



百利保控股有限公司

Paliburg
Holdings Limited

(Incorporated in Bermuda with limited liability)
(Stock Code : 617)



2020
ANNUAL REPORT

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CORPORATE INFORMATION

DIRECTORS

Executive Directors

Lo Yuk Sui

(Chairman and Chief Executive Officer)

Jimmy Lo Chun To

(Vice Chairman and Managing Director)

Donald Fan Tung

(Chief Operating Officer)

Lo Po Man

Kenneth Ng Kwai Kai

Kenneth Wong Po Man

Independent Non-Executive Directors

Bowen Joseph Leung Po Wing, GBS, JP

Winnie Ng, JP

Abraham Shek Lai Him, GBS, JP

Wong Chi Keung

AUDIT COMMITTEE

Wong Chi Keung (Chairman)

Bowen Joseph Leung Po Wing, GBS, JP

Winnie Ng, JP

Abraham Shek Lai Him, GBS, JP

REMUNERATION COMMITTEE

Wong Chi Keung (Chairman)

Lo Yuk Sui

Winnie Ng, JP

NOMINATION COMMITTEE

Lo Yuk Sui (Chairman)

Bowen Joseph Leung Po Wing, GBS, JP

Winnie Ng, JP

Abraham Shek Lai Him, GBS, JP

Wong Chi Keung

SECRETARY

Eliza Lam Sau Fun

AUDITOR

Ernst & Young

Registered Public Interest Entity Auditor

PRINCIPAL BANKERS

The Hongkong and Shanghai Banking Corporation Limited
Hang Seng Bank Limited

The Bank of East Asia, Limited

Standard Chartered Bank (Hong Kong) Limited

Australia and New Zealand Banking Group Limited

United Overseas Bank Limited, Hong Kong Branch

Industrial and Commercial Bank of China (Asia) Limited

Chong Hing Bank Limited

Cathay United Bank Company Ltd., Hong Kong Branch

Bank of Communications (Hong Kong) Limited

PRINCIPAL REGISTRAR

MUFG Fund Services (Bermuda) Limited

4th Floor North, Cedar House, 41 Cedar Avenue

Hamilton HM 12, Bermuda

BRANCH REGISTRAR IN HONG KONG

Tricor Tengis Limited

Level 54, Hopewell Centre

183 Queen's Road East

Hong Kong

REGISTERED OFFICE

4th Floor North, Cedar House, 41 Cedar Avenue

Hamilton HM 12, Bermuda

HEAD OFFICE AND PRINCIPAL

PLACE OF BUSINESS

11th Floor, 68 Yee Wo Street

Causeway Bay, Hong Kong

Tel: 2894 7888

Fax: 2890 1697

Website: www.paliburg.com.hk

Mr. Lo Yuk Sui, aged 76; *Chairman and Chief Executive Officer* — Chairman and Managing Director since 1993 and designated as the Chief Executive Officer in 2007. Mr. Lo has been the managing director and the chairman of the predecessor listed companies of the Group since 1984 and 1986, respectively. He is also an executive director, the chairman and the chief executive officer of Century City International Holdings Limited (“CCIHL”), the ultimate listed holding company of the Company, Regal Hotels International Holdings Limited (“RHIHL”) and Cosmopolitan International Holdings Limited (“Cosmopolitan”), both listed subsidiaries of the Company, and a non-executive director and the chairman of Regal Portfolio Management Limited (“RPML”), the manager of Regal Real Estate Investment Trust (the listed subsidiary of RHIHL). Mr. Lo is a qualified architect. In his capacity as the Chief Executive Officer, Mr. Lo oversees the overall policy and decision making of the Group. Mr. Lo is the father of Mr. Jimmy Lo Chun To and Miss Lo Po Man.

Mr. Lo Chun To (Alias: Jimmy), aged 47; *Vice Chairman and Managing Director* — Appointed to the Board in 1999. Mr. Jimmy Lo has been a Vice Chairman and Managing Director of the Company since 2013. He is also an executive director and a vice chairman of CCIHL, an executive director of RHIHL, an executive director, a vice chairman and the managing director of Cosmopolitan, and a non-executive director of RPML. Mr. Lo graduated from Cornell University, New York, the United States, with a Degree in Architecture. Mr. Lo joined the Century City Group in 1998. He is primarily involved in overseeing the Group’s property projects in the People’s Republic of China (the “PRC”) and, in addition, undertakes responsibilities in the business development of the Century City Group. Mr. Lo is the son of Mr. Lo Yuk Sui and the brother of Miss Lo Po Man.

Mr. Fan Tung, Donald, aged 63; *Executive Director and Chief Operating Officer* — Appointed to the Board in 1993 and designated as the Chief Operating Officer in 2007. Mr. Donald Fan is also an executive director of CCIHL and RHIHL and a non-executive director of RPML. Mr. Fan is a qualified architect and has been with the Group since 1987. He is principally involved in the Group’s property development, architectural design and project management functions as well as overseeing the building construction business of the Group.

Mr. Leung Po Wing, Bowen Joseph, GBS, JP, aged 71; *Independent Non-Executive Director* — Invited to the Board as Independent Non-Executive Director in 2008. Mr. Leung is also an independent non-executive director of RPML. Mr. Leung previously served the Hong Kong Government for over 32 years until his retirement as the Director of the Office of the Government of the Hong Kong Special Administrative Region in Beijing (“Beijing Office”) in November 2005. He joined the Administrative Service in June 1973 and rose to the rank of Administrative Officer Staff Grade A1 in June 1996. During his service in the Administrative Service, Mr. Leung had served in various policy bureaux and departments. Senior positions held by Mr. Leung included: Deputy Secretary for District Administration (later retitled as Deputy Secretary for Home Affairs); Deputy Secretary for Planning, Environment and Lands; Private Secretary, Government House, Secretary for Planning, Environment and Lands and Director of the Beijing Office. Mr. Leung has extensive experience in corporate leadership and public administration. During his tenure as the Director of the Beijing Office, he had made commendable efforts in promoting Hong Kong in the Mainland, as well as fostering closer links and co-operation between Hong Kong and the Mainland. Mr. Leung is an independent non-executive director and a member of the Audit Committee of Quali-Smart Holdings Limited, which is listed on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”).

DIRECTORS' PROFILE (Cont'd)

Miss Lo Po Man, aged 41; *Executive Director* — Appointed to the Board in 2007. Miss Lo is also an executive director and a vice chairman of CCIHL, an executive director, a vice chairman and the managing director of RHIHL, an executive director and a vice chairman of Cosmopolitan, and a non-executive director and the vice chairman of RPML. Miss Lo graduated from Duke University, North Carolina, the United States, with a Bachelor's Degree in Psychology. Miss Lo joined the RHIHL Group in 2000 and is an experienced executive in sales and marketing and corporate management. She oversees the sales and marketing functions of the RHIHL Group and also undertakes responsibilities in the business development of the Century City Group. Miss Lo is the daughter of Mr. Lo Yuk Sui and the sister of Mr. Jimmy Lo Chun To.

Mr. Ng Kwai Kai (Alias: Kenneth), aged 66; *Executive Director* — Appointed to the Board in 1995. Mr. Kenneth Ng is also an executive director and the chief operating officer of CCIHL, an executive director of RHIHL and Cosmopolitan, and a non-executive director of RPML. Mr. Ng has been with the Group since 1985 and is in charge of the corporate finance, company secretarial and administrative functions of the Century City Group. Mr. Ng is a Chartered Secretary.

Ms. Winnie Ng, JP, aged 57; *Independent Non-Executive Director* — Invited to the Board as Independent Non-Executive Director in 2018. She is also an independent non-executive director of CCIHL and RHIHL since 2018. Ms. Ng holds an MBA (Master of Business Administration) from University of Chicago and an MPA (Master of Public Administration) from Harvard University. Ms. Ng has received numerous awards and recognition. In 2019, Ms. Ng received the Outstanding Businesswomen Award and in 2017, she was appointed a Justice of the Peace. In 2016, she won Nobel Laureate Series: Asian Chinese Leadership Award and China Top Ten Outstanding Women Entrepreneurs. In previous years, she received recognitions as a Woman of Excellence in Hong Kong, one of 60 Meritorious Chinese Entrepreneurs with Achievement and National Contribution, Yazhou Zhoukan Young Chinese Entrepreneur Award and was Mason Fellow of Harvard University. Active in public service, Ms. Ng is Director of Po Leung Kuk, Member of Women's Commission, Member of Town Planning Board, Director of CUHK Medical Centre, Advisor of Our Hong Kong Foundation, Council Member of The Better Hong Kong Foundation, and Court Member of The Hong Kong Polytechnic University. She was Chairman of Hospital Governing Committee of Prince of Wales Hospital from 2014 to 2020, Member of Hong Kong Tourism Board and its Marketing & Business Development Committee Chairman, Member of Hospital Authority and its Supporting Services Development Committee Chairman from 2010 to 2016, Member of Employees Retraining Board and its Course Vetting Committee Convenor, and Member of Vocational Training Council from 2011 to 2017. Ms. Ng is also a non-executive director of Transport International Holdings Limited, and she was the founder, deputy chairman and a non-executive director of RoadShow Holdings Limited (now known as Bison Finance Group Limited). Both companies are listed on the Stock Exchange.

Hon Shek Lai Him, Abraham (Alias: Abraham Razack), GBS, JP, aged 75; *Independent Non-Executive Director* — Invited to the Board as Independent Non-Executive Director in 2002. Mr. Abraham Shek is also an independent non-executive director of Cosmopolitan and RPML. Mr. Shek holds a Bachelor's Degree of Arts. Mr. Shek is currently a member of the Legislative Council of the Hong Kong Special Administrative Region. He is also a member of the Advisory Committee on Corruption of the Independent Commission Against Corruption of Hong Kong, an honorary member of the Court of The Hong Kong University of Science and Technology, and a member of both of the Court and the Council of The University of Hong Kong. Mr. Shek is an executive director, the vice chairman and a member of the nomination committee of Goldin Financial Holdings Limited, the Honorary Chairman, an independent non-executive director and the chairman of the audit committee of Chuang's China Investments Limited, the vice chairman, an independent non-executive director and a member of the audit committee of ITC Properties Group Limited, an independent non-executive director and a member of the audit committee of China Resources Cement Holdings Limited, Chuang's Consortium International Limited, Country Garden Holdings Company Limited, CSI Properties Limited, Everbright Grand China Assets Limited, Far East Consortium International Limited, Hao Tian International Construction Investment Group Limited, Landing International Development Limited, Lifestyle International Holdings Limited, NWS Holdings Limited and SJM Holdings Limited, and an independent non-executive director of Lai Fung Holdings Limited, all of which companies are listed on the Stock Exchange. He is also an independent non-executive director and a member of the audit committee of Eagle Asset Management (CP) Limited, the manager of Champion Real Estate Investment Trust (which is listed on the Stock Exchange).

Mr. Wong Chi Keung, aged 66; *Independent Non-Executive Director* — Invited to the Board as Independent Non-Executive Director in 2004. He is also an independent non-executive director of CCIHL and RHIHL. Mr. Wong holds a Master's Degree in Business Administration from the University of Adelaide in Australia. Mr. Wong is a fellow member of Hong Kong Institute of Certified Public Accountants, The Association of Chartered Certified Accountants and CPA Australia and an associate member of The Chartered Governance Institute and The Chartered Institute of Management Accountants. Mr. Wong is a responsible officer for asset management and advising on securities under the Securities and Futures Ordinance of Hong Kong. Mr. Wong was an executive director, the deputy general manager, group financial controller and company secretary of Guangzhou Investment Company Limited (now known as Yuexiu Property Company Limited), a company listed on the Stock Exchange, for over ten years. He is also an independent non-executive director and a member of the audit committee of Asia Orient Holdings Limited, Asia Standard Hotel Group Limited, Asia Standard International Group Limited, Changyou Alliance Group Limited, China Ting Group Holdings Limited, Golden Eagle Retail Group Limited, Yuan Heng Gas Holdings Limited and Zhuguang Holdings Group Company Limited, all of which are companies listed on the Stock Exchange. Mr. Wong has over 38 years of experience in finance, accounting and management.

Mr. Wong Po Man (Alias: Kenneth), aged 55; *Executive Director* — Appointed to the Board in 2007. Mr. Kenneth Wong is also an executive director and the chief operating officer of Cosmopolitan. Mr. Wong graduated from The University of Hong Kong with a Bachelor of Arts Degree in Architectural Studies and a Bachelor's Degree of Architecture. He also holds a Master of Science Degree in Real Estates from The University of Hong Kong. Mr. Wong is a qualified architect and has been with the Group for over 28 years. He has been involved in architectural design and project management in respect of various property development projects of the Group and is also the Technical Director of Chatwin Engineering Limited, the construction arm of the Group, registered under the Buildings Ordinance.

CHAIRMAN'S STATEMENT



Dear shareholders,

I am presenting herewith the Annual Report of the Company for the year ended 31st December, 2020.

FINANCIAL RESULTS

For the year ended 31st December, 2020, the Group recorded a consolidated loss attributable to shareholders of HK\$874.2 million, while for the preceding year, a profit of HK\$282.6 million was attained.

As indicated in the profit warning announcement published by the Company on 16th March, 2021, the results attained by the Group in the second half of the year under review have improved, as compared with the first interim period, which was primarily attributable to the fair value gains on the Group's financial assets, as the global capital markets significantly rebounded during that period, as well as the reduction in the finance costs due to the lower interbank interest rates, on which the bank borrowing costs of the Group are based.

The relatively adverse results of the Group for the year under review were mainly due to the fact that, although significant progress has been achieved in the unit sales of the Group's property projects undertaken by P&R Holdings Limited in Kau To in Hong Kong and by Cosmopolitan International Holdings Limited in Chengdu, the People's Republic of China, only a small portion of the profits to be derived from those secured sales was reflected in the financial statements for the year under review. The vast majority of such profits will be accounted for in the Group's financial statements in the current and the next one to two years, when the relevant sale transactions are completed and the property units handed over to the purchasers.

Moreover, due to the impact of the coronavirus pandemic that began to spread globally in February 2020, the tourism industry as well as the overall economy of Hong Kong have been severely affected. Consequently, the revenues from the core hotel businesses undertaken by Regal Hotels International Holdings Limited have dropped drastically as compared with the prior years. Gross profit from the Group's hotel operations fell to HK\$35.0 million during the year under review, as compared to HK\$719.8 million in 2019 and HK\$1,051.6 million in 2018.

For the year 2020 as a whole, gross profit from business operations, including those from all of its subsidiary undertakings, only amounted to HK\$390.3 million (2019 - HK\$1,294.2 million). Moreover, there was an operating loss before depreciation and amortisation, finance costs and tax for the year of HK\$225.8 million, as compared to a profit of HK\$1,545.3 million in 2019. The net loss of HK\$874.2 million recorded by the Group for the year was mainly on account of the fair value losses on investment properties and impairment losses on other assets, depreciation charges on the Group's hotel portfolio, which is essentially a non-cash item, and the finance costs incurred. Depreciation charges in the amount of HK\$574.3 million were provided on the Group's hotel properties in Hong Kong for the year (2019 - HK\$567.9 million) which, although having no impact on the Group's cash flow, have nevertheless affected the Group's results.

Supplementary information showing the adjusted net asset value of the Company of HK\$14.16 per share as at 31st December, 2020, after adjusting for the market value of the hotel properties in Hong Kong on the basis therein presented, is contained in the paragraph headed "Assets Value" in the section headed "Management Discussion and Analysis" in this Annual Report.

BUSINESS OVERVIEW

The Group comprises a total of four listed entities, with diversified business interests in properties, hotels, aircraft ownership and leasing, and financial assets and other investments.

As at 31st December, 2020, the Group directly held a controlling shareholding interest of approximately 69.3% in Regal which, in turn, held approximately 74.6% of the outstanding units of Regal Real Estate Investment Trust, a listed subsidiary of Regal, which presently owns five Regal Hotels and four iclub Hotels in Hong Kong. Regal is the major listed subsidiary of the Company through which the core hotel operation businesses of the Group are undertaken.

The Group's property development and investment businesses in Hong Kong are principally conducted through P&R Holdings, which is a joint venture 50% held by each of Regal and the Group and, effectively, a subsidiary of the Company. At appropriate times, Regal has also undertaken on its own some property projects.

CHAIRMAN'S STATEMENT (Cont'd)

Apart from its property business, P&R Holdings also holds an effective controlling shareholding interest in Cosmopolitan, comprising interests in the ordinary shares, convertible preference shares as well as convertible bonds of Cosmopolitan. Following the distribution of part of its holding of ordinary shares to its two shareholders in June 2020 by way of dividend, P&R Holdings held approximately 44.1% of the issued ordinary share capital of Cosmopolitan as at 31st December, 2020, but if all of its holdings in the convertible preference shares and the remaining convertible bonds of Cosmopolitan are converted, P&R Holdings' shareholding interest in Cosmopolitan will amount to approximately 65.1% of its enlarged capital, based on its existing capital structure. Cosmopolitan is effectively a listed member of the Group and is primarily engaged in property business in China and other investments.

Further information on the latest progress of the Group's property business as well as the financial results and operational review of Regal (including Regal REIT) and Cosmopolitan are presented below.

PROPERTIES

As mentioned above, the coronavirus pandemic has severely impacted the economy of Hong Kong and, in particular, its tourism and retail sectors. Under this environment, the commercial and retail properties in Hong Kong have been facing downward pressure, both in terms of price levels as well as rental rates. Many investors have, in the meantime, been taking a wait-and-see attitude to look for bargains. However, benefiting from the strong basic demand, the persistently low interest rates and the ample liquidity under the global quantitative easing measures, the residential market in Hong Kong remained resilient. Total transaction volume on residential properties for 2020 was roughly on par with the level in 2019, while the overall residential prices were largely stable. In the recent land sales by the Hong Kong Government, the residential development sites offered for tender have been successfully awarded at high price levels, which duly reflected the general confidence in the prospects of the residential property market in Hong Kong and, in particular, the luxury and upscale sector.

The Mount Regalia in Kau To, Sha Tin is a luxury residential project developed by P&R Holdings. The project comprises 24 garden houses and 136 apartment units, of which a total of 14 garden houses and 37 apartment units have been sold or contracted to be sold to date for an aggregate gross consideration of about HK\$3,004 million. Out of these contracted sales, the sales of 4 garden houses and 10 apartment units with an aggregate gross consideration of about HK\$788 million have been completed in 2019 and 2020. The revenue from the other contracted sales, which are mostly scheduled for completion at different dates within the current and the next one to two years, will be accounted for when the sale transactions are completed.

Recently, in February 2021, a refinancing for a 3-year term in an aggregate facility amount of HK\$4,125 million secured on the Mount Regalia properties was completed with a syndicate of bank lenders. The facility is divided into two separate tranches. The first tranche is a term loan to P&R Holdings in a facility amount of HK\$3,000 million, which is extendable for a further term of two years subject to certain conditions. The other tranche is a revolving loan in a facility amount of HK\$1,125 million made directly available to Regal, which will serve to further strengthen Regal's financial resources.

Apart from Mount Regalia, P&R Holdings also owns a mixed portfolio of properties and hotels in Hong Kong, including the We Go MALL, which is a shopping mall in Ma On Shan, Sha Tin held as an investment property, the iclub Mong Kok Hotel that it presently self-operates, a 50% interest in the iclub AMTD Sheung Wan Hotel that was officially opened for business in November 2020, a commercial/residential property development at Kam Wa Street in Shau Kei Wan, ownership interests of over 80% to 100% in the existing properties planned for a commercial/residential development at Castle Peak Road in Cheung Sha Wan and, in addition, some houses in Casa Regalia in Yuen Long.

Additional information on the Group's property development projects and properties, including those undertaken by P&R Holdings and Regal as well as the projects in PRC that are undertaken through Cosmopolitan, are contained in the section headed "Management Discussion and Analysis" in this Annual Report.

REGAL HOTELS INTERNATIONAL HOLDINGS LIMITED

For the year ended 31st December, 2020, Regal recorded a consolidated loss attributable to shareholders of HK\$885.9 million, while for the preceding year, a profit of HK\$454.6 million was attained.

Due to the lockdown of the borders with the Mainland and the enforcement of stringent quarantine measures to combat the spread of the COVID-19 pandemic, there were virtually minimal visitors to Hong Kong since March 2020 and the tourism industry as well as the overall economy of Hong Kong have been severely affected. Consequently, the revenues from the core hotel businesses of the Regal group during the year have dropped drastically as compared with the prior years. Through the implementation of measures to streamline the operating structure and to reduce operating costs, the Regal group was nevertheless able to achieve a modest gross operating profit in the overall operation of its hotels in Hong Kong. The loss recorded by Regal for the year was primarily due to the fair value losses on investment properties and impairment losses on other assets, the depreciation charges on its hotel portfolio, which is essentially a non-cash item, and the finance costs incurred.

Gross profit from business operations of the Regal group for the year amounted to HK\$85.8 million (2019 - HK\$1,015.7 million). Operating profit before depreciation, finance costs and tax for the year was HK\$165.5 million (2019 - HK\$1,318.9 million). Total depreciation charges on the hotel portfolio owned by the Regal group in Hong Kong for the year amounted to HK\$483.1 million (2019 - HK\$484.7 million) which, although not affecting cash flow, have nevertheless impacted its results.

BUSINESS OVERVIEW**HOTELS****MARKET OVERVIEW**

According to a recent publication by the World Bank Group, although the global economy is emerging from the collapse triggered by the COVID-19 pandemic, the recovery is projected to be subdued. For 2020 as a whole, output in the United States is estimated to have fallen by 3.6%. In China, through the effective control of the pandemic and the support from infrastructure spending and public investment-led stimulus, its economy has rebounded at a faster-than-expected pace. Despite the growth in its Gross Domestic Product (GDP) decelerating from 6.0% in 2019 to 2.3% in 2020, China is the only major economy in the world that was able to achieve positive economic growth under the impact of the pandemic crisis. In Hong Kong, the local economy was also hard hit by the pandemic, with its GDP for the year having contracted by 6.1% as compared to 2019, which is the largest deterioration on record for Hong Kong.

Due to the stringent travel restrictions under the pandemic, visitor arrivals to Hong Kong for the whole year of 2020 plummeted to 3.6 million, including 2.7 million visitors from Mainland China, which was a decline of 93.8% year-on-year. Total overnight visitors were only 1.4 million and represented a decrease of 94.3% year-on-year. As a matter of record, the vast majority of those visitors came into Hong Kong in January and February of 2020, before the enforcement of the pandemic lockdown measures. To cope with this adverse market environment, hotel operators in Hong Kong had to shift their business focuses from incoming overseas visitors to domestic staycation and long stay customers. Although this helps hotel occupancy levels to a certain extent, it has a significant downward impact on the room rates.

Based on a hotel survey published by the Hong Kong Tourism Board, the average hotel occupancy rate for all the surveyed hotels in different categories in 2020 was 46.0%, a decrease of 33.0 percentage points from 2019, while the industry-wide average room rate dropped by 26.5%, resulting in a year-on-year decrease of 57.2% in Revenue per Available Room (RevPAR).

CHAIRMAN'S STATEMENT (Cont'd)

HOTEL OWNERSHIP

The Regal group is developing through a wholly owned subsidiary its second hotel, the Regala Skycity Hotel, at the Hong Kong International Airport. The occupation permit for this new hotel was recently issued in March 2021 and the hotel is planned to be opened for business in the latter part of this year after the hotel licence is obtained. This new hotel has a total of 1,208 guestrooms and suites, complemented with extensive food and beverage, banqueting and meeting facilities.

The Regal group acquired in 2019 an existing property located at a prime location in London, the United Kingdom, for renovation into a hotel with a restaurant. Planning works for the renovation scheme are ongoing and the renovation works are anticipated to be commenced later this year. This new hotel will be self-operated by the Regal group on completion of the renovation works.

Due to the impact of the pandemic, the lessee of the hotel that the Regal group owns in Barcelona, Spain is in default on the payment of rentals. The Regal group is taking legal actions to enforce its rights under the lease agreement.

REGAL REAL ESTATE INVESTMENT TRUST

As at 31st December, 2020, the Regal group held approximately 74.6% of the total outstanding issued units of Regal REIT, while Regal Portfolio Management Limited, a wholly owned subsidiary of the Regal group, acts as the REIT Manager.

For the year ended 31st December, 2020, Regal REIT recorded a consolidated loss before distributions to Unitholders of HK\$2,309.8 million, as compared to a loss of HK\$2,102.3 million for the financial year 2019. The loss recorded for the year under review included a fair value loss of HK\$2,748.0 million arising from the decrease in the appraised values of Regal REIT's investment property portfolio, after accounting for the additional capital expenditures incurred, while for the comparative year in 2019, a fair value loss of HK\$2,522.6 million was recorded. If the effects of the fair value changes are excluded, the core profit before distributions to Unitholders for 2020 would amount to HK\$438.2 million, which represents an increase of 4.3% as compared to HK\$420.3 million for the preceding year.

Total distributable income for the year attributable to the Unitholders amounted to HK\$491.4 million, which was 10.4% higher than the HK\$445.2 million reported in 2019. The increase in the total distributable income was mainly attributable to the reduction in the finance costs incurred, benefiting from the drop in the Hong Kong Interbank Offered Rates during the year, on which the bank borrowing costs of Regal REIT are based.

Regal REIT presently owns a portfolio of nine operating hotels in Hong Kong, comprising five Regal Hotels and four iclub Hotels. Except for the iclub Wan Chai Hotel which is self-operated by Regal REIT, all the other eight hotels have been leased by Regal REIT to a wholly owned subsidiary of Regal for hotel operations.

HOTEL OPERATIONS

Favour Link International Limited, a wholly owned subsidiary of Regal, is the lessee operating all the five Regal Hotels and three iclub Hotels under lease from Regal REIT.

As mentioned above, the core hotel businesses of the Regal group have been operating under an extremely difficult environment during the year. The enforcement of the lockdown and stringent social distancing measures have not only severely affected its hotel room businesses but also its food and beverage businesses, which used to contribute an important portion of the overall hotel revenues of the Regal group.

Faced with this completely changed operating environment, the Regal group has been promoting, since March 2020, competitively-priced packages to attract local long staying and staycation guests. Moreover, the Regal Oriental Hotel was leased to the Hong Kong Government in April 2020 for use as a holding facility for incoming visitors to Hong Kong while waiting for their COVID-19 test results, which lasted until August 2020.

Through these adjusted business strategies and the implementation of cost saving measures, the Regal group has managed to achieve during the year a modest gross operating profit in the overall business operations of its hotels in Hong Kong, though the quantum was far short of those in the prior years when its hotels were operating under normal market conditions. Gross profit from hotel operations fell to HK\$52.8 million during the year under review, as compared to HK\$716.7 million in 2019 and HK\$1,060.6 million in 2018.

For the year 2020 as a whole, the five Regal Hotels only maintained a combined average occupancy rate of 37.2%, as compared to 77.9% in 2019. Their combined average room rate also decreased by 41.6%, with Revenue Per Available Room consequently declining by 72.1% year-on-year.

The market rental review for the five Regal Hotels for 2021 was completed in November 2020. The aggregate annual base rent for the five hotels for 2021 was determined by the jointly appointed independent professional valuer to be HK\$460.0 million, which was HK\$250.0 million below the aggregate base rent of HK\$710.0 million for 2020. Variable rent will continue to be based on 50% sharing of the excess of the aggregate net property income of the hotels over their aggregate base rent.

Three iclub Hotels owned by Regal REIT, namely, the iclub Sheung Wan Hotel, the iclub Fortress Hill Hotel and the iclub Ma Tau Wai Hotel, are under lease to Favour Link for hotel operations. Like the Regal Hotels, the businesses of the iclub Hotels during the year have also been adversely affected by the pandemic restrictions, albeit to a lesser extent, as the iclub Hotels typically have smaller room counts and without food and beverage facilities.

The combined average occupancy rate for the iclub Sheung Wan Hotel and the iclub Fortress Hill Hotel for 2020 was 72.1%, 9.3 percentage points below the level in 2019, while their combined average room rate decreased by 48.5%, resulting in a reduction of 54.4% in their average combined RevPAR year-on-year.

Same as for the Regal Hotels, the rental packages for the iclub Sheung Wan Hotel and the iclub Fortress Hill Hotel are determined annually by a jointly appointed independent professional property valuer. Under the market rental reviews also concluded in November 2020, the base rent for 2021 for each of these two hotels was determined to be HK\$26.0 million, which is a reduction of HK\$15.0 million below their respective annual base rents of HK\$41.0 million for 2020. Variable rent will continue to be based on 50% sharing of the excess of the net property income over the base rent of each hotel.

The iclub Ma Tau Wai Hotel is still under the fixed rental term within the initial 5-year lease term, which will end in September 2022. The lease will be extendable to 31st December, 2027 at the option of Regal REIT, with rentals to be based on annual market rental reviews.

In December 2020, the Regal Airport Hotel, the Regal Oriental Hotel and the iclub Ma Tau Wai Hotel enrolled in the Designated Quarantine Hotel Scheme organised by the Department of Health of the Hong Kong Government for use as quarantine hotels on a short term basis. Apart from fulfilling the corporate social responsibilities, the temporary use of these hotels as quarantine hotels can also serve to generate some steady revenues.

CHAIRMAN'S STATEMENT (Cont'd)

HOTEL MANAGEMENT

Regal Hotels International Limited, the wholly owned management arm of the Regal group, is the hotel manager managing all the five Regal Hotels and six iclub Hotels operating in Hong Kong, including the iclub AMTD Sheung Wan Hotel which was officially opened in November 2020. The Regala Skycity Hotel, which is planned to be opened for business in the latter part of this year, will be the next addition to the management portfolio of Regal Hotels International.

In Mainland China, Regal Hotels International is presently managing a total of five Regal Hotels, including two in Shanghai, two in Dezhou and one in Xian. The Regal Shanghai East Asia Hotel was officially closed in December 2020 under the new mega scale Shanghai Stadium Redevelopment Project. The Regal group is also managing one hotel in Zhengzhou which is operating under the iclub by Regal brand. Three other hotels to be managed by the Regal group are under development, which are separately located in Chengdu, Jiangmen and Kunshan.

PROPERTIES

Apart from its 50% joint venture interest held in P&R Holdings, the Regal group itself owns a portfolio of investment and development properties.

The Regal group is developing, through one of its wholly owned subsidiaries, a commercial/residential project named as "The Queens" at No. 160, Queen's Road West, Hong Kong. The project will have a total of 130 residential units with club house facilities and commercial accommodations. The superstructure works have commenced and the project is expected to be completed in 2022. The presale of the residential units is planned to be launched shortly.

The Regal group is also undertaking in Hong Kong another commercial/residential development at Hai Tan Street in Sham Shui Po. In the meanwhile, a residential project to be renovated for strata sale is being undertaken in Lisbon, Portugal. The Regal group still owns a total of 12 garden houses in Regalia Bay in Stanley, 6 of which are held as investment properties.

Further detailed information on the development projects and properties held by the Regal group is contained in the section headed "Management Discussion and Analysis" in this Annual Report.

AIRCRAFT OWNERSHIP AND LEASING

At present, the Regal group owns a fleet of 3 Airbus passenger aircraft, which are on operating leases with 2 different airline operators in Europe. The global coronavirus pandemic has severely affected air passenger traffic, which put some airline operators under financial pressures. The leases for two aircraft leased to a major airline operator continue to be running on normal terms but there has been payment defaults on the lease for the other aircraft. The Regal group is monitoring the situation and working closely with the professional aircraft manager for remedial solutions.

COSMOPOLITAN INTERNATIONAL HOLDINGS LIMITED

For the year ended 31st December, 2020, Cosmopolitan recorded a loss attributable to shareholders of HK\$123.5 million, while for the preceding year, a loss of HK\$170.3 million was incurred.

BUSINESS OVERVIEW

Although faced with a very difficult and challenging environment from the beginning of 2020, both locally and internationally, the central government of China took prompt measures to control the spread of the COVID-19 pandemic and implemented different policies to stabilise employment, foreign trade and domestic demand. These initiatives have enabled the economy in China to recover steadily since the second quarter of 2020. Overall for the year of 2020, China attained a year-on-year growth of 2.3% in its Gross Domestic Product, which is the only major economy in the world that managed to achieve positive economic growth in 2020.

Likewise, the property market in China also revived gradually after a sharp decline in the first two months of 2020. For the year as a whole, the overall transacted volume and average unit price of primary property commodity units were both maintained at steady levels as compared with the prior years. It is expected that the central government of China will continue its policy measures to restrain speculative activities on residential commodity units and to reduce the financial leverage levels of property developers as well as property purchasers, with an objective to ensuring that the real estate market in the Mainland will grow healthily under a steady environment.

Up till now, substantially all the 1,555 residential units comprised in the ten residential towers in the third stage of the Regal Cosmopolitan City in Chengdu, China have been presold, at prices which are significantly higher than those achieved in the first and second stages of the development. The third stage development also contains commercial accommodations and car parking spaces and the presales of the shops and car parks have commenced in the second half of 2020. The entire third stage development is targeted to be completed in mid-2021. The remaining components of this composite development also include a 325-room hotel, a six-storey commercial complex and five towers of office accommodations, the development works for which are all progressing steadily. One of the office towers is now scheduled to be launched for presale in the second quarter of this year, with the other four office towers to follow in phases.

As regards the other composite development project in China, the Regal Renaissance in Tianjin, the superstructure works of the two office towers and commercial podium are progressing smoothly as planned, which are targeted to be completed in the fourth quarter of 2022. Due to the changes in the market environment, the presale programme for one of the office towers has also been deferred to commence in the second quarter of 2021.

Further detailed information on the two major development projects of the Cosmopolitan group in Chengdu and Tianjin, the reforestation and land grant project in Urumqi, Xinjiang as well as its other investments is contained in the section headed "Management Discussion and Analysis" in this Annual Report.

OUTLOOK**REGAL GROUP**

The COVID-19 pandemic has significantly changed and reshaped the global business environment. According to the World Bank Group, global economic output is expected to expand by 4% in 2021 but remains below its pre-pandemic projections. There is also a material risk that setbacks in containing the pandemic may derail the recovery process. While governments around the world are continuing to introduce various stimulus packages to stabilise their economies, the prospects of the China-US trade relations remain uncertain and the global financial markets can be volatile under the large-scale quantitative easing environment. There are still high levels of uncertainties in the global economic outlook.

On a brighter note, several vaccines have now been authorised and distributed to many countries around the globe to rollout the vaccination programmes for their citizens. It is hoped that when the effective vaccines can be widely used and the coronavirus thereby brought under control, the global economy will begin to ramp up in its recovery.

CHAIRMAN'S STATEMENT (Cont'd)

Hong Kong will continue to benefit from its key position as an international financial and commercial hub. There will be plenty of opportunities and development space for Hong Kong in different business sectors under the development plan of the Guangdong-Hong Kong-Macao Greater Bay Area and the "Belt and Road" initiative. These business activities will, in turn, promote the demand from business travellers and leisure visitors to Hong Kong.

