



Tian Teck Land Limited

Stock Code: 266

INTERIM REPORT

2020

for the six months ended 30 September 2020

# Tian Teck Land Limited

## Interim Report

*(Expressed in Hong Kong dollars)*

The Board of Directors would like to announce the unaudited consolidated results of the Group for the half year ended 30 September 2020. These results have been reviewed in accordance with Hong Kong Standard on Review Engagements 2410, *Review of interim financial information performed by the independent auditor of the entity*, issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”), by KPMG, certified public accountants in Hong Kong, and the audit committee with no disagreement. The unmodified review report of the auditor is attached.

### CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME for the six months ended 30 September 2020 – unaudited

	<i>Note</i>	<b><i>Six months ended 30 September</i></b>	
		<b>2020</b>	<b>2019</b>
		<b>\$'000</b>	<b>\$'000</b>
<b>Revenue</b>	3	<b>248,012</b>	305,669
Cost of services		<u>(55,541)</u>	<u>(46,025)</u>
<b>Gross profit</b>		<b>192,471</b>	259,644
Other revenue	5	<b>5,496</b>	7,115
Other net income/(loss)	5	<b>1,488</b>	(2,395)
Administrative expenses		<u>(16,641)</u>	<u>(18,169)</u>
<b>Profit from operations before valuation changes in investment properties</b>		<b>182,814</b>	246,195
Valuation losses on investment properties	10(b)	<u>(786,031)</u>	<u>(575,538)</u>
<b>Loss from operations after valuation changes in investment properties</b>		<b>(603,217)</b>	(329,343)
Finance costs	6(a)	<u>(1,818)</u>	<u>(2,984)</u>
<b>Loss before taxation</b>		<b>(605,035)</b>	(332,327)
Income tax	7	<u>(28,763)</u>	<u>(39,318)</u>
<b>Loss and total comprehensive income for the period</b>		<u><b>(633,798)</b></u>	<u>(371,645)</u>
<b>Attributable to:</b>			
– Equity shareholders of the Company		<u>(315,770)</u>	(186,853)
– Non-controlling interests		<u>(318,028)</u>	(184,792)
<b>Loss and total comprehensive income for the period</b>		<u><b>(633,798)</b></u>	<u>(371,645)</u>
<b>Loss per share – basic and diluted</b>	9	<u><b>\$(0.67)</b></u>	<u>\$(0.39)</u>

The notes on pages 5 to 9 form part of this interim financial report. Details of dividends payable to equity shareholders of the Company are set out in note 8.

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**at 30 September 2020 – unaudited**

	Note	<b>At 30 September 2020</b>		<b>At 31 March 2020</b>	
		<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
<b>Non-current assets</b>					
Fixed assets	10				
– Investment properties			<b>11,761,642</b>		12,545,780
– Other properties, plant and equipment			<b>59,978</b>		61,913
			<b>11,821,620</b>		12,607,693
<b>Current assets</b>					
Accounts receivable, deposits and prepayments	11	<b>169,499</b>		106,521	
Current tax recoverable		–		129	
Pledged bank deposits		<b>13,158</b>		2,956	
Cash and cash equivalents	12	<b>571,023</b>		480,298	
		<b>753,680</b>		589,904	
<b>Current liabilities</b>					
Other payables and accruals	13	<b>42,026</b>		32,276	
Deposits received		<b>167,687</b>		176,500	
Provision for long service payments		<b>1,659</b>		1,747	
Dividends payable		<b>47,473</b>		–	
Dividends payable to non-controlling interests		<b>44,993</b>		–	
Current tax payable		<b>20,247</b>		13,621	
		<b>324,085</b>		224,144	
<b>Net current assets</b>			<b>429,595</b>		365,760
<b>Total assets less current liabilities</b>			<b>12,251,215</b>		12,973,453
<b>Non-current liabilities</b>					
Bank loan – secured		<b>200,000</b>		200,000	
Government lease premiums payable		<b>1,722</b>		1,722	
Deferred tax liabilities		<b>93,394</b>		89,368	
			<b>295,116</b>		291,090
<b>NET ASSETS</b>			<b>11,956,099</b>		12,682,363
<b>CAPITAL AND RESERVES</b>					
Share capital			<b>121,830</b>		121,830
Reserves			<b>6,056,885</b>		6,420,128
			<b>6,178,715</b>		6,541,958
<b>Non-controlling interests</b>			<b>5,777,384</b>		6,140,405
<b>TOTAL EQUITY</b>			<b>11,956,099</b>		12,682,363

The notes on pages 5 to 9 form part of this interim financial report.

