Kong.

30 OTHER INFORMATION

DIRECTORS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

As at 30 June 2019, the interests or short positions of the Directors of the Company in the shares and underlying shares of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) as recorded in the register required to be kept under Section 352 of the SFO, or as otherwise 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 (the "Model Code") set out in Appendix 10 to the Rules Governing the Listing of Securities of the Stock Exchange (the "Listing Rules") were as follows:

Long positions in the shares of the Company

Directors	Capacity and nature of interests	Number of ordinary shares held	Percentage of the issued ordinary share capital (Note 1)
Mr. Or Wai Sheun (Note 2)	Corporate	3,225,446,444	72.66%
Mr. Yeung Kwok Kwong	Personal	2,018,000	0.05%
Ms. Wong Yuk Ching	Personal	6,772,000	0.15%
Ms. Chio Koc Ieng	Personal	292,500	0.01%
Mr. Lai Ka Fai	Personal	505,100	0.01%
Ms. Or Pui Ying, Peranza	Personal	7,000,000	0.16%

DIRECTORS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES (continued)**Long positions in the shares of an associated corporation
– Kowloon Development Company Limited ("KDC")**

Directors	Capacity and nature of interests	Number of ordinary shares held	Percentage of the issued ordinary share capital (Note 3)
Mr. Or Wai Sheun (Note 2)	Corporate	831,047,624	70.63%
Mr. Yeung Kwok Kwong	Personal	180,000	0.02%
Ms. Wong Yuk Ching	Personal	1,170,000	0.10%
Ms. Chio Koc Ieng	Personal	225,000	0.02%
Mr. Lai Ka Fai	Personal	751,000	0.06%

Notes:

- As at 30 June 2019, the total number of issued shares of the Company was 4,438,967,838 ordinary shares.
- New Explorer Developments Limited (a company wholly-owned by Mr. Or Wai Sheun) held 830,770,124 ordinary shares of KDC and Intellinsight Holdings Limited (a company wholly-owned by New Explorer Developments Limited) held 277,500 ordinary shares of KDC. Mr. Or Wai Sheun was therefore deemed to be interested in 831,047,624 ordinary shares of KDC via New Explorer Developments Limited as at 30 June 2019.

Mr. Or Wai Sheun was also deemed to be interested in 3,225,446,444 ordinary shares of the Company through his abovementioned interests in shares of KDC. Such interest in 3,225,446,444 ordinary shares in the Company as disclosed by Mr. Or Wai Sheun and as disclosed by New Explorer Developments Limited mentioned in note 2 in the section under the heading of "Substantial Shareholders' and Other Persons' Interests and Short Positions in Shares and Underlying Shares" were the same interests in the Company.

- As at 30 June 2019, the total number of issued shares of KDC was 1,176,631,296 ordinary shares.

Save as disclosed above, as at 30 June 2019, none of the Directors or Chief Executives 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 as recorded in the register required to be kept under Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSONS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

As at 30 June 2019, the interests and short positions of the persons, other than the Directors and Chief Executives, in the shares and underlying shares of the Company as recorded in the register required to be kept under Section 336 of the SFO were as follows:

Long positions

Substantial Shareholders	Capacity and nature of interests	Number of ordinary shares held	Percentage of the issued ordinary share capital (Note 1)
New Explorer Developments Limited (Note 2)	Corporate	3,225,446,444	72.66%
Kowloon Development Company Limited (Note 3)	Corporate	3,142,341,682	70.79%

Notes:

- As at 30 June 2019, the total number of issued shares of the Company was 4,438,967,838 ordinary shares.
- The interests in 3,225,446,444 ordinary shares of the Company as disclosed by New Explorer Developments Limited mentioned in this section and as disclosed by Mr. Or Wai Sheun in note 2 in the section under the heading of "Directors' Interests and Short Positions in Shares and Underlying Shares" were the same interests in the Company.
- Such interests in shares of the Company were held by Marble King International Limited, a wholly-owned subsidiary of KDC. By virtue of the interests in the shares of the Company as described in note 2 in the section under the heading of "Directors' Interests and Short Positions in Shares and Underlying Shares", Mr. Or Wai Sheun was deemed to be interested in such shares of the Company through Marble King International Limited.

Save as disclosed above, as at 30 June 2019, no person had any interests or short positions in the shares or underlying shares of the Company as recorded in the register required to be kept under Section 336 of the SFO.

PURCHASE, SALE 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 six months ended 30 June 2019.

COMPLIANCE WITH THE MODEL CODE

The Company has adopted the Model Code as a code of conduct regarding directors' securities transactions. The Company has made specific enquiry of all Directors regarding any non-compliance with the Model Code during the period under review and all the Directors have confirmed that they had fully complied with the required standard set out in the Model Code.

REVIEW OF INTERIM REPORT

The Audit Committee of the Company has reviewed the unaudited interim financial statements of the Group for the six months ended 30 June 2019.

HUMAN RESOURCES

As at 30 June 2019, the total number of employees of the Group was about 250 (31 December 2018: 260). Staff costs (excluding directors' emoluments) during the period totalled HK\$26,085,000 (six months ended 30 June 2018: HK\$27,125,000). The Group remunerates its employees by means of salary and bonus based on their performance, working experience, degree of hardship and prevailing market practice. The emolument policy of the Group is reviewed by the members of the Remuneration Committee and approved by the Board.

The emoluments of the Directors of the Company are recommended by the Remuneration Committee, having regard to the Company's operating results, individual performance and comparable market statistics and approved by the Board.

The Group believes that the quality of its human resources is critical for it to maintain a strong competitive edge. The Group has encouraged its employees to take training courses to strengthen their all-round skills and knowledge, aiming to well equip them to cope with its development in the ever-changing economy.

COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

The Company has complied with all the code provisions of the Corporate Governance Code as set out in Appendix 14 to the Listing Rules throughout the six months ended 30 June 2019.

CHANGES IN INFORMATION OF DIRECTORS

Pursuant to Rule 13.51B(1) of the Listing Rules, changes in the information of Directors of the Company required to be disclosed are set out below:

- (i) Mr. Liu Kwong Sang, an independent non-executive director of the Company, has been appointed as an independent non-executive director of ATIF Holdings Limited (listed on the Nasdaq Stock Market of the United States since 3 May 2019) with effect from 29 April 2019.
- (ii) The monthly salary of the following Directors has been changed as follows with effect from 1 July 2019:

	Before change	After change
Mr. Yeung Kwok Kwong	HK\$194,200	HK\$199,200
Ms. Wong Yuk Ching	HK\$122,300	HK\$127,200
Ms. Chio Koc Ieng	HK\$124,100	HK\$129,100

Save as disclosed above, there is no other information required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules.

CLOSURE OF REGISTER OF MEMBERS

The interim dividend per share for 2019 of 1.30 HK cents will be payable on Wednesday, 11 December 2019 to shareholders whose names appear on the Register of Members of the Company on Tuesday, 26 November 2019. For the purpose of determining shareholders who qualify for the interim dividend, the Register of Members of the Company will be closed from Monday, 25 November 2019 to Tuesday, 26 November 2019, both dates inclusive. During this period, no transfer of shares will be registered. In order to qualify for the interim dividend, all the transfer documents accompanied by the relevant share certificates must be lodged with the Company's branch share registrar in Hong Kong, Tricor Tengis Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong for registration not later than 4:30 pm on Friday, 22 November 2019.



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