For the first two months of 2021, the performance of the tourist market in Hong Kong remained weak. It is hoped, however, that with the successful implementation of vaccination programmes, it will not be long for the borders with the Mainland to be re-opened and normal business and travelling activities in and out of Hong Kong to be resumed. Hong Kong has a wide range of competitive advantages that have made the city one of the world's most attractive destinations for tourism, shopping, investing and doing business. Hong Kong has always been a vibrant and resilient community and it is believed that Hong Kong's tourism industry and its economy as a whole will be able to regain recovery momentum soon after the pandemic subsides.

Apart from its solid asset base, the Regal group has substantial financial resources available for deployment and is well placed to undertake new investments as and when appropriate opportunities arise.

COSMOPOLITAN GROUP

The outlook for 2021 is still overshadowed with many uncertainties, particularly in the international political arena. While many countries have already started to rollout vaccination programmes for their citizens to combat the COVID-19 pandemic, it is hoped that the global economy would recover gradually from the second half of this year.

The Cosmopolitan group has successfully presold virtually all the residential units in the third stage of the development in Chengdu at satisfactory prices and the profits to be derived will be accounted for in the financial year ending 31st December, 2021 after the third stage development is completed. Apart from the residential portion, there are other major components comprised within the two major development projects in Chengdu and Tianjin. The presale programmes for the office towers in these two developments are now planned to be launched in stages within this year. When these other components are gradually sold and their development works completed, they will generate to the Cosmopolitan group further substantial cashflow and profits in the ensuing years.

The Cosmopolitan group believes in the prospects of the economy in China and will continue to look for appropriate investment opportunities in China to strengthen and broaden its assets base.

PALIBURG GROUP

It is generally projected that Hong Kong will be able to regain positive growth in its GDP in 2021. With the expected increase in economic activities and the improvement in the overall market conditions, coupling with the continuing low interest rate environment, the prospects of the property market, in particular, the residential sector in Hong Kong should remain optimistic.

It is worthwhile to note that the progress on the sale of the garden houses and apartment units at Mount Regalia over the past few weeks has been encouraging. It is expected that, when the borders with the Mainland reopen and the economy gradually recovers, the demand for this type of luxury properties will further step up.

The Group believes that the most difficult times brought about by the pandemic should have been over and, having regard to the profits and cashflows anticipated to be derived from the Group's development projects in Hong Kong and China, the results of the Group will steadily improve in the coming years.

DIRECTORS AND STAFF

Finally, I would like to express my gratitude to my fellow colleagues on the Board and all management and staff members for their contribution and efforts over the past year.

LO YUK SUI

Chairman

Hong Kong
23rd March, 2021

RESIDENTIAL / COMMERCIAL DEVELOPMENTS

HONG KONG



Mount Regalia, a luxurious residential development at 23 Lai Ping Road, Kau To, Sha Tin, New Territories



Swimming pool at Mount Regalia



Living room of a garden house at Mount Regalia

RESIDENTIAL / COMMERCIAL DEVELOPMENTS

HONG KONG



Casa Regalia, the garden houses in the residential development at Nos. 65-89 Tan Kwai Tsuen Road, Yuen Long, New Territories



A luxurious garden house at Casa Regalia



The Ascent, a commercial/residential development at No. 83 Shun Ning Road, Sham Shui Po, Kowloon

RESIDENTIAL / COMMERCIAL DEVELOPMENTS

HONG KONG



We Go MALL, a shopping mall at No. 16 Po Tai Street, Ma On Shan, Sha Tin, New Territories



Christmas decorations at We Go MALL



Chinese New Year decorations at We Go MALL

RESIDENTIAL / COMMERCIAL DEVELOPMENTS

HONG KONG



Chinese New Year Market at We Go MALL



Spooky Halloween at We Go MALL



Pet Bazaar at We Go MALL

RESIDENTIAL / COMMERCIAL DEVELOPMENTS

HONG KONG



Show flat of a residential unit at The Queens



The Queens - superstructure works in progress



The Queens (*) - a commercial/residential development at Nos. 150-162 Queen's Road West, Hong Kong

* Artist impression

HOTEL DEVELOPMENTS

HONG KONG



Lobby at iclub Mong Kok Hotel



iBusiness Executive at iclub Mong Kok Hotel



iSelect at iclub Mong Kok Hotel



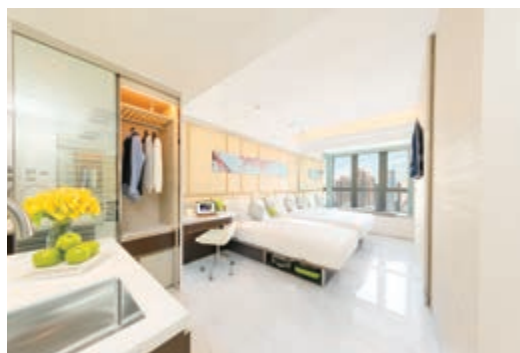
iclub Mong Kok Hotel at 2 Anchor Street, Tai Kok Tsui, Kowloon

HOTEL DEVELOPMENTS

HONG KONG



iclub AMTD Sheung Wan Hotel at No. 5 Bonham Strand West, Sheung Wan



iResidence Elite at iclub AMTD Sheung Wan Hotel



iSuite Premier at iclub AMTD Sheung Wan Hotel



iLounge at iclub AMTD Sheung Wan Hotel

HOTEL DEVELOPMENTS

HONG KONG



New hotel project to be named as "Regala Skycity Hotel" at Chek Lap Kok Lot No. 3, Hong Kong International Airport



Western Restaurant at Regala Skycity Hotel (*)

* Artist impression

HOTEL DEVELOPMENTS

HONG KONG



Main Entrance at Regala Skycity Hotel (*)



Coffee shop at Regala Skycity Hotel (*)



Banquet Hall at Regala Skycity Hotel (*)

* Artist impression

COMPOSITE DEVELOPMENT

Chengdu • Mainland China



Regal Cosmopolitan City, a composite hotel/commercial/office/residential development in Xindu District, Chengdu, Sichuan (*)



Commercial/office towers of Regal Cosmopolitan City (*)



Shopping mall at Regal Cosmopolitan City (*)

* Artist impression

COMPOSITE DEVELOPMENT

Tianjin • Mainland China



Regal Renaissance, a composite commercial/office/residential development in a prime location of Hedong District, Tianjin (*)



Residential towers and commercial complex of Regal Renaissance - completed



An office tower - superstructure works in progress

* Artist impression

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

The Group's significant investments and principal business activities mainly comprise property development and investment, construction and building related businesses, hotel ownership, hotel operation and management, asset management, aircraft ownership and leasing and other investments including financial assets investments.

The significant investments and business interests of Regal Hotels International Holdings Limited ("RHIHL"), the principal listed subsidiary of the Group, comprise hotel ownership business undertaken through Regal Real Estate Investment Trust ("Regal REIT"), hotel operation and management businesses, asset management of Regal REIT, property development and investment, including those undertaken through the joint venture in P&R Holdings Limited ("P&R Holdings"), aircraft ownership and leasing and other investment businesses.

Cosmopolitan International Holdings Limited ("Cosmopolitan") is a listed subsidiary of the Group held through P&R Holdings. The principal business activities of the Cosmopolitan group comprise property development and investment, which are mainly focused in the People's Republic of China (the "PRC"), and other investments including financial assets investments.

The performance of the Group's property, construction and building related and other investment businesses, and the principal businesses of RHIHL and Regal REIT as well as those of Cosmopolitan during the year under review, the commentary on the property and hotel sectors in which the Group operates and the changes in the general market conditions and the potential impact on their operating performances and future prospects are contained in the preceding Chairman's Statement and in this Management Discussion and Analysis.

The Group has no immediate plans for material investments or capital assets, other than those as disclosed in the sections headed "Business Overview" and "Outlook" in the preceding Chairman's Statement, and in this section.

P&R HOLDINGS LIMITED

P&R Holdings is a 50/50 owned joint venture established with RHIHL, with capital contributions provided by the Company and RHIHL on a pro-rata basis in accordance with their respective shareholdings in P&R Holdings. P&R Holdings is effectively a subsidiary of the Company and its business scope encompasses the development of real estate projects for sale and/or leasing, the undertaking of related investment and financing activities, and the acquisition or making of any investments (directly or indirectly) in the financial assets of or interests in, or extending loans to, any private, public or listed corporations or undertakings that have interests in real estate projects or other financial activities where the underlying assets or security comprise real estate properties.

Further information relating to the property development projects being undertaken and properties owned by the P&R Holdings group in Hong Kong is set out below:

Apart from the Shun Ning Road development project in Sham Shui Po, Kowloon (named as The Ascent) and the Anchor Street/Fuk Tsun Street development project in Tai Kok Tsui, Kowloon (named as the iclub Mong Kok Hotel), both of which were undertaken pursuant to the development contracts awarded by the Urban Renewal Authority of Hong Kong, all of the ongoing development projects and properties are wholly owned by P&R Holdings group (except as otherwise denoted).

MANAGEMENT DISCUSSION AND ANALYSIS (Cont'd)

Domus and Casa Regalia, Nos.65-89 Tan Kwai Tsuen Road, Yuen Long, New Territories

This residential project has a site area of approximately 11,192 square metres (120,470 square feet) and provides a total of 170 units, comprising 36 garden houses and a low-rise apartment block with 134 units, having aggregate gross floor area of approximately 11,192 square metres (120,470 square feet). The occupation permit for the project was issued in November 2015 and the certificate of compliance was obtained in April 2016.

With the exception of 1 unit, all the units in the apartment block, named Domus, had been sold. The garden houses comprised within this development are named as Casa Regalia. At present, nine houses in Casa Regalia are still being retained, which are planned to be disposed of on a gradual basis but some of them may in the meantime be retained for rental income.

We Go MALL, No.16 Po Tai Street, Ma On Shan, Sha Tin, New Territories

This development has a site area of 5,090 square metres (54,788 square feet) and a maximum permissible gross floor area of 15,270 square metres (164,364 square feet). The site has been developed into a shopping mall with 5 storeys above ground level and 1 storey of basement floor. This shopping mall was opened for business in 2018 and is held for rental income. Due to the adverse impact of the coronavirus pandemic, certain temporary rental concessions had been offered to tenants and, hence, the level of rental income contributed by this shopping mall during the year has been affected.

The Ascent, No.83 Shun Ning Road, Sham Shui Po, Kowloon

This is a joint venture project awarded by the Urban Renewal Authority of Hong Kong through a tender process in March 2014. The land has a site area of 824.9 square metres (8,879 square feet) and has been developed into a 28-storey commercial/residential building (including 1 basement floor) with total gross floor area of 7,159 square metres (77,059 square feet), providing 157 residential units, 2 storeys of shops and 1 storey of basement carparks. The occupation permit for the project was issued in March 2018 and the certificate of compliance was obtained in July 2018. The residential units have all been sold. The commercial units were tendered for sale in the fourth quarter of 2020 but no sale transactions have been concluded from the offers received.

Mount Regalia, 23 Lai Ping Road, Kau To, Sha Tin, New Territories

The project has a site area of 17,476 square metres (188,100 square feet) which has been developed into a luxury residential complex comprising 7 mid-rise apartment blocks with 136 units, 24 detached garden houses and 197 carparking spaces, with aggregate gross floor area of approximately 32,474 square metres (349,547 square feet). The occupation permit was issued in September 2018 and the certificate of compliance in February 2019.

The sale programme commenced in early 2019 and, up to this date, 14 garden houses and 37 apartment units together with 64 car parks have been sold or contracted to be sold for aggregate gross consideration of about HK\$3,004 million, at relatively attractive prices as compared to the development costs. Among these property sales, the transactions for 4 houses and 10 apartment units with an aggregate gross consideration of about HK\$788 million have been completed before 31st December, 2020. The other contracted sales are mostly scheduled for completion at different dates within the current and the next one to two years. The revenues from these property sales are accounted for as and when the relevant sale transactions are completed and the properties delivered to the buyers.

iclub Mong Kok Hotel, 2 Anchor Street, Tai Kok Tsui, Kowloon

This is a hotel development project awarded by the Urban Renewal Authority of Hong Kong through a tender process in June 2015. The project has a site area of 725.5 square metres (7,809 square feet), with total permissible gross floor area of approximately 6,529 square metres (70,278 square feet) and covered floor area of approximately 9,355 square metres (100,697 square feet).

The project has been developed into a 20-storey hotel, comprising 288 guestrooms with ancillary facilities. Its occupation permit was issued in October 2018 and the hotel was soft opened for business in March 2019 after the issue of the hotel licence. The legal title to the property was formally conveyed to a wholly owned subsidiary of P&R Holdings in May 2019 under the terms of the development agreement. The hotel is presently self-operated by P&R Holdings, with the RHIHL group providing the hotel management services.

iclub AMTD Sheung Wan Hotel, No.5 Bonham Strand West, Sheung Wan, Hong Kong

The project has an aggregate site area of approximately 345 square metres (3,710 square feet) and has been developed into a hotel with 98 guestrooms and suites (total 162 room bays), with total gross floor area of approximately 5,236 square metres (56,360 square feet) and covered floor area of approximately 6,420 square metres (69,120 square feet). The occupation permit was obtained in November 2019.

P&R Holdings sold 50% beneficial interest in this property to AMTD Group in December 2019 and the property is now 50% owned by each of P&R Holdings and AMTD Properties (HK) Limited. This hotel was officially opened for business in November 2020 and is self-operated by the joint venture entity and managed by the management subsidiary of RHIHL.

Nos.9-19 Kam Wa Street, Shau Kei Wan, Hong Kong

The subject properties, which were acquired through private treaty transactions, have a total site area of 518 square metres (5,580 square feet). The demolition works for this project have been completed and the scheme for a commercial/residential development is being finalised.

Nos.291-293 and 301-303 Castle Peak Road, Cheung Sha Wan, Kowloon

The properties presently comprise interests in over 80% undivided shares of Nos.291-293 Castle Peak Road and 100% ownership interests of Nos.301-303 Castle Peak Road. The properties have a total site area of 488 square metres (5,260 square feet) and are intended for a commercial/residential development. Requisite process for the acquisition of the remaining undivided shares of the relevant properties is under preparation.

Certain of the existing properties are presently classified as a Grade 2 Historic Building. A conservation proposal in conjunction with the proposed development is being discussed with the relevant government authorities, which would involve conserving the historical heritage within the new development, with compensatory bonus plot ratio.

REGAL HOTELS INTERNATIONAL HOLDINGS LIMITED

RHIHL is a listed subsidiary of the Company. Further information relating to the property projects undertaken and the principal properties owned by the RHIHL group, which are all wholly owned by RHIHL (except for the property project in Portugal), is set out below:

Hong Kong

New hotel project at the Hong Kong International Airport, to be named as "Regala Skycity Hotel"

In February 2017, a wholly owned subsidiary of RHIHL was awarded by the Airport Authority in Hong Kong the development right for a new hotel project at the Hong Kong International Airport.

The hotel project has a site area of approximately 6,650 square metres (71,580 square feet) and permissible gross floor area of 33,700 square metres (362,750 square feet) and is situated at a site surrounded by Terminal 2 of the Hong Kong International Airport, the Asia World-Expo and SkyPier. The hotel project is the first phase of the mega SKYCITY Project by the Airport Authority, which also contains large scale retail and office spaces as well as dining and entertainment facilities.

MANAGEMENT DISCUSSION AND ANALYSIS (Cont'd)

The hotel will have 13 storeys (including one basement floor) with a total of 1,208 guestrooms and suites and will be complemented with extensive banquet, meeting and food and beverage facilities. The hotel will be operated as a full service hotel targeting at commercial, airline related, leisure and meeting businesses. The occupation permit for this new hotel was recently issued in March 2021 and the hotel is planned to be opened for business in the latter part of this year after the hotel licence is obtained.

The Queens, Nos.150-162 Queen's Road West, Hong Kong

The project has a combined site area of 682 square metres (7,342 square feet) and is being developed into a commercial/residential development with gross floor area of about 5,826 square metres (62,711 square feet). The project will have a total of 130 residential units with club house facilities on the second floor and commercial accommodations on the ground and first floors. The foundation works have been completed and the superstructure works are in progress. The project is expected to be completed in 2022. Presale of the residential units in this development is planned to be launched shortly.

Nos.227-227C Hai Tan Street, Sham Shui Po, Kowloon

The properties presently comprise 100% ownership interests of Nos.227-227A of Hai Tan Street and interests in over 80% undivided shares of Nos.227B-227C of Hai Tan Street. The properties have a total site area of 444 square metres (4,776 square feet) and are intended for a commercial/residential development. Requisite process for the acquisition of the remaining undivided shares of the relevant properties is under preparation.

Regalia Bay, 88 Wong Ma Kok Road, Stanley, Hong Kong

A total of 12 garden houses in Regalia Bay with total gross area of about 5,470 square metres (58,879 square feet) are still being retained, 6 of which are held as investment properties, 3 as held for sale and 3 as property, plant and equipment and right-of-use assets. The RHIHL group will continue to dispose of some of these houses if the price offered is considered satisfactory.

Overseas

Campus La Mola, Barcelona, Spain

This hotel property has a total of 186 rooms and was acquired by the RHIHL group in 2014. The hotel was formerly self-operated by the RHIHL group and was later leased to an independent third party under a lease agreement in September 2017. The lessee is in default on rental payments due to the COVID-19 situation and the RHIHL group is taking legal actions to enforce its rights under the lease agreement.

41 Kingsway, London WC2B 6TP, the United Kingdom

This is a freehold existing property located at a prime location in London, which the RHIHL group acquired in April 2019. This existing property has 9 storeys (including basement and ground floor) with gross floor area of approximately 2,150 square metres (23,140 square feet) and is presently vacant. The design development and planning works to renovate this property into a hotel with a restaurant are ongoing and the renovation works are anticipated to be commenced later this year. The hotel will be self-operated by the RHIHL group on completion of the renovation works.

Fabrik, Rua Dos Fanqueiros 156, Lisbon, Portugal

The RHIHL group has a 90% interest in this property project, which is a rehabilitation and renovation project for a historic building located in an area of vast historical heritage. The building has gross development area of about 1,836 square metres (19,768 square feet) comprising shops and apartments. The design for the renovation programme has been approved by the local government authorities and the renovation works are underway. There have been some delays due to the coronavirus pandemic and project completion is now expected to be in the third quarter of 2021. This property project is intended for sale.

COSMOPOLITAN INTERNATIONAL HOLDINGS LIMITED

Cosmopolitan is a listed subsidiary of P&R Holdings. Further information relating to the property projects of the Cosmopolitan group in the PRC, all of which are wholly owned, and its other investments is set out below:

Property Development

Chengdu Project - Regal Cosmopolitan City

Located in the Xindu District in Chengdu, Sichuan Province, the project is a mixed use development consisting of residential, hotel, commercial and office components, with an overall total gross floor area of approximately 495,000 square metres (5,330,000 square feet).

The superstructure and fitting-out works for the third stage of the development, consisting of ten residential towers of total 1,555 units, about 4,100 square metres (44,100 square feet) of commercial accommodations and 1,941 car parking spaces, are in steady progress and targeted to be completed around mid-2021. Substantially all the residential units in the third stage have been presold, at prices which are significantly higher than those attained in the first and second stages of the development. Total sales proceeds amount to approximately RMB2,029.2 million (HK\$2,423.1 million), of which approximately RMB1,951.8 million (HK\$2,330.6 million) have already been received by the Cosmopolitan group as deposits under the presale contracts.

Presale of the shops in the third stage of about 2,350 square metres (25,300 square feet) has been launched in July 2020. Up to date, a total of 1,377 square meters (14,822 square feet) of shops have been presold under contracts, at aggregate sale considerations of approximately RMB48.5 million (HK\$57.9 million). Presale of 1,389 car parking spaces has also been launched in the third quarter of 2020. Up to date, a total of 235 car parking spaces have been presold under contracts, for aggregate sales proceeds of approximately RMB27.3 million (HK\$32.6 million).

The interior design works with a revised scheme for the 325-room hotel are progressing in full swing. The interior fitting-out works are scheduled to commence in the third quarter of 2021 and the hotel is anticipated to open in phases from the third quarter of 2022.

The construction works of the remaining commercial components within the development, comprising a six-storey commercial complex of about 52,500 square metres (565,100 square feet) and five towers of office accommodations of about 86,000 square metres (925,700 square feet) are in steady progress. The substructure and superstructure works are targeted to be completed in June 2021 and mid-2023, respectively. The market repositioning works of the six-storey commercial complex are in progress. Presale of one office tower consisting of 434 units with a total of about 20,000 square metres (215,200 square feet) is expected to be launched in the second quarter of 2021. The presale of the remaining four office towers consisting of 1,356 units with a total of about 66,000 square metres (710,500 square feet) will follow in phases.

MANAGEMENT DISCUSSION AND ANALYSIS (Cont'd)

Tianjin Project - Regal Renaissance

Located in the Hedong District in Tianjin, this project is a mixed use development comprising residential, commercial and office components with total gross floor area of about 145,000 square metres (1,561,000 square feet).

Nearly all of the residential units have been sold. The sale of the commercial complex, comprising mainly shops of about 19,000 square metres (205,000 square feet), is continuing steadily and sale contracts have been secured for some of the shop units. Certain parts of the commercial complex have in the meantime been leased out for rental income.

The superstructure works of the two office towers and their commercial podium are progressing and planned to be completed in the fourth quarter of 2022. Presale of one office tower consisting of 137 units with a total of about 17,530 square metres (188,700 square feet) is planned to be launched in the second quarter of 2021. The presale of the other office tower, consisting of 247 units with a total of about 39,210 square metres (422,000 square feet), will be launched in phases thereafter. The market positioning works for the commercial podium are in progress.

Xinjiang Project

This is a re-forestation and land grant project for a land parcel with site area of about 7,600 mu undertaken in accordance with the relevant laws and policies in Urumqi, Xinjiang Uygur Autonomous Region. The Cosmopolitan group has re-forested an aggregate area of about 4,300 mu within the project site and in accordance with the relevant government policies of Urumqi, a parcel of land with an area of about 1,843 mu (1,228,700 square metres) would be available for real estate development after the requisite inspection, land grant listing and tender procedures are completed.

The Cosmopolitan group continues to maintain the re-forested area and communicate with the relevant government authority to initiate appropriate measures to settle the disputes over certain portions of the land in the project site that have been illegally occupied. Based on the legal advice obtained, the legitimate interests of the Cosmopolitan group in the relevant re-forestation contract remain valid and effective.

Other Investments

Investment in shares of AMTD International Inc.

As previously disclosed, the Cosmopolitan group, through its wholly owned subsidiary incorporated in the PRC, entered into certain deposit agreements and loan agreements for the possible investment in a logistics services provider in the PRC, pursuant to which the Cosmopolitan group has paid deposits and granted loans to the vendor and the target investee group, which amounted to RMB372.1 million (including interest receivable and net of tax provision) in the books of the Cosmopolitan group as at 31st December, 2019.

On 31st December, 2019, the Cosmopolitan group entered into an agreement with an independent purchaser for the disposal of its entire interests in those companies directly and indirectly owning such deposits and loans for a consideration of HK\$400 million. The transaction was duly completed on 31st March, 2020 and the sale consideration received by the Cosmopolitan group was applied to purchase 6,069,000 Class A ordinary shares of AMTD International Inc. ("AMTD").

AMTD is a reputable financial services provider in the Asia Pacific, with dual listings on the New York Stock Exchange and the Singapore Stock Exchange. The Cosmopolitan group expects to be able to leverage on the strategic co-operative relationship with AMTD to explore and capture new business and investment opportunities through its intensive business network. The AMTD Shares are being held by the Cosmopolitan group as equity investments at fair value through other comprehensive income.

PRC Real Estate Company

In July 2019, the Cosmopolitan group acquired an 80% equity interest in and also provided pro rata shareholder's loan to an investee company incorporated in the PRC. The investee company has purchased 10% equity interest in another PRC-incorporated real estate company that partners with various reputable real estate developers and undertakes joint developments for both industry specific real estate and residential/commercial real estate in China. The Cosmopolitan group anticipates that, through its participation in the investee company, the Cosmopolitan group could have access to more business opportunities for property development in the PRC, either to be undertaken on its own or on a joint basis.

Carbon Assets

The Cosmopolitan group entered into a memorandum of understanding (MOU) with certain independent third parties in June 2019 for the possible investment by the Cosmopolitan group in an operating company principally engaged in the management and trading of tradable or transferable China Certified Emissions Reduction (Carbon Assets) in China.

Up to 31st July 2020, the last extended date of the MOU, no formal agreement had been entered into among the parties. The MOU had accordingly lapsed and was terminated.

CONSTRUCTION AND BUILDING RELATED BUSINESSES

The Group's wholly owned construction arm, Chatwin Engineering Limited ("Chatwin"), was the main contractor for the construction of P&R Holdings' hotel developments at Bonham Strand, Sheung Wan (now operating as the iclub Sheung Wan Hotel), Merlin Street, Fortress Hill (now operating as the iclub Fortress Hill Hotel) and Ha Heung Road, To Kwa Wan (now operating as the iclub Ma Tau Wai Hotel), which were completed in January 2014, May 2014 and November 2016, respectively, as well as the residential project named Domus and Casa Regalia at Tan Kwai Tsuen Road, Yuen Long which was completed in November 2015. Chatwin was also the main contractor for P&R Holdings' iclub Mong Kok Hotel at Anchor Street/Fuk Tsun Street, Tai Kok Tsui that was completed in late 2018 and opened for business in March 2019.

Due to the increasing number of projects undertaken by the Group as a whole, the Group's development consultancy division, which provides professional services on project management, architectural, engineering and interior design aspects, is likewise principally supporting the needs of the Group's member companies.

FINANCIAL ASSETS AND OTHER INVESTMENTS

The Group holds a significant portfolio of investments comprising listed securities and other investments, including investment funds, private equities, bonds as well as treasury and yield enhancement products. The capital markets have been extremely volatile in the first six months of 2020, which had an adverse impact on the performance of the Group in the interim period. The capital markets globally significantly rebounded in the second half of the year under review and the gains from this business segment have contributed to the relatively improved results achieved by the Group for that period. The Group expects the capital markets will continue to be volatile and will be prudent in making new investments.

MANAGEMENT DISCUSSION AND ANALYSIS (Cont'd)

FINANCIAL REVIEW

ASSETS VALUE

All the hotel properties of the Group in Hong Kong owned by Regal REIT, with the exception of the iclub Sheung Wan Hotel, the iclub Fortress Hill Hotel and the iclub Ma Tau Wai Hotel, were stated in the financial statements at their fair values as at 7th May, 2012 when RHIHL, together with Regal REIT, became subsidiaries of the Group, plus subsequent capital additions and deducting accumulated depreciation. Moreover, the iclub Sheung Wan Hotel, the iclub Fortress Hill Hotel and the iclub Ma Tau Wai Hotel were stated in the Group's financial statements at cost after full elimination of the unrealised gain arising from the disposal of the hotels by P&R Holdings to Regal REIT, and are also subject to depreciation and impairment. For the purpose of providing supplementary information, if the entire hotel property portfolio of the RHIHL group in Hong Kong is restated in the consolidated financial statements at market value as at 31st December, 2020, the unaudited adjusted net asset value of the ordinary shares of the Company would be HK\$14.16 per share, computed as follows:

	As at 31st December, 2020	
	HK\$'million	HK\$ per ordinary share
Book net assets attributable to equity holders of the parent	13,107.8	11.76
Adjustment to restate the RHIHL group's hotel property portfolio in Hong Kong at its market value and add back the relevant deferred tax liabilities	<u>2,674.1</u>	<u>2.4</u>
Unaudited adjusted net assets attributable to equity holders of the parent	<u><u>15,781.9</u></u>	<u><u>14.16</u></u>

CAPITAL RESOURCES AND FUNDING

Funding and Treasury Policy

The Group adopts a prudent funding and treasury policy with regard to its overall business operations. Cash balances are mostly placed on bank deposits, and treasury and yield enhancement products are deployed when circumstances are considered to be appropriate.

Property development projects in Hong Kong are financed partly by internal resources and partly by bank financing. Project financing is normally arranged in local currency to cover a part of the land cost and a major portion or the entire amount of the construction cost, with interest calculated by reference to the interbank offered rates and the loan maturity tied in to the estimated project completion date. Property development projects in the PRC are presently financed by internal resources and proceeds from the presale of the units. Project financing for the projects in the PRC may be arranged in local currency on appropriate terms to cover a part of the land cost and/or construction cost, and with the loan maturity tied in to the estimated project completion date.

The Group's banking facilities are mostly denominated in Hong Kong dollar with interest primarily determined with reference to interbank offered rates, while its senior unsecured notes are denominated in US dollar with fixed coupon interest rates. The use of hedging instruments for interest rate purposes to cater to business and operational needs is kept under review by the Group's management from time to time. As the Hong Kong dollar is pegged to the US dollar, the exchange risks are considered to be insignificant and no currency hedging has been deployed. As regards the Group's overseas investments and investments in the PRC which are based in currencies other than US dollar and Hong Kong dollar, the Group may consider, when deemed appropriate, hedging part or all of the investment amounts into US dollar or Hong Kong dollar to contain the Group's exposure to currency fluctuation.

Cash Flows

Net cash flows generated from operating activities during the year under review amounted to HK\$2,295.2 million (2019 - HK\$728.7 million). Net interest payment for the year amounted to HK\$388.7 million (2019 - HK\$489.7 million).

Borrowings and Gearing

As at 31st December, 2020, the Group had cash and bank balances and deposits of HK\$3,117.3 million (2019 - HK\$2,738.4 million) and the Group's borrowings, net of cash and bank balances and deposits, amounted to HK\$17,196.8 million (2019 - HK\$17,826.0 million).

As at 31st December, 2020, the gearing ratio of the Group was 36.8% (2019 - 38.4%), representing the Group's borrowings, net of cash and bank balances and deposits, of HK\$17,196.8 million (2019 - HK\$17,826.0 million), as compared to the total assets of the Group of HK\$46,789.9 million (2019 - HK\$46,466.6 million).

On the basis of the adjusted total assets as at 31st December, 2020 of HK\$51,963.7 million (2019 - HK\$53,748.1 million) with the hotel portfolio owned by the RHIHL group in Hong Kong restated at its market value on the basis presented above, the gearing ratio would be 33.1% (2019 - 33.2%).

As at 31st December, 2020, the Group has net current liabilities of HK\$648.1 million (2019 - net current assets of HK\$10,239.2 million), as certain bank and other borrowings are due to mature or to be repaid in the financial year ending 31st December, 2021. As noted in the section headed "Business Overview" in the preceding Chairman's Statement, a refinancing for a 3-year term in an aggregate facility amount of HK\$4,125 million secured on the Mount Regalia properties was completed with a syndicate of bank lenders by the Group in February 2021. Management is confident that, taking into account the cash resources available and the value of the Group's property portfolio, the Group will be able to secure refinancing arrangement for the maturing bank borrowings on customary terms.

Details of the maturity profile of the borrowings of the Group as of 31st December, 2020 are shown in notes 30 and 31 to the financial statements.

Lease Liabilities

As at 31st December, 2020, the Group had lease liabilities of HK\$29.1 million (2019 - HK\$54.4 million).

MANAGEMENT DISCUSSION AND ANALYSIS (Cont'd)

Pledge of Assets

As at 31st December, 2020, certain of the Group's property, plant and equipment, investment properties, right-of-use assets, properties under development, properties held for sale, financial assets at fair value through profit or loss, time deposits and bank balances in the total amount of HK\$33,043.8 million (2019 - HK\$34,193.9 million) were pledged to secure general banking facilities granted to the Group as well as bank guarantees procured by the Group pursuant to certain lease guarantees in connection with the leasing of the hotel properties from Regal REIT. In addition, as at 31st December, 2020, certain ordinary shares in a listed subsidiary with a market value of HK\$237.8 million (2019 - HK\$376.8 million) were also pledged to secure general banking facilities granted to the Group.

Capital Commitments

Details of the capital commitments of the Group as at 31st December, 2020 are shown in note 42 to the financial statements.

Contingent Liabilities

Details of the contingent liabilities of the Group as at 31st December, 2020 are shown in note 41 to the financial statements.

Share Capital

During the year under review, there was no change in the share capital of the Company.

MATERIAL ACQUISITIONS OR DISPOSALS OF SUBSIDIARIES OR ASSOCIATES

Disposal of 100% interest in Cosmopolitan International Development Limited

As previously reported, on 31st December, 2019, the Cosmopolitan group entered into an agreement with an independent purchaser for the disposal of its entire interests in Cosmopolitan International Development Limited ("CIDL") for a consideration of HK\$400 million (the "CIDL Disposal"). Completion of the CIDL Disposal took place on 31st March, 2020 and CIDL ceased to be a subsidiary of the Cosmopolitan group. Further details relating to the CIDL Disposal are disclosed in note 38(c) to the financial statements.

Saved as disclosed above, during the year under review, there were no other material acquisitions or disposals of subsidiaries or associates of the Company.

STAFF AND REMUNERATION POLICY

The Group employs approximately 1,590 staff in Hong Kong and the PRC. The Group's management considers the overall level of staffing employed and the remuneration cost incurred in connection with the Group's operations to be compatible with market norm.

Remuneration packages are generally structured by reference to market terms and individual merits. Salaries are normally reviewed on an annual basis based on performance appraisals and other relevant factors. Staff benefits plans maintained by the Group include a mandatory provident fund scheme as well as medical and life insurance for staff in Hong Kong, and the social security fund and the housing provident fund for staff in the PRC.

REPORT OF THE DIRECTORS

The Directors have pleasure in presenting their report together with the audited financial statements of the Company and its subsidiaries for the year ended 31st December, 2020.

PRINCIPAL ACTIVITIES

The principal activity of the Company is that of a holding company. The principal activities of the subsidiaries are property development and investment, construction and building related businesses, hotel ownership business through Regal Real Estate Investment Trust ("Regal REIT"), the listed subsidiary of Regal Hotels International Holdings Limited ("RHIHL") (a listed subsidiary of the Company), hotel operation and management businesses through RHIHL, asset management of Regal REIT, aircraft ownership and leasing business and other investments including financial assets investments. There have been no significant changes in the above activities during the year.

The turnover and contribution to trading results by each principal activity are set out in note 4 to the financial statements.

FINANCIAL RESULTS

The results of the Group for the year ended 31st December, 2020 and the Group's financial position at that date are set out in the financial statements on pages 56 to 184.

BUSINESS REVIEW

Further discussion and review on the business activities of the Group as required by Schedule 5 to the Companies Ordinance (Cap. 622) of Hong Kong, including a description of the principal risks and uncertainties facing the Group, material events that have occurred since the year end date and an indication of likely future development in the Group's business are contained in the preceding Chairman's Statement and Management Discussion and Analysis set out on pages 6 to 15 and pages 27 to 36, respectively, of this Annual Report. These discussions form part of this Report of the Directors. Details of the Group's financial risk management are disclosed in note 45 to the financial statements.