**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**for the six months ended 30 September 2020 – unaudited**

Note	<i>Attributable to equity shareholders of the Company</i>				<i>Non-controlling interests</i>	<i>Total equity</i>
	<i>Share capital</i>	<i>Revaluation reserve</i>	<i>Retained earnings</i>	<i>Total</i>		
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Balance at 1 April 2019</b>	121,830	900,951	6,183,436	7,206,217	6,800,124	14,006,341
<b>Changes in equity for the six months ended 30 September 2019:</b>						
Loss and total comprehensive income for the period	–	–	(186,853)	(186,853)	(184,792)	(371,645)
Dividends approved in respect of the previous financial year	8(b)	–	(104,441)	(104,441)	–	(104,441)
Dividends paid to non-controlling interests		–	–	–	(102,583)	(102,583)
<b>Balance at 30 September 2019 and 1 October 2019</b>	121,830	900,951	5,892,142	6,914,923	6,512,749	13,427,672
<b>Changes in equity for the six months ended 31 March 2020:</b>						
Loss and total comprehensive income for the period	–	–	(273,271)	(273,271)	(271,562)	(544,833)
Dividends declared in respect of the current financial year	8(a)	–	(99,694)	(99,694)	–	(99,694)
Dividends paid to non-controlling interests		–	–	–	(100,782)	(100,782)
<b>Balance at 31 March 2020 and 1 April 2020</b>	<b>121,830</b>	<b>900,951</b>	<b>5,519,177</b>	<b>6,541,958</b>	<b>6,140,405</b>	<b>12,682,363</b>
<b>Changes in equity for the six months ended 30 September 2020:</b>						
Loss and total comprehensive income for the period	–	–	(315,770)	(315,770)	(318,028)	(633,798)
Dividends approved in respect of the previous financial year	8(b)	–	(47,473)	(47,473)	–	(47,473)
Dividends payable to non-controlling interests		–	–	–	(44,993)	(44,993)
<b>Balance at 30 September 2020</b>	<b>121,830</b>	<b>900,951</b>	<b>5,155,934</b>	<b>6,178,715</b>	<b>5,777,384</b>	<b>11,956,099</b>

The notes on pages 5 to 9 form part of this interim financial report.

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**for the six months ended 30 September 2020 – unaudited**

	<i>Six months ended 30 September</i>	
	<b>2020</b>	2019
	<b>\$'000</b>	\$'000
<b>Operating activities</b>		
Cash generated from operations	<b>115,789</b>	231,234
Tax paid	<b>(17,982)</b>	(19,026)
<b>Net cash generated from operating activities</b>	<b>97,807</b>	212,208
<b>Investing activities</b>		
Payment for purchase of fixed assets other than investment properties	<b>(226)</b>	(277)
Payment for expenditure on investment properties	<b>(419)</b>	(1,616)
(Increase)/decrease in pledged bank deposits	<b>(10,202)</b>	2,407
Other cash flows arising from investing activities	<b>5,720</b>	6,622
<b>Net cash (used in)/generated from investing activities</b>	<b>(5,127)</b>	7,136
<b>Financing activities</b>		
Other cash flows arising from financing activities	<b>(1,964)</b>	(3,174)
<b>Net cash used in financing activities</b>	<b>(1,964)</b>	(3,174)
<b>Net increase in cash and cash equivalents</b>	<b>90,716</b>	216,170
<b>Cash and cash equivalents at 1 April</b>	<b>480,298</b>	566,645
<b>Effect of foreign exchange rates changes</b>	<b>9</b>	(6)
<b>Cash and cash equivalents at 30 September</b>	<b>571,023</b>	782,809

The notes on pages 5 to 9 form part of this interim financial report.

## NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

### 1 Basis of preparation

This interim financial report has 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"). It was authorised for issue on 27 November 2020.

The interim financial report has been prepared in accordance with the same accounting policies adopted in the consolidated financial statements for the year ended 31 March 2020, except for the accounting policy changes that are expected to be reflected in the consolidated financial statements for the year ending 31 March 2021. Details of these changes in accounting policies are set out in note 2.

The preparation of an interim financial report 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.

This interim financial report contains 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 consolidated financial statements for the year ended 31 March 2020. 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").

The interim financial report is unaudited, but has been reviewed by KPMG in accordance with Hong Kong Standard on Review Engagements 2410, *Review of interim financial information performed by the independent auditor of the entity*, issued by the HKICPA. KPMG's independent review report to the Board of Directors is included on page 16.

The financial information relating to the financial year ended 31 March 2020 that is included in the interim financial report as comparative information does not constitute the Company's statutory annual consolidated financial statements for that financial year but is derived from those financial statements. Further information relating to these statutory financial statements required to be disclosed in accordance with section 436 of the Hong Kong Companies Ordinance is as follows:

The Company has delivered the consolidated financial statements for the year ended 31 March 2020 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance.

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

## 2 Changes in accounting policies

The HKICPA has issued a number of amendments to HKFRSs that are first effective for the current accounting period of the Group. Of these, the following developments are relevant to the Group:

- Amendments to HKFRS 3, *Definition of a business*
- Amendments to HKAS 1 and HKAS 8, *Definition of material*

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.

## 3 Revenue

The principal activity of the Group is property investment.

Revenue represents gross rental income received and receivable from investment properties.

The Group's customer base is diversified and does not include any customers with whom transactions have exceeded 10% of the Group's revenue for the six months ended 30 September 2020 and 2019.

## 4 Segment information

The Group has a single reportable segment which is "Property leasing". Accordingly, the business segment information for this sole reportable segment is equivalent to the consolidated figures.

No separate geographical information is presented as the Group's revenue and results of property leasing were derived from Hong Kong and the People's Republic of China (the "PRC").

## 5 Other revenue and net income/(loss)

	<i>Six months ended 30 September</i>	
	<b>2020</b>	<b>2019</b>
	<b>\$'000</b>	<b>\$'000</b>
<b>Other revenue</b>		
Interest income	<b>4,683</b>	6,475
Compensation from early termination of leases	<b>743</b>	–
Others	<b>70</b>	640
	<b>5,496</b>	7,115
<b>Other net income/(loss)</b>		
Net foreign exchange gain/(loss)	<b>1,492</b>	(2,394)
Net loss on disposals of fixed assets	<b>(4)</b>	(1)
	<b>1,488</b>	(2,395)

## 6 Loss before taxation

Loss before taxation is arrived at after charging:

	<i>Six months ended 30 September</i>	
	<i>2020</i>	<i>2019</i>
	<i>\$'000</i>	<i>\$'000</i>
<b>(a) Finance costs</b>		
Interest on bank loan	1,672	2,838
Other borrowing costs	125	125
Interest on government lease premiums payable	21	21
	<u>1,818</u>	<u>2,984</u>
<b>(b) Other items</b>		
Depreciation charge		
– owned properties, plant and equipment	2,158	2,171
– right-of-use assets	–	14
Impairment losses on accounts receivable	13,957	–
	<u>13,957</u>	<u>–</u>

## 7 Income tax

	<i>Six months ended 30 September</i>	
	<i>2020</i>	<i>2019</i>
	<i>\$'000</i>	<i>\$'000</i>
<b>Current tax</b>		
Hong Kong Profits Tax	24,652	35,418
PRC tax	85	94
	<u>24,737</u>	<u>35,512</u>
<b>Deferred tax</b>		
Changes in fair value of investment properties	(118)	(113)
Origination and reversal of temporary differences	4,144	3,919
	<u>4,026</u>	<u>3,806</u>
	<u>28,763</u>	<u>39,318</u>

The provision for Hong Kong Profits Tax is calculated at 16.5% (2019: 16.5%) of the estimated assessable profits for the six months ended 30 September 2020, except for one subsidiary of the Group which is a qualifying corporation under the two-tiered Profits Tax rate regime. For this subsidiary, the first \$2,000,000 of assessable profits are taxed at 8.25% and the remaining assessable profits are taxed at 16.5%. The provision for Hong Kong Profits Tax for this subsidiary was calculated at the same basis in 2019. PRC taxation is calculated based on the applicable rate of taxation in accordance with the relevant tax rules and regulations of the PRC.



## 8 Dividends

### (a) Dividends payable to equity shareholders of the Company attributable to the interim period

	<i>Six months ended 30 September</i>	
	<i>2020</i>	<i>2019</i>
	<i>\$'000</i>	<i>\$'000</i>
Interim dividend declared after the interim period of \$0.10 per share (2019: \$0.21 per share)	<u>47,473</u>	<u>99,694</u>

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

### (b) Dividends payable to equity shareholders of the Company attributable to the previous financial year, approved during the interim period

	<i>Six months ended 30 September</i>	
	<i>2020</i>	<i>2019</i>
	<i>\$'000</i>	<i>\$'000</i>
Final dividend in respect of the previous financial year, approved during the following interim period, of \$0.10 per share (year ended 31 March 2019: \$0.22 per share)	<u>47,473</u>	<u>104,441</u>

## 9 Loss per share – basic and diluted

The calculation of basic loss per share is based on the loss attributable to equity shareholders of the Company of \$315,770,000 (2019: \$186,853,000) and 474,731,824 (2019: 474,731,824) shares in issue during the period. There were no potential dilutive shares in existence during the six months ended 30 September 2020 and 2019.

## 10 Fixed assets

- (a) During the period, additions in the investment properties amounted to \$419,000 (six months ended 30 September 2019: \$1,616,000).
- (b) The investment properties in Hong Kong and in the PRC were revalued at 30 September 2020 by Vigers Appraisal and Consulting Limited, an independent firm of professional valuers who have among their staff Fellows of The Hong Kong Institute of Surveyors with recent experience in the location and category of properties being valued, on a market value basis. The fair value of investment properties was determined using income capitalisation approach which capitalised the net rental income of the properties and taking into account the occupancy rate and reversionary income potential of properties after the expiry of the current leases. As a result of the update, valuation losses of \$786,031,000 (2019: \$575,538,000) on investment properties have been recognised in the consolidated statement of profit or loss and other comprehensive income. The valuation losses will only affect the accounting profit or loss but not the cash flows of the Group.
- (c) Fixed assets of the Group with carrying value of \$11,264,877,000 as at 30 September 2020 (31 March 2020: \$12,043,834,000) were pledged to secure banking facilities of up to \$300,000,000 granted to the Company's subsidiary, Associated International Hotels Limited. The outstanding bank loan was \$200,000,000 as at 30 September 2020 (31 March 2020: \$200,000,000).

## 11 Accounts receivable, deposits and prepayments

The ageing analysis of accounts receivable (net of allowance for credit losses) which was included in accounts receivable, deposits and prepayments as of the end of the reporting period is as follows:

	<i>At 30 September</i> 2020 \$'000	<i>At 31 March</i> 2020 \$'000
Current (Note)	134,865	77,880
Less than 1 month past due	11,709	8,644
1 to 3 months past due	9,863	10,134
More than 3 months but less than 12 months past due	3,768	1,684
More than 12 months past due	37	–
Amounts past due	25,377	20,462
Total accounts receivable, net of allowance for credit losses	160,242	98,342
Deposits and prepayments	9,257	8,179
	<u>169,499</u>	<u>106,521</u>

Note: The amount includes the receivable for lease incentives of \$134,554,000 (31 March 2020: \$77,338,000) which is not past due. The movement in the said receivable during the period will only affect the accounting revenue but not the contractual cash flows of the Group.

Debts are generally due on the 1st day of each month and 10 to 14 days are allowed for settlement or else interest will be charged. Legal action will be taken against past due debtors whenever the situation is appropriate.