In addition, relevant details of the Company's environment policies and performance and key relationships with employees, customers and suppliers will be reported in the Environmental, Social and Governance Report of the Company to be published separately. The Directors were not aware of any non-compliance with the relevant laws and regulations that have a significant impact on the Group during the year.

DIVIDENDS

No interim dividend was paid to the holders of ordinary shares during the year (2019 - payment of an interim dividend of HK2.5 cents per ordinary share, absorbing the amount of approximately HK\$27.9 million).

The Directors have resolved not to recommend the payment of a final dividend to holders of ordinary shares for the year ended 31st December, 2020 (2019 - payment of a final dividend of HK3.0 cents per ordinary share, absorbing the amount of approximately HK\$33.4 million).

REPORT OF THE DIRECTORS (Cont'd)

ANNUAL GENERAL MEETING

The 2021 Annual General Meeting of the Company will be convened to be held on Tuesday, 8th June, 2021. Relevant notice of the Meeting will be contained in the circular of the Company relating to the re-election of Directors and the general mandates to issue and repurchase ordinary shares (the "Circular") to be sent to the shareholders, together with this Annual Report.

CLOSURE OF REGISTER

For the purpose of ascertaining shareholders' entitlement to attend and vote at the 2021 Annual General Meeting, the Register of Ordinary Shareholders of the Company will be closed from Thursday, 3rd June, 2021 to Tuesday, 8th June, 2021, both days inclusive, during which period no transfers of ordinary shares will be effected. In order to be entitled to attend and vote at the 2021 Annual General Meeting, all transfers of ordinary shares, duly accompanied by the relevant share certificates, must be lodged with the Company's branch registrar in Hong Kong, Tricor Tengis Limited, no later than 4:30 p.m. on Wednesday, 2nd June, 2021.

DIRECTORS

The Directors of the Company are:

Mr. Lo Yuk Sui
Mr. Jimmy Lo Chun To
Mr. Donald Fan Tung
Mr. Bowen Joseph Leung Po Wing, GBS, JP
Miss Lo Po Man
Mr. Kenneth Ng Kwai Kai
Ms. Winnie Ng, JP
Hon Abraham Shek Lai Him, GBS, JP
Mr. Wong Chi Keung
Mr. Kenneth Wong Po Man

During the year, there have been no changes in the Directors of the Company.

In accordance with Bye-law 99 of the Bye-laws of the Company, the following Directors will retire from office by rotation at the 2021 Annual General Meeting:

- (i) Mr. Jimmy Lo Chun To (Executive Director, Vice Chairman and Managing Director);
- (ii) Mr. Donald Fan Tung (Executive Director and Chief Operating Officer);
- (iii) Mr. Bowen Joseph Leung Po Wing, GBS, JP (Independent Non-Executive Director); and
- (iv) Ms. Winnie Ng, JP (Independent Non-Executive Director).

All the above retiring Directors, being eligible, have offered themselves for re-election at the 2021 Annual General Meeting. Details of these Directors, which are required to be disclosed pursuant to Rules 13.51(2) and 13.74 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") (the "Listing Rules"), will be set out in the Circular.

The Company has received from each of the four incumbent Independent Non-Executive Directors an annual confirmation of independence as required under Rule 3.13 of the Listing Rules. The Company considers that all of these Independent Non-Executive Directors are independent.

DIRECTORS' INTERESTS IN TRANSACTIONS, ARRANGEMENTS OR CONTRACTS

Save as otherwise disclosed, none of the Directors of the Company nor a connected entity of the Directors had any beneficial interests, whether direct or indirect, in any significant transactions, arrangements or contracts to which the Company, or any of its holding companies, subsidiaries or fellow subsidiaries was a party at the end of the reporting period or at any time during the year.

None of the Directors had any service contract, which is not determinable by the employer within one year without payment of compensation (other than statutory compensation), with the Company or any of its subsidiaries during the year.

At no time during the year was the Company or any of its holding companies, subsidiaries or fellow subsidiaries a party to any arrangement whose objects are to enable a Director to acquire benefits by means of the acquisition of shares in or debentures of the Company or any other body corporate.

PERMITTED INDEMNITY PROVISION

A permitted indemnity provision for the benefit of the Directors is currently in force and was in force throughout the year. The Company has taken out and maintained directors' liability insurance that provides appropriate cover for the Directors.

REPORT OF THE DIRECTORS (Cont'd)

DIRECTORS' INTERESTS IN SHARE CAPITAL

As at 31st December, 2020, the interests and short positions of the Directors and chief executive of the Company in the shares, underlying shares and debentures of the Company or any associated corporation (within the meaning of Part XV of the Securities and Futures Ordinance ("SFO")) of the Company, which (a) are as recorded in the register required to be kept under section 352 of the SFO; or (b) are as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix 10 of the Listing Rules, were as follows:

	The Company/ Name of associated corporation	Name of Director	Class of shares held	Number of shares held			Total (Approximate percentage of the issued shares as at 31st December, 2020)
				Personal interests	Corporate interests	Family/Other interests	
1.	The Company	Mr. Lo Yuk Sui	Ordinary (issued)	90,078,014	740,860,803 (Note b)	15,000	830,953,817 (74.55%)
		Mr. Jimmy Lo Chun To	Ordinary (issued)	2,274,600	–	–	2,274,600 (0.20%)
		Mr. Donald Fan Tung	Ordinary (issued)	556	–	–	556 (0.000%)
		Miss Lo Po Man	Ordinary (issued)	1,116,000	–	–	1,116,000 (0.10%)
		Mr. Kenneth Ng Kwai Kai	Ordinary (issued)	176,200	–	–	176,200 (0.02%)
		Mr. Kenneth Wong Po Man	Ordinary (issued)	6,200	–	–	6,200 (0.001%)
2.	Century City International Holdings Limited ("CCIHL")	Mr. Lo Yuk Sui	Ordinary (issued)	110,887,396	1,769,164,691 (Note a)	380,683	1,880,432,770 (58.69%)
		Mr. Jimmy Lo Chun To	Ordinary (issued)	251,735	–	–	251,735 (0.008%)
		Miss Lo Po Man	Ordinary (issued)	112,298	–	–	112,298 (0.004%)
		Mr. Kenneth Wong Po Man	Ordinary (issued)	200	–	–	200 (0.000%)

The Company/ Name of associated corporation	Name of Director	Class of shares held	Number of shares held			Total (Approximate percentage of the issued shares as at 31st December, 2020)
			Personal interests	Corporate interests	Family/Other interests	
3. RHIHL	Mr. Lo Yuk Sui	Ordinary (issued)	24,200	622,855,261 (Note c)	260,700	623,140,161 (69.33%)
	Miss Lo Po Man	Ordinary (issued)	300,000	–	269,169 (Note d)	569,169 (0.06%)
	Mr. Kenneth Wong Po Man	Ordinary (issued)	200	–	–	200 (0.000%)
4. Cosmopolitan International Holdings Limited ("Cosmopolitan")	Mr. Lo Yuk Sui	Ordinary (i) (issued)	–	4,194,426,144 (Note e)	–	4,194,426,144
		(ii) (unissued)	–	3,545,487,356 (Note f)	–	3,545,487,356
		Preference (issued)	–	2,295,487,356 (Note f)	–	2,295,487,356 (99.99%)
	Mr. Jimmy Lo Chun To	Ordinary (issued)	2,269,101	–	–	2,269,101 (0.05%)
	Miss Lo Po Man	Ordinary (issued)	1,380,000	–	–	1,380,000 (0.03%)
						Total: 7,739,913,500 (131.35%)
5. Regal REIT	Mr. Lo Yuk Sui	Units (issued)	–	2,443,033,102 (Note g)	–	2,443,033,102 (74.99%)
6. 8D International (BVI) Limited	Mr. Lo Yuk Sui	Ordinary (issued)	–	1,000 (Note h)	–	1,000 (100%)

Notes:

- (a) The interests in 1,769,164,691 issued ordinary shares of CCIHL were held through companies wholly owned by Mr. Lo Yuk Sui ("Mr. Lo").
- (b) The interests in 694,124,547 issued ordinary shares of the Company were held through companies wholly owned by CCIHL, in which Mr. Lo held 58.68% shareholding interests.

The interests in 16,271,685 issued ordinary shares of the Company were held through corporations controlled by Mr. Lo as detailed below:

Name of corporation	Controlled by	% of control
Wealth Master International Limited	Mr. Lo	90.00
Select Wise Holdings Limited	Wealth Master International Limited	100.00

REPORT OF THE DIRECTORS (Cont'd)

The interests in 30,464,571 issued ordinary shares of the Company were held through corporations controlled by Mr. Lo as detailed below:

Name of corporation	Controlled by	% of control
Wealth Master International Limited	Mr. Lo	90.00
Select Wise Holdings Limited	Wealth Master International Limited	100.00
Splendid All Holdings Limited	Select Wise Holdings Limited	100.00

- (c) The interests in 421,400 issued ordinary shares of RHIHL were held through companies wholly owned by CCIHL, in which Mr. Lo held 58.68% shareholding interests. The interests in 599,025,861 issued ordinary shares of RHIHL were held through companies wholly owned by the Company, in which CCIHL held 62.28% shareholding interests. The interests in the other 23,408,000 issued ordinary shares of RHIHL were held through a wholly owned subsidiary of Cosmopolitan, in which P&R Holdings Limited ("P&R Holdings") (which is owned as to 50% each by the Company and RHIHL through their respective wholly owned subsidiaries) held 44.05% shareholding interests. The Company held 69.25% shareholding interests in RHIHL.
- (d) The interests in 269,169 issued ordinary shares of RHIHL were held by Miss Lo Po Man as the beneficiary of a trust.
- (e) The interests in 2,595,901,480 issued ordinary shares of Cosmopolitan were held through wholly owned subsidiaries of P&R Holdings, which is owned as to 50% each by the Company and RHIHL through their respective wholly owned subsidiaries. The interests in the other 1,065,191,332 issued ordinary shares of Cosmopolitan were held through wholly owned subsidiaries of RHIHL. The interests in the other 533,333,332 issued ordinary shares of Cosmopolitan were held through wholly owned subsidiaries of the Company. The Company, in which CCIHL held 62.28% shareholding interests, held 69.25% shareholding interests in RHIHL. Mr. Lo held 58.68% shareholding interests in CCIHL.
- (f) The interests in 3,545,487,356 unissued ordinary shares of Cosmopolitan were held through wholly owned subsidiaries of P&R Holdings, which is owned as to 50% each by the Company and RHIHL through their respective wholly owned subsidiaries. The Company, in which CCIHL held 62.28% shareholding interests, held 69.25% shareholding interests in RHIHL. Mr. Lo held 58.68% shareholding interests in CCIHL.

The interests in 2,295,487,356 unissued ordinary shares of Cosmopolitan are derivative interests held through interests in 2,295,487,356 convertible preference shares of Cosmopolitan, convertible into new ordinary shares of Cosmopolitan on a one to one basis (subject to adjustments in accordance with the terms of the convertible preference shares).

The interests in 1,250,000,000 unissued ordinary shares of Cosmopolitan are derivative interests held through interests in the convertible bonds in a principal amount of HK\$500,000,000 issued by a wholly owned subsidiary of Cosmopolitan. The convertible bonds are convertible into new ordinary shares of Cosmopolitan at a conversion price of HK\$0.40 per ordinary share (subject to adjustments in accordance with the terms of the convertible bonds).

- (g) The interests in 10,219,000 issued units of Regal REIT were held through a wholly owned subsidiary of Cosmopolitan. The interests in 2,429,394,739 issued units of Regal REIT were held through wholly owned subsidiaries of RHIHL. The interests in 732,363 issued units of Regal REIT were held through wholly owned subsidiaries of the Company. The interests in 2,687,000 issued units of Regal REIT were held through wholly owned subsidiaries of CCIHL. Cosmopolitan were held as to 44.05% shareholding interests by P&R Holdings, which is owned as to 50% each by the Company and RHIHL through their respective wholly owned subsidiaries. The Company, in which CCIHL held 62.28% shareholding interests, held 69.25% shareholding interests in RHIHL. Mr. Lo held 58.68% shareholding interests in CCIHL.
- (h) 400 shares were held through companies controlled by CCIHL, in which Mr. Lo held 58.68% shareholding interests, and 600 shares were held through a company controlled by Mr. Lo.

Save as disclosed herein, as at 31st December, 2020, none of the Directors and chief executive of the Company had any interests and short positions in the shares, underlying shares and debentures of the Company or any associated corporation (within the meaning of Part XV of the SFO) of the Company, which (a) are required, pursuant to section 352 of the SFO, to be entered in the register referred to therein; or (b) are required, pursuant to the Model Code to be notified to the Company and the Stock Exchange.

SUBSTANTIAL SHAREHOLDERS' INTERESTS IN SHARE CAPITAL

As at 31st December, 2020, so far as is known to the Directors and the chief executive of the Company, the following substantial shareholders (not being a Director or chief executive of the Company) had an interest or short position in the shares and underlying shares of the Company as recorded in the register required to be kept under section 336 of the SFO or notified to the Company pursuant to the SFO:

Name of substantial shareholder	Number of issued ordinary shares held	Number of underlying ordinary shares held	Total number of ordinary shares (issued and underlying) held	Approximate percentage of issued ordinary shares as at 31st December, 2020
YSL International Holdings Limited ("YSL Int'l") (Note i)	694,124,547	–	694,124,547	62.28%
Grand Modern Investments Limited ("Grand Modern") (Note ii)	694,124,547	–	694,124,547	62.28%
CCIHL (Note iii)	694,124,547	–	694,124,547	62.28%
Century City BVI Holdings Limited ("CCBVI") (Note iv)	694,124,547	–	694,124,547	62.28%
Almighty International Limited ("Almighty") (Note iv)	346,994,526	–	346,994,526	31.13%
Cleverview Investments Limited ("Cleverview") (Note iv)	180,811,470	–	180,811,470	16.22%

Notes:

- (i) The interests in the ordinary shares of the Company held by YSL Int'l were included in the corporate interests of Mr. Lo Yuk Sui in the ordinary shares of the Company as disclosed under the section headed "Directors' Interests in Share Capital" above.
- (ii) Grand Modern is a wholly owned subsidiary of YSL Int'l and its interests in the ordinary shares of the Company were included in the interests held by YSL Int'l.
- (iii) CCIHL is owned as to 50.89% by Grand Modern and its interests in the ordinary shares of the Company were included in the interests held by Grand Modern.
- (iv) These companies are wholly owned subsidiaries of CCIHL and their interests in the ordinary shares of the Company were included in the interests held by CCIHL.

Save as disclosed herein, the Directors and the chief executive of the Company are not aware that there is any person (not being a Director or chief executive of the Company) who, as at 31st December, 2020, had an interest or short position in the shares and underlying shares of the Company which are recorded in the register required to be kept under section 336 of the SFO or notified to the Company pursuant to the SFO.

REPORT OF THE DIRECTORS (Cont'd)

Details of directorships of the Company's Directors in each of those companies which has an interest in the shares and underlying shares of the Company as disclosed under the provisions of Divisions 2 and 3 of Part XV of the SFO are set out as follows:

- (1) Mr. Lo Yuk Sui is a director of YSL Int'l.
- (2) Mr. Lo Yuk Sui, Mr. Jimmy Lo Chun To and Miss Lo Po Man are directors of Grand Modern.
- (3) Mr. Lo Yuk Sui, Mr. Jimmy Lo Chun To, Mr. Donald Fan Tung, Miss Lo Po Man, Mr. Kenneth Ng Kwai Kai, Ms. Winnie Ng and Mr. Wong Chi Keung are directors of CCIHL.
- (4) Mr. Lo Yuk Sui, Mr. Jimmy Lo Chun To, Mr. Donald Fan Tung, Miss Lo Po Man and Mr. Kenneth Ng Kwai Kai are directors of CCBVI, Almighty and Cleverview.

CHANGE IN INFORMATION OF DIRECTORS

The change in the information of the Directors of the Company, which is required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules, since the publication of the interim report of the Company for the six months ended 30th June, 2020 is set out below:

Name of Director

Details of changes

Independent Non-Executive Directors:

- | | |
|-----------------------------------|--|
| Hon Abraham Shek Lai Him, GBS, JP | <ul style="list-style-type: none">• Appointed as an independent non-executive director of Hao Tian International Construction Investment Group Limited, a company listed on the Stock Exchange, with effect from 15th October, 2020.• Re-designated from independent non-executive director to executive director of Goldin Financial Holdings Limited, a company listed on the Stock Exchange, with effect from 1st March, 2021. |
| Mr. Wong Chi Keung | <ul style="list-style-type: none">• Appointed as an independent non-executive director of Asia Standard Hotel Group Limited, a company listed on the Stock Exchange, with effect from 15th January, 2021. |

Save as disclosed above, there is no other information required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules. The updated biographical details of the Directors of the Company are set out in the preceding section headed "Directors' Profile".

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

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any listed securities of the Company during the year.

SUFFICIENCY OF PUBLIC FLOAT

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

PRE-EMPTIVE RIGHTS

No pre-emptive rights exist in Bermuda being the jurisdiction in which the Company is incorporated.

MAJOR CUSTOMERS AND SUPPLIERS

During the year, the percentage of purchases attributable to the Group's five largest suppliers and the percentage of turnover or sales attributable to the Group's five largest customers combined in respect of goods and services was in each case less than 30% of the total amount involved.

BORROWINGS

The details of the Group's borrowings at the end of the reporting period are set out in notes 30 and 31 to the financial statements.

SHARE CAPITAL

The details of the share capital of the Company are set out in note 34 to the financial statements.

SHARE PREMIUM ACCOUNT

The details of the Company's share premium account are set out in note 34 to the financial statements.

SUBSIDIARIES

Particulars of the Company's principal subsidiaries are set out in note 1 to the financial statements.

ASSOCIATES

Particulars of the Group's investments in associates are set out in note 17 to the financial statements.

DISTRIBUTABLE RESERVES

As at 31st December, 2020, the Company's reserves available for distribution calculated in accordance with the Companies Act 1981 of Bermuda amounted to HK\$1,759.8 million.

In addition, the Company's share premium account, in the amount of HK\$1,356.1 million, may be distributed in the form of fully paid bonus shares.

FINANCE COSTS CAPITALISED

Finance costs in the amount of HK\$221.2 million were capitalised during the year in respect of the Group's property development projects.

REPORT OF THE DIRECTORS (Cont'd)

EVENTS AFTER THE REPORTING PERIOD

Details of the significant events of the Group after the reporting period are set out in note 47 to the financial statements.

AUDITOR

Ernst & Young retire and, being eligible, offer themselves for re-appointment.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

The Environmental, Social and Governance Report of the Company for the year ended 31st December, 2020 will be published as a separate report from this Annual Report in compliance with relevant requirements under the Listing Rules on or before 29th July, 2021.

On behalf of the Board

LO YUK SUI

Chairman

Hong Kong

23rd March, 2021

CORPORATE GOVERNANCE REPORT

The Board of Directors of the Company (the "Board") is pleased to present the Corporate Governance Report of the Company for the year ended 31st December, 2020.

The Company is committed to maintaining good corporate governance practices and procedures. The Company conducts regular review of its policies and practices in respect of the management and corporate matters of the Group. To comply with the new requirements for enhanced operating standards, revision of the existing policies and practices and introduction of appropriate new measures have been implemented. Periodic review of the system and controls within the Group is also carried out by the Company to comply with the prevailing standards and requirements of good corporate governance.

(I) CORPORATE GOVERNANCE PRACTICES

The Company has complied with the Code Provisions in the Corporate Governance Code (the "CG Code") as set out in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") (the "Listing Rules") during the year ended 31st December, 2020, except that:

- (1) The roles of the Chairman and Chief Executive Officer are not separated and performed by two different individuals due to practical necessity to cater to the Group's corporate operating structure.
- (2) The Independent Non-Executive Directors of the Company were not appointed for specific terms, but in accordance with the provisions of the Bye-laws of the Company, all Directors (including the Independent Non-Executive Directors) of the Company are subject to retirement by rotation at least once every three years, and the retiring Directors are eligible for re-election.

(II) BOARD OF DIRECTORS

The Board currently comprises the following members:

Executive Directors:

Mr. Lo Yuk Sui (*Chairman and Chief Executive Officer*)
Mr. Jimmy Lo Chun To (*Vice Chairman and Managing Director*)
Mr. Donald Fan Tung (*Chief Operating Officer*)
Miss Lo Po Man
Mr. Kenneth Ng Kwai Kai
Mr. Kenneth Wong Po Man

Independent Non-Executive Directors:

Mr. Bowen Joseph Leung Po Wing, GBS, JP
Ms. Winnie Ng, JP
Hon Abraham Shek Lai Him, GBS, JP
Mr. Wong Chi Keung

The personal and biographical details of the current Directors, including the relationships among them, are disclosed in the preceding section headed "Directors' Profile" contained in this Annual Report.

CORPORATE GOVERNANCE REPORT (Cont'd)

During the year ended 31st December, 2020, the Company has fully complied with Rules 3.10 and 3.10A of the Listing Rules regarding the number of Independent Non-Executive Directors and the requirement that at least one of these Directors must have appropriate professional qualifications.

Each of the Independent Non-Executive Directors has made an annual confirmation of independence pursuant to Rule 3.13 of the Listing Rules. The Company considers that all Independent Non-Executive Directors have met the independence guidelines of Rule 3.13 of the Listing Rules.

The Board conducts regular meetings to discuss and decide on major corporate, strategic, business and operational issues. Appropriate and sufficient information is provided to Board members in a timely manner in order to enable them to discharging their duties.

All material policies and decisions remain within the authority of the Board as a whole. The Board only delegates authorities to management to an extent that would not significantly hinder or reduce the ability of the Board to discharge its proper functions as a whole. The functions of the Board and those delegated to management of the Company are properly distinguished and clarified. Review of the formalised arrangements will be carried out on a periodic basis to ensure that they remain appropriate to the needs of the Company. The Board is overall responsible for developing, reviewing and/or monitoring the Company's policies and practices on corporate governance and compliance with legal and regulatory requirements.

In year 2020, the attendance rates of individual Board members of the Company were as follows:

Name of Directors	Attendance	
	Board Meetings	General Meetings
<i>Executive Directors</i>		
Mr. Lo Yuk Sui (<i>Chairman and Chief Executive Officer</i>)	16/16	1/1
Mr. Jimmy Lo Chun To (<i>Vice Chairman and Managing Director</i>)	16/16	1/1
Mr. Donald Fan Tung (<i>Chief Operating Officer</i>)	16/16	1/1
Miss Lo Po Man	16/16	1/1
Mr. Kenneth Ng Kwai Kai	16/16	1/1
Mr. Kenneth Wong Po Man	16/16	1/1
<i>Independent Non-Executive Directors</i>		
Mr. Bowen Joseph Leung Po Wing, GBS, JP	16/16	1/1
Ms. Winnie Ng, JP	16/16	1/1
Hon Abraham Shek Lai Him, GBS, JP	16/16	1/1
Mr. Wong Chi Keung	16/16	1/1

The Chairman or an Executive Director so delegated is responsible for providing every newly appointed Director with an induction on the first occasion of his/her appointment to ensure that he/she has a proper understanding of the operations and business of the Group. With respect to compliance matters, the Company Secretary is responsible for providing any new Director with information and materials relating to his/her responsibilities under applicable statutory and regulatory requirements. Subsequent updating about the latest changes and development of such requirements will be sent to the Directors by the Company Secretary. In addition, the Directors have participated in continuous professional development to develop and refresh their knowledge and skills to ensure their contribution to the Board remains informed and relevant. In year 2020, the Company arranged for Directors reading materials covering topics relating to effective compliance of competition law and crisis management. The training received by the Directors during year 2020 is summarised below:

Name of Directors	Types of training
<i>Executive Directors</i>	
Mr. Lo Yuk Sui (<i>Chairman and Chief Executive Officer</i>)	B
Mr. Jimmy Lo Chun To (<i>Vice Chairman and Managing Director</i>)	B
Mr. Donald Fan Tung (<i>Chief Operating Officer</i>)	A, B
Miss Lo Po Man	B
Mr. Kenneth Ng Kwai Kai	A, B
Mr. Kenneth Wong Po Man	A, B
<i>Independent Non-Executive Directors</i>	
Mr. Bowen Joseph Leung Po Wing, GBS, JP	A, B
Ms. Winnie Ng, JP	A, B
Hon Abraham Shek Lai Him, GBS, JP	A, B
Mr. Wong Chi Keung	A, B
A - Attending briefings/seminars/conferences/forums	
B - Reading/studying training or other materials	

(III) BOARD COMMITTEES

There are three board committees, namely the Audit Committee, the Remuneration Committee and the Nomination Committee, established by the Board for overseeing different functions delegated by the Board.

(a) Audit Committee

The Audit Committee was established with reference to "A Guide for the Formation of an Audit Committee" issued by the Hong Kong Institute of Certified Public Accountants. The terms of reference of the Audit Committee are available on the websites of the Company and the Stock Exchange.

The Audit Committee currently comprises the following members:

Independent Non-Executive Directors:

Mr. Wong Chi Keung (*Chairman of the Committee*)
 Mr. Bowen Joseph Leung Po Wing, GBS, JP (*Member*)
 Ms. Winnie Ng, JP (*Member*)
 Hon Abraham Shek Lai Him, GBS, JP (*Member*)

The Audit Committee has reviewed with management the accounting principles and practices adopted by the Group and discussed auditing, internal control and financial reporting matters including the review of the interim and annual financial statements.

As both the Board and the Audit Committee recommended to re-appoint the current external Auditor, Messrs. Ernst & Young, no circumstances exist as would require an explanation from the Audit Committee as to why the Board has taken a different view from that of the Audit Committee regarding the selection, appointment, resignation or dismissal of the external Auditor.

In year 2020, the Audit Committee met twice and the meetings were attended by the external Auditor of the Company. The attendance rates of individual Audit Committee members of the Company were as follows:

Name of Audit Committee members	Attendance
Mr. Wong Chi Keung (<i>Chairman of the Committee</i>)	2/2
Mr. Bowen Joseph Leung Po Wing, GBS, JP	2/2
Ms. Winnie Ng, JP	2/2
Hon Abraham Shek Lai Him, GBS, JP	2/2

(b) Remuneration Committee

The Remuneration Committee was established with specific written terms of reference that deal with its authority and duties. The terms of reference of the Remuneration Committee are available on the websites of the Company and the Stock Exchange. The principal responsibilities of the Remuneration Committee are to review the remuneration of individual Directors and senior management and to make recommendations to the Board on the policy and structure for the determination of the remuneration of Directors and senior management and on the establishment of a formal and transparent procedure for developing the policy of the Company on such matters.

The Remuneration Committee currently comprises the following members:

Executive Director:

Mr. Lo Yuk Sui (*Member*)

Independent Non-Executive Directors:

Mr. Wong Chi Keung (*Chairman of the Committee*)

Ms. Winnie Ng, JP (*Member*)

Mr. Kenneth Ng Kwai Kai, an Executive Director of the Company, has acted as the Secretary of the Committee.

In year 2020, the Remuneration Committee met once and has reviewed the Company's policy and structure for the remuneration of Directors and senior management. The attendance rates of individual Remuneration Committee members of the Company were as follows:

Name of Remuneration Committee members	Attendance
Mr. Wong Chi Keung (<i>Chairman of the Committee</i>)	1/1
Mr. Lo Yuk Sui	1/1
Ms. Winnie Ng, JP	1/1

Pursuant to the terms of reference of the Remuneration Committee, the Remuneration Committee is delegated to make recommendations to the Board on the remuneration packages of individual Executive Directors and senior management, including benefits in kind, pension rights and compensation payments (including any compensation payable for loss or termination of their office or appointment).

The remuneration of the senior management (comprising Executive Directors) of the Company for the year ended 31st December, 2020 by band is set out below:

Remuneration band	Number of individuals
HK\$2,500,000 – 3,000,000	1
HK\$3,000,001 – 3,500,000	1
HK\$3,500,001 – 4,000,000	1
Within bands from HK\$4,000,001 – 5,500,000	1
HK\$5,500,001 – 6,000,000	1
Within bands from HK\$6,000,001 – 14,500,000	1

Further details of the Executive Directors' remuneration for the year ended 31st December, 2020 are disclosed in note 8 to the financial statements contained in this Annual Report.

(c) Nomination Committee

The Nomination Committee was established with specific written terms of reference by the Board for the purpose of making recommendations to the Board in relation to the nomination and appointment of Directors, with a view to ensuring fairness and transparency in the nomination and selection procedures. The terms of reference of the Nomination Committee are available on the websites of the Company and the Stock Exchange.

The Nomination Committee currently comprises the following members:

Executive Director:

Mr. Lo Yuk Sui (*Chairman of the Committee*)

Independent Non-Executive Directors:

Mr. Bowen Joseph Leung Po Wing, GBS, JP (*Member*)

Ms. Winnie Ng, JP (*Member*)

Hon Abraham Shek Lai Him, GBS, JP (*Member*)

Mr. Wong Chi Keung (*Member*)

The Company views diversity at the Board level essential for attaining the Group's strategic and business objectives as well as ensuring its sustainable development. A Board Diversity Policy has been adopted to set out the policy for designing the composition of the Board, aiming to achieve diversity with balanced skills and expertise. The diversity of the Board members is assessed basing on a range of perspectives including but not limited to gender, age, cultural and educational background, ethnicity, professional acumen, industry experience and other individual qualities. The Nomination Committee will discuss and review annually the structure, size and composition of the Board and agree on measurable objectives for achieving diversity on the Board and make relevant recommendation to the Board for adoption.

In year 2020, the Nomination Committee met once to review and assess the overall diversity of the composition of the Board with reference to the various aspects as set out in the Board Diversity Policy. The Nomination Committee also considered the biographical details and other related particulars of those Executive and Independent Non-Executive Directors of the Company, who retired, and offered themselves for re-election at the annual general meeting of the Company held in June 2020 in accordance with the Bye-laws of the Company (the "then Retiring Directors"), with reference to the Board Diversity Policy and their contributions to the Board and the Group during their tenure. The particulars of the then Retiring Directors were disclosed in the Company's annual report for the year 2019 and its circular to the shareholders accompanying the 2019 annual report. The then Retiring Directors had extensive experience and knowledge in their respective professional and commercial fields, who could contribute valuable advice on the business and development of the Group and can also conform with the diversity policy of the Board. The then Retiring Directors were re-elected as Directors by the Company's shareholders at its 2020 annual general meeting. The attendance rates of individual Nomination Committee members of the Company were as follows:

Name of Nomination Committee members	Attendance
Mr. Lo Yuk Sui (<i>Chairman of the Committee</i>)	1/1
Mr. Bowen Leung Po Wing, GBS, JP	1/1
Ms. Winnie Ng, JP	1/1
Hon Abraham Shek Lai Him, GBS, JP	1/1
Mr. Wong Chi Keung	1/1

(IV) DIRECTORS' RESPONSIBILITY FOR FINANCIAL REPORTING

The Directors of the Company acknowledge their responsibility for preparing the financial statements of the Group, which give a true and fair view of the state of affairs of the Group, and ensuring that appropriate accounting policies are selected and applied consistently and that the financial statements are prepared in accordance with the relevant statutory requirements and applicable accounting standards. The Directors will also ensure that the financial statements are published in a timely manner. As a manpower policy of the Group, which is subject to regular review by the Directors and senior management, adequate resources have been allocated to the accounting, financial reporting and internal audit functions, with staff members possessing appropriate qualifications and experience engaged in the discharge of those relevant functions. The relevant staff members attend seminars and workshops organised by the professional accounting bodies on a regular basis. The overall budgets allocated to those functions have been reviewed and considered to be adequate.

The statement by the external Auditor, Messrs. Ernst & Young, about their reporting responsibilities is set out in the Independent Auditor's Report contained in this Annual Report.

The financial statements are prepared on a going concern basis. The Directors confirm that, to the best of their knowledge, they are not aware of material uncertainties relating to events or conditions that may cast significant doubt upon the Company's ability to continue as a going concern.

(V) DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted the "Code for Securities Transactions by Directors of Paliburg Holdings Limited" (the "Paliburg Code"), on terms no less exacting than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 of the Listing Rules (the "Model Code"), as the code of conduct governing the securities transactions by the Directors of the Company.

Following specific enquiry by the Company, the Directors have confirmed that they have complied with the Model Code and the Paliburg Code during the year ended 31st December, 2020.

(VI) RISK MANAGEMENT AND INTERNAL CONTROL

The Board oversees the risk management and internal control systems of the Group on an ongoing basis. It has conducted an annual review of the effectiveness of the risk management and internal control systems of the Group during the year, including financial, operational and compliance controls and risk management and internal control functions, with a view to safeguarding the shareholders' investment and the Company's assets and business operations. The risk management and internal control systems of the Group are considered effective and adequate. Such systems were designed to manage rather than to eliminate the risk of failure in achieving the Group's business objectives.

Management of the Company has put into effect a set of corporate policies and procedures for the principal business operations of the Group, with an objective to achieving sound and effective risk management and internal control systems. Separate meetings participated by Executive Directors, Group Financial Controller and related division heads are held regularly to review the effectiveness of the risk management and internal control systems, to identify any significant management and operational risks as well as control failings or weaknesses, and also to review the need for any control improvements or updating to respond to changes in the business and external environment. While the regular monitoring of the risk management and internal control mechanisms is mainly conducted by the delegated Executive Directors and senior management staff members, support and advice from external consultants and professionals are sought as and when required.

The Board is responsible for the Company's risk management and internal control systems and for reviewing the effectiveness of such systems. Accordingly, while periodic committee meetings are held with the delegated Executive Directors and senior management staff members, clear instructions have been provided to management of the Company that any material issues relating to the risk management and internal control systems, particularly any incidence of significant control failings or weaknesses that has had, or might have, a material impact on the business of the Group is to be reported to the Board and the Audit Committee of the Company on a timely basis.

The Company has established policy for ensuring that inside information is disseminated to the public in an equal and timely manner in accordance with applicable laws and regulations. Senior management executives of the corporate affairs and financial control functions of the Group are delegated with responsibilities to control and monitor the proper procedures to be observed on the disclosure of inside information. Access to inside information is at all times confined to relevant senior management executives and on "as needed" basis, until proper disclosure or dissemination of inside information in accordance with applicable laws and regulations. Relevant personnel and other professional parties involved are reminded to preserve confidentiality of the inside information until it is publicly disclosed.

In addition, the Group's internal auditor has selected different aspects of the internal control system for his review on a regular basis and has confirmed to the Audit Committee that no material deficiency is noted.

(VII) AUDITOR'S REMUNERATION

Messrs. Ernst & Young have been re-appointed as the external auditor of the Company at the 2020 Annual General Meeting until the conclusion of the forthcoming 2021 Annual General Meeting.

The remuneration to Messrs. Ernst & Young, the auditor of the Company, in respect of the audit and non-audit services rendered for the year ended 31st December, 2020 were HK\$12.0 million (2019 - HK\$12.0 million) and HK\$4.1 million (2019 - HK\$3.2 million), respectively. The significant non-audit services covered by these fees are as follows:

Nature of services	Fees paid (HK\$'million)
(1) Interim review of the financial statements of the Group for the six months ended 30th June, 2020	1.9
(2) Compliance and other services to the Group	2.2

(VIII) SHAREHOLDERS' RIGHT

Special general meetings may be convened upon receipt of written request submitted by any shareholder(s) of the Company holding not less than one-tenth of the share capital of the Company carrying the right of voting at general meetings of the Company. Such written requisition must state the purposes of the meeting, and be signed by the requisitioner(s) and deposited at the Head Office of the Company at 11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong (for the attention of the Company Secretary).

Shareholders may also send written enquiries to the Company for putting forward any enquiries or proposals to the Board of the Company at the abovementioned address (for the attention of the Company Secretary).

During the year ended 31st December, 2020, the Company has not made any changes to its Bye-laws. A consolidated version of the Memorandum of Association and New Bye-laws of the Company is available on the website of the Company.

(IX) DIVIDEND POLICY

The Company has adopted a dividend policy relating to the distribution of profits or surplus of the Company to its shareholders, which can be by way of dividends or in other form of distributions (the "Dividend Policy"). The objective of the Dividend Policy is to allow the Company's shareholders to participate in its profits while balancing the need for the Company to retaining adequate reserves to fund the continuing development and growth of the Group.

Any declaration or proposed payment of dividend or distribution will be subject to the determination by the Board. In deciding or determining whether to declare or propose a dividend or distribution payable to the shareholders and the amount and details of such dividend or distribution, the Board shall consider and take into account the following factors:

- (i) the operating results of the Group;
- (ii) the retained earnings and/or distributable reserves of the Company and the members of the Group;
- (iii) the liquidity position of the Company and the Group;
- (iv) the debt to equity ratio, the return on equity and the relevant financial covenants of the Group;
- (v) contractual restrictions on the payment of dividends by the Company and the Group;
- (vi) taxation considerations;
- (vii) the working capital requirements and capital commitments of the Group and its plans for future growth and expansion;
- (viii) the expected financial performance of the Group;
- (ix) general economic conditions and other external factors that may impact on the business and/or financial performances of the Group; and
- (x) any other factors that the Board may consider appropriate and relevant.

Any declaration or proposed payment of dividend or distribution by the Company is also subject to any requirements and restrictions under the Companies Act of Bermuda, the Memorandum of Association and Bye-laws of the Company, and any other applicable laws, rules and regulations. The Board will review the Dividend Policy from time to time and, at its sole and absolute discretion, update or revise the Dividend Policy as and when considered necessary or appropriate.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the year ended 31st December, 2020

	Notes	2020 HK\$'million	2019 HK\$'million
REVENUE	5	1,442.8	2,899.5
Cost of sales		(1,052.5)	(1,605.3)
Gross profit		390.3	1,294.2
Other income and gains, net	5	92.9	217.3
Fair value losses on investment properties, net	14	(153.5)	(78.8)
Fair value gains on financial assets at fair value through profit or loss, net		84.8	147.7
Gain on disposal of subsidiaries	38(c)	68.9	491.4
Impairment loss of items of property, plant and equipment		(50.9)	–
Impairment loss on right-of-use assets		(123.7)	–
Impairment loss on properties held for sale		(18.6)	(13.5)
Impairment loss on investment in an associate		(97.0)	–
Property selling and marketing expenses		(98.3)	(80.1)
Administrative expenses		(320.7)	(432.9)
OPERATING PROFIT/(LOSS) BEFORE DEPRECIATION AND AMORTISATION		(225.8)	1,545.3
Depreciation and amortisation		(633.5)	(632.4)
OPERATING PROFIT/(LOSS)		(859.3)	912.9
Finance costs	7	(402.3)	(575.2)
Share of profits and losses of associates		4.9	16.9
PROFIT/(LOSS) BEFORE TAX	6	(1,256.7)	354.6
Income tax	10	9.3	(27.4)
PROFIT/(LOSS) FOR THE YEAR BEFORE ALLOCATION BETWEEN EQUITY HOLDERS OF THE PARENT AND NON-CONTROLLING INTERESTS		(1,247.4)	327.2
Attributable to:			
Equity holders of the parent		(874.2)	282.6
Non-controlling interests		(373.2)	44.6
		(1,247.4)	327.2
EARNINGS/(LOSS) PER ORDINARY SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT	12		
Basic and diluted		HK(85.37) cents	HK18.33 cents

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31st December, 2020

	2020 HK\$'million	2019 HK\$'million
PROFIT/(LOSS) FOR THE YEAR BEFORE ALLOCATION BETWEEN EQUITY HOLDERS OF THE PARENT AND NON-CONTROLLING INTERESTS	(1,247.4)	327.2
OTHER COMPREHENSIVE INCOME/(LOSS)		
Other comprehensive income/(loss) that may be reclassified to profit or loss in subsequent periods:		
Exchange differences on translating foreign operations	138.0	(60.7)
Share of other comprehensive income/(loss) of an associate	0.1	(0.1)
Reclassification adjustments of exchange equalisation reserve upon disposal of a foreign operation	71.1	–
	209.2	(60.8)
Other comprehensive loss that will not be reclassified to profit or loss in subsequent periods:		
Changes in fair value of equity investments designated at fair value through other comprehensive income	(650.3)	(457.7)
OTHER COMPREHENSIVE LOSS FOR THE YEAR	(441.1)	(518.5)
TOTAL COMPREHENSIVE LOSS FOR THE YEAR	(1,688.5)	(191.3)
Attributable to:		
Equity holders of the parent	(1,244.3)	(140.0)
Non-controlling interests	(444.2)	(51.3)
	(1,688.5)	(191.3)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31st December, 2020

	Notes	2020 HK\$'million	2019 HK\$'million
NON-CURRENT ASSETS			
Property, plant and equipment	13	9,289.4	8,680.1
Investment properties	14	3,357.7	3,577.6
Right-of-use assets	15	13,954.3	14,376.6
Properties under development	16	867.4	1,772.1
Investments in associates	17	480.1	580.7
Equity investments designated at fair value through other comprehensive income	18	1,132.4	–
Financial assets at fair value through profit or loss	19	777.1	836.6
Loans receivable	20	258.1	228.6
Debtors, deposits and prepayments	26	254.7	322.4
Deferred tax assets	33	50.1	47.5
Goodwill	21	261.0	261.0
Trademark	22	610.2	610.2
Other intangible asset	23	0.7	2.0
Total non-current assets		31,293.2	31,295.4
CURRENT ASSETS			
Properties under development	16	5,544.4	3,682.4
Properties held for sale	24	5,521.4	5,904.4
Inventories	25	42.1	74.2
Loans receivable	20	123.1	477.7
Debtors, deposits and prepayments	26	750.2	692.7
Financial assets at fair value through profit or loss	19	390.5	1,588.8
Derivative financial instruments	32	–	3.1
Tax recoverable		7.7	9.5
Restricted cash	27	122.2	439.2
Pledged time deposits and bank balances		312.4	357.5
Time deposits		231.0	701.1
Cash and bank balances		2,451.7	1,240.6
Total current assets		15,496.7	15,171.2

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Cont'd)

As at 31st December, 2020

	Notes	2020 HK\$'million	2019 HK\$'million
CURRENT LIABILITIES			
Creditors and accruals	28	(853.4)	(905.6)
Contract liabilities	29	(2,723.4)	(1,252.7)
Lease liabilities	15	(12.6)	(17.5)
Deposits received		(145.8)	(83.6)
Interest bearing bank borrowings	30	(9,527.6)	(2,482.5)
Other borrowings	31	(2,755.8)	–
Derivative financial instruments	32	(17.8)	–
Tax payable		(108.4)	(190.1)
Total current liabilities		<u>(16,144.8)</u>	<u>(4,932.0)</u>
NET CURRENT ASSETS/(LIABILITIES)		<u>(648.1)</u>	<u>10,239.2</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>30,645.1</u>	<u>41,534.6</u>
NON-CURRENT LIABILITIES			
Creditors and deposits received		(79.9)	(87.8)
Lease liabilities	15	(16.5)	(36.9)
Interest bearing bank borrowings	30	(8,030.7)	(15,365.2)
Other borrowing	31	–	(2,716.7)
Deferred tax liabilities	33	(1,843.3)	(1,913.1)
Total non-current liabilities		<u>(9,970.4)</u>	<u>(20,119.7)</u>
Net assets		<u>20,674.7</u>	<u>21,414.9</u>
EQUITY			
Equity attributable to equity holders of the parent			
Issued capital	34	111.4	111.4
Reserves	35	12,996.4	13,683.8
		<u>13,107.8</u>	<u>13,795.2</u>
Perpetual securities	36	1,732.9	1,732.9
Non-controlling interests		5,834.0	5,886.8
Total equity		<u>20,674.7</u>	<u>21,414.9</u>

KENNETH NG KWAI KAI
Director

LO YUK SUI
Director

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31st December, 2020

	Attributable to equity holders of the parent												
	Issued capital HK\$'m	Share premium account HK\$'m	Capital redemption reserve HK\$'m	Capital reserve HK\$'m	Special reserve HK\$'m	Fair value reserve of financial assets at fair value through other comprehensive income HK\$'m	Property revaluation reserve HK\$'m	Exchange equalisation reserve HK\$'m	Retained profits HK\$'m	Total HK\$'m	Perpetual securities HK\$'m	Non-controlling interests HK\$'m	Total equity HK\$'m
At 1st January, 2019	111.4	1,356.1	4.3	2,066.0	689.6	-	5.5	(143.7)	9,682.1	13,771.3	1,732.9	6,065.5	21,569.7
Profit for the year	-	-	-	-	-	-	-	-	282.6	282.6	-	44.6	327.2
Other comprehensive loss for the year	-	-	-	-	-	-	-	-	-	(385.2)	-	(72.5)	(457.7)
Changes in fair value of equity investments designated at fair value through other comprehensive income	-	-	-	-	-	(385.2)	-	-	-	(37.3)	-	(23.4)	(60.7)
Exchange differences on translating foreign operations	-	-	-	-	-	-	-	(37.3)	-	(0.1)	-	-	(0.1)
Share of other comprehensive loss of an associate	-	-	-	-	-	-	-	(0.1)	-	-	-	-	-
Total comprehensive income/(loss) for the year	-	-	-	-	-	(385.2)	-	(37.4)	282.6	(140.0)	-	(51.3)	(191.3)
Acquisition of non-controlling interests in a listed subsidiary	-	-	-	(20.0)	-	-	-	-	-	(20.0)	-	(69.8)	(89.8)
Disposal of non-controlling interests in a listed subsidiary	-	-	-	379.3	-	-	-	-	-	379.3	-	145.7	525.0
Transfer of fair value reserve upon disposal of equity investment designated at fair value through other comprehensive income	-	-	-	-	-	385.2	-	-	(385.2)	-	-	-	-
Contribution from non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	3.3	3.3
Distribution to holders of perpetual securities	-	-	-	-	-	-	-	-	(78.3)	(78.3)	-	(36.4)	(114.7)
Dividends and distribution to non-controlling interests of listed subsidiaries	-	-	-	-	-	-	-	-	-	-	-	(170.2)	(170.2)
Final 2018 dividend declared	-	-	-	-	-	-	-	-	(89.2)	(89.2)	-	-	(89.2)
Interim 2019 dividend	-	-	-	-	-	-	-	-	(27.9)	(27.9)	-	-	(27.9)
At 31st December, 2019	111.4	1,356.1	4.3	2,425.3	689.6	-	5.5	(181.1)	9,384.1	13,795.2	1,732.9	5,886.8	21,414.9

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (Cont'd)

For the year ended 31st December, 2020

		Attributable to equity holders of the parent												
		Issued capital HK\$'m	Share premium account HK\$'m	Capital redemption reserve HK\$'m	Capital reserve HK\$'m	Special reserve HK\$'m	Fair value reserve of financial assets through other comprehensive income at fair value HK\$'m	Property revaluation reserve HK\$'m	Exchange equalisation reserve HK\$'m	Retained profits HK\$'m	Total HK\$'m	Perpetual securities HK\$'m	Non-controlling interests HK\$'m	Total equity HK\$'m
	At 1st January, 2020	111.4	1,356.1	4.3	2,425.3	689.6	-	5.5	(181.1)	9,384.1	13,795.2	1,732.9	5,886.8	21,414.9
	Loss for the year	-	-	-	-	-	-	-	-	(874.2)	(874.2)	-	(373.2)	(1,247.4)
	Other comprehensive income/(loss) for the year:													
	Changes in fair value of equity investments designated at fair value through other comprehensive income	-	-	-	-	-	(508.9)	-	-	-	(508.9)	-	(141.4)	(650.3)
	Exchange differences on translating foreign operations	-	-	-	-	-	-	91.5	91.5	-	91.5	-	46.5	138.0
	Share of other comprehensive income of an associate	-	-	-	-	-	-	0.1	0.1	-	0.1	-	-	0.1
	Reclassification adjustments of exchange equalisation reserve upon disposal of a foreign operation	-	-	-	-	-	-	-	47.2	-	47.2	-	23.9	71.1
	38(c)	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total comprehensive income/(loss) for the year	-	-	-	-	-	(508.9)	-	138.8	(874.2)	(1,244.3)	-	(444.2)	(1,688.5)
	Acquisition of non-controlling interests in a listed subsidiary	-	-	-	(1.0)	-	-	-	-	-	(1.0)	-	(0.1)	(1.1)
	Disposal of non-controlling interests in a listed subsidiary	-	-	-	897.8	-	-	-	-	-	897.8	-	311.7	1,209.5
	Conversion of convertible bonds and distribution of shares in a listed subsidiary	-	-	-	(229.1)	-	-	-	-	-	(229.1)	-	229.1	-
	Distribution to non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	(0.8)	(0.8)
	Distribution to holders of perpetual securities	-	-	-	-	-	-	-	-	(77.4)	(77.4)	-	(36.0)	(113.4)
	Dividends and distribution to non-controlling interests of listed subsidiaries	-	-	-	-	-	-	-	-	-	-	-	(112.5)	(112.5)
	Final 2019 dividend declared	-	-	-	-	-	-	-	-	(33.4)	(33.4)	-	-	(33.4)
	11	-	-	-	-	-	-	-	-	-	-	-	-	-
	At 31st December, 2020	111.4	1,356.1	4.3	3,093.0	689.6	(508.9)	5.5	(42.3)	8,399.1	13,107.8	1,732.9	5,834.0	20,674.7

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31st December, 2020

	Notes	2020 HK\$'million	2019 HK\$'million
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit/(Loss) before tax		(1,256.7)	354.6
Adjustments for:			
Finance costs	7	402.3	575.2
Share of profits and losses of associates		(4.9)	(16.9)
Interest income		(96.6)	(196.5)
Depreciation and amortisation		633.5	632.4
Dividend income		(51.0)	(28.0)
Gain on disposal of subsidiaries		(68.9)	(491.4)
Gain on disposal of items of property, plant and equipment, net	6	(1.2)	–
Loss/(Gain) on disposal of investment properties	5	0.7	(12.9)
Fair value losses on investment properties, net		153.5	78.8
Loss/(Gain) on disposal of unlisted investments included in financial assets at fair value through profit or loss	5	12.6	(6.0)
Fair value gains on financial assets at fair value through profit or loss, net		(84.8)	(147.7)
Impairment loss of items of property, plant and equipment		50.9	–
Impairment loss on right-of-use assets		123.7	–
Impairment loss on properties held for sale		18.6	13.5
Impairment loss on investment in an associate		97.0	–
Impairment of trade debtors, net	6	13.5	3.5
Impairment of other receivables	6	–	14.6
Write-off of items of property, plant and equipment	6	–	0.6
Write-off of trade debtors	6	–	6.2
Gain on lease modification		(0.3)	–
Reversal of impairment of loans receivable	6	(0.1)	(0.1)
		(58.2)	779.9
Additions to properties under development		(684.3)	(1,190.6)
Decrease in properties held for sale		394.9	200.6
Decrease in aircraft held for sale		–	5.9
Decrease in financial assets at fair value through profit or loss		1,312.4	525.9
Increase in derivative financial instruments		9.3	–
Decrease/(Increase) in inventories		32.1	(9.6)
Increase in debtors, deposits and prepayments		(154.8)	(65.5)
Decrease/(Increase) in restricted cash		334.0	(356.0)
Increase in pledged time deposits and bank balances		(0.6)	–
Decrease in creditors and accruals		(47.1)	(72.0)
Increase in contract liabilities		1,241.9	905.3
Increase/(Decrease) in deposits received		46.9	(4.3)
Cash generated from operations		2,426.5	719.6
Dividends received from listed investments		10.3	19.7
Interest received		57.2	101.4
Hong Kong profits tax paid		(114.2)	(20.2)
Overseas taxes paid		(84.6)	(91.8)
Net cash flows from operating activities		2,295.2	728.7

CONSOLIDATED STATEMENT OF CASH FLOWS (Cont'd)

For the year ended 31st December, 2020

Notes	2020 HK\$'million	2019 HK\$'million
CASH FLOWS FROM INVESTING ACTIVITIES		
Acquisition of subsidiaries that are not a business	–	(434.3)
Disposal of interest in subsidiaries	38(c) 390.0	60.0
Purchase of equity investment designated at fair value through other comprehensive income	(400.0)	–
Purchase of financial assets at amortised costs	(93.0)	(540.7)
Purchase of financial assets at fair value through profit or loss	(36.1)	(126.1)
Proceeds from disposal of financial assets at fair value through profit or loss	14.5	11.6
Proceeds from redemption of financial assets at amortised cost	93.0	1,022.0
Distribution from financial assets at fair value through profit or loss	50.4	–
Decrease/(Increase) in loans receivable	157.9	(189.2)
Additions to investment properties	(12.6)	(26.5)
Proceeds from disposal of investment properties	84.3	167.6
Purchases of items of property, plant and equipment	(909.3)	(1,281.5)
Proceeds from disposal of items of property, plant and equipment	1.2	0.1
Purchase of intangible asset	–	(2.8)
Investment deposits paid	–	(43.2)
Investment deposits received	–	10.0
Repayment from/(Advance to) associates	(10.7)	4.7
Interest received	46.0	42.5
Dividends received from unlisted investments	19.7	19.1
Decrease in restricted cash	4.3	1.1
Decrease/(Increase) in pledged time deposits and bank balances	45.7	(333.5)
Decrease/(Increase) in time deposit with an original maturity of more than three months	(11.2)	10.0
Net cash flows used in investing activities	(565.9)	(1,629.1)
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown of new bank loans	1,268.3	4,191.1
Repayment of bank loans	(1,593.5)	(2,848.2)
Drawdown of other borrowings	50.0	–
Repayment of other borrowings	(3.1)	–
Interest paid	(491.9)	(633.6)
Payment of loan and other costs	(16.5)	(38.0)
Principal portion of lease payments	(16.3)	(18.7)
Dividends paid	(33.4)	(117.0)
Dividends and distribution to non-controlling interests of listed subsidiaries	(112.5)	(170.0)
Loan from the non-controlling shareholder of a subsidiary	–	3.7
Contribution from non-controlling interests	–	3.3
Distribution to non-controlling interests	(0.8)	–
Acquisition of non-controlling interests in listed subsidiaries	(1.1)	(21.8)
Distribution to holders of perpetual securities	(113.4)	(114.7)
Increase in restricted cash	(16.8)	(8.6)
Investment deposits received	9.0	45.0
Net cash flows from/(used in) financing activities	(1,072.0)	272.5

CONSOLIDATED STATEMENT OF CASH FLOWS (Cont'd)

For the year ended 31st December, 2020

	Notes	2020 HK\$'million	2019 HK\$'million
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS		657.3	(627.9)
Cash and cash equivalents at beginning of year		1,941.7	2,603.3
Effect of foreign exchange rate changes, net		72.5	(33.7)
CASH AND CASH EQUIVALENTS AT END OF YEAR		<u>2,671.5</u>	<u>1,941.7</u>
ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS			
Cash and cash equivalent as stated in the consolidated statement of financial position	38(a)	2,682.7	1,941.7
Non-pledged time deposit with an original maturity of more than three months when acquired	38(a)	(11.2)	–
Cash and cash equivalents as stated in the consolidated statement of cash flows		<u>2,671.5</u>	<u>1,941.7</u>

NOTES TO FINANCIAL STATEMENTS

31st December, 2020

1. CORPORATE AND GROUP INFORMATION

Paliburg Holdings Limited (the “Company”) is a limited liability company incorporated in Bermuda. The head office and principal place of business of the Company is located at 11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong.

During the year, the Company and its subsidiaries (collectively referred to as the “Group”) were principally engaged in property development and investment, construction and building related businesses, hotel ownership, hotel operation and management, asset management, aircraft ownership and leasing and other investments including financial assets investments.

In the opinion of the Directors, the parent and the ultimate holding company of the Group is Century City International Holdings Limited (“CCIHL”), which was incorporated in Bermuda and is listed on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”).

Information about subsidiaries

Particulars of the Company’s principal subsidiaries are as follows:

Name	Place of incorporation/ registration and business	Issued ordinary share capital/ registered capital/ issued units	Percentage of equity interest attributable to the Company		Principal activities
			2020	2019	
303 Technology Limited	Hong Kong	HK\$2	100	100	Security systems and software design, development and distribution
Bajan Company Limited	Hong Kong	HK\$2	100	100	Securities investment
Chatwin Engineering Limited	Hong Kong	HK\$16,800,000	100	100	Building construction
Cosmos Best Development Limited	Hong Kong	HK\$2	100	100	Management services
Cosmos Gain Investment Limited	Hong Kong	HK\$2	100	100	Property development and investment and financing
Farich Investment Limited	Hong Kong	HK\$2	100	100	Investment holding
Finso Limited	Hong Kong	HK\$2	100	100	Investment holding

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Name	Place of incorporation/ registration and business	Issued ordinary share capital/ registered capital/ issued units	Percentage of equity interest attributable to the Company		Principal activities
			2020	2019	
Gain World Investments Limited	British Virgin Islands	US\$1	100	100	Investment holding
Glaser Holdings Limited	British Virgin Islands	US\$1	100	100	Investment holding
Glorymark Investments Limited	British Virgin Islands	US\$1	100	100	Investment holding
Grand Equity Limited	British Virgin Islands	US\$1	100	100	Investment holding
Guo Yui Investments Limited	British Virgin Islands	US\$1	100	100	Investment holding
H.P. Nominees Limited	Hong Kong	HK\$2	100	100	Investment holding, securities investment and nominee services
Hang Fok Properties Limited	British Virgin Islands	US\$100	84.2	84.2	Investment holding
Hilmark Investments Limited	British Virgin Islands	US\$1	100	100	Investment holding
Jumbo Pearl Investments Limited	British Virgin Islands	US\$1	100	84.2	Securities investment
Leading Lighting Technology Limited	Hong Kong	HK\$1	100	100	Lighting technology services
Leading Technology Holdings Limited	British Virgin Islands	US\$100	100	100	Investment holding
Linkprofit Limited	Hong Kong	HK\$1,000	100	100	Investment holding
Paliburg BVI Holdings Limited	British Virgin Islands	HK\$10	100	100	Investment holding
Paliburg Building Services Limited	Hong Kong	HK\$2	100	100	Mechanical and electrical engineering services

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Name	Place of incorporation/ registration and business	Issued ordinary share capital/ registered capital/ issued units	Percentage of equity interest attributable to the Company		Principal activities
			2020	2019	
Paliburg Development BVI Holdings Limited	British Virgin Islands	US\$1	100	100	Investment holding
Paliburg Development Consultants Limited	Hong Kong	HK\$100,000	100	100	Property development consultancy
Paliburg Development Finance Limited	Hong Kong	HK\$2	100	100	Financing
Paliburg Estate Agents Limited	Hong Kong	HK\$20	100	100	Estate agent
Paliburg Estate Management Limited	Hong Kong	HK\$20	100	100	Estate management
Paliburg Finance Limited	Hong Kong	HK\$2	100	100	Financing
Paliburg Investments Limited	Hong Kong	HK\$526,506,860	100	100	Investment holding and management services
Paliburg Property Development (Shanghai) Co., Ltd. ⁽ⁱ⁾	The People's Republic of China ("PRC")/ Mainland China	US\$10,000,000	100	100	Property development and investment
Rich Pearl Limited	Hong Kong	HK\$10,000	100	100	Financing
Sanefix Development Limited	Hong Kong	HK\$2	100	100	Property investment
Shenzhen Leading Technology Co., Ltd. ⁽ⁱ⁾	PRC/ Mainland China	RMB20,000,000	100	100	Security systems and software design, development and distribution
Sun Joyous Investments Limited	British Virgin Islands	US\$1	100	84.2	Securities investment
Taylor Investments Ltd.	British Virgin Islands	US\$1	100	100	Investment holding
Transcar Investments Limited	British Virgin Islands	US\$1	100	100	Investment holding

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Name	Place of incorporation/ registration and business	Issued ordinary share capital/ registered capital/ issued units	Percentage of equity interest attributable to the Company		Principal activities
			2020	2019	
Wiggans Investments Limited	British Virgin Islands	US\$1	100	100	Securities investment
Winrise Investment Limited	Hong Kong	HK\$2	100	100	Securities investment
Yield Star Limited	British Virgin Islands	US\$1	100	100	Investment holding
Yieldtop Holdings Limited	British Virgin Islands	US\$100	84.2	84.2	Investment holding
昆明中美二戰友誼公園文化傳播有限公司 ⁽ⁱⁱ⁾	PRC/ Mainland China	RMB5,000,000	87.0	87.0	Project management
Advance Fame Investments Limited	Hong Kong	HK\$1	84.2	84.2	Property development
Alpha Advantage Investments Limited	British Virgin Islands	US\$1	84.2	84.2	Securities investment
Brilliant Enhancement Limited	Hong Kong	HK\$1	84.2	84.2	Property investment
Eminent Gold Investments Limited	Hong Kong	HK\$1	84.2	84.2	Property development
Equal Advantage Limited	Hong Kong	HK\$1	84.2	84.2	Property investment
Estate Legend Investments Limited	Hong Kong	HK\$1	84.2	84.2	Financing
First Prospect Limited	Hong Kong	HK\$1	84.2	84.2	Property investment
Firstway Holdings Limited	Hong Kong	HK\$2	84.2	84.2	Property investment
Fountain Sky Limited	Hong Kong	HK\$2	84.2	84.2	Securities investment
Grace Express Investment Limited	Hong Kong	HK\$1	84.2	84.2	Property investment
Great Select Holdings Limited	British Virgin Islands	US\$1	84.2	84.2	Securities investment

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Name	Place of incorporation/ registration and business	Issued ordinary share capital/ registered capital/ issued units	Percentage of equity interest attributable to the Company		Principal activities
			2020	2019	
Inspiring Goal Limited	Hong Kong	HK\$1	84.2	84.2	Property investment
Interzone Investments Limited	British Virgin Islands	US\$1	84.2	84.2	Securities investment
Island Wealth Investments Limited	Hong Kong	HK\$1	84.2	84.2	Food and beverage operations
Land Glory Holdings Limited	Hong Kong	HK\$1	84.2	84.2	Property investment
Lead Fortune Development Limited	Hong Kong	HK\$2	84.2	84.2	Food and beverage operations
Leading Group Limited	Hong Kong	HK\$2	84.2	84.2	Food and beverage operations
Lendas Investments Limited	British Virgin Islands	US\$1	84.2	84.2	Securities investment
Lucky Achievement Limited	Hong Kong	HK\$1	84.2	84.2	Property investment
Marvel Best International Limited	Hong Kong	HK\$1	84.2	84.2	Investment holding
Marvel Creator Limited	Hong Kong	HK\$1	84.2	84.2	Property investment
Marvel Sino Holdings Limited	Hong Kong	HK\$1	84.2	84.2	Property investment
Metropolitan Metro Asia (Ma On Shan) Limited	Hong Kong	HK\$1	84.2	84.2	Food and beverage operations
Metropolitan Metro Cafe (Ma On Shan) Limited	Hong Kong	HK\$1	84.2	84.2	Food and beverage operations
Multiple Achievement Limited	Hong Kong	HK\$1	84.2	84.2	Property investment

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Name	Place of incorporation/ registration and business	Issued ordinary share capital/ registered capital/ issued units	Percentage of equity interest attributable to the Company		Principal activities
			2020	2019	
New Multi-Profit Limited	Hong Kong	HK\$1	84.2	84.2	Property investment
P&R Finance Limited	Hong Kong	HK\$1	84.2	84.2	Financing
P&R Holdings Limited ("P&R Holdings")	British Virgin Islands	US\$100	84.2	84.2	Investment holding
P&R International Treasury Limited	British Virgin Islands	US\$1	84.2	–	Financing
P&R Strategic Limited	British Virgin Islands	US\$1	84.2	84.2	Investment holding
Perfect Grand Investment Limited	Hong Kong	HK\$2	84.2	100	Food and beverage operations
Prosper Link International Limited	Hong Kong	HK\$1	84.2	84.2	Property investment
Real Charm Investment Limited	Hong Kong	HK\$2	84.2	84.2	Property development and investment
Regala Success Limited	Hong Kong	HK\$100	67.3	67.4	Food and beverage operations
Star Yield Investments Limited	Hong Kong	HK\$1	84.2	84.2	Property development
Super Residence Limited	Hong Kong	HK\$1	84.2	84.2	Property investment
Treasure Lead Investments Limited	Hong Kong	HK\$1	84.2	84.2	Food and beverage operations
Ultimate Lead Limited	Hong Kong	HK\$1	84.2	84.2	Hotel ownership and operation
Valuegood International Limited	British Virgin Islands	US\$1	84.2	84.2	Securities investment
Vast Strong Corporation Limited	Hong Kong	HK\$1	84.2	84.2	Property investment

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Name	Place of incorporation/ registration and business	Issued ordinary share capital/ registered capital/ issued units	Percentage of equity interest attributable to the Company		Principal activities
			2020	2019	
Well View Investment Limited	Hong Kong	HK\$1	84.2	84.2	Property investment
Winart Investments Limited	British Virgin Islands	US\$1	84.2	84.2	Securities investment
富豪(重慶)股權投資基金合夥企業(有限合夥) ⁽ⁱⁱⁱ⁾	PRC/ Mainland China	RMB250,000,000	84.2	84.2	Investment holding and management consultancy
成都富譽實業有限公司 ^(iv)	PRC/ Mainland China	RMB250,000,000	84.2	84.2	Investment holding
Cosmopolitan International Holdings Limited (“Cosmopolitan”)	Cayman Islands/ Hong Kong	Ordinary -	58.4	61.0	Investment holding
		HK\$11,784,996 Preference - HK\$4,590,976	84.1	84.1	
Apex Team Limited	Hong Kong	HK\$1	65.7	69.1	Financing
Bizwise Investments Limited	British Virgin Islands	US\$1	65.7	69.1	Financing
Cosmopolitan International Finance Limited	Hong Kong	HK\$1	65.7	69.1	Financing and financial assets investment
Cosmopolitan International Management Services Limited	Hong Kong	HK\$1	65.7	69.1	Management services
Evercharm Investments Limited	British Virgin Islands	US\$1	65.7	69.1	Financial assets investment
新疆麗寶生態開發有限公司 ⁽ⁱ⁾	PRC/ Mainland China	US\$16,800,000	65.7	69.1	Property development
成都富博房地產開發有限公司 ⁽ⁱ⁾	PRC/ Mainland China	HK\$100,000,000	65.7	69.1	Property development
天津市富都房地產開發有限公司 ⁽ⁱ⁾	PRC/ Mainland China	RMB350,000,000	65.7	69.1	Property development

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Name	Place of incorporation/ registration and business	Issued ordinary share capital/ registered capital/ issued units	Percentage of equity interest attributable to the Company		Principal activities
			2020	2019	
置富投資開發(成都) 有限公司 ⁽ⁱ⁾	PRC/ Mainland China	HK\$121,000,960	65.7	69.1	Property development
富宏(深圳)諮詢管理 有限公司 ⁽ⁱ⁾	PRC/ Mainland China	RMB10,000,000	65.7	69.1	Development consultancy
Regal Hotels International Holdings Limited ("RHIHL")	Bermuda/ Hong Kong	Ordinary - HK\$89,878,233	68.3	68.4	Investment holding
Alpha Season Investments Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
Ascent Human Resources Holdings Limited	Hong Kong	HK\$2	68.3	68.4	Provision of housekeeping services and investment holding
Ascent Property Services Limited	Hong Kong	HK\$1	68.3	68.4	Provision of security and guarding services
Camomile Investments Limited	Hong Kong	HK\$2	68.3	68.4	Property investment
Capital Charm Holdings Limited	Hong Kong	HK\$1	68.3	68.4	Property development
Cheerview Limited	Hong Kong	HK\$1	68.3	68.4	Food and beverage operations
Chest Gain Development Limited	Hong Kong	HK\$10,000	68.3	68.4	Investment holding
Come On Investment Company Limited	Hong Kong	HK\$10,000	68.3	68.4	Securities trading and investment

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Name	Place of incorporation/ registration/ and business	Issued ordinary share capital/ registered capital/ issued units	Percentage of equity interest attributable to the Company		Principal activities
			2020	2019	
Complete Success Investments Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
Eminent Idea Holdings Limited	Hong Kong	HK\$1	68.3	68.4	Property investment
Eminent Result Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
Favour Link International Limited	Hong Kong	HK\$1	68.3	68.4	Hotel operations
Favourite Stock Limited	British Virgin Islands	US\$1	68.3	68.4	Securities investment
Forever Venus Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
Fortune Build Investments Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
Fortune Trove Limited	Hong Kong	HK\$1	68.3	68.4	Property investment
Frequentspirit Investimentos Imobiliários Unipessoal Lda.	Portugal	EUR100	61.5	61.6	Property development
Full Season International Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
Gain Union Limited	Hong Kong	HK\$1	68.3	68.4	Property development
Gallant Glory Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
Gaud Limited	Hong Kong	HK\$2	68.3	68.4	Securities trading and investment