## 12 Cash and cash equivalents

	<i>At 30 September</i> 2020 \$'000	<i>At 31 March</i> 2020 \$'000
Deposits with banks	444,760	446,256
Cash at bank and in hand	126,263	34,042
	<u>571,023</u>	<u>480,298</u>

## 13 Other payables and accruals

All of the other payables and accruals are expected to be settled within one year.

## 14 Commitments

Capital commitments outstanding at the end of the reporting period not provided for in the interim financial report were as follows:

	<i>At 30 September</i> 2020 \$'000	<i>At 31 March</i> 2020 \$'000
Contracted for	128	–

## INTERIM DIVIDEND AND CLOSURE OF REGISTER OF MEMBERS

The Board has resolved that an interim dividend of \$0.10 per share (2019: \$0.21 per share) will be paid on Wednesday, 13 January 2021 to members whose names appear on the register of members of the Company on Friday, 18 December 2020. The register of members of the Company will be closed for the purpose of determining entitlement to the said interim dividend from Wednesday, 16 December 2020 to Friday, 18 December 2020, both days inclusive, during which period no transfer of shares will be registered. All transfers accompanied by the relevant share certificates must be lodged with the Company's share registrar, Computershare Hong Kong Investor Services Limited, Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not later than 4:30 p.m. (Hong Kong time) on Tuesday, 15 December 2020.

## BUSINESS REVIEW AND COMMENTARY

- The Group achieved a profit from operations before valuation changes in investment properties of \$182.8 million for the half year ended 30 September 2020, representing a decrease of approximately 25.7% compared with the corresponding period of last year. The decrease was mainly due to decrease in rental income from iSQUARE compared to the corresponding period of last year. Since the outbreak of the novel coronavirus (COVID-19) in Hong Kong, the Group has been granting various rental concessions to most of the tenants, which in turn have caused a negative impact to the cash flows of the Group. For accounting standard purposes, all rental concessions are being amortised over the remaining terms of the respective leases.
- Valuation losses on investment properties for the half year ended 30 September 2020 amounted to \$786.0 million, compared with the valuation losses of \$575.5 million for the corresponding period of last year. The valuation losses will only affect the accounting profit or loss but not the cash flows of the Group.
- The Group recorded a loss attributable to equity shareholders of \$315.8 million, compared with a loss attributable to equity shareholders of \$186.9 million for the corresponding period of last year.
- iSQUARE is a commercial complex housing retail, entertainment, food and beverage establishments. Rental income from iSQUARE amounted to approximately \$242.4 million for the half year ended 30 September 2020, representing a decrease of approximately 18.6% compared with the corresponding period of last year. The occupancy rate at 30 September 2020 was approximately 82.8% (30 September 2019: 92.6%).
- The Group's investment properties comprising four floors of Goodluck Industrial Centre in Lai Chi Kok and one floor of a commercial building in Guangzhou in the PRC, continued to generate rental income during the period.
- The total equity for the Group at 30 September 2020 was \$11,956.1 million, compared with \$12,682.4 million at 31 March 2020.
- On 7 October 2013, Associated International Hotels Limited ("AIHL"), a 50.01% owned subsidiary, entered into a facility agreement with a bank comprising of a 3-year term loan facility of up to \$200 million and a 3-year revolving loan facility of up to \$100 million both at floating interest rate. On 30 August 2016, AIHL entered into a supplemental agreement with the bank for extension of the facilities for three years to 8 October 2019. In compliance with certain conditions, the facilities have been further extended for two additional years to 8 October 2021. At 30 September 2020, the banking facilities were utilised to the extent of \$200 million (31 March 2020: \$200 million) and the Group's gearing ratio (calculated as total bank loans divided by total equity) was 1.7% (31 March 2020: 1.6%).