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Name	Place of incorporation/ registration and business	Issued ordinary share capital/ registered capital/ issued units	Percentage of equity interest attributable to the Company		Principal activities
			2020	2019	
Gestiones E Inversiones Cosmoland, S.L.	Spain	EUR3,000	68.3	68.4	Hotel ownership
Golden Vessel Investments Limited	Hong Kong	HK\$1	68.3	68.4	Property investment
Grand Pyramid Limited	Hong Kong	HK\$1	68.3	68.4	Property investment
Great Prestige Investments Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
Greatlead Investments Limited	Hong Kong	HK\$1	68.3	68.4	Property investment
Harvest Charm Investment Limited	Hong Kong	HK\$2	68.3	68.4	Financing
Hill Treasure Limited	British Virgin Islands	US\$1	68.3	68.4	Aircraft ownership and leasing
Honormate Nominees Limited	Hong Kong	HK\$2	68.3	68.4	Securities investment and nominee services
Honrich Investment Limited	Hong Kong	HK\$2	68.3	68.4	Financing
Impressive Galaxy Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
Intellect Aquarius Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
Jubilee Ace Holdings Limited ^(iv)	Hong Kong	HK\$1	–	68.4	Property investment
Kaybro Investments Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
Long Profits Investments Limited	British Virgin Islands	US\$1	68.3	68.4	Financing
Loraine Developments, S.L.	Spain	EUR3,000	68.3	68.4	Hotel ownership

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Name	Place of incorporation/ registration and business	Issued ordinary share capital/ registered capital/ issued units	Percentage of equity interest attributable to the Company		Principal activities
			2020	2019	
Maximum Good Limited	Hong Kong	HK\$1	68.3	68.4	Property investment
Metropolitan Central Kitchen Limited	Hong Kong	HK\$1	68.3	68.4	Sale of food products
Metropolitan F&B Management Limited	Hong Kong	HK\$1	68.3	68.4	Provision of management services for food and beverage operations
Million Sharp International Limited	Hong Kong	HK\$1	68.3	68.4	Property investment
Ministerium Capital S.A.	Luxembourg	EUR32,000	68.3	68.4	Property investment
Navigation Force Limited	British Virgin Islands	US\$1	68.3	68.4	Aircraft ownership and leasing
New Blossom International Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
Rainbow Petal Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
Regal Concord Limited	Hong Kong	HK\$1	68.3	68.4	Investment holding and financing
Regal Contracting Agency Limited	Hong Kong	HK\$1	68.3	68.4	Contracting agency
Regal Estate Agents Limited	Hong Kong	HK\$2	68.3	68.4	Estate agency
Regal Estate Management Limited	Hong Kong	HK\$2	68.3	68.4	Estate management

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Name	Place of incorporation/ registration and business	Issued ordinary share capital/ registered capital/ issued units	Percentage of equity interest attributable to the Company		Principal activities
			2020	2019	
Regal F&B Management Limited	Hong Kong	HK\$1	68.3	68.4	Provision of management services for food and beverage operations
Regal F&B (ROH) Limited	Hong Kong	HK\$1	68.3	68.4	Food and beverage operations
Regal F&B (RRH) Limited	Hong Kong	HK\$1	68.3	68.4	Food and beverage operations
Regal Hotels (Holdings) Limited	Hong Kong	HK\$1,151,598,638	68.3	68.4	Investment holding and management services
Regal Hotels Company Limited	Hong Kong	HK\$2	68.3	68.4	Investment holding
Regal Hotels International Limited	Hong Kong	HK\$100,000	68.3	68.4	Hotel management and investment holding
Regal Hotels Management (BVI) Limited	British Virgin Islands/ Mainland China	US\$1	68.3	68.4	Investment holding and hotel management
Regal International Limited	British Virgin Islands	US\$20	68.3	68.4	Investment and trademark holding
Regal International (BVI) Holdings Limited	British Virgin Islands	HK\$10.1	68.3	68.4	Investment holding
Regal Portfolio Management Limited	Hong Kong	HK\$11,611,937	68.3	68.4	Asset management

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Name	Place of incorporation/ registration and business	Issued ordinary share capital/ registered capital/ issued units	Percentage of equity interest attributable to the Company		Principal activities
			2020	2019	
RH International Finance Limited	British Virgin Islands/ Hong Kong	US\$1	68.3	68.4	Financing
R.H.I. Licensing B.V.	The Netherlands	NLG40,000	68.3	68.4	Trademark holding
Rich Capital Investment Limited	Hong Kong	HK\$100	68.3	68.4	Property development
Solution Key Investments Limited	Hong Kong	HK\$1	68.3	68.4	Property investment
Success Path Investments Limited	Hong Kong	HK\$1	68.3	68.4	Property investment
Tenshine Limited	Hong Kong	HK\$2	68.3	68.4	Securities trading and investment and financing
Time Crest Investments Limited	British Virgin Islands	US\$1	68.3	84.2	Securities investment
Total Blessing Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
Total Wisdom Investments Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
Treasure Dealer Limited	Hong Kong	HK\$1	68.3	68.4	Property investment
Treasure Wagon Company Limited	Hong Kong	HK\$2	68.3	68.4	Operation of security storage lounge
Triumphant Sky Investments Limited	British Virgin Islands	US\$1	68.3	68.4	Aircraft ownership and leasing

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Name	Place of incorporation/ registration and business	Issued ordinary share capital/ registered capital/ issued units	Percentage of equity interest attributable to the Company		Principal activities
			2020	2019	
Unicorn Star Limited	British Virgin Islands	US\$1	68.3	68.4	Securities investment
Unique Sky Holdings Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
Vast Charm International Limited	Hong Kong	HK\$1	68.3	68.4	Property investment
Vivid Merit Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
Waterman House Investments Limited	England and Wales	GBP300	68.3	68.4	Property investment
Wealth Virtue Investments Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
Wealthy Path Investments Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
Wealthy Smart Investments Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
Well Mount Investments Limited	British Virgin Islands	US\$1	68.3	84.2	Securities investment
Wing Bright Holdings Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
Will Smart Investments Limited	Hong Kong	HK\$1	68.3	68.4	Property investment
Wise Ahead Holdings Limited	British Virgin Islands	US\$1	68.3	68.4	Investment holding
廣州市富堡訂房服務有限公司 ⁽ⁱ⁾	PRC/ Mainland China	RMB100,000	68.3	68.4	Room reservation services
富豪酒店投資管理(上海)有限公司 ⁽ⁱ⁾	PRC/ Mainland China	US\$140,000	68.3	68.4	Hotel management
深圳市豪家匯企業諮詢有限公司 ⁽ⁱ⁾	PRC/ Mainland China	RMB1,000,000	68.3	68.4	Investment holding

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Name	Place of incorporation/ registration and business	Issued ordinary share capital/ registered capital/ issued units	Percentage of equity interest attributable to the Company		Principal activities
			2020	2019	
Regal Real Estate Investment Trust ("Regal REIT")	Hong Kong	3,257,431,189 units	51.0	51.0	Property investment
Bauhinia Hotels Limited	Hong Kong	HK\$2	51.0	51.0	Hotel ownership
Cityability Limited	Hong Kong	HK\$10,000	51.0	51.0	Hotel ownership
Gala Hotels Limited	Hong Kong	HK\$2	51.0	51.0	Hotel ownership
Land Crown International Limited	Hong Kong	HK\$1	51.0	51.0	Hotel ownership
Regal Asset Holdings Limited	Bermuda/ Hong Kong	US\$12,000	51.0	51.0	Investment holding
Regal Riverside Hotel Limited	Hong Kong	HK\$2	51.0	51.0	Hotel ownership
Rich Day Investments Limited	Hong Kong	HK\$1	51.0	51.0	Financing
Ricobem Limited	Hong Kong	HK\$100,000	51.0	51.0	Hotel ownership
Sonnix Limited	Hong Kong	HK\$2	51.0	51.0	Property ownership and hotel operation
R-REIT International Finance Limited	British Virgin Islands	US\$1	51.0	51.0	Financing
Tristan Limited	Hong Kong	HK\$20	51.0	51.0	Hotel ownership
Wise Decade Investments Limited	Hong Kong	HK\$1	51.0	51.0	Hotel ownership

Notes:

- (i) These subsidiaries are registered as wholly foreign owned enterprises under PRC law.
- (ii) This subsidiary is registered as a domestic enterprise under PRC law.
- (iii) This is a fund registered as a limited partnership under PRC partnership law.
- (iv) This subsidiary is registered as a foreign owned enterprise under PRC law.
- (v) This subsidiary was disposed of during the year.

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Except for Paliburg Development BVI Holdings Limited and Paliburg Property Development (Shanghai) Co., Ltd., all of the above subsidiaries are indirectly held by the Company.

The above table lists the subsidiaries of the Company which, in the opinion of the Directors, principally affected the results for the year or formed a substantial portion of the net assets of the Group. To give details of other subsidiaries would, in the opinion of the Directors, result in particulars of excessive length.

2.1 BASIS OF PREPARATION

These financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("HKASs") and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"), accounting principles generally accepted in Hong Kong and the disclosure requirements of the Hong Kong Companies Ordinance. They have been prepared under the historical cost convention, except for investment properties, financial assets at fair value through profit or loss, equity investments designated at fair value through other comprehensive income and derivative financial instruments which have been measured at fair value. These financial statements are presented in Hong Kong dollars ("HK\$") and all values are rounded to the nearest million except when otherwise indicated.

The Group had a net loss attributable to owners of the parent of HK\$874.2 million (2019 - net profit of HK\$282.6 million) for the year ended 31st December, 2020 and net current liabilities of HK\$648.1 million (2019 - net current assets of HK\$10,239.2 million) and net assets of HK\$20,674.7 million (2019 - HK\$21,414.9 million) as at 31st December, 2020. The Group also had non-pledged time deposits and cash and bank balances of HK\$2,682.7 million as at 31st December, 2020 and a positive net cash flows from operating activities of HK\$2,295.2 million for the year ended 31st December, 2020.

Nevertheless, the financial statements were prepared based on the assumption that the Group can be operated as a going concern and the Directors are of the view that the Group will have sufficient working capital to finance its operations in the next twelve months from 31st December, 2020 after taking into consideration the following:

- (i) the estimated cash flows of the Group for the next twelve months from the end of the reporting period;
- (ii) the available unutilised banking facilities of the Group;
- (iii) the refinancing plan for certain interest bearing bank borrowings that are secured by certain properties; and
- (iv) borrowings refinanced after year end as disclosed as an event after the end of the reporting period in note 47 to the financial statements.

Basis of consolidation

The consolidated financial statements include the financial statements of the Group for the year ended 31st December, 2020. A subsidiary is an entity (including a structured entity), directly or indirectly, controlled by the Company. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee (i.e., existing rights that give the Group the current ability to direct the relevant activities of the investee).

When the Company has, directly or indirectly, less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- (a) the contractual arrangement with the other vote holders of the investee;
- (b) rights arising from other contractual arrangements; and
- (c) the Group's voting rights and potential voting rights.

The financial statements of the subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies. The results of subsidiaries are consolidated from the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases.

Profit or loss and each component of other comprehensive income are attributed to the owners of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control described above. A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

If the Group loses control over a subsidiary, it derecognises (i) the assets (including goodwill) and liabilities of the subsidiary, (ii) the carrying amount of any non-controlling interest and (iii) the cumulative translation differences recorded in equity; and recognises (i) the fair value of the consideration received, (ii) the fair value of any investment retained and (iii) any resulting surplus or deficit in profit or loss. The Group's share of components previously recognised in other comprehensive income is reclassified to profit or loss or retained profits, as appropriate, on the same basis as would be required if the Group had directly disposed of the related assets or liabilities.

NOTES TO FINANCIAL STATEMENTS (Cont'd)

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The Group has adopted the *Conceptual Framework for Financial Reporting 2018* and the following revised HKFRSs for the first time for the current year's financial statements.

Amendments to HKFRS 3	<i>Definition of a Business</i>
Amendments to HKFRS 9, HKAS 39 and HKFRS 7	<i>Interest Rate Benchmark Reform</i>
Amendments to HKAS 1 and HKAS 8	<i>Definition of Material</i>

The nature and impact of the *Conceptual Framework for Financial Reporting 2018* and the revised HKFRSs are described below:

- (a) *Conceptual Framework for Financial Reporting 2018* (the "Conceptual Framework") sets out a comprehensive set of concepts for financial reporting and standard setting, and provides guidance for preparers of financial statements in developing consistent accounting policies and assistance to all parties to understand and interpret the standards. The Conceptual Framework includes new chapters on measurement and reporting financial performance, new guidance on the derecognition of assets and liabilities, and updated definitions and recognition criteria for assets and liabilities. It also clarifies the roles of stewardship, prudence and measurement uncertainty in financial reporting. The Conceptual Framework is not a standard, and none of the concepts contained therein override the concepts or requirements in any standard. The Conceptual Framework did not have any significant impact on the financial position and performance of the Group.
- (b) Amendments to HKFRS 3 clarify and provide additional guidance on the definition of a business. The amendments clarify that for an integrated set of activities and assets to be considered a business, it must include, at a minimum, an input and a substantive process that together significantly contribute to the ability to create output. A business can exist without including all of the inputs and processes needed to create outputs. The amendments remove the assessment of whether market participants are capable of acquiring the business and continue to produce outputs. Instead, the focus is on whether acquired inputs and acquired substantive processes together significantly contribute to the ability to create outputs. The amendments have also narrowed the definition of outputs to focus on goods or services provided to customers, investment income or other income from ordinary activities. Furthermore, the amendments provide guidance to assess whether an acquired process is substantive and introduce an optional fair value concentration test to permit a simplified assessment of whether an acquired set of activities and assets is not a business. The Group has applied the amendments prospectively to transactions or other events that occurred on or after 1st January, 2020. The amendments did not have any impact on the financial position and performance of the Group.
- (c) Amendments to HKFRS 9, HKAS 39 and HKFRS 7 address issues affecting financial reporting in the period before the replacement of an existing interest rate benchmark with an alternative risk-free rate ("RFR"). The amendments provide temporary reliefs which enable hedge accounting to continue during the period of uncertainty before the introduction of the alternative RFR. In addition, the amendments require companies to provide additional information to investors about their hedging relationships which are directly affected by these uncertainties. The amendments did not have any impact on the financial position and performance of the Group as the Group does not have any interest rate hedging relationships.
- (d) Amendments to HKAS 1 and HKAS 8 provide a new definition of material. The new definition states that information is material if omitting, misstating or obscuring it could reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements. The amendments clarify that materiality will depend on the nature or magnitude of information, or both. The amendments did not have any impact on the financial position and performance of the Group.

2.3 ISSUED BUT NOT YET EFFECTIVE HONG KONG FINANCIAL REPORTING STANDARDS

The Group has not applied the following new and revised HKFRSs, that have been issued but are not yet effective, in these financial statements.

Amendments to HKFRS 3	<i>Reference to the Conceptual Framework</i> ³
Amendments to HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16	<i>Interest Rate Benchmark Reform - Phase 2</i> ²
Amendments to HKFRS 10 and HKAS 28 (2011)	<i>Sale or Contribution of Assets between an Investor and its Associate or Joint Venture</i> ⁵
Amendment to HKFRS 16	<i>COVID-19-Related Rent Concessions</i> ¹
HKFRS 17	<i>Insurance Contracts</i> ⁴
Amendments to HKFRS 17	<i>Insurance Contracts</i> ^{4, 7}
Amendments to HKAS 1	<i>Classification of Liabilities as Current or Non-current</i> ^{4, 6}
Amendments to HKAS 16	<i>Property, Plant and Equipment: Proceeds before Intended Use</i> ³
Amendments to HKAS 37	<i>Onerous Contracts - Cost of Fulfilling a Contract</i> ³
<i>Annual Improvements to HKFRSs 2018-2020</i>	Amendments to HKFRS 1, HKFRS 9, Illustrative Examples accompanying HKFRS 16, and HKAS 41 ³

¹ Effective for annual periods beginning on or after 1st June, 2020

² Effective for annual periods beginning on or after 1st January, 2021

³ Effective for annual periods beginning on or after 1st January, 2022

⁴ Effective for annual periods beginning on or after 1st January, 2023

⁵ No mandatory effective date yet determined but available for adoption

⁶ As a consequence of the amendments to HKAS 1, Hong Kong Interpretation 5 *Presentation of Financial Statements - Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause* was revised in October 2020 to align the corresponding wording with no change in conclusion

⁷ As a consequence of the amendments to HKFRS 17 issued in October 2020, HKFRS 4 was amended to extend the temporary exemption that permits insurers to apply HKAS 39 rather than HKFRS 9 for annual periods beginning before 1st January, 2023

Further information about those HKFRSs that are expected to be applicable to the Group is described below.

Amendments to HKFRS 3 are intended to replace a reference to the previous *Framework for the Preparation and Presentation of Financial Statements* with a reference to the *Conceptual Framework for Financial Reporting* issued in June 2018 without significantly changing its requirements. The amendments also add to HKFRS 3 an exception to its recognition principle for an entity to refer to the Conceptual Framework to determine what constitutes an asset or a liability. The exception specifies that, for liabilities and contingent liabilities that would be within the scope of HKAS 37 or HK(IFRIC)-Int 21 if they were incurred separately rather than assumed in a business combination, an entity applying HKFRS 3 should refer to HKAS 37 or HK(IFRIC)-Int 21 respectively instead of the Conceptual Framework. Furthermore, the amendments clarify that contingent assets do not qualify for recognition at the acquisition date. The Group expects to adopt the amendments prospectively from 1st January, 2022. Since the amendments apply prospectively to business combinations for which the acquisition date is on or after the date of first application, the Group will not be affected by these amendments on the date of transition.

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Amendments to HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16 address issues not dealt with in the previous amendments which affect financial reporting when an existing interest rate benchmark is replaced with an alternative RFR. The Phase 2 amendments provide a practical expedient to allow the effective interest rate to be updated without adjusting the carrying amount when accounting for changes in the basis for determining the contractual cash flows of financial assets and liabilities, if the change is a direct consequence of the interest rate benchmark reform and the new basis for determining the contractual cash flows is economically equivalent to the previous basis immediately preceding the change. In addition, the amendments permit changes required by the interest rate benchmark reform to be made to hedge designations and hedge documentation without the hedging relationship being discontinued. Any gains or losses that could arise on transition are dealt with through the normal requirements of HKFRS 9 to measure and recognise hedge ineffectiveness. The amendments also provide a temporary relief to entities from having to meet the separately identifiable requirement when an RFR is designated as a risk component. The relief allows an entity, upon designation of the hedge, to assume that the separately identifiable requirement is met, provided the entity reasonably expects the RFR risk component to become separately identifiable within the next 24 months. Furthermore, the amendments require an entity to disclose additional information to enable users of financial statements to understand the effect of interest rate benchmark reform on an entity's financial instruments and risk management strategy. The amendments are effective for annual periods beginning on or after 1st January, 2021 and shall be applied retrospectively, but entities are not required to restate the comparative information.

The Group had certain interest-bearing bank borrowings denominated in Hong Kong dollars and foreign currencies based on the Hong Kong Interbank Offered Rate ("HIBOR") and the Euro Interbank Offered Rate as at 31st December, 2020. If the interest rates of these borrowings are replaced by RFRs in a future period, the Group will apply this practical expedient upon the modification of these borrowings when the "economically equivalent" criterion is met and expects that no significant modification gain or loss will arise as a result of applying the amendments to these changes.

Amendments to HKFRS 10 and HKAS 28 (2011) address an inconsistency between the requirements in HKFRS 10 and in HKAS 28 (2011) in dealing with the sale or contribution of assets between an investor and its associate or joint venture. The amendments require a full recognition of a gain or loss when the sale or contribution of assets between an investor and its associate or joint venture constitutes a business. For a transaction involving assets that do not constitute a business, a gain or loss resulting from the transaction is recognised in the investor's profit or loss only to the extent of the unrelated investor's interest in that associate or joint venture. The amendments are to be applied prospectively. The previous mandatory effective date of amendments to HKFRS 10 and HKAS 28 (2011) was removed by the HKICPA in January 2016 and a new mandatory effective date will be determined after the completion of a broader review of accounting for associates and joint ventures. However, the amendments are available for adoption now.

Amendment to HKFRS 16 provides a practical expedient for lessees to elect not to apply lease modification accounting for rent concessions arising as a direct consequence of the COVID-19 pandemic. The practical expedient applies only to rent concessions occurring as a direct consequence of the pandemic and only if (i) the change in lease payments results in revised consideration for the lease that is substantially the same as, or less than, the consideration for the lease immediately preceding the change; (ii) any reduction in lease payments affects only payments originally due on or before 30th June, 2021; and (iii) there is no substantive change to other terms and conditions of the lease. The amendment is effective for annual periods beginning on or after 1st June, 2020 with earlier application permitted and shall be applied retrospectively. The amendment is not expected to have any significant impact on the Group's financial statements.

Amendments to HKAS 1 clarify the requirements for classifying liabilities as current or non-current. The amendments specify that if an entity's right to defer settlement of a liability is subject to the entity complying with specified conditions, the entity has a right to defer settlement of the liability at the end of the reporting period if it complies with those conditions at that date. Classification of a liability is unaffected by the likelihood that the entity will exercise its right to defer settlement of the liability. The amendments also clarify the situations that are considered a settlement of a liability. The amendments are effective for annual periods beginning on or after 1st January, 2023 and shall be applied retrospectively. Earlier application is permitted. The amendments are not expected to have any significant impact on the Group's financial statements.

Amendments to HKAS 16 prohibit an entity from deducting from the cost of an item of property, plant and equipment any proceeds from selling items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Instead, an entity recognises the proceeds from selling any such items, and the cost of those items, in profit or loss. The amendments are effective for annual periods beginning on or after 1st January, 2022 and shall be applied retrospectively only to items of property, plant and equipment made available for use on or after the beginning of the earliest period presented in the financial statements in which the entity first applies the amendments. Earlier application is permitted. The amendments are not expected to have any significant impact on the Group's financial statements.

Amendments to HKAS 37 clarify that for the purpose of assessing whether a contract is onerous under HKAS 37, the cost of fulfilling the contract comprises the costs that relate directly to the contract. Costs that relate directly to a contract include both the incremental costs of fulfilling that contract (e.g., direct labour and materials) and an allocation of other costs that relate directly to fulfilling that contract (e.g., an allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract as well as contract management and supervision costs). General and administrative costs do not relate directly to a contract and are excluded unless they are explicitly chargeable to the counterparty under the contract. The amendments are effective for annual periods beginning on or after 1st January, 2022 and shall be applied to contracts for which an entity has not yet fulfilled all its obligations at the beginning of the annual reporting period in which it first applies the amendments. Earlier application is permitted. Any cumulative effect of initially applying the amendments shall be recognised as an adjustment to the opening equity at the date of initial application without restating the comparative information. The amendments are not expected to have any significant impact on the Group's financial statements.

Annual Improvements to HKFRSs 2018-2020 sets out amendments to HKFRS 1, HKFRS 9, Illustrative Examples accompanying HKFRS 16, and HKAS 41. Details of the amendments that are expected to be applicable to the Group are as follows:

- *HKFRS 9 Financial Instruments*: clarifies the fees that an entity includes when assessing whether the terms of a new or modified financial liability are substantially different from the terms of the original financial liability. These fees include only those paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf. An entity applies the amendment to financial liabilities that are modified or exchanged on or after the beginning of the annual reporting period in which the entity first applies the amendment. The amendment is effective for annual periods beginning on or after 1st January, 2022. Earlier application is permitted. The amendment is not expected to have a significant impact on the Group's financial statements.
- *HKFRS 16 Leases*: removes the illustration of payments from the lessor relating to leasehold improvements in Illustrative Example 13 accompanying HKFRS 16. This removes potential confusion regarding the treatment of lease incentives when applying HKFRS 16.

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Business combinations and goodwill

Business combinations are accounted for using the acquisition method. The consideration transferred is measured at the acquisition date fair value which is the sum of the acquisition date fair values of assets transferred by the Group, liabilities assumed by the Group to the former owners of the acquiree and the equity interests issued by the Group in exchange for control of the acquiree. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree that are present ownership interests and entitle their holders to a proportionate share of net assets in the event of liquidation at fair value or at the proportionate share of the acquiree's identifiable net assets. All other components of non-controlling interests are measured at fair value. Acquisition-related costs are expensed as incurred.

The Group determines that it has acquired a business when the acquired set of activities and assets includes an input and a substantive process that together significantly contribute to the ability to create outputs.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts of the acquiree.

If the business combination is achieved in stages, the previously held equity interest is remeasured at its acquisition date fair value and any resulting gain or loss is recognised in profit or loss.

Any contingent consideration to be transferred by the acquirer is recognised at fair value at the acquisition date. Contingent consideration classified as an asset or liability is measured at fair value with changes in fair value recognised in profit or loss. Contingent consideration that is classified as equity is not remeasured and subsequent settlement is accounted for within equity.

Goodwill is initially measured at cost, being the excess of the aggregate of the consideration transferred, the amount recognised for non-controlling interests and any fair value of the Group's previously held equity interests in the acquiree over the identifiable net assets acquired and liabilities assumed. If the sum of this consideration and other items is lower than the fair value of the net assets acquired, the difference is, after reassessment, recognised in profit or loss as a gain on bargain purchase.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. Goodwill is tested for impairment annually or more frequently if events or changes in circumstances indicate that the carrying value may be impaired. The Group performs its annual impairment test of goodwill as at 31st December. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units, or groups of cash-generating units, that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the Group are assigned to those units or groups of units.

Impairment is determined by assessing the recoverable amount of the cash-generating unit (group of cash-generating units) to which the goodwill relates. Where the recoverable amount of the cash-generating unit (group of cash-generating units) is less than the carrying amount, an impairment loss is recognised. An impairment loss recognised for goodwill is not reversed in a subsequent period.

Where goodwill has been allocated to a cash-generating unit (or group of cash-generating units) and part of the operation within that unit is disposed of, the goodwill associated with the operation disposed of is included in the carrying amount of the operation when determining the gain or loss on the disposal. Goodwill disposed of in these circumstances is measured based on the relative value of the operation disposed of and the portion of the cash-generating unit retained.

(b) Investments in associates

An associate is an entity in which the Group has a long term interest of generally not less than 20% of the equity voting rights and over which it is in a position to exercise significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not control or joint control over those policies.

The Group's investments in associates are stated in the consolidated statement of financial position at the Group's share of net assets under the equity method of accounting, less any impairment losses. Adjustments are made to bring into line any dissimilar accounting policies that may exist. The Group's share of the post-acquisition results and other comprehensive income of associates is included in the consolidated statement of profit or loss and consolidated other comprehensive income, respectively. In addition, when there has been a change recognised directly in the equity of the associate, the Group recognises its share of any changes, when applicable, in the consolidated statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and its associates are eliminated to the extent of the Group's investments in the associates, except where unrealised losses provide evidence of an impairment of the assets transferred. Goodwill arising from the acquisition of associates is included as part of the Group's investments in associates.

If an investment in an associate becomes an investment in a joint venture or vice versa, the retained interest is not remeasured. Instead, the investment continues to be accounted for under the equity method. In all other cases, upon loss of significant influence over the associate, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the associate upon loss of significant influence and the fair value of the retained investment and proceeds from disposal is recognised in the statement of profit or loss.

(c) Interests in joint operations

A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

The Group recognises in relation to its interests in joint operations:

- its assets, including its share of any assets held jointly;
- its liabilities, including its share of any liabilities incurred jointly;

- its revenue from the sale of its share of the output arising from the joint operations;
- its share of the revenue from the sale of the output by the joint operations; and
- its expenses, including its share of any expenses incurred jointly.

The assets, liabilities, revenues and expenses relating to the Group's interests in joint operations are accounted for in accordance with the HKFRSs applicable to the particular assets, liabilities, revenues and expenses.

(d) Fair value measurement

The Group measures its investment properties, derivative financial instruments and certain investments at fair value at the end of each reporting period. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability, or in the absence of a principal market, in the most advantageous market for the asset or liability. The principal or the most advantageous market must be accessible by the Group. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

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

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 – based on quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2 – based on valuation techniques for which the lowest level input that is significant to the fair value measurement is observable, either directly or indirectly

Level 3 – based on valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by reassessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

(e) Impairment of non-financial assets

Where an indication of impairment exists, or when annual impairment testing for an asset is required (other than inventories, properties held for sale, deferred tax assets and financial assets), the asset's recoverable amount is estimated. An asset's recoverable amount is the higher of the asset's or cash-generating unit's value in use and its fair value less costs of disposal, and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets, in which case the recoverable amount is determined for the cash-generating unit to which the asset belongs.

An impairment loss is recognised only if the carrying amount of an asset exceeds its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. An impairment loss is charged to the statement of profit or loss in the period in which it arises in those expense categories consistent with the function of the impaired asset.

An assessment is made at the end of each reporting period as to whether there is an indication that previously recognised impairment losses may no longer exist or may have decreased. If such an indication exists, the recoverable amount is estimated. A previously recognised impairment loss of an asset other than goodwill is reversed only if there has been a change in the estimates used to determine the recoverable amount of that asset, but not to an amount higher than the carrying amount that would have been determined (net of any depreciation/amortisation) had no impairment loss been recognised for the asset in prior years. A reversal of such an impairment loss is credited to the statement of profit or loss in the period in which it arises.

(f) Investment properties

Investment properties are interests in land and buildings (including the leasehold property held as a right-of-use asset which would otherwise meet the definition of an investment property) held to earn rental income and/or for capital appreciation, rather than for use in the production or supply of goods or services or for administrative purposes; or for sale in the ordinary course of business. Such properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at fair value, which reflects market conditions at the end of the reporting period.

Gains or losses arising from changes in the fair values of investment properties are included in the statement of profit or loss in the year in which they arise.

Any gains or losses on the retirement or disposal of an investment property are recognised in the statement of profit or loss in the year of the retirement or disposal.

For a transfer from investment properties to owner-occupied properties, the deemed cost of a property for subsequent accounting is its fair value at the date of change in use. If a property occupied by the Group as an owner-occupied property becomes an investment property, the Group accounts for such property in accordance with the policy stated under "Property, plant and equipment and depreciation" for owned property and/or accounts for such property in accordance with the policy stated under "Right-of-use assets" for property held as a right-of-use asset up to the date of change in use, and any difference at that date between the carrying amount and the fair value of the property is accounted for as a revaluation in accordance with the policy stated under "Property, plant and equipment and depreciation" below. For a transfer from properties held for sale to investment properties, any difference between the fair value of the property at that date and its previous carrying amount is recognised in the statement of profit or loss.

(g) Leases

The Group assesses at contract inception whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Group as a lessee

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

(i) Right-of-use assets

Right-of-use assets are recognised at the commencement date of the lease (that is the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and any impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Where applicable, the cost of a right-of-use asset also includes an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located. Right-of-use assets, which include leasehold land, leased properties and other equipment, are depreciated on a straight-line basis over the underlying lease terms.

If ownership of the leased asset transfers to the Group by the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

When the right-of-use assets relate to interests in leasehold land held as properties held for sale, they are subsequently measured at the lower of cost and net realisable value in accordance with the Group's policy for "properties held for sale". When a right-of-use asset meets the definition of investment property, it is included in investment properties. The corresponding right-of-use asset is initially measured at cost, and subsequently measured at fair value, in accordance with the Group's policy for "investment properties".

(ii) Lease liabilities

Lease liabilities are recognised at the commencement date of the lease at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for termination of a lease, if the lease term reflects the Group exercising the option to terminate the lease. The variable lease payments that do not depend on an index or a rate are recognised as an expense in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in lease payments (e.g., a change to future lease payments resulting from a change in an index or rate) or a change in assessment of an option to purchase the underlying asset.

(iii) Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to its short-term leases of equipment (that is those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the recognition exemption for leases of low-value assets to leases of other equipment that are considered to be of low value.

Lease payments on short-term leases and leases of low-value assets are recognised as an expense on a straight-line basis over the lease term.

Group as a lessor

When the Group acts as a lessor, it classifies at lease inception (or when there is a lease modification) each of its leases as either an operating lease or a finance lease.

Leases in which the Group does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. When a contract contains lease and non-lease components, the Group allocates the consideration in the contract to each component on a relative stand-alone selling price basis. Rental income is accounted for on a straight-line basis over the lease terms and is included in revenue in the statement of profit or loss due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

Leases that transfer substantially all the risks and rewards incidental to ownership of an underlying assets to the lessee are accounted for as finance leases. At the commencement date, the cost of the leased asset is capitalised at the present value of the lease payments and related payments (including the initial direct costs), and presented as a receivable at an amount equal to the net investment in the lease. The finance income on the net investment in the lease is recognised in the statement of profit or loss so as to provide a constant periodic rate of return over the lease terms.

When the Group is an intermediate lessor, a sublease is classified as a finance lease or operating lease with reference to the right-of-use asset arising from the head lease. If the head lease is a short-term lease to which the Group applies the on-balance sheet recognition exemption, the Group classifies the sublease as an operating lease.

(h) Borrowing costs

Borrowing costs directly attributable to the acquisition and construction of qualifying assets, i.e., assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets. The capitalisation of such borrowing costs ceases when the assets are substantially ready for their intended use or sale. Interest is capitalised at the interest rates related to specific development project borrowings. All other borrowing costs are expensed in the period in which they are incurred. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Where funds are borrowed generally and used for the purpose of obtaining qualifying assets, a capitalisation rate ranging from 3.2% to 3.9% has been applied to the expenditure on the individual assets.

(i) Intangible assets (other than goodwill)

Intangible assets acquired separately are measured on initial recognition at cost. The cost of intangible assets acquired in a business combination is the fair value at the date of acquisition. The useful lives of intangible assets are assessed to be either finite or indefinite. Intangible assets with finite lives are subsequently amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at each financial year end.

Intangible assets with indefinite useful lives are tested for impairment annually either individually or at the cash-generating unit level. Such intangible assets are not amortised. The useful life of an intangible asset with an indefinite life is reviewed annually to determine whether the indefinite life assessment continues to be supportable. If not, the change in the useful life assessment from indefinite to finite is accounted for on a prospective basis.

The Group's intangible assets represent (i) licences; and (ii) trademark with indefinite useful life.

Licences are stated at cost less any impairment losses and are amortised on the straight-line basis over their estimated useful lives of 2 years.

Trademark is regarded to have indefinite useful life as there is no foreseeable limit to the period over which it is expected to generate cash flows for the Group.

(j) Investments and other financial assets

Initial recognition and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, fair value through other comprehensive income and fair value through profit or loss, as appropriate.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Group's business model for managing them. With the exception of trade debtors that do not contain a significant financing component or for which the Group has applied the practical expedient of not adjusting the effect of a significant financing component, the Group initially measures a financial asset at its fair value, plus in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade debtors that do not contain a significant financing component or for which the Group has applied the practical expedient are measured at the transaction price determined under HKFRS 15 in accordance with the policies set out for "Revenue recognition" below.

In order for a financial asset to be classified and measured at amortised cost or fair value through other comprehensive income, it needs to give rise to cash flows that are solely payments of principal and interest ("SPPI") on the principal amount outstanding. Financial assets with cash flows that are not SPPI are classified and measured at fair value through profit or loss, irrespective of the business model.

The Group's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both. Financial assets classified and measured at amortised cost are held within a business model with the objective to hold financial assets in order to collect contractual cash flows, while financial assets classified and measured at fair value through other comprehensive income are held within a business model with the objective of both holding to collect contractual cash flows and selling. Financial assets which are not held within the aforementioned business models are classified and measured at fair value through profit or loss.

All regular way purchases and sales of financial assets are recognised on the trade date, that is, the date that the Group commits to purchase or sell the asset. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the period generally established by regulation or convention in the marketplace.

Subsequent measurement

The subsequent measurement of financial assets depends on their classification as follows:

Financial assets at amortised cost (debt instruments)

Financial assets at amortised cost are subsequently measured using the effective interest method and are subject to impairment. Gains and losses are recognised in the statement of profit or loss when the asset is derecognised, modified or impaired.

Financial assets designated at fair value through other comprehensive income (equity investments)

Upon initial recognition, the Group can elect to classify irrevocably its equity investments as equity investments designated at fair value through other comprehensive income when they meet the definition of equity under HKAS 32 *Financial Instruments: Presentation* and are not held for trading. The classification is determined on an instrument-by-instrument basis.

Gains and losses on these financial assets are never recycled to the statement of profit or loss. Dividends are recognised as other income in the statement of profit or loss when the right of payment has been established, it is probable that the economic benefits associated with the dividend will flow to the Group and the amount of the dividend can be measured reliably, except when the Group benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in other comprehensive income. Equity investments designated at fair value through other comprehensive income are not subject to impairment assessment.

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognised in the statement of profit or loss.

This category includes derivative instruments and equity investments which the Group had not irrevocably elected to classify at fair value through other comprehensive income. Dividends on equity investments classified as financial assets at fair value through profit or loss are also recognised in the statement of profit or loss when the right of payment has been established, it is probable that the economic benefits associated with the dividend will flow to the Group and the amount of the dividend can be measured reliably.

A derivative embedded in a hybrid contract, with a financial liability or non-financial host, is separated from the host and accounted for as a separate derivative if the economic characteristics and risks are not closely related to the host; a separate instrument with the same terms as the embedded derivative would meet the definition of a derivative; and the hybrid contract is not measured at fair value through profit or loss. Embedded derivatives are measured at fair value with changes in fair value recognised in the statement of profit or loss. Reassessment only occurs if there is either a change in the terms of the contract that significantly modifies the cash flows that would otherwise be required or a reclassification of a financial asset out of the fair value through profit or loss category.

A derivative embedded within a hybrid contract containing a financial asset host is not accounted for separately. The financial asset host together with the embedded derivative is required to be classified in its entirety as a financial asset at fair value through profit or loss.

(k) Impairment of financial assets

The Group recognises an allowance for expected credit losses ("ECLs") for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

General approach

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12 months (12-month ECLs). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (lifetime ECLs).

At each reporting date, the Group assesses whether the credit risk on a financial instrument has increased significantly since initial recognition. When making the assessment, the Group compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information that is available without undue cost or effort, including historical and forward-looking information.

The Group considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, the Group may also consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

Financial assets at amortised cost are subject to impairment under the general approach and they are classified within the following stages for measurement of ECLs except for trade debtors and contract assets which apply the simplified approach as detailed below.

- Stage 1 – Financial instruments for which credit risk has not increased significantly since initial recognition and for which the loss allowance is measured at an amount equal to 12-month ECLs
- Stage 2 – Financial instruments for which credit risk has increased significantly since initial recognition but that are not credit-impaired financial assets and for which the loss allowance is measured at an amount equal to lifetime ECLs
- Stage 3 – Financial assets that are credit-impaired at the reporting date (but that are not purchased or originated credit-impaired) and for which the loss allowance is measured at an amount equal to lifetime ECLs

Simplified approach

For trade debtors and contract assets that do not contain a significant financing component or when the Group applies the practical expedient of not adjusting the effect of a significant financing component, the Group applies the simplified approach in calculating ECLs. Under the simplified approach, the Group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Group has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

(I) Derecognition of financial assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e., removed from the Group's consolidated statement of financial position) when:

- the rights to receive cash flows from the asset have expired; or
- the Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a "pass-through" arrangement; and either (i) the Group has transferred substantially all the risks and rewards of the asset, or (ii) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risk and rewards of ownership of the asset. When it has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the Group continues to recognise the transferred asset to the extent of the Group's continuing involvement. In that case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

(m) Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or payables, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Subsequent measurement

The subsequent measurement of financial liabilities depends on their classification as follows:

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading.

Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Group that are not designated as hedging instruments in hedge relationships as defined by HKFRS 9. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments. Gains or losses on liabilities held for trading are recognised in the statement of profit or loss. The net fair value gain or loss recognised in the statement of profit or loss does not include any interest charged on these financial liabilities.

Financial liabilities at amortised cost (loans and borrowings)

After initial recognition, interest bearing loans and borrowings are subsequently measured at amortised cost, using the effective interest rate method unless the effect of discounting would be immaterial, in which case they are stated at cost. Gains and losses are recognised in the statement of profit or loss when the liabilities are derecognised as well as through the effective interest rate amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate. The effective interest rate amortisation is included in finance costs in the statement of profit or loss.

Financial guarantee contracts

Financial guarantee contracts issued by the Group are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. A financial guarantee contract is recognised initially as a liability at its fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequent to initial recognition, the Group measures the financial guarantee contracts at the higher of: (i) the ECL allowance determined in accordance with the policy as set out in "Impairment of financial assets"; and (ii) the amount initially recognised less, when appropriate, the cumulative amount of income recognised.

(n) Derecognition of financial liabilities

A financial liability is derecognised when the obligation under the liability is discharged or cancelled, or expires.

When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and a recognition of a new liability, and the difference between the respective carrying amounts is recognised in the statement of profit or loss.

(o) Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the statement of financial position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

(p) Derivative financial instruments

Initial recognition and subsequent measurement

The Group purchased derivative financial instruments, such as foreign currency forward contracts, put options and interest rate swaps, for trading purpose. Such derivative financial instruments are initially recognised at fair value on the date on which a derivative contract is entered into and are subsequently remeasured at fair value. Derivatives are carried as assets when the fair value is positive and as liabilities when the fair value is negative.

Any gains or losses arising from changes in fair value of derivatives are taken directly to the statement of profit or loss.

Current versus non-current classification

Derivative instruments that are not designated as effective hedging instruments are classified as current or non-current or separated into current and non-current portions based on an assessment of the facts and circumstances (i.e., the underlying contracted cash flows).

(q) Properties under development

Properties under development are stated at the lower of cost and net realisable value and comprise land costs, direct costs of construction, applicable borrowing costs, professional fees and other costs directly attributable to such properties incurred during the development period.

Properties under development are classified as current assets unless the construction period of the relevant property development project is expected to complete beyond the normal operating cycle. On completion, the properties are transferred to properties held for sale.

(r) Properties held for sale

Properties held for sale are classified as current assets and stated at the lower of cost and net realisable value on an individual property basis. Cost includes all development expenditure, applicable borrowing costs and other direct costs attributable to such properties. Net realisable value is determined by reference to the prevailing market prices.

(s) Property, plant and equipment and depreciation

Property, plant and equipment, other than construction in progress and properties under construction, are stated at cost less accumulated depreciation and any impairment losses. The cost of an item of property, plant and equipment comprises its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use.

Expenditure incurred after items of property, plant and equipment have been put into operation, such as repairs and maintenance, is normally charged to the statement of profit or loss in the period in which it is incurred. In situations where the recognition criteria are satisfied, the expenditure for a major inspection is capitalised in the carrying amount of the asset as a replacement. Where significant parts of property, plant and equipment are required to be replaced at intervals, the Group recognises such parts as individual assets with specific useful lives and depreciates them accordingly.

Depreciation is calculated on the straight-line basis to write off the cost of each item of property, plant and equipment to its residual value over its estimated useful life. The principal annual rates used for this purpose are as follows:

Hotel buildings	Over the shorter of 40 years and the remaining lease terms
Leasehold properties	Over the shorter of 40 years and the remaining lease terms
Leasehold improvements	Over the shorter of the remaining lease terms and 10% to 20%
Furniture, fixtures and equipment	10% to 25%
Motor vehicles	25%
Aircraft	Over the remaining lease terms

Where parts of an item of property, plant and equipment have different useful lives, the cost of that item is allocated on a reasonable basis among the parts and each part is depreciated separately. Residual values, useful lives and the depreciation method are reviewed, and adjusted if appropriate, at least at each financial year end.

An item of property, plant and equipment including any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss on disposal or retirement recognised in the statement of profit or loss in the year the asset is derecognised is the difference between the net sales proceeds and the carrying amount of the relevant asset.

Construction in progress represents items of property, plant and equipment under construction, which is stated at cost less any impairment losses and is not depreciated. Cost comprises the direct costs of construction during the period of construction. Construction in progress is reclassified to the appropriate category of property, plant and equipment when completed and ready for use.

Properties under construction are stated at cost less any impairment losses and are not depreciated. Cost comprises land costs, direct costs of construction and capitalised borrowing costs on related borrowed funds during the period of construction. Properties under construction are reclassified to the appropriate category of property, plant and equipment when completed and ready for use.

(t) Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is determined on the first-in, first-out basis and, in the case of work in progress and finished goods, comprises direct materials, direct labour and an appropriate proportion of overheads. Net realisable value is based on the estimated selling prices less any estimated costs to be incurred to completion and disposal.

(u) Revenue recognition

Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of goods or services is transferred to the customers at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services.

When the consideration in a contract includes a variable amount, the amount of consideration is estimated to which the Group will be entitled in exchange for transferring the goods or services to the customer. The variable consideration is estimated at contract inception and constrained until it is highly probable that a significant revenue reversal in the amount of cumulative revenue recognised will not occur when the associated uncertainty with the variable consideration is subsequently resolved.

When the contract contains a financing component which provides the customer with a significant benefit of financing the transfer of goods or services to the customer for more than one year, revenue is measured at the present value of the amount receivable, discounted using the discount rate that would be reflected in a separate financing transaction between the Group and the customer at contract inception. When the contract contains a financing component which provides the Group with a significant financial benefit for more than one year, revenue recognised under the contract includes the interest expense accreted on the contract liability under the effective interest method. For a contract where the period between the payment by the customer and the transfer of the promised goods or services is one year or less, the transaction price is not adjusted for the effects of a significant financing component, using the practical expedient in HKFRS 15.

(i) Sale of properties

Revenue from the sale of properties is recognised at the point in time when the purchasers obtain the physical possession or the legal title of the completed property and the Group has a present right to payment and the collection of the consideration is probable.

Some contracts for the sale of properties involve a difference in timing between the timing of payments and the transfer of properties. The difference in timing give rises to a significant financing component.

(ii) Sale of aircraft

Revenue from the sale of aircraft is recognised at the point in time when the control of the assets is transferred to the buyer, generally on the delivery of the aircraft.

NOTES TO FINANCIAL STATEMENTS (Cont'd)

(iii) Hotel operations and management services

Revenue from the provision of hotel operations and management services is recognised over the scheduled period on a straight-line basis because the customer simultaneously receives and consumes the benefits provided by the Group.

Revenue from food and beverage operations of hotels is recognised at the point in time when the control of food and beverage products is transferred to the customer, generally upon purchase of the food and beverage items by the customer.

Loyalty points programmes

The Group's hotel operation segment operates loyalty points programmes which allow customers to accumulate points when they patronise the Group's hotels. The points can be redeemed for future spending in the hotels or other gifts. The loyalty points programmes give rise to a separate performance obligation because they provide a material right to the customers. Contract liabilities are recognised on the loyalty points programmes.

(iv) Construction services

Revenue from the provision of construction services is recognised over time, using an input method to measure progress towards complete satisfaction of the service, because the Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced. The input method recognises revenue based on the proportion of the actual costs incurred relative to the estimated total costs for satisfaction of the construction services.

Claims to customers are amounts that the Group seeks to collect from the customers as reimbursement of costs and margins for scope of works not included in the original construction contract. Claims are accounted for as variable consideration and constrained until it is highly probable that a significant revenue reversal in the amount of cumulative revenue recognised will not occur when the associated uncertainty with the variable consideration is subsequently resolved. The Group uses the expected value method to estimate the amounts of claims because this method best predicts the amount of variable consideration to which the Group will be entitled.

(v) Estate management service

Revenue from the provision of estate management service is recognised over the scheduled period on a straight-line basis because the customer simultaneously receives and consumes the benefits provided by the Group.

(vi) Revenue from other operations

- Revenue from the sale of food products is recognised at the point in time when the control of the food products is transferred to the customers, generally on the delivery of the food products.
- Revenue from restaurant operation is recognised at the point in time when the control of the food and beverage products is transferred to the customer, generally upon purchase of the food and beverage items by the customer.
- Revenue from housekeeping services is recognised over the scheduled period on a straight-line basis because the customer simultaneously receives and consumes the benefits provided by the Group.

Revenue from other sources

Rental income is recognised on a time proportion basis over the lease terms. Variable lease payments that do not depend on an index or a rate are recognised as income in the accounting period in which they are incurred.

Interest income is recognised on an accrual basis using the effective interest method by applying the rate that exactly discounts the estimated future cash receipts over the expected life of the financial instrument or a shorter period, when appropriate, to the net carrying amount of the financial asset.

Dividend income is recognised when the shareholders' right to receive payment has been established, it is probable that the economic benefits associated with the dividend will flow to the Group and the amount of the dividend can be measured reliably.

Net gain or loss from the sale of investments at fair value through profit or loss is recognised on the transaction dates when the relevant contract notes are exchanged.

(v) Contract assets

A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Group performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional. Contract assets are subject to impairment assessment, details of which are included in the accounting policies for impairment of financial assets.

(w) Contract liabilities

A contract liability is recognised when a payment is received or a payment is due (whichever is earlier) from a customer before the Group transfers the related goods or services. Contract liabilities are recognised as revenue when the Group performs under the contract (i.e., transfers control of the related goods or services to the customer.).

(x) Contract costs

Other than the costs which are capitalised as properties held for sale and properties under development, costs incurred to fulfil a contract with a customer are capitalised as an asset if all of the following criteria are met:

- (a) The costs relate directly to a contract or to an anticipated contract that the entity can specifically identify.
- (b) The costs generate or enhance resources of the entity that will be used in satisfying (or in continuing to satisfy) performance obligations in the future.
- (c) The costs are expected to be recovered.

The capitalised contract costs are amortised and charged to the statement of profit or loss on a systematic basis that is consistent with the transfer to the customer of the goods or services to which the asset relates. Other contract costs are expensed as incurred.

(y) Foreign currencies

These financial statements are presented in Hong Kong dollars, which is the Company's functional currency. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency. Foreign currency transactions recorded by the entities in the Group are initially recorded using their respective functional currency rates prevailing at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency rates of exchange ruling at the end of the reporting period. Differences arising on settlement or translation of monetary items are recognised in the statement of profit or loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was measured. The gain or loss arising on translation of a non-monetary item measured at fair value is treated in line with the recognition of the gain or loss on change in fair value of the item (i.e., translation difference on the item whose fair value gain or loss is recognised in other comprehensive income or profit or loss is also recognised in other comprehensive income or profit or loss, respectively).

In determining the exchange rate on initial recognition of the related asset, expense or income on the derecognition of a non-monetary asset or non-monetary liability relating to an advance consideration, the date of initial transaction is the date on which the Group initially recognises the non-monetary asset or non-monetary liability arising from the advance consideration. If there are multiple payments or receipts in advance, the Group determines the transaction date for each payment or receipt of the advance consideration.

The functional currencies of certain overseas subsidiaries and associates are currencies other than the Hong Kong dollars. As at the end of the reporting period, the assets and liabilities of these entities are translated into Hong Kong dollars at the exchange rates prevailing at the end of the reporting period and their statements of profit or loss are translated into Hong Kong dollars at the weighted average exchange rates for the year. The resulting exchange differences are recognised in other comprehensive income and accumulated in the exchange equalisation reserve. On disposal of a foreign operation, the component of other comprehensive income relating to that particular foreign operation is recognised in the statement of profit or loss.

Any goodwill arising on the acquisition of a foreign operation and any fair value adjustments to the carrying amounts of assets and liabilities arising on acquisition are treated as assets and liabilities of the foreign operation and translated at the closing rate.

For the purpose of the consolidated statement of cash flows, the cash flows of overseas subsidiaries are translated into Hong Kong dollars at the exchange rates ruling at the dates of the cash flows. Frequently recurring cash flows of overseas subsidiaries which arise throughout the year are translated into Hong Kong dollars at the weighted average exchange rates for the year.

(z) Income tax

Income tax comprises current and deferred tax. Income tax relating to items recognised outside profit or loss is recognised outside profit or loss, either in other comprehensive income or directly in equity.

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period, taking into consideration interpretations and practices prevailing in the countries/ jurisdictions in which the Group operates.

Deferred tax is provided, using the liability method, on all temporary differences at the end of the reporting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- when the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of taxable temporary differences associated with investments in subsidiaries and associates, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, and the carryforward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences, and the carryforward of unused tax credits and unused tax losses can be utilised, except:

- when the deferred tax asset relating to the deductible temporary differences arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of deductible temporary differences associated with investments in subsidiaries and associates, deferred tax assets are only recognised to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are reassessed at the end of each reporting period and are recognised to the extent that it has become probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be recovered.

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

Deferred tax assets and deferred tax liabilities are offset if and only if the Group has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

(aa) Employee benefits

Staff retirement schemes

The Group operates a defined contribution Mandatory Provident Fund retirement benefit scheme (the "MPF Scheme") under the Hong Kong Mandatory Provident Fund Schemes Ordinance for those employees who are eligible to participate in the MPF Scheme. Contributions are made based on a percentage of the employees' relevant income and are charged to the statement of profit or loss as they become payable in accordance with the rules of the MPF Scheme. The assets of the MPF Scheme are held separately from those of the Group in an independently administered fund. The Group's employer contributions vest fully with the employees when contributed into the MPF Scheme, except for the Group's employer voluntary contributions, part or all of which are refunded to the Group when the employee leaves employment prior to the contributions vesting with the employee partly or fully, in accordance with the rules of the MPF Scheme.

The employees of the Group's subsidiaries which operate in Mainland China are required to participate in a central pension scheme operated by the local municipal government. These subsidiaries are required to contribute certain percentages of their payroll costs to the central pension scheme. The contributions are charged to the statement of profit or loss as they become payable in accordance with the rules of the central pension scheme.

(ab) Related parties

A party is considered to be related to the Group if:

- (i) the party is a person or a close member of that person's family and that person
 - (1) has control or joint control over the Group;
 - (2) has significant influence over the Group; or
 - (3) is a member of the key management personnel of the Group or of a parent of the Group;

or

- (ii) the party is an entity where any of the following conditions applies:
 - (1) the entity and the Group are members of the same group;
 - (2) one entity is an associate or joint venture of the other entity (or of a parent, subsidiary or fellow subsidiary of the other entity);
 - (3) the entity and the Group are joint ventures of the same third party;
 - (4) one entity is a joint venture of a third entity and the other entity is an associate of the third entity;
 - (5) the entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group;
 - (6) the entity is controlled or jointly controlled by a person identified in (i);
 - (7) a person identified in (i)(1) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity); and
 - (8) the entity, or any member of a group of which it is a part, provides key management personnel services to the Group or to the parent of the Group.

(ac) Cash and cash equivalents

For the purpose of the consolidated statement of cash flows, cash and cash equivalents comprise cash on hand and demand deposits, and short term highly liquid investments that are readily convertible into known amounts of cash, are subject to an insignificant risk of changes in value, and have a short maturity of generally within three months when acquired, less bank overdrafts which are repayable on demand and form an integral part of the Group's cash management.

For the purpose of the consolidated statement of financial position, cash and cash equivalents comprise cash on hand and at banks, including term deposits, and assets similar in nature to cash, which are not restricted as to use.

(ad) Dividends

Final dividends are recognised as a liability when they are approved by the shareholders in a general meeting. Proposed final dividends are disclosed in the notes to the financial statements.

Interim dividend is simultaneously proposed and declared, because the Company's memorandum of association and bye-laws grant the Directors the authority to declare interim dividend. Consequently, interim dividend is recognised immediately as a liability when it is proposed and declared.

(ae) Provisions

A provision is recognised when a present obligation (legal or constructive) has arisen as a result of a past event and it is probable that a future outflow of resources will be required to settle the obligation, provided that a reliable estimate can be made of the amount of the obligation.

When the effect of discounting is material, the amount recognised for a provision is the present value at the end of the reporting period of the future expenditures expected to be required to settle the obligation. The increase in the discounted present value amount arising from the passage of time is recognised in the statement of profit or loss.

(af) Perpetual securities

Perpetual securities with no contracted obligation to repay its principal or to pay any distribution are classified as part of equity.

(ag) Maintenance reserves

The cost of aircraft maintenance, repairs, overhauls and compliance with return conditions for aircraft on operating leases are paid for by the lessee. For major airframe, engine and other maintenance events, the lessee will be required to make a maintenance contribution payment to the lessor. Certain lease agreements require the lessee to make the maintenance contribution payments on a monthly basis while other leases require the lessee to make the maintenance contribution payment in the form of a return compensation payment at the end of the lease. Upon receipt by the Group, these monthly and end of lease maintenance payments are accounted for as maintenance reserve liabilities because the Group generally reimburses the lessee or a subsequent lessee out of the payments the Group received when the Group is satisfied that the qualifying major maintenance event has been performed. At termination or expiry of a lease, maintenance reserve liabilities for the aircraft which have not been reimbursed to the lessee will typically continue to remain as maintenance reserve liabilities. Any shortfall that is identified in the maintenance reserve liabilities for an aircraft as compared to the expected future reimbursement obligations to a lessee, or any surplus, will be charged or released to the statement of profit or loss. Upon sale of an aircraft, the maintenance reserve liability for that aircraft which is not transferred to the buyer will be released to the statement of profit or loss.

If a lease requires the lessee to pay return compensation payments at the end of the lease, certain lessees are required to secure all or a portion of that obligation by a cash deposit or letter of credit. In some cases, the monthly maintenance payments or end of lease return compensation payments may be replaced by commitments from a third party, typically the original equipment manufacturer or an affiliate, which provides flight hour-based support to the lessee.

(ah) Government grants

Government grants are recognised at their fair value where there is reasonable assurance that the grant will be received and all attaching conditions will be complied with. When the grant relates to an expense item, it is recognised as income on a systematic basis over the periods that the costs, for which it is intended to compensate, are expensed.

3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

The preparation of the Group's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and their accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amounts of the assets or liabilities affected in the future.

(a) Judgements

In the process of applying the Group's accounting policies, management has made the following judgements, apart from those involving estimations, which have the most significant effect on the amounts recognised in the financial statements:

Property lease classification - Group as lessor

The Group has entered into commercial property/aircraft leases on its investment property/aircraft portfolio. The Group has determined, based on an evaluation of the terms and conditions of the arrangements, such as the lease term not constituting a major part of the economic life of the commercial property/aircraft and the present value of the minimum lease payments not amounting to substantially all the fair value of the commercial property/aircraft, that it retains substantially all the significant risks and rewards incidental to ownership of these properties/aircraft which are leased out and accounts for the contracts as operating leases.

Significant judgement in determining the lease term of contracts with renewal options

The Group has several lease contracts that include extension and termination options. The Group applies judgement in evaluating whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate the lease.

Classification between investment properties and owner-occupied properties

The Group determines whether a property qualifies as an investment property, and has developed criteria in making that judgement. Investment property is a property held to earn rentals or for capital appreciation or both. Therefore, the Group considers whether a property generates cash flows largely independently of the other assets held by the Group. Some properties comprise a portion that is held to earn rentals or for capital appreciation and another portion that is held for use in the production or supply of goods or services or for administrative purposes. If these portions could be sold separately or leased out separately under a finance lease, the Group accounts for the portions separately. If the portions could not be sold separately, the property is an investment property only if an insignificant portion is held for use in the production or supply of goods or services or for administrative purposes. Judgement is made on an individual property basis to determine whether ancillary services are so significant that a property does not qualify as an investment property.

Classification between investment properties and properties held for sale

The Group develops properties held for sale and properties held to earn rentals and/or for capital appreciation. Judgement is made by management on determining whether a property is designated as an investment property or a property held for sale. The Group considers its intention for holding the properties at the early development stage of the related properties. During the course of construction, the related properties under construction are accounted for as properties under development included in non-current and current assets if the properties are intended for sale after their completion, whereas, the properties are accounted for as investment properties under construction included in investment properties if the properties are intended to be held to earn rentals and/or for capital appreciation. Upon completion of the properties, the properties held for sale are transferred to completed properties held for sale and are stated at cost, while the properties held to earn rentals and/or for capital appreciation are transferred to completed investment properties. Investment properties, both under construction and completed, are subject to revaluation at the end of each reporting period.

Income taxes

The Group has exposure to income taxes in different jurisdictions. Significant judgement is involved in determining the provision for income taxes. Determining income tax provisions involves judgement on the future tax treatment of certain transactions and interpretation of tax rules. The Group carefully evaluates tax implications of transactions and tax provisions are set up accordingly. The tax treatment of such transactions is reconsidered periodically to take into account all changes in tax legislation, interpretations and practices in respect thereof.

(b) Estimation uncertainty

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

Impairment of goodwill

The Group determines whether goodwill is impaired at least on an annual basis. This requires an estimation of the value in use of the cash-generating units to which the goodwill is allocated. Estimating the value in use requires the Group to make an estimate of the expected future cash flows from the cash-generating unit and also to choose a suitable discount rate in order to calculate the present value of those cash flows. The carrying amount of goodwill at 31st December, 2020 was HK\$261.0 million (2019 - HK\$261.0 million). Further details are given in note 21 to the financial statements.

Provision for expected credit losses on trade debtors

The Group uses a provision matrix to calculate ECLs for trade debtors. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns (i.e., by product/service type and customer type).

The provision matrix is initially based on the Group's historical observed default rates. The Group will calibrate the matrix to adjust the historical credit loss experience with forward-looking information. For instance, if forecast economic conditions (i.e., gross domestic products) are expected to deteriorate over the next year which can lead to an increased number of defaults, the historical default rates are adjusted. At each reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

The assessment of the correlation among historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and forecast economic conditions. The Group's historical credit loss experience and forecast of economic conditions may also not be representative of a customer's actual default in the future. The information about the ECLs on the Group's trade debtors is disclosed in note 26 to the financial statements.

Provision for expected credit losses on other financial assets at amortised cost

The measurement of impairment losses under HKFRS 9 on other financial assets at amortised cost requires judgement, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances.

At each reporting date, the Group assesses whether there has been a significant increase in credit risk for exposures since initial recognition by comparing the risk of default occurring over the expected life between the reporting date and the date of initial recognition. The Group considers reasonable and supportable information that is relevant and available without undue cost or effort for this purpose. This includes quantitative and qualitative information and also forward-looking analysis.

Leases – Estimating the incremental borrowing rate

The Group cannot readily determine the interest rate implicit in a lease, and therefore, it uses an incremental borrowing rate (“IBR”) to measure lease liabilities. The IBR is the rate of interest that the Group would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Group “would have to pay”, which requires estimation when no observable rates are available (such as for subsidiaries that do not enter into financing transactions) or when it needs to be adjusted to reflect the terms and conditions of the lease (for example, when leases are not in the subsidiary’s functional currency). The Group estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates (such as the subsidiary’s stand-alone credit rating).

Impairment of non-financial assets (other than goodwill)

The Group assesses whether there are any indicators of impairment for all non-financial assets (including the right-of-use assets) at the end of each reporting period. Indefinite life intangible assets are tested for impairment annually and at other times when such an indicator exists. Other non-financial assets are tested for impairment when there are indicators that the carrying amounts may not be recoverable. An impairment exists when the carrying value of an asset or a cash-generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The calculation of the fair value less costs of disposal is based on available data from binding sales transactions in an arm’s length transaction of similar assets or observable market prices less incremental costs for disposing of the asset. When value in use calculations are undertaken, management must estimate the expected future cash flows from the asset or cash-generating unit and choose a suitable discount rate in order to calculate the present value of those cash flows.

Estimation of net realisable values of properties under development and held for sale

The Group performs regular review of the carrying amounts of properties under development and held for sale with reference to prevailing market data such as most recent sale transactions and internal estimates such as future selling prices and costs to completion of properties.

Based on this review, write-down of properties will be made when the estimated net realisable value declines below their carrying amounts. Due to changes in market and economic conditions, management’s estimates may be adjusted.

Estimation of fair value of investment properties

In the absence of current prices in an active market for similar properties, the Group considers information from a variety of sources, including:

- (a) current prices in an active market for properties of a different nature, condition or location, adjusted to reflect those differences;
- (b) recent prices of similar properties on less active markets, with adjustments to reflect any changes in economic conditions since the dates of the transactions that occurred at those prices; and
- (c) discounted cash flow projections based on reliable estimates of future cash flows, supported by the terms of any existing lease and other contracts and (when possible) by external evidence such as current market rents for similar properties in the same location and condition, and using discount rates that reflect current market assessments of the uncertainty in the amount and timing of the cash flows.

The carrying amount of investment properties at 31st December, 2020 was HK\$3,357.7 million (2019 - HK\$3,577.6 million). Further details, including the key assumptions used for fair value measurement, are given in note 14 to the financial statements.

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Deferred tax assets

Deferred tax assets are recognised for unused tax losses to the extent that it is probable that future taxable profits will be available against which the losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and level of future taxable profits together with future tax planning strategies. The carrying amounts of deferred tax assets are disclosed in note 33 to the financial statements.

Allocation of construction costs on properties under development

Development costs of properties are recorded as properties under development during the construction stage and will be transferred to properties held for sale upon completion. An apportionment of these costs will be recognised in the statement of profit or loss upon the recognition of the sales of properties. Before the final settlement of the development costs and other costs relating to the sale of the properties, these costs are accrued by the Group based on management's best estimate.

When developing properties, the Group may divide the development projects into phases. Specific costs directly related to the development of a phase are recorded as the cost of such phase. Costs that are common to phases are allocated to individual phases based on the estimated saleable area of the entire project.

Where the final settlement of costs and the related cost allocation is different from the initial estimates, any increase or decrease in the development costs and other costs would affect the profit or loss in future years.

Estimation of useful life of trademark

The Group assesses the useful life of the trademark to be indefinite. This determination requires the Group to make assumptions and estimates of the expected future cash flows of the hotel group to which the trademark relates and the ability to renew the legal right of the trademark at insignificant cost indefinitely. The Group assesses the useful life of the trademark annually to determine whether events or circumstances continue to support the indefinite useful life of the trademark.

Depreciation of property, plant and equipment – aircraft

Aircraft are depreciated on the straight-line basis at rates which are calculated to write down the costs to their estimated residual values at the end of their operational lives. Certain estimates regarding the operational lives and residual values of the aircraft are made by the Group based on industry practice and internal technical valuation. The operational lives and residual values are reviewed at least on an annual basis. The carrying amount of the Group's aircraft at 31st December, 2020 was HK\$345.1 million (2019 - HK\$388.6 million). Further details are given in note 13 to the financial statements.

4. OPERATING SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on their products and services and has seven reportable operating segments as follows:

- (a) the property development and investment segment comprises the development and sale of properties, the leasing of properties and the provision of estate agency services;
- (b) the construction and building related businesses segment engages in construction works and building related businesses, including the provision of development consultancy and project management services, property management and also security systems and products and other software development and distribution;
- (c) the hotel operation and management and hotel ownership segment engages in hotel operations and the provision of hotel management services, and the ownership in hotel properties for rental income;
- (d) the asset management segment engages in the provision of asset management services to Regal REIT;
- (e) the financial assets investments segment engages in trading of financial assets at fair value through profit or loss and other financial assets investments;
- (f) the aircraft ownership and leasing segment* engages in the aircraft ownership and leasing for rental and interest income; and
- (g) the others segment mainly comprises the provision of financing services, sale of food products, operation and management of restaurants, operation of security storage lounge, the provision of housekeeping and related services and development and distribution of multimedia entertainment and digital educational content and multi-platform social games.

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resources allocation and performance assessment. Segment performance is evaluated based on reportable segment profit/(loss), which is a measure of adjusted profit/(loss) before tax. The adjusted profit/(loss) before tax is measured consistently with the Group's profit/(loss) before tax except that certain interest income, non-lease-related finance costs, head office and corporate gains and expenses are excluded from such measurement.

Segment assets exclude deferred tax assets, tax recoverable, restricted cash, pledged time deposits and bank balances, time deposits, cash and bank balances, and other unallocated head office and corporate assets as these assets are managed on a group basis.

Segment liabilities exclude interest bearing bank borrowings, other borrowings, tax payable, deferred tax liabilities and other unallocated head office and corporate liabilities as these liabilities are managed on a group basis.

Intersegment sales and transfers are transacted with reference to the selling prices used for sales made to third parties at the then prevailing market prices.

* RHIHL and its subsidiaries (the "RHIHL Group") owns a fleet of 3 passenger aircraft comprising two Airbus A320-232 and one Airbus A319-133 with a net carrying amount of HK\$345.1 million and average lease rental yield ranging from 8.6% to 8.9%.