## BUSINESS REVIEW AND COMMENTARY (Continued)

- At 30 September 2020, the total number of employees of the Group, excluding the staff employed by Cushman & Wakefield Property Management Limited for general building and property management of iSQUARE, was 39 (30 September 2019: 37) and the related costs incurred during the period were approximately \$11.1 million (30 September 2019: \$12.1 million). The decrease in the related costs was mainly attributable to the wage subsidy under the Employment Support Scheme of the Hong Kong government.
- Save as disclosed in this report, there has been no further material change to the information contained in the Company's annual report for the year ended 31 March 2020 which necessitates additional disclosure to that made herein.

## OUTLOOK

The ongoing COVID-19 pandemic has continued to impact negatively on the Hong Kong economy. Hong Kong leasing market is in a very difficult situation and management believes lower rental value will be inevitable. Management will continue to take appropriate measures to cope with current situation. It is anticipated that the adverse impact on rental income from iSQUARE and the results from operations of the Group for the second half year will continue.

## INTERESTS AND SHORT POSITIONS OF DIRECTORS AND CHIEF EXECUTIVES IN SHARES, UNDERLYING SHARES AND DEBENTURES

As at 30 September 2020, the directors and chief executives of the Company and their associates (as defined in the Rules Governing the Listing of Securities on the Stock Exchange ("Listing Rules")) had the following interests in the shares of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance ("SFO")) as recorded in the register required to be kept by the Company under section 352 of the SFO or as otherwise notified to the Company and The Stock Exchange of Hong Kong Limited ("Stock Exchange") pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers ("Model Code"):

### (a) The Company

<i>Name</i>	<i>Number of shares</i>			<i>% of total issued voting shares</i>
	<i>Personal interests</i>	<i>Family interests</i>	<i>Total beneficial interests</i>	
Cheong Hooi Hong	4,035,792	590,000	4,625,792	0.97%
Cheong Kheng Lim	46,023,872	115,292	46,139,164	9.72%
Cheong Keng Hooi	26,862,036	1,002,384	27,864,420	5.87%
Cheong Sim Lam	1,099,504	–	1,099,504	0.23%
Cheong Chong Ling	412,000	–	412,000	0.09%

**INTERESTS AND SHORT POSITIONS OF DIRECTORS AND CHIEF EXECUTIVES IN SHARES,  
UNDERLYING SHARES AND DEBENTURES** (Continued)

**(b) Associated International Hotels Limited**

<i>Name</i>	<i>Number of ordinary shares</i>			<i>% of total issued voting shares</i>
	<i>Personal interests</i>	<i>Family interests</i>	<i>Total beneficial interests</i>	
Cheong Hooi Hong	2,073,992	–	2,073,992	0.58%
Cheong Kheng Lim	24,555,715	1,034,000	25,589,715	7.11%
Cheong Keng Hooi	11,759,839	275,280	12,035,119	3.34%
Cheong Sim Lam	1,807,155	24,000	1,831,155	0.51%
Cheong Chong Ling	1,588,000	–	1,588,000	0.44%

**(c) Tian Teck Investment Holding Co., Limited**

<i>Name</i>	<i>Number of ordinary shares</i>			<i>% of total issued voting shares</i>
	<i>Personal interests</i>	<i>Family interests</i>	<i>Total beneficial interests</i>	
Cheong Hooi Hong	25	–	25	25%
Cheong Kheng Lim	25	–	25	25%
Cheong Keng Hooi	25	–	25	25%
Cheong Sim Lam	25	–	25	25%

Save as disclosed above, as at 30 September 2020, none of the directors and chief executives of the Company or their associates (as defined in the Listing Rules) had interests or short positions in the shares, underlying shares or debentures of the Company or its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept by the Company under section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

## INTERESTS AND SHORT POSITIONS OF SUBSTANTIAL SHAREHOLDERS AND OTHER PERSONS IN SHARES AND UNDERLYING SHARES

As at 30 September 2020, other than the interests of the directors and chief executives of the Company as disclosed above, the Company has been notified of the following 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:

	<i>Number of shares</i>	<i>Percentage of total issued voting shares</i>
Tian Teck Investment Holding Co., Limited	237,370,032	50.001%
Cheong Kheng Lim	46,139,164 (Note 1)	9.72%
Cheong Keng Hooi	27,864,420 (Note 2)	5.87%
Lim Yoke Soon	46,139,164 (Note 1)	9.72%
Wu Soo Huei	27,864,420 (Note 2)	5.87%