NOTES TO FINANCIAL STATEMENTS (Cont'd)

The following tables present revenue, profit/(loss) and certain asset, liability and expenditure information for the Group's operating segments for the years ended 31st December, 2020 and 2019:

	Property development and investment		Construction and building related businesses		Hotel operation and management		Asset management		Financial assets investments		Aircraft ownership and leasing		Others		Eliminations		Consolidated		
	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	
	HK\$'m	HK\$'m	HK\$'m	HK\$'m	HK\$'m	HK\$'m	HK\$'m	HK\$'m	HK\$'m	HK\$'m	HK\$'m	HK\$'m	HK\$'m	HK\$'m	HK\$'m	HK\$'m	HK\$'m	HK\$'m	
Segment revenue (note 5)																			
Sales to external customers	731.1	630.0	10.2	14.1	668.9	1,970.9	-	-	(37.0)	205.1	36.4	44.2	33.2	35.2	-	-	1,442.8	2,899.5	
Intersegment sales	7.2	7.4	38.4	65.3	4.5	5.5	93.9	104.9	-	-	-	-	71.7	106.8	(215.7)	(289.9)	-	-	
Total	738.3	637.4	48.6	79.4	673.4	1,976.4	93.9	104.9	(37.0)	205.1	36.4	44.2	104.9	142.0	(215.7)	(289.9)	1,442.8	2,899.5	
Segment results before depreciation and amortisation	6.3	608.3	(1.2)	1.2	(296.3)	637.6	(11.6)	(14.5)	69.3	365.8	(4.5)	33.9	17.2	(8.4)	-	-	(220.8)	1,623.9	
Depreciation and amortisation	(15.5)	(14.9)	(0.4)	(0.4)	(591.6)	(587.3)	(0.4)	(2.2)	-	-	(11.8)	(15.0)	(13.6)	(11.5)	-	-	(633.3)	(631.3)	
Segment results	(9.2)	593.4	(1.6)	0.8	(887.9)	50.3	(12.0)	(16.7)	69.3	365.8	(16.3)	18.9	3.6	(19.9)	-	-	(854.1)	992.6	
Unallocated interest income and unallocated non-operating and corporate gains																		113.0	96.0
Unallocated non-operating and corporate expenses																		(119.2)	(177.2)
Finance costs (other than interest on lease liabilities)																		(401.3)	(573.7)
Share of profits and losses of associates	19.7	16.2	-	-	(14.6)	-	-	-	-	-	-	-	(0.2)	0.7	-	-	-	4.9	16.9
Profit/(Loss) before tax																		(1,256.7)	354.6
Income tax																		9.3	(27.4)
Profit/(Loss) for the year before allocation between equity holders of the parent and non-controlling interests																		(1,247.4)	327.2
Attributable to:																			
Equity holders of the parent																		(874.2)	282.6
Non-controlling interests																		(373.2)	44.6
																		(1,247.4)	327.2

	Property development and investment		Construction and building related businesses		Hotel operation and management and hotel ownership		Asset management		Financial assets investments		Aircraft ownership and leasing		Others		Eliminations		Consolidated	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
	HK\$ m	HK\$ m	HK\$ m	HK\$ m	HK\$ m	HK\$ m	HK\$ m	HK\$ m	HK\$ m	HK\$ m	HK\$ m	HK\$ m	HK\$ m	HK\$ m	HK\$ m	HK\$ m	HK\$ m	HK\$ m
Segment assets	16,688.1	16,294.1	17.3	46.0	23,322.0	23,191.4	31.3	36.7	2,326.4	2,456.9	347.9	391.0	307.2	281.7	(32.2)	(40.7)	43,008.0	42,657.1
Investments in associates	1.2	0.7	-	-	472.2	573.2	-	-	-	-	-	-	6.7	6.8	-	-	480.1	580.7
Cash and unallocated assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,301.8	3,228.8
Total assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	46,789.9	46,466.6
Segment liabilities	(3,369.0)	(1,831.1)	(13.6)	(20.1)	(296.3)	(386.4)	(1.0)	(3.5)	(39.3)	(1.4)	(65.4)	(67.6)	(13.4)	(21.2)	32.2	40.7	(3,765.8)	(2,290.6)
Interest bearing bank borrowings and unallocated liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(22,349.4)	(22,761.1)
Other segment information:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital expenditure	777.6	1,361.1	-	0.5	855.4	1,033.2	-	-	-	-	-	0.1	6.4	13.4	-	-	-	-
Gain on disposal of subsidiaries	-	(491.4)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loss (Gain) on disposal of investment properties	0.7	(12.9)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reversal of impairment of loans receivable	-	-	-	-	-	-	-	-	-	-	-	-	(0.1)	(0.1)	-	-	-	-
Recovery of loans receivable	-	(73.7)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Impairment loss of items of property, plant and equipment	-	-	-	-	20.9	-	-	-	-	-	30.0	-	-	-	-	-	-	-
Impairment loss on right-of-use assets	-	-	-	-	123.7	-	-	-	-	-	-	-	-	-	-	-	-	-
Impairment loss on properties held for sale	18.6	13.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Impairment of trade debtors	-	-	-	-	8.2	0.5	-	-	-	-	7.2	-	-	-	-	-	-	-
Write-back of impairment of trade debtors	-	-	-	-	-	-	-	-	-	-	-	-	(1.9)	-	-	-	-	-
Write-off of trade debtors	-	6.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fair value gains on financial assets	-	-	-	-	-	-	-	-	(84.8)	(147.7)	-	-	-	-	-	-	-	-
at fair value through profit or loss, net	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fair value losses on investment properties, net	107.6	73.6	-	-	45.9	5.2	-	-	(43.0)	(95.3)	-	-	(8.9)	(4.0)	-	-	-	-
Interest income	(1.4)	(6.6)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(26,115.2)	(25,051.7)

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Geographical information

(a) Revenue from external customers

	2020 HK\$'million	2019 HK\$'million
Hong Kong	1,334.3	2,717.4
Mainland China	70.9	122.6
Other	37.6	59.5
	<u>1,442.8</u>	<u>2,899.5</u>

The revenue information above is based on the locations of the customers, except for the property development and investment segment which is based on the locations of the properties.

(b) Non-current assets

	2020 HK\$'million	2019 HK\$'million
Hong Kong	27,739.0	27,821.2
Mainland China	483.4	1,412.6
Other	712.7	765.5
	<u>28,935.1</u>	<u>29,999.3</u>

The non-current assets information above is based on the locations of assets and excludes financial instruments and deferred tax assets.

Information about major customer

No further information about major customer is presented as no more than 10% of the Group's revenue was derived from sales to any single customer.

5. REVENUE, OTHER INCOME AND GAINS, NET

Revenue, other income and gains, net are analysed as follows:

	2020 HK\$'million	2019 HK\$'million
<u>Revenue</u>		
<i>Revenue from contracts with customers</i>		
Proceeds from sale of properties	682.8	553.8
Proceeds from disposal of aircraft held for sale	–	5.9
Hotel operations and management services	607.6	1,893.2
Construction and construction-related income	3.4	8.0
Estate management fees	6.8	6.1
Other operations	32.3	32.3
	1,332.9	2,499.3
<i>Revenue from other sources</i>		
Rental income:		
Hotel properties	56.8	57.0
Investment properties	48.9	90.9
Aircraft	36.4	38.3
Others	3.9	6.1
Net gain/(loss) from sale of financial assets at fair value through profit or loss	(89.2)	95.7
Net gain on settlement of derivative financial instruments	0.5	0.6
Interest income from financial assets at fair value through profit or loss	41.4	89.1
Dividend income from listed investments	10.3	19.7
Other operations	0.9	2.8
	1,442.8	2,899.5

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Revenue from contracts with customers

(i) Disaggregated revenue information

Set out below is the disaggregation of the Group's revenue from contracts with customers and the reconciliation with the operating segment information:

For the year ended 31st December, 2020					
Segments	Property development and investment HK\$'million	Construction and building related businesses HK\$'million	Hotel operation and management and hotel ownership HK\$'million	Others HK\$'million	Total HK\$'million
Types of goods or services					
Construction and construction-related income	-	3.4	-	-	3.4
Sale of properties	682.8	-	-	-	682.8
Estate management fees	-	6.8	-	-	6.8
Hotel operations and management services					
Hotel operations	-	-	602.9	-	602.9
Management services	-	-	4.7	-	4.7
Other operations	-	-	-	32.3	32.3
Total revenue from contracts with customers	<u>682.8</u>	<u>10.2</u>	<u>607.6</u>	<u>32.3</u>	<u>1,332.9</u>
Geographical markets					
Hong Kong	618.3	10.2	602.9	32.3	1,263.7
Mainland China	64.5	-	4.7	-	69.2
Total revenue from contracts with customers	<u>682.8</u>	<u>10.2</u>	<u>607.6</u>	<u>32.3</u>	<u>1,332.9</u>
Timing of revenue recognition					
At a point in time	682.8	0.4	169.3	10.8	863.3
Over time	-	9.8	438.3	21.5	469.6
Total revenue from contracts with customers	<u>682.8</u>	<u>10.2</u>	<u>607.6</u>	<u>32.3</u>	<u>1,332.9</u>

NOTES TO FINANCIAL STATEMENTS (Cont'd)

For the year ended 31st December, 2019

Segments	Property development and investment HK\$'million	Construction and building related businesses HK\$'million	Hotel operation and management and hotel ownership HK\$'million	Aircraft ownership and leasing HK\$'million	Others HK\$'million	Total HK\$'million
Types of goods or services						
Construction and construction-related income	–	8.0	–	–	–	8.0
Sale of properties	553.8	–	–	–	–	553.8
Estate management fees	–	6.1	–	–	–	6.1
Sale of aircraft	–	–	–	5.9	–	5.9
Hotel operations and management services						
Hotel operations	–	–	1,883.0	–	–	1,883.0
Management services	–	–	10.2	–	–	10.2
Other operations	–	–	–	–	32.3	32.3
Total revenue from contracts with customers	<u>553.8</u>	<u>14.1</u>	<u>1,893.2</u>	<u>5.9</u>	<u>32.3</u>	<u>2,499.3</u>
Geographical markets						
Hong Kong	445.0	14.1	1,883.0	–	32.3	2,374.4
Mainland China	108.8	–	10.2	–	–	119.0
Other	–	–	–	5.9	–	5.9
Total revenue from contracts with customers	<u>553.8</u>	<u>14.1</u>	<u>1,893.2</u>	<u>5.9</u>	<u>32.3</u>	<u>2,499.3</u>
Timing of revenue recognition						
At a point in time	553.8	0.1	539.0	5.9	20.6	1,119.4
Over time	–	14.0	1,354.2	–	11.7	1,379.9
Total revenue from contracts with customers	<u>553.8</u>	<u>14.1</u>	<u>1,893.2</u>	<u>5.9</u>	<u>32.3</u>	<u>2,499.3</u>

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Set out below is the reconciliation of the revenue from contracts with customers to the amounts disclosed in the segment information:

For the year ended 31st December, 2020					
Segments	Property development and investment HK\$'million	Construction and building related businesses HK\$'million	Hotel operation and management and hotel ownership HK\$'million	Others HK\$'million	Total HK\$'million
Revenue from contracts with customers					
External customers	682.8	10.2	607.6	32.3	1,332.9
Intersegment sales	2.3	38.4	–	71.7	112.4
	<u>685.1</u>	<u>48.6</u>	<u>607.6</u>	<u>104.0</u>	<u>1,445.3</u>
Intersegment adjustments and eliminations	(2.3)	(38.4)	–	(71.7)	(112.4)
Total revenue from contracts with customers	<u>682.8</u>	<u>10.2</u>	<u>607.6</u>	<u>32.3</u>	<u>1,332.9</u>

For the year ended 31st December, 2019						
Segments	Property development and investment HK\$'million	Construction and building related businesses HK\$'million	Hotel operation and management and hotel ownership HK\$'million	Aircraft ownership and leasing HK\$'million	Others HK\$'million	Total HK\$'million
Revenue from contracts with customers						
External customers	553.8	14.1	1,893.2	5.9	32.3	2,499.3
Intersegment sales	2.5	65.3	–	–	106.8	174.6
	<u>556.3</u>	<u>79.4</u>	<u>1,893.2</u>	<u>5.9</u>	<u>139.1</u>	<u>2,673.9</u>
Intersegment adjustments and eliminations	(2.5)	(65.3)	–	–	(106.8)	(174.6)
Total revenue from contracts with customers	<u>553.8</u>	<u>14.1</u>	<u>1,893.2</u>	<u>5.9</u>	<u>32.3</u>	<u>2,499.3</u>

The following table shows the amounts of revenue recognised in the current reporting period that were included in the contract liabilities at the beginning of the reporting period:

	2020 HK\$'million	2019 HK\$'million
Sale of properties	45.9	37.3
Hotel operations and management services	43.8	42.6
	<u>89.7</u>	<u>79.9</u>

(ii) Performance obligations

Information about the Group's performance obligations is summarised below:

Sale of properties

The performance obligation is satisfied when the physical possession or the legal title of the completed property is obtained by the purchaser. Customers generally paid deposit during pre-sale. The transaction prices were adjusted to reflect the effects of the fair value of money and the significant benefit of financing.

Sale of aircraft

The performance obligation is satisfied upon delivery of the aircraft. Customers generally paid deposit according to terms and conditions of the relevant sales and purchases agreements before delivery of the aircraft. The transaction prices were adjusted to reflect the effects of the time value of money and the significant benefit of financing.

Hotel operations and management services

The performance obligation is satisfied over time as services are rendered and short-term advances are normally required before rendering the services. Hotel management service contracts are for periods of one year or less, or are billed based on the time incurred.

The performance obligation of food and beverage operations of hotels is satisfied when the control of the food and beverage products is transferred, being at the point when the customer purchases the food and beverage items at the food and beverage operations. Payment of the transaction is due immediately at the point when the customer purchases the food and beverage.

Construction services

The performance obligation is satisfied over time as services are rendered and payment is generally due within 30 days from the date of billing. A certain percentage of payment is retained by customers until the end of the retention period as the Group's entitlement to the final payment is conditional on the satisfaction of the service quality by the customers over a certain period as stipulated in the contracts.

Estate management services

The performance obligation is satisfied over time as services are rendered. Estate management service contracts are for periods of one year or less, and are billed based on the time incurred.

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Sale of food products

The performance obligation is satisfied upon delivery of the food products and payment is generally due within 30 to 90 days from delivery.

Revenue from restaurant operation

The performance obligation is satisfied when the control of the food and beverage products is transferred, being at the point when the customer purchases the food and beverage. Payment of the transaction is due immediately at the point when the customer purchases the food and beverage.

Revenue from housekeeping services

The performance obligation is satisfied over time as services are rendered. Housekeeping service contracts are for periods of one year or less, or are billed based on the time incurred.

The amount of transaction prices allocated to the remaining performance obligations (unsatisfied or partially unsatisfied) as at 31st December are as follows:

	2020 HK\$'million	2019 HK\$'million
Amounts expected to be recognised as revenue:		
Within one year	3,537.6	329.0
After one year	1,041.2	2,022.5
	4,578.8	2,351.5

	2020 HK\$'million	2019 HK\$'million
<u>Other income and gains, net</u>		
Bank interest income	35.1	25.8
Other interest income	20.1	81.6
Dividend income from unlisted investments	40.7	8.3
Gain/(Loss) on disposal of investment properties	(0.7)	12.9
Loss on settlement of derivative financial instrument	(0.1)	–
Gain/(Loss) on disposal of unlisted investments included in financial assets at fair value through profit or loss	(12.6)	6.0
Recovery of loans receivable	–	73.7
Others	10.4	9.0
	92.9	217.3

6. PROFIT/(LOSS) BEFORE TAX

The Group's profit/(loss) before tax is arrived at after charging/(crediting):

	2020 HK\$'million	2019 HK\$'million
Cost of inventories sold and services provided	1,052.5	1,328.0
Depreciation of property, plant and equipment	332.7	333.3
Depreciation of right-of-use assets	299.4	298.4
Amortisation of intangible asset	1.4	0.7
	633.5	632.4
Employee benefit expense* (exclusive of Directors' remuneration disclosed in note 8):		
Salaries, wages and allowances	402.9	804.3
Staff retirement scheme contributions	25.4	38.9
Less: Forfeited contributions	(3.0)	(1.5)
	425.3	841.7
Less: Staff costs capitalised in respect of property development projects and construction contracts:		
Salaries, wages and allowances	(38.6)	(49.1)
Staff retirement scheme contributions	(2.3)	(3.2)
	384.4	789.4

* Inclusive of an amount of HK\$268.0 million (2019 - HK\$622.2 million) classified under the cost of inventories sold and services provided.

NOTES TO FINANCIAL STATEMENTS (Cont'd)

	2020 HK\$'million	2019 HK\$'million
Auditor's remuneration	12.0	12.2
Impairment of trade debtors, net	13.5	3.5
Impairment of other receivables	–	14.6
Reversal of impairment of loans receivable	(0.1)	(0.1)
Lease payments not included in the measurement of lease liabilities	2.5	0.7
Write-off of items of property, plant and equipment	–	0.6
Write-off of trade debtors	–	6.2
Gain on disposal of items of property, plant and equipment, net	(1.2)	–
Fair value losses/(gains) on financial assets at fair value through profit or loss, net		
– mandatorily classified as such, including those held for trading	(96.4)	(172.0)
– derivative instruments – transactions not qualifying as hedges	11.6	24.3
	(84.8)	(147.7)
Direct operating expenses (including repairs and maintenance) arising from rental-earning investment properties	29.5	38.2
Foreign exchange differences, net	(22.4)	(6.5)
Government subsidies# (included in other income and gains, net, cost of sales and administrative expenses)	(111.7)	–

The Government subsidies were granted under the Anti-epidemic Fund during the year. There are no unfulfilled conditions relating to these grants.

7. FINANCE COSTS

	2020 HK\$'million	2019 HK\$'million
Interest on bank loans	375.6	520.7
Interest on other borrowings	107.2	108.2
Interest expenses arising from revenue contracts	86.5	29.0
Interest on lease liabilities	1.0	1.5
Amortisation of debt establishment costs	44.1	49.7
	<hr/>	<hr/>
Total interest expenses on financial liabilities not at fair value through profit or loss	614.4	709.1
Other loan costs	9.1	10.5
	<hr/>	<hr/>
	623.5	719.6
Less: Finance costs capitalised	(221.2)	(144.4)
	<hr/>	<hr/>
	402.3	575.2
	<hr/> <hr/>	<hr/> <hr/>

NOTES TO FINANCIAL STATEMENTS (Cont'd)

8. DIRECTORS' REMUNERATION

Directors' remuneration for the year, disclosed pursuant to the Listing Rules, section 383(1)(a), (b), (c) and (f) of the Hong Kong Companies Ordinance and Part 2 of the Companies (Disclosure of Information about Benefits of Directors) Regulation, is as follows:

	2020 HK\$'million	2019 HK\$'million
Fees	6.5	6.5
Other emoluments:		
Salaries, allowances and benefits in kind	29.4	31.7
Performance related/discretionary bonuses	–	2.7
Staff retirement scheme contributions	2.1	2.3
	<u>38.0</u>	<u>43.2</u>

(a) Independent non-executive directors

The fees paid to independent non-executive directors during the year were as follows:

	2020 HK\$'million	2019 HK\$'million
Mr. Bowen Joseph Leung Po Wing, GBS, JP	0.55	0.55
Ms. Winnie Ng, JP	0.70	0.70
Hon Abraham Shek Lai Him, GBS, JP	0.85	0.85
Mr. Wong Chi Keung	0.80	0.80
	<u>2.90</u>	<u>2.90</u>

- For the year ended 31st December, 2020, Directors' fees entitled by the independent non-executive directors of the Company also included a fee for serving as members of the Audit Committee (HK\$0.15 million per annum and HK\$0.1 million per annum as its chairman and a member, respectively), the Nomination Committee (HK\$0.05 million per annum) and the Remuneration Committee (HK\$0.05 million per annum) of the Company, where applicable, amounted to HK\$2.90 million (2019 - HK\$2.90 million, which also included fees for serving as members of the Board Committees).
- The fees paid to Mr. Bowen Joseph Leung Po Wing, GBS, JP for the year ended 31st December, 2020 also included a fee for serving as an independent non-executive director as well as a member of the audit committee of Regal Portfolio Management Limited ("RPML") (the manager of Regal REIT) amounted to HK\$0.25 million (2019 - HK\$0.25 million).
- The fees paid to Ms. Winnie Ng, JP for the year ended 31st December, 2020 also included a fee for serving as an independent non-executive director as well as a member of each of the audit committee, the nomination committee and the remuneration committee of RHIHL amounted to HK\$0.35 million (2019 - HK\$0.35 million).
- The fees paid to Hon Abraham Shek Lai Him, GBS, JP for the year ended 31st December, 2020 also included a fee for serving as (i) an independent non-executive director as well as a member of each of the audit committee and the nomination committee of Cosmopolitan; and (ii) an independent non-executive director as well as a member of the audit committee of RPML amounted to HK\$0.55 million (2019 - HK\$0.55 million).
- The fees paid to Mr. Wong Chi Keung for the year ended 31st December, 2020 also included a fee for serving as an independent non-executive director, the chairman of the audit committee as well as a member of each of the nomination committee and the remuneration committee of RHIHL amounted to HK\$0.40 million (2019 - HK\$0.40 million).

There were no other emoluments payable to the independent non-executive directors during the year (2019 - Nil).

NOTES TO FINANCIAL STATEMENTS (Cont'd)

(b) Executive directors

	Fees HK\$'million (Notes)	Salaries, allowances and benefits in kind HK\$'million	Performance related/ discretionary bonuses HK\$'million	Staff retirement scheme contributions HK\$'million	Total remuneration HK\$'million
2020					
Mr. Lo Yuk Sui	0.90	12.40	–	0.87	14.17
Mr. Jimmy Lo Chun To	0.60	4.67	–	0.23	5.50
Mr. Donald Fan Tung	0.45	2.49	–	0.25	3.19
Miss Lo Po Man	0.60	4.82	–	0.24	5.66
Mr. Kenneth Ng Kwai Kai	0.70	2.69	–	0.25	3.64
Mr. Kenneth Wong Po Man	0.30	2.31	–	0.23	2.84
	<u>3.55</u>	<u>29.38</u>	<u>–</u>	<u>2.07</u>	<u>35.00</u>
2019					
Mr. Lo Yuk Sui	0.90	13.44	1.13	0.97	16.44
Mr. Jimmy Lo Chun To	0.60	4.94	0.30	0.26	6.10
Mr. Donald Fan Tung	0.45	2.76	0.34	0.28	3.83
Miss Lo Po Man	0.60	5.12	0.31	0.27	6.30
Mr. Kenneth Ng Kwai Kai	0.70	2.99	0.34	0.25	4.28
Mr. Kenneth Wong Po Man	0.30	2.48	0.30	0.25	3.33
	<u>3.55</u>	<u>31.73</u>	<u>2.72</u>	<u>2.28</u>	<u>40.28</u>

Notes:

For the years ended 31st December, 2020 and 2019, the fees entitled by:

- Mr. Lo Yuk Sui also included (i) a fee of HK\$0.05 million per annum for serving as a member of each of the Nomination Committee and the Remuneration Committee of the Company; (ii) a fee of HK\$0.15 million per annum for serving as an executive director of RHIHL and a fee of HK\$0.05 million per annum for serving as a member of each of the nomination committee and the remuneration committee of RHIHL; (iii) a fee of HK\$0.15 million per annum for serving as an executive director of Cosmopolitan and a fee of HK\$0.05 million per annum for serving as a member of each of the nomination committee and the remuneration committee of Cosmopolitan; and (iv) a fee of HK\$0.15 million per annum for serving as a non-executive director of RPML.
- Mr. Jimmy Lo Chun To and Miss Lo Po Man also included (i) a fee of HK\$0.15 million per annum entitled by each of these Directors for serving as an executive director of RHIHL; (ii) a fee of HK\$0.15 million per annum entitled by each of these Directors for serving as an executive director of Cosmopolitan; and (iii) a fee of HK\$0.15 million per annum entitled by each of these Directors for serving as a non-executive director of RPML.
- Mr. Donald Fan Tung also included (i) a fee of HK\$0.15 million per annum for serving as an executive director of RHIHL; and (ii) a fee of HK\$0.15 million per annum for serving as a non-executive director of RPML.
- Mr. Kenneth Ng Kwai Kai also included (i) a fee of HK\$0.15 million per annum for serving as an executive director of RHIHL; (ii) a fee of HK\$0.15 million per annum for serving as an executive director of Cosmopolitan; and (iii) a fee of HK\$0.15 million per annum for serving as a non-executive director of RPML and a fee of HK\$0.1 million per annum for serving as a member of the audit committee of RPML.
- Mr. Kenneth Wong Po Man also included a fee of HK\$0.15 million per annum for serving as an executive director of Cosmopolitan.

There was no arrangement under which a Director waived or agreed to waive any remuneration during the year (2019 - Nil).

NOTES TO FINANCIAL STATEMENTS (Cont'd)

9. SENIOR EXECUTIVES' EMOLUMENTS

The five highest paid individuals during the year included five (2019 - five) Directors, details of whose remuneration are disclosed in note 8 to the financial statements.

10. INCOME TAX

	2020 HK\$'million	2019 HK\$'million
Current – Hong Kong		
Charge for the year	56.0	63.9
Overprovision in prior years	(0.3)	(0.3)
Current – Overseas		
Charge for the year	6.5	19.9
Underprovision in prior years	2.5	7.0
PRC land appreciation tax	0.7	1.1
Deferred (note 33)	(74.7)	(64.2)
Total tax charge/(credit) for the year	<u>(9.3)</u>	<u>27.4</u>

The provision for Hong Kong profits tax has been calculated by applying the applicable tax rate of 16.5% (2019 - 16.5%) to the estimated assessable profits which were earned in or derived from Hong Kong during the year.

Taxes on the profits of subsidiaries operating overseas are calculated at the rates prevailing in the respective jurisdictions in which they operate.

The PRC land appreciation tax ("LAT") is levied on the sale or transfer of state-owned land use rights, buildings and their attached facilities in Mainland China at progressive rates ranging from 30% to 60% of the appreciation value, with an exemption provided for the sale of ordinary residential properties if their appreciation values do not exceed 20% of the sum of the total deductible items.

A reconciliation of the tax expense/(credit) applicable to profit/(loss) before tax at the statutory rates for the jurisdictions in which the Company and the majority of its subsidiaries are domiciled to the tax charge/(credit) at the Group's effective tax rate is as follows:

2020

	Hong Kong and others HK\$'million	%	Mainland China HK\$'million	%	Total HK\$'million
Loss before tax	<u>(1,245.8)</u>		<u>(10.9)</u>		<u>(1,256.7)</u>
Tax at the statutory tax rate	(205.6)	16.5	(2.7)	25.0	(208.3)
Adjustments in respect of current tax of previous years	0.2		2.0		2.2
Profits attributable to associates	(0.8)		–		(0.8)
Income not subject to tax	(114.5)		(1.4)		(115.9)
Expenses not deductible for tax	130.5		2.5		133.0
Tax losses utilised from previous years	(26.9)		(0.1)		(27.0)
Tax losses not recognised during the year	213.4		1.1		214.5
LAT provided	–		0.7		0.7
Tax effect on LAT	–		(0.2)		(0.2)
Others	(15.1)		7.6		(7.5)
Tax charge/(credit) for the year	<u>(18.8)</u>		<u>9.5</u>		<u>(9.3)</u>

2019

	Hong Kong and others HK\$'million	%	Mainland China HK\$'million	%	Total HK\$'million
Profit before tax	<u>249.7</u>		<u>104.9</u>		<u>354.6</u>
Tax at the statutory tax rate	41.2	16.5	26.2	25.0	67.4
Adjustments in respect of current tax of previous years	(0.1)		6.8		6.7
Profits attributable to associates	(2.8)		–		(2.8)
Income not subject to tax	(155.0)		(17.8)		(172.8)
Expenses not deductible for tax	40.6		11.0		51.6
Tax losses utilised from previous years	(27.0)		–		(27.0)
Tax losses not recognised during the year	119.6		1.4		121.0
LAT provided	–		1.1		1.1
Tax effect on LAT	–		(0.3)		(0.3)
Others	(24.3)		6.8		(17.5)
Tax charge/(credit) for the year	<u>(7.8)</u>		<u>35.2</u>		<u>27.4</u>

The share of tax attributable to associates amounting to HK\$3.8 million (2019 - HK\$1.1 million), is included in "Share of profits and losses of associates" in the consolidated statement of profit or loss.

NOTES TO FINANCIAL STATEMENTS (Cont'd)

11. DIVIDENDS

	2020 HK\$'million	2019 HK\$'million
Interim - Nil (2019 - HK2.5 cents per ordinary share)	–	27.9
Proposed final - Nil (2019 - HK3.0 cents per ordinary share)	–	33.4
	<hr/>	<hr/>
	–	61.3
	<hr/> <hr/>	<hr/> <hr/>

The Directors of the Company does not recommend the payment of any dividend for the year ended 31st December, 2020.

12. EARNINGS/(LOSS) PER ORDINARY SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT

(a) Basic earnings/(loss) per ordinary share

The calculation of the basic earnings/(loss) per ordinary share is based on the loss for the year attributable to equity holders of the parent of HK\$874.2 million (2019 - profit of HK\$282.6 million), adjusted for the share of distribution related to perpetual securities of the RHIHL Group of HK\$77.4 million (2019 - HK\$78.3 million), and on the weighted average of 1,114.6 million (2019 - 1,114.6 million) ordinary shares of the Company in issue during the year.

(b) Diluted earnings/(loss) per ordinary share

No adjustment was made to the basic earnings/(loss) per ordinary share for the years ended 31st December, 2020 and 2019 as the Company had no potentially dilutive ordinary shares in issue and therefore no diluting events existed throughout the years.

13. PROPERTY, PLANT AND EQUIPMENT

	Hotel buildings HK\$'million	Leasehold properties HK\$'million	Properties under construction HK\$'million	Leasehold improvements, furniture, fixtures and equipment HK\$'million	Motor vehicles HK\$'million	Aircraft HK\$'million	Construction in progress HK\$'million	Total HK\$'million
31st December, 2020								
At 1st January, 2020:								
Cost	5,559.9	91.8	3,500.4	840.8	6.5	419.0	33.8	10,452.2
Accumulated depreciation	(1,221.1)	(37.9)	-	(479.0)	(3.7)	(30.4)	-	(1,772.1)
Net carrying amount	<u>4,338.8</u>	<u>53.9</u>	<u>3,500.4</u>	<u>361.8</u>	<u>2.8</u>	<u>388.6</u>	<u>33.8</u>	<u>8,680.1</u>
At 1st January, 2020,								
net of accumulated depreciation	4,338.8	53.9	3,500.4	361.8	2.8	388.6	33.8	8,680.1
Additions	-	-	934.4	38.5	-	-	11.2	984.1
Reclassification	-	-	-	29.4	-	-	(29.4)	-
Write-off/Disposals	-	(29.1)	-	(1.7)	-	-	-	(30.8)
Write-back of depreciation upon write-off/disposals	-	29.1	-	1.7	-	-	-	30.8
Depreciation provided during the year	(223.1)	(2.1)	-	(94.6)	(1.1)	(11.8)	-	(332.7)
Impairment	(20.9)	-	-	-	-	(30.0)	-	(50.9)
Exchange realignment	-	0.6	9.8	0.1	-	(1.7)	-	8.8
At 31st December, 2020, net of accumulated depreciation and impairment	<u>4,094.8</u>	<u>52.4</u>	<u>4,444.6</u>	<u>335.2</u>	<u>1.7</u>	<u>345.1</u>	<u>15.6</u>	<u>9,289.4</u>
At 31st December, 2020:								
Cost	5,559.9	63.7	4,444.6	907.4	6.8	417.1	15.6	11,415.1
Accumulated depreciation and impairment	(1,465.1)	(11.3)	-	(572.2)	(5.1)	(72.0)	-	(2,125.7)
Net carrying amount	<u>4,094.8</u>	<u>52.4</u>	<u>4,444.6</u>	<u>335.2</u>	<u>1.7</u>	<u>345.1</u>	<u>15.6</u>	<u>9,289.4</u>

NOTES TO FINANCIAL STATEMENTS (Cont'd)

	Hotel buildings HK\$'million	Leasehold properties HK\$'million	Properties under construction HK\$'million	Leasehold improvements, furniture, fixtures and equipment HK\$'million	Motor vehicles HK\$'million	Aircraft HK\$'million	Construction in progress HK\$'million	Total HK\$'million
31st December, 2019								
At 1st January, 2019:								
Cost	5,121.5	82.5	3,993.3	760.8	5.5	421.2	11.2	10,396.0
Accumulated depreciation	(1,000.4)	(36.7)	-	(385.5)	(3.0)	(15.5)	-	(1,441.1)
Net carrying amount	<u>4,121.1</u>	<u>45.8</u>	<u>3,993.3</u>	<u>375.3</u>	<u>2.5</u>	<u>405.7</u>	<u>11.2</u>	<u>8,954.9</u>
At 1st January, 2019,								
net of accumulated depreciation	4,121.1	45.8	3,993.3	375.3	2.5	405.7	11.2	8,954.9
Additions	-	-	1,267.3	81.7	1.4	0.1	22.6	1,373.1
Transfer upon completion of properties under construction	438.4	-	(1,051.6)	-	-	-	-	(613.2)
Transfer from investment property	-	10.1	-	-	-	-	-	10.1
Disposal of subsidiaries (note 38(c))	-	-	(708.6)	-	-	-	-	(708.6)
Write-off/Disposals	-	-	-	(1.5)	(0.5)	-	-	(2.0)
Write-back of depreciation upon write-off/disposals	-	-	-	0.9	0.5	-	-	1.4
Depreciation provided during the year	(220.7)	(1.9)	-	(94.6)	(1.1)	(15.0)	-	(333.3)
Exchange realignment	-	(0.1)	-	-	-	(2.2)	-	(2.3)
At 31st December, 2019, net of accumulated depreciation	<u>4,338.8</u>	<u>53.9</u>	<u>3,500.4</u>	<u>361.8</u>	<u>2.8</u>	<u>388.6</u>	<u>33.8</u>	<u>8,680.1</u>
At 31st December, 2019:								
Cost	5,559.9	91.8	3,500.4	840.8	6.5	419.0	33.8	10,452.2
Accumulated depreciation	(1,221.1)	(37.9)	-	(479.0)	(3.7)	(30.4)	-	(1,772.1)
Net carrying amount	<u>4,338.8</u>	<u>53.9</u>	<u>3,500.4</u>	<u>361.8</u>	<u>2.8</u>	<u>388.6</u>	<u>33.8</u>	<u>8,680.1</u>

At 31st December, 2020, the Group's property, plant and equipment and leasehold land included in right-of-use assets (note 15) with net carrying amounts of HK\$8,635.9 million and HK\$13,938.0 million (2019 - HK\$7,972.7 million and HK\$14,346.0 million), respectively, were pledged to secure banking facilities granted to the Group.

Due to the stringent travel restrictions under the COVID-19 pandemic which has impacted the Group's hotel operations, the recoverable amounts of certain hotel properties of HK\$5,674.0 million was less than the carrying amounts of HK\$941.1 million and HK\$4,877.5 million included in hotel buildings and right-of-use assets, respectively, as of 31st December, 2020. Accordingly, an impairment loss of HK\$20.9 million and HK\$123.7 million in relation to hotel buildings and right-of-use assets of these hotel properties, respectively, was recognised in the consolidated statement of profit or loss during the year ended 31st December, 2020. The recoverable amount is estimated based on the fair value less costs of disposal using discounted cash flow projections, which is estimated based on valuation techniques with significant unobservable inputs and assumptions of market conditions, and based on the valuation conducted by an independent professional qualified valuer. The discount rates adopted in the cash flow projections ranged from 6.0% to 6.25% with an external long-term growth rate of 3%. The fair value measurement of the hotel properties falls within Level 3 of the fair value measurement hierarchy.

As at 31st December, 2020, the Group's carrying amount (before impairment) of aircraft amounted to HK\$375.1 million (2019 - HK\$388.6 million). Given the air passenger traffic was affected globally during the COVID-19 pandemic, with the assistance of an independent professional valuer, management determines the recoverable amount of the aircraft, which is estimated based on the fair value less cost of disposal. Direct comparison method was used to assess the market value of aircraft. As the recoverable amount of one of the aircraft amounted to HK\$79.5 million, which was less than its carrying amount of HK\$109.5 million, accordingly, an impairment of HK\$30.0 million was recognised in the consolidated statement of profit or loss during the year ended 31st December, 2020. The fair value measurement of the aircraft falls within Level 2 of the fair value measurement hierarchy.