Notes:

- (1) The interest disclosed by Mr Cheong Kheng Lim is the same as the 46,139,164 shares disclosed by Ms Lim Yoke Soon. Out of the 46,139,164 shares, 46,023,872 shares were held by Mr Cheong Kheng Lim, and 115,292 shares were held by his spouse, Ms Lim Yoke Soon.
- (2) The interest disclosed by Mr Cheong Keng Hooi is the same as the 27,864,420 shares disclosed by Ms Wu Soo Huei. Out of the 27,864,420 shares, 26,862,036 shares were held by Mr Cheong Keng Hooi, and 1,002,384 shares were held by his spouse, Ms Wu Soo Huei.

Save as disclosed above, as at 30 September 2020, no other interests or short positions in the shares and underlying shares of the Company required to be recorded in the register kept by the Company under section 336 of the SFO have been notified to the Company.

## PURCHASE, SALE OR REDEMPTION BY THE COMPANY AND ITS SUBSIDIARIES OF ITS LISTED SECURITIES

There were no purchases, sales or redemptions of the Company's listed securities by the Company or any of its subsidiaries during the six months ended 30 September 2020.

## DISCLOSURE RELATING TO RULE 13.51B(1) OF THE LISTING RULES

There are no changes in respect of the directors' emoluments at the Company level for the six months ended 30 September 2020 when compared with the last corresponding period whilst the changes at the Group level are due to allowances for expenses actually incurred by the executive directors at the subsidiary level. The Group's policy regarding such expenses has not changed.

## COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

In the opinion of the Directors, the Company throughout the six months ended 30 September 2020 complied with all the code provisions, where applicable, set out in the Corporate Governance Code in Appendix 14 to the Listing Rules, except for the deviations as disclosed hereunder:

- Code Provision A.1.8: Appropriate insurance cover in respect of legal action against directors should be arranged

Currently, the Company does not have insurance cover for legal action against its Directors. The Board believes that with the current risk management and internal control systems and the close supervision of the management, the Directors' risk of being sued or getting involved in litigation in their capacity as Directors is relatively low. Benefits to be derived from taking out insurance may not outweigh the cost. Despite it, every Director is, subject to the provisions of the applicable laws, indemnified out of the assets of the Company against all costs, charges, expenses, losses and liabilities he/she may sustain or incur in or about the execution of his/her office or otherwise in relation thereto pursuant to the Articles of Association of the Company. In view of the above, the Board considers that the Directors' exposure to risk is manageable.

- Code Provision A.2.1: The roles of chairman and chief executive should be separated and performed by two individuals

Mr Cheong Hooi Hong is both the Chairman and chief executive of the Company. To avoid concentration of power and authority in any one individual, day-to-day management of the Company's business is shared by Executive Directors whilst formulation of objectives and strategic decisions are collectively made by the Board. In addition, the Board comprises three Independent Non-executive Directors with differing expertise/calibre who can provide a "check and balance" effect on the management through their high attendance at board meetings and therefore ensuring a balance of power. Given consideration to the aforesaid, the Board of Directors is of the view that the current structure does not have any adverse effect on the Company and believes that this structure enables the Group to make and implement decisions promptly and efficiently.

- Code Provision B.1.5: Remuneration details of senior management should be disclosed by band in annual reports

The remuneration details of the senior management are not disclosed by band in the annual report. To ensure they are remunerated at a reasonable but not excessive rate, none of them is involved in deciding his/her own remuneration or related to the remuneration committee members (who are authorised to collectively determine the remuneration of the senior management based on a number of factors set out in the Company's remuneration policy). The Directors consider that the non-disclosure does not pose any negative impact on the Company. On the contrary, the disclosure of the remuneration details of the senior management may cause undue comparison among staff members, and would unnecessarily provide highly sensitive and confidential information to competitors and other third parties looking to recruit the senior management. In light of the above, the Directors are of the view that the disclosure of such information would neither provide pertinent information in furtherance of corporate governance, nor be in the interests of the members of the Company.

## COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE (Continued)

- Code Provision C.2.5: Issuer should have an internal audit function and review the need for one in case of its absence annually

At present, the Company does not have an internal audit function. The Board reviewed the need for setting up an internal audit function in March 2020 and considered that there was no such an immediate need after taking into account the Group's current circumstances, such as the focused nature and geographical spread of business, the relatively simple operating structure and small size of the Group and the close involvement and supervision of the management in daily operation, which could provide sufficient risk management and internal control for the Group. Despite it, the Board has taken initiatives to promote the adequacy and effectiveness of the risk management and internal control systems by creating a control environment across the Group (such as building up a corporate culture based on sound business ethics and accountability through the implementation of "whistle-blowing" arrangements and procedure manuals with defined roles, responsibilities and reporting lines) and putting control activities in place (such as conducting group-wide risk assessment exercise biannually). In addition, where the external auditor of the Company considers any internal controls that are relevant to the audit of the financial statements, it will report to the audit committee any significant deficiencies in internal control identified during the audit.

In view of the above considerations and the potential cost to be involved, the Board is of the opinion that it is not cost effective to set up and maintain an internal audit function and that the existing control mechanism could justify its absence for the time being. Nonetheless, the Board will review the need for an internal audit function on an annual basis.

- Code Provision F.1.3: The company secretary should report to the board chairman and/or the chief executive

Instead of reporting to the Chairman (who is also the chief executive of the Company), the company secretary reports directly to the Deputy Chairman. Since the company secretary is located in the same office as the Deputy Chairman and they work closely on a day-to-day basis, direct reporting to the Deputy Chairman can provide for a prompt and timely response to issues which require immediate attention. On the other hand, the Chairman keeps having ongoing discussion and dialogue with the Deputy Chairman on business affairs, in particular corporate governance and financial issues, which enables him to fully understand the operation of the Company and manage it in an effective manner. Taking into account of the above, the Board considers that the current reporting line is apposite to the Company.

## MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted the Model Code set out in Appendix 10 to the Listing Rules as its code for dealing in securities in the Company by its Directors. Specific enquiry has been made to all Directors of the Company as to whether they have complied with or whether there has been any non-compliance with the Model Code, and all Directors have confirmed compliance with the required standard set out in the Model Code during the six months ended 30 September 2020.

By order of the Board  
**Tian Teck Land Limited**  
**Ng Sau Fong**  
Company Secretary

Hong Kong, 27 November 2020

*As at the date of this report, Mr Cheong Hooi Hong, Mr Cheong Kheng Lim, Mr Cheong Keng Hooi, Mr Cheong Sim Lam and Miss Cheong Chong Ling are executive directors, and Mr Chow Wan Hoi, Paul, Mr Wong Yiu Tak and Mr Tse Pang Yuen are independent non-executive directors.*





## **REVIEW REPORT TO THE BOARD OF DIRECTORS OF TIAN TECK LAND LIMITED**

*(Incorporated in Hong Kong with limited liability)*

### **Introduction**

We have reviewed the interim financial report set out on pages 1 to 9 which comprises the consolidated statement of financial position of Tian Teck Land Limited as of 30 September 2020 and the related consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the condensed consolidated statement of cash flows for the six month period then ended and explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of an interim financial report to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34, *Interim financial reporting*, issued by the Hong Kong Institute of Certified Public Accountants. The directors are responsible for the preparation and presentation of the interim financial report in accordance with Hong Kong Accounting Standard 34.

Our responsibility is to form a conclusion, based on our review, on the interim financial report and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

### **Scope of review**

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410, *Review of interim financial information performed by the independent auditor of the entity*, issued by the Hong Kong Institute of Certified Public Accountants. A review of the interim financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

### **Conclusion**

Based on our review, nothing has come to our attention that causes us to believe that the interim financial report as at 30 September 2020 is not prepared, in all material respects, in accordance with Hong Kong Accounting Standard 34, *Interim financial reporting*.

### **KPMG**

Certified Public Accountants  
8th Floor, Prince's Building  
10 Chater Road  
Central, Hong Kong

27 November 2020