14. INVESTMENT PROPERTIES

	2020 HK\$'million	2019 HK\$'million
Completed investment properties	<u>3,357.7</u>	<u>3,577.6</u>
The movements of investment properties during the year are as follows:		
Carrying amount at 1st January	3,577.6	3,790.6
Capital expenditure for the year	12.2	18.6
Lease modification	(11.5)	17.5
Transfer to owner-occupied properties	-	(10.1)
Disposals	(85.0)	(154.7)
Net loss from fair value adjustments	(153.5)	(78.8)
Exchange realignment	17.9	(5.5)
Carrying amount at 31st December	<u>3,357.7</u>	<u>3,577.6</u>

NOTES TO FINANCIAL STATEMENTS (Cont'd)

The Directors of the Company determined the Group's investment properties into different classes of asset based on the nature, characteristics and risks of each property. Certain of the Group's properties included in investment properties were revalued on 31st December, 2020 based on valuations performed by Savills Valuation and Professional Services Limited, Cushman & Wakefield Limited, CBRE Limited, Colliers International Spain and Grant Sherman Appraisal Limited, five independent professionally qualified valuers, at an aggregate valuation amount of HK\$3,347.6 million. Each year, the Group's management selects the external valuers to be appointed for the external valuations of the Group's properties. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained. The Group's management also has discussions with the valuers on the valuation assumptions and valuation results twice a year when the valuations are performed for interim and annual financial reporting. Certain of the Group's investment properties are leased to third parties under operating leases, further summary details of which are included in note 15(b) to the financial statements.

At 31st December, 2020, the Group's investment properties with a carrying value of HK\$3,138.0 million (2019 - HK\$3,334.0 million) were pledged to secure banking facilities granted to the Group.

Further particulars of the Group's investment properties are included on pages 196 to 198.

Fair value hierarchy

The following tables illustrate the fair value measurement hierarchy of the Group's investment properties:

	Fair value measurement as at 31st December, 2020 using			Total HK\$'million
	Quoted prices in active markets (Level 1) HK\$'million	Significant observable inputs (Level 2) HK\$'million	Significant unobservable inputs (Level 3) HK\$'million	
Residential properties	–	–	639.0	639.0
Commercial properties	–	–	2,593.5	2,593.5
Hotel properties	–	–	114.5	114.5
Industrial properties	–	–	0.6	0.6
Right-of-use assets	–	–	10.1	10.1
	–	–	3,357.7	3,357.7

Fair value measurement as at
31st December, 2019 using

	Quoted prices in active markets (Level 1) HK\$'million	Significant observable inputs (Level 2) HK\$'million	Significant unobservable inputs (Level 3) HK\$'million	Total HK\$'million
Residential properties	–	–	745.0	745.0
Commercial properties	–	–	2,678.9	2,678.9
Hotel properties	–	–	128.2	128.2
Industrial properties	–	–	0.6	0.6
Right-of-use assets	–	–	24.9	24.9
	–	–	3,577.6	3,577.6

During the year, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers into or out of Level 3 (2019 - Nil).

Reconciliation of fair value measurements categorised within Level 3 of the fair value hierarchy:

	Residential properties HK\$'million	Commercial properties HK\$'million	Hotel properties HK\$'million	Industrial properties HK\$'million	Right-of-use assets HK\$'million
Carrying amount at 1st January, 2019	864.0	2,790.5	127.2	0.6	8.3
Capital expenditure for the year	–	11.9	6.7	–	–
Lease modification	–	–	–	–	17.5
Transfer to owner-occupied properties	–	(10.1)	–	–	–
Disposals	(119.0)	(35.7)	–	–	–
Loss from fair value adjustments	–	(75.6)	(2.5)	–	(0.7)
Exchange realignment	–	(2.1)	(3.2)	–	(0.2)
Carrying amount at 31st December, 2019 and 1st January, 2020	745.0	2,678.9	128.2	0.6	24.9
Capital expenditure for the year	2.0	10.2	–	–	–
Lease modification	–	–	–	–	(11.5)
Disposals	(81.0)	(4.0)	–	–	–
Loss from fair value adjustments	(27.0)	(97.6)	(23.7)	–	(5.2)
Exchange realignment	–	6.0	10.0	–	1.9
Carrying amount at 31st December, 2020	639.0	2,593.5	114.5	0.6	10.1

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Below is a summary of the valuation techniques used and the key inputs to the valuation of investment properties:

	Valuation techniques	Significant unobservable inputs	Range	
			2020	2019
Residential properties	Sales comparison approach	Estimated market price per square foot	HK\$22,878 to HK\$32,195	HK\$23,873 to HK\$33,315
Commercial properties	Discounted cash flow method	Capitalisation rate	2.5% to 3.7%	2.5% to 3.7%
		Discount rate	6%	6%
		Estimated rental value per square metre and per month	HK\$481 to HK\$895	HK\$323 to HK\$782
	Income capitalisation method	Capitalisation rate	5.0% to 5.3%	4.25% to 4.75%
		Estimated rental value per square metre and per month	RMB76 to RMB244	RMB80 to RMB114
		Sales comparison approach	Estimated unit rate per square metre	RMB17,000 to RMB34,000
Hotel properties	Discounted cash flow method	Capitalisation rate	6.50%	7.75%
		Discount rate	7.4% to 8.3%	9.25%
		Estimated rental value per square metre and per month	EUR2.39 to EUR5.98	EUR6.26 to EUR6.48
Industrial properties	Sales comparison approach	Estimated market price per square foot	HK\$142	HK\$144
Right-of-use assets	Discounted cash flow method	Discount rate	0.04%	0.44%
		Estimated rental value per month (approximately)	EUR22,143	EUR21,859 to EUR22,143

Under the sales comparison approach, fair value is estimated with reference to the sales of comparable properties as available in the market, with adjustment for the difference in the key attributes such as the time, location, size, interior decoration and other relevant matters.

Under the discounted cash flow method for commercial and hotel properties, fair value is estimated using assumptions regarding the benefits and liabilities of ownership over the asset's life including an exit or terminal value. This method involves the projection of a series of cash flows on a property interest. A market-derived discount rate is applied to the projected cash flows in order to establish the present value of the income stream associated with the asset. The exit yield is normally separately determined and differs from the discount rate.

Under the discounted cash flow method for right-of-use assets, fair value is estimated using assumptions regarding the benefits of right-of-use assets over the lease period with the landlord. This method involves the projection of a series of cash flows on the right-of-use assets. A discount rate is applied to the projected cash flow in order to establish the present value of the income stream associated with the right-of-use assets.

The duration of the cash flows and the specific timing of inflows and outflows are determined by events such as rent reviews, lease renewal and related reletting, redevelopment or refurbishment. The appropriate duration is driven by market behaviour that is a characteristic of the class of property. The periodic cash flow is estimated as gross rental income less expenses. The series of periodic net rental income, along with an estimate of the terminal value anticipated at the end of the projection period, is then discounted.

Under the income capitalisation method, the fair value is estimated based on the capitalisation of the net income and reversionary income potential by adopting appropriate capitalisation rates, which are derived from analysis of sales transactions and valuer's interpretation of prevailing investor requirements or expectations. The prevailing market rents adopted in the valuation have been assessed with reference to recent lettings, within the subject properties and other comparable properties.

A significant increase/(decrease) in the estimated market price per square foot, estimated rental value and the estimated unit rate in isolation would result in a significant increase/(decrease) in the fair value of the residential, commercial, hotel, industrial properties and right-of-use assets. A significant increase/(decrease) in the capitalisation rate and the discount rate in isolation would result in a significant decrease/(increase) in the fair value of the commercial and hotel properties.

15. RIGHT-OF-USE ASSETS/LEASE LIABILITIES

(a) The Group as a lessee

The Group has lease contracts for various items of leasehold land, leased properties and other equipment used in its operations. Lump sum payments were made upfront to acquire the leased land from the owners, and no ongoing payments will be made under the terms of these land leases. Leases of leased properties generally have lease terms between 1 and 12 years, while other equipment generally has lease terms between 2 and 5 years. Certain equipment has lease terms of 12 months or less and/or is individually of low value. There are several lease contracts that include extension and termination options and variable lease payments.

(i) Right-of-use assets

The carrying amounts of the Group's right-of-use assets and the movements during the year are as follows:

	Leasehold land HK\$'million	Leased properties HK\$'million	Other equipment HK\$'million	Total HK\$'million
As at 1st January, 2019	14,014.4	36.0	0.7	14,051.1
Additions/modification	613.2	11.2	–	624.4
Termination of a lease	–	(0.5)	–	(0.5)
Depreciation charge	(281.3)	(16.8)	(0.3)	(298.4)
As at 31st December, 2019 and 1st January, 2020	14,346.3	29.9	0.4	14,376.6
Additions	–	1.4	–	1.4
Termination of a lease	–	(0.7)	–	(0.7)
Impairment	(123.7)	–	–	(123.7)
Depreciation charge	(284.3)	(14.8)	(0.3)	(299.4)
Exchange realignment	–	0.1	–	0.1
As at 31st December, 2020	<u>13,938.3</u>	<u>15.9</u>	<u>0.1</u>	<u>13,954.3</u>

Details of the leasehold land pledged to secure banking facilities of the Group and impairment of right-of-use assets are disclosed in note 13 to the financial statements.

NOTES TO FINANCIAL STATEMENTS (Cont'd)

(ii) Lease liabilities

The carrying amount of lease liabilities and the movements during the year are as follows:

	2020 HK\$'million	2019 HK\$'million
Carrying amount at 1st January	54.4	45.0
New leases/modification	(10.4)	28.7
Termination of a lease	(0.7)	(0.5)
Interest expense	1.0	1.5
Payments	(17.3)	(20.1)
Exchange realignment	2.1	(0.2)
	<u>29.1</u>	<u>54.4</u>
Carrying amount at 31st December		
Analysed into:		
Current portion	12.6	17.5
Non-current portion	16.5	36.9
	<u>16.5</u>	<u>36.9</u>

The maturity analysis of lease liabilities is disclosed in note 45 to the financial statements.

(iii) The amounts recognised in profit or loss in relation to leases are as follows:

	2020 HK\$'million	2019 HK\$'million
Interest on lease liabilities	1.0	1.5
Depreciation of right-of-use assets	299.4	298.4
Expense relating to short-term leases and other leases with remaining lease terms ended on or before 31st December 2019 (included in cost of sales and administrative expenses)	2.5	0.7
Gain on lease modification	(0.3)	–
Impairment of right-of-use assets	123.7	–
	<u>426.3</u>	<u>300.6</u>
Total amount recognised in profit or loss		

(iv) The total cash outflow for leases is disclosed in note 38(e) to the financial statements.

(b) The Group as a lessor

The Group leases its investment properties (note 14) consisting of residential, commercial and hotel properties in Hong Kong and overseas under operating lease arrangements. The terms of the leases generally require the tenants to pay security deposits and provide for periodic rent adjustments according to the then prevailing market conditions.

The Group also leases certain retail space and areas of its hotel properties, an unit of an industrial building and aircraft under operating lease arrangements. The terms of the leases generally also require the tenants to pay security deposits and, in certain cases, provide for periodic rent adjustments according to the terms under the leases.

Rental income recognised by the Group during the year was HK\$146.0 million (2019 - HK\$192.3 million), details of which are included in note 5 to the financial statements.

At the end of the reporting period, the undiscounted lease payments receivable by the Group in future periods under non-cancellable operating leases with its tenants are as follows:

	2020 HK\$'million	2019 HK\$'million
Within one year	91.3	143.7
After one year but within two years	58.8	80.7
After two years but within three years	42.5	51.9
After three years but within four years	9.2	42.5
After four years but within five years	1.4	11.1
After five years	1.4	3.6
	<hr/> 204.6 <hr/>	<hr/> 333.5 <hr/>

NOTES TO FINANCIAL STATEMENTS (Cont'd)

16. PROPERTIES UNDER DEVELOPMENT

Properties under development are analysed as follows:

	2020 HK\$'million	2019 HK\$'million
Balance at 1st January	5,454.5	3,975.1
Additions	799.4	1,511.1
Exchange realignment	157.9	(31.7)
	<hr/>	<hr/>
Balance at 31st December	6,411.8	5,454.5
Portion included in current assets	(5,544.4)	(3,682.4)
	<hr/>	<hr/>
Non-current portion	867.4	1,772.1
	<hr/>	<hr/>
Properties under development included under current assets expected to be completed within normal operating cycle and recovered:		
Within one year	1,338.6	–
After one year	4,205.8	3,682.4
	<hr/>	<hr/>
	5,544.4	3,682.4
	<hr/> <hr/>	<hr/> <hr/>

At 31st December, 2020, the Group's properties under development with a carrying amount of HK\$2,075.9 million (2019 - HK\$1,937.4 million) were pledged to secure banking facilities granted to the Group.

17. INVESTMENTS IN ASSOCIATES

	2020 HK\$'million	2019 HK\$'million
Share of net assets	129.3	143.6
Loans to an associate	441.0	430.4
Amounts due from associates	82.5	82.4
Provision for impairment	(172.7)	(75.7)
	<u>480.1</u>	<u>580.7</u>

The loans to an associate are unsecured, interest-free and repayable on demand except for (i) an amount of HK\$242.8 million which bears interest at the Hong Kong Interbank Offered Rates ("HIBOR") plus an interest margin of 1.15% per annum (the "Base Rate"); and (ii) an amount of HK\$60.0 million which bears interest at two times of the Base Rate, for a term of three years to December 2022.

The amounts due from associates are unsecured, interest-free and repayable on demand.

In the opinion of the Directors, the loans to an associate and the amounts due from associates are considered as part of the Group's net investments in the associates. As at 31st December, 2020 and 2019, the loss allowance for impairment of amounts due from associates of HK\$75.7 million (2019 - HK\$75.7 million) represented lifetime ECLs made for credit-impaired balances. Except for the above balances, there have been no significant increase in credit risk of the remaining balances. As at 31st December, 2020 and 2019, the loss allowance for such remaining balances was assessed to be minimal.

As at 31st December, 2020, the recoverable amount of certain investment in associate is determined based on the fair value less cost of disposal, which has taken into consideration the fair values of the underlying assets and liabilities. As at 31st December, 2020, the recoverable amount of such investment of HK\$31.3 million was less than the carrying amount of HK\$128.3 million. Accordingly, an impairment loss of HK\$97.0 million was recognised in the consolidated statement of profit or loss for the year ended 31st December, 2020.

On 31st December, 2019, the Group disposed of 50% equity interest in Dense Globe Investments Limited ("Dense Globe") and its subsidiary, Fine Cosmos Development Limited, (collectively the "Dense Globe Group") that beneficially hold a hotel development project at a net consideration of HK\$270.0 million (before net assets adjustment of HK\$0.4 million). After the disposal, Dense Globe became an associate of the Group. Further details of the disposal are included in note 38(c) to the financial statements.

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Particulars of the Group's material associates are as follows:

Name	Place of incorporation/ registration and business	Issued ordinary share capital/ registered capital	Percentage of equity interest attributable to the Group		Principal activities
			2020	2019	
Dense Globe Investments Limited	British Virgin Islands	US\$100	50.0	50.0	Investment holding
Fine Cosmos Development Limited [^]	Hong Kong	HK\$2	50.0	50.0	Hotel ownership and operation
8D International (BVI) Limited ("8D BVI")	British Virgin Islands	HK\$1,000	30.0	30.0	Investment holding
8D Matrix Limited ("8D Matrix")	British Virgin Islands	HK\$2,000,000	36.0	36.0	Investment holding
8D International Limited [#]	Hong Kong	HK\$500,000	36.0	36.0	Advertising and promotion
Century Innovative Technology Limited [#]	Hong Kong	HK\$1	36.0	36.0	Development and distribution of edutainment products
深圳市世紀創意科技有限公司 [#]	PRC/ Mainland China	RMB63,000,000	36.0	36.0	Development and distribution of edutainment products

[#] These are wholly owned subsidiaries of 8D Matrix.

[^] This is a wholly owned subsidiary of Dense Globe.

NOTES TO FINANCIAL STATEMENTS (Cont'd)

The percentage of equity interest above in respect of Dense Globe and its subsidiary represents that attributable to P&R Holdings, a 84.2% owned subsidiary of the Company.

The percentages of equity interest above in respect of 8D Matrix and its subsidiaries represent those attributable to RHIHL, including a 6% attributable interest held by RHIHL through 8D BVI, an associate in which RHIHL holds a 30% equity interest.

The above associates are indirectly held by the Company.

Dense Globe is considered a material associate of the Group and is accounted for using the equity method. Dense Globe and its subsidiary are engaged in hotel operation.

The following table illustrates the summarised financial information in respect of Dense Globe adjusted for any differences in accounting policies and reconciled to their carrying amounts in the financial statements:

	2020 HK\$'million	2019 HK\$'million
Dense Globe and its subsidiary		
Non-current asset	1,194.0	1,200.0
Current assets	1.4	1.0
Current liabilities	(662.6)	(660.3)
Non-current liabilities	(276.4)	(255.1)
Net assets	<u>256.4</u>	<u>285.6</u>
Reconciliation to the Group's interest in the associate:		
Proportion of the Group's ownership	50%	50%
Group's share of net assets of the associate	128.2	142.8
Loans to the associate	441.0	430.4
Provision for impairment	(97.0)	–
Carrying amount of the investment	<u>472.2</u>	<u>573.2</u>
Revenue	1.0	–
Loss for the year and total comprehensive loss for the year	<u>(29.2)</u>	<u>–</u>

The following table illustrates the aggregate financial information of the Group's associates that are not individually material:

	2020 HK\$'million	2019 HK\$'million
Share of the associates' profit for the year and total comprehensive income for the year	19.6	16.8
Aggregate carrying amount of the Group's investments in the associates	<u>7.9</u>	<u>7.5</u>

NOTES TO FINANCIAL STATEMENTS (Cont'd)

18. EQUITY INVESTMENTS DESIGNATED AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

	2020 HK\$'million	2019 HK\$'million
Listed equity investment, at fair value AMTD International Inc.	1,087.0	–
Unlisted equity investment, at fair value 中電產融控股有限公司	45.4	–
	<u>1,132.4</u>	<u>–</u>

The above equity investments were irrevocably designated at fair value through other comprehensive income as the Group considers these investments to be strategic in nature.

19. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

	2020 HK\$'million	2019 HK\$'million
Non-current		
Unlisted equity investments, at fair value	169.8	173.0
Unlisted fund investments, at fair value	602.1	663.6
Unlisted debt investments, at fair value	5.2	–
	<u>777.1</u>	<u>836.6</u>
Current		
Listed equity investments, at fair value	224.3	413.5
Listed debt investments, at fair value	130.5	1,175.3
Unlisted fund investment, at fair value	35.7	–
	<u>390.5</u>	<u>1,588.8</u>

The unlisted equity, fund and debt investments at 31st December, 2020 and 2019 were mandatorily classified as financial assets at fair value through profit or loss as their contractual cash flows are not solely payments of principal and interest.

The listed equity investments and listed debt investments were classified as financial assets at fair value through profit or loss as they were held for trading.

At 31st December, 2020, certain of the Group's financial assets at fair value through profit or loss with a carrying value of HK\$174.0 million (2019 - HK\$1,106.9 million) were pledged to secure banking facilities granted to the Group as well as bank guarantees procured by the Group pursuant to certain lease guarantees in connection with the leasing of the hotel properties from Regal REIT.

20. LOANS RECEIVABLE

	2020 HK\$'million	2019 HK\$'million
Non-current		
Mortgage loans (Note (c))	<u>258.1</u>	<u>228.6</u>
Current		
Short term secured loans (Note (a))	–	167.3
Loan note receivable (Note (b))	110.4	210.4
Mortgage loans (Note (c))	12.7	10.6
Other short term loan (Note (d))	–	89.4
	<u>123.1</u>	<u>477.7</u>

Notes:

- (a) On 16th August, 2018, Cosmopolitan and its subsidiaries (the "Cosmopolitan Group") entered into a deposit agreement (the "Deposit Agreement") in relation to the possible investment by the Cosmopolitan Group in a sizeable logistics services provider that is principally operating logistics and express delivery services and the development and operation of logistics parks in the PRC. Pursuant to the Deposit Agreement, the Cosmopolitan Group paid a deposit of RMB70 million (HK\$78.1 million) to the vendor and was granted an exclusivity period of 18 months to conduct bona fide negotiations to settle the terms of the possible investment. Following further negotiations with the vendor, the Cosmopolitan Group agreed to increase the deposit under the Deposit Agreement from RMB70 million (HK\$78.1 million) to RMB170 million (HK\$189.6 million). The Cosmopolitan Group also granted loan facilities to the target investee group in an aggregate loan amount of RMB150 million (HK\$167.3 million) which were fully utilised as at 31st December, 2019.

The short term secured loans bore interest at 18% to 24% per annum. The deposits and the loan amounts outstanding under the loan facilities were primarily secured by equity pledges over certain PRC companies associated with the vendor, guarantees provided by the vendor and certain of his associates, and pledges over the receivables of the target investee group and certain associates of the vendor. The short term secured loans were overdue as at 31st December, 2019.

NOTES TO FINANCIAL STATEMENTS (Cont'd)

On 31st December, 2019, the Cosmopolitan Group entered into an agreement with another independent purchaser for the disposal of its entire interests in certain wholly owned subsidiaries that directly and indirectly own the investment deposits and loans for a consideration of HK\$400 million, which was determined with reference to the total outstanding amount of those deposits and loans, together with the interest accrued on the loans up to 31st December, 2019. The disposal was completed on 31st March, 2020 and a disposal gain of HK\$68.9 million was recognised for the year ended 31st December, 2020 as further detailed in note 38(c) to the financial statements.

- (b) Loan note receivable represents the balance of the outstanding consideration in the original amount of HK\$210.4 million in respect of the disposal of 50% equity interest in Dense Globe Group to an independent third party (the "Hotel Purchaser") in 2019 as detailed in note 38(c) to the financial statements. The loan note is secured by the shares of Dense Globe held by the Hotel Purchaser and was originally interest-free and repayable on or before 31st March, 2020. The obligations under the loan note receivable were subsequently novated to a wholly-owned subsidiary of the Hotel Purchaser and the maturity date of such loan note was also subsequently extended to 15th July, 2020.

On 15th July, 2020, the terms of repayment of the loan note were further amended as follows: (i) a sum of HK\$100 million shall be repaid on or before 15th July, 2020; (ii) a sum of HK\$35 million, together with the interest accrued at the rate of 4% per annum shall be repaid on or before 30th April, 2021; and (iii) the remaining balance, together with the interest accrued at the rate of 4% per annum shall be repaid on or before 15th July, 2021 provided that the interest specified in (ii) and (iii) above shall not be payable if the entire amount of the loan note is repaid on or before 30th April, 2021.

- (c) The mortgage loans represent loans granted to purchasers in connection with the sale of the Group's properties. The loans are secured by mortgages over the properties sold and are repayable by instalments in 5 to 25 years (2019 - 5 to 25 years). The mortgage loans bear interest at rates ranging from the Hong Kong dollar prime lending rate minus 2.75% to the Hong Kong dollar prime lending rate plus 2% per annum (2019 - Hong Kong dollar prime lending rate minus 2.75% to the Hong Kong dollar prime lending rate plus 2% per annum).
- (d) The other short term loan represented a loan granted by the RHIHL Group to a third party property developer in Canada which bore interest at 12% per annum for a term of 7 months, and was secured by a legal charge over the relevant property. The loan was fully repaid during the year.

Other than the short term secured loans (note 20(a)) which were classified in stage 3 for measurement of expected credit loss, the remaining loans receivable are classified in stage 1.

Impairment analysis is performed at each reporting date by considering the probability of default of counterparties. As at 31st December, 2020, the loss allowance was assessed to be minimal. As at 31st December, 2019, the probability of default applied ranged from approximately 1% to 16% and loss given default was estimated to be in the range of 0% to 5% after taking into consideration of the value of collaterals or the selling price of the subsequent disposal (note 20(a)).

21. GOODWILL

	2020 HK\$'million	2019 HK\$'million
Cost and carrying amount at 1st January and 31st December	<u>261.0</u>	<u>261.0</u>

No impairment was made on the goodwill as at 31st December, 2020 and 2019.

Impairment testing of goodwill

Goodwill acquired through business combinations is allocated to the property development and investment cash-generating unit ("CGU") for impairment testing.

The recoverable amount of the property development and investment CGU has been determined based on a value in use calculation using cash flow projections from financial budgets approved by senior management covering a five-year period. The projected cash flows have been prepared to reflect the development plan of the property development projects, comprising residential, commercial and hotel buildings. The discount rate applied to the cash flow projections is 24.0% (2019 - 21.3%).

Assumptions were used in the value in use calculation of the property development and investment CGU for the years ended 31st December, 2020 and 31st December, 2019. The following describes each key assumption on which management has based its cash flow projections to undertake impairment testing of goodwill:

Discount rate - Discount rate used is before tax and represents the current market assessment of the risks specific to the relevant CGU, taking into consideration the time value of money and individual risks of the underlying assets that have not been incorporated in the cash flow estimates. The discount rate calculation is based on the specific circumstances of the Group and its operating segments and is derived from its weighted average cost of capital ("WACC"). The WACC takes into account both debt and equity. The cost of equity is derived from the expected return on investment by the Group's investors. The cost of debt is based on the interest bearing borrowings that the Group is obliged to service. Segment-specific risk is incorporated by applying individual beta factor. The beta factor is evaluated annually based on publicly available market data.

Property price - The basis used to determine the future selling price of the property development projects is with reference to recent market conditions and expected market development.

Construction materials price inflation - The basis used to determine the construction materials price inflation is the forecast price indices during the budget year for Mainland China from where the raw materials are sourced.

The values assigned to the key assumptions on market development of property development industry, discount rate, property price and construction materials price inflation are consistent with external information sources.

NOTES TO FINANCIAL STATEMENTS (Cont'd)

22. TRADEMARK

	2020 HK\$'million	2019 HK\$'million
Cost and carrying amount at 1st January and 31st December	<u>610.2</u>	<u>610.2</u>

Impairment testing of trademark

Trademark is allocated to the hotel operation and management and hotel ownership CGU for impairment testing.

The recoverable amount of the hotel operation and management and hotel ownership CGU has been determined based on a value in use calculation using cash flow projections from financial budgets approved by senior management covering a five-year period. The discount rates applied to the cash flow projections are 5.5% to 6.88% (2019 - 5.5% to 6.75%). The growth rates used to extrapolate the cash flows of the hotel operation and management and hotel ownership CGU beyond the five-year period is 3% (2019 - 3%). The rate does not exceed the long term growth rates for the relevant markets.

Assumptions were used in the value in use calculation of the hotel operation and management and hotel ownership CGU for the years ended 31st December, 2020 and 31st December, 2019. The following describes each key assumption on which management has based its cash flow projections to undertake impairment testing of trademark:

Budgeted gross margins – The basis used to determine the value assigned to the budgeted gross margins is the average gross margins achieved in the year immediately before the budget year, increased for expected efficiency improvements, and expected market development.

Discount rate - Discount rate used is before tax and represents the current market assessment of the risks specific to the relevant CGU, taking into consideration the time value of money and individual risks of the underlying assets that have not been incorporated in the cash flow estimates. The discount rate calculation is based on the specific circumstances of the Group and its operating segments and is derived from its WACC. The WACC takes into account both debt and equity. The cost of equity is derived from the expected return on investment by the Group's investors. The cost of debt is based on the interest bearing borrowings that the Group is obliged to service. Segment-specific risk is incorporated by applying individual beta factor. The beta factor is evaluated annually based on publicly available market data.

Growth rates - The growth rates used are with reference to the historical performance of the relevant hotels and the long term average growth rate for the hotel industry.

The values assigned to the key assumptions on market development of hotel industry, discount rates and growth rates are consistent with external information sources.

23. OTHER INTANGIBLE ASSET

	Licenses	
	2020 HK\$ million	2019 HK\$ million
Cost at 1st January, net of accumulated amortisation	2.0	–
Additions	–	2.8
Amortisation provided during the year	(1.4)	(0.7)
Exchange realignment	0.1	(0.1)
	<u>0.7</u>	<u>2.0</u>
At 31st December	<u>0.7</u>	<u>2.0</u>
At 31st December:		
Cost	2.8	2.8
Accumulated amortisation	(2.1)	(0.8)
	<u>0.7</u>	<u>2.0</u>
Net carrying amount	<u>0.7</u>	<u>2.0</u>

24. PROPERTIES HELD FOR SALE

At 31st December, 2020, the Group's properties held for sale with a carrying amount of HK\$4,769.6 million (2019 - HK\$5,139.4 million) were pledged to secure banking facilities granted to the Group.

In 2014, the Group entered into a development agreement ("Development Agreement") with the Urban Renewal Authority ("URA"), for a development project in Sham Shui Po, Kowloon, Hong Kong, in the form of a joint operation. Under the Development Agreement, the Group was mainly responsible for the construction of the development project. Sales proceeds arising from the sale of the development projects will be distributed between URA and the Group pursuant to the terms of the Development Agreement. At 31st December, 2020, the carrying amount of the unsold units of this project included in properties held for sale amounted to HK\$172.1 million (2019 - HK\$171.2 million).

25. INVENTORIES

	2020 HK\$'million	2019 HK\$'million
Hotel and other merchandise	25.5	29.8
Work in progress	16.5	44.3
Finished goods	0.1	0.1
	<u>42.1</u>	<u>74.2</u>

NOTES TO FINANCIAL STATEMENTS (Cont'd)

26. DEBTORS, DEPOSITS AND PREPAYMENTS

Included in debtors, deposits and prepayments under current assets is an amount of HK\$38.7 million (2019 - HK\$83.0 million) representing the trade debtors of the Group.

	2020 HK\$'million	2019 HK\$'million
Trade debtors	58.9	91.2
Impairment	(20.2)	(8.2)
	38.7	83.0

Credit terms

Trade debtors, which generally have credit terms of 30 to 90 days, are recognised and carried at their original invoiced amounts less impairment. Bad debts are written off as incurred.

The Group seeks to maintain strict control over its outstanding receivables and overdue balances are reviewed regularly by senior management. In view of the aforementioned and the fact that the Group's trade debtors relate to a large number of diversified customers, there is no significant concentration of credit risk. The Group does not hold any collateral or other credit enhancements over these balances.

The ageing analysis of trade debtors as at the end of the reporting period, based on the invoice date, is as follows:

	2020 HK\$'million	2019 HK\$'million
Outstanding balances with ages:		
Within 3 months	29.3	63.9
4 to 6 months	4.5	3.7
7 to 12 months	7.0	7.5
Over 1 year	18.1	16.1
	58.9	91.2
Impairment	(20.2)	(8.2)
	38.7	83.0

NOTES TO FINANCIAL STATEMENTS (Cont'd)

The movements in the loss allowance for impairment of trade debtors are as follows:

	2020 HK\$'million	2019 HK\$'million
At 1st January	8.2	4.7
Impairment losses, net (note 6)	13.5	3.5
Amount written off as uncollectible	(1.5)	–
At 31st December	<u>20.2</u>	<u>8.2</u>

An impairment analysis is performed at each reporting date using a provision matrix to measure expected credit losses. The provision rates are based on days past due for groupings of various customer segments with similar loss patterns (i.e., by product/service type and customer type). The calculation reflects the probability-weighted outcome, the time value of money and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions.

Set out below is the information about the credit risk exposure on the Group's trade debtors using a provision matrix:

As at 31st December, 2020

	Credit impaired receivables	Past due					Total
		Current	Within 3 months	4 to 6 months	7 to 12 months	Over 1 year	
Expected credit loss rate	100%	–	–	6.7%	1.7%	62.1%	34.3%
Gross carrying amount (HK\$'million)	11.3	16.3	10.0	1.5	5.8	14.0	58.9
Expected credit losses (HK\$'million)	11.3	–	–	0.1	0.1	8.7	20.2

As at 31st December, 2019

	Current	Past due				Total
		Within 3 months	4 to 6 months	7 to 12 months	Over 1 year	
Expected credit loss rate	–	–	5.4%	2.7%	48.4%	9.0%
Gross carrying amount (HK\$'million)	51.7	12.2	3.7	7.5	16.1	91.2
Expected credit losses (HK\$'million)	–	–	0.2	0.2	7.8	8.2

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Included in the balance are amounts due from a fellow subsidiary and a related company of HK\$3.4 million (2019 - HK\$0.8 million) and HK\$1.2 million (2019 - HK\$1.2 million), respectively, which are unsecured, non-interest bearing and repayable on demand.

Also included in the balance is an amount of HK\$32.2 million (2019 - HK\$13.6 million) in relation to the prepaid commission for sales of properties which is classified as contract costs in accordance with HKFRS 15.

Included in debtors, deposits and prepayments under current assets as at 31st December, 2019 were the deposits in an aggregate amount of RMB170 million (HK\$189.6 million) paid in relation to a possible investment by the Cosmopolitan Group in a sizeable logistics services provider in the PRC. As further explained in note 20(a) above, the Cosmopolitan Group completed the disposal of its entire interests in the wholly owned subsidiaries that directly and indirectly own the investment deposits on 31st March, 2020.

The financial assets included in the balance, other than trade debtors, relate to receivables for which there was no recent history of default and past due amounts. As at 31st December, 2020 and 2019, the loss allowance was assessed to be minimal.

27. RESTRICTED CASH

At 31st December, 2020, the Group had cash of approximately HK\$122.2 million (2019 - HK\$439.2 million) which was restricted as to use and mainly to be utilised for the purpose of servicing the finance costs and repayments on certain interest bearing bank borrowings, funding the furniture, fixtures and equipment reserve for use in the hotel buildings, deposits of certain tenants in respect of certain investment properties and guarantee deposits for the construction costs of certain pre-sold properties.

28. CREDITORS AND ACCRUALS

Included in the balance is an amount of HK\$33.2 million (2019 - HK\$53.9 million) representing the trade creditors of the Group. The ageing analysis of these creditors as at the end of the reporting period, based on the invoice date, is as follows:

	2020 HK\$'million	2019 HK\$'million
Outstanding balances with ages:		
Within 3 months	33.2	53.6
4 to 6 months	–	0.3
	<u>33.2</u>	<u>53.9</u>

The trade creditors are non-interest bearing and are normally settled within 90 days.

Included in the balance under current liabilities are amounts due to fellow subsidiaries and associates of HK\$3.3 million (2019 - HK\$5.0 million) and HK\$0.2 million (2019 - HK\$2.2 million), respectively, which are unsecured, non-interest bearing and repayable on demand.

29. CONTRACT LIABILITIES

	31st December, 2020 HK\$'million	31st December, 2019 HK\$'million	1st January, 2019 HK\$'million
Contract liabilities arising from:			
Sales of properties	2,662.5	1,204.2	284.1
Leasing of properties	1.3	–	–
Construction services	2.5	4.7	10.1
Hotel operations	54.7	39.7	36.5
Loyalty point programmes	2.4	4.1	6.1
	<u>2,723.4</u>	<u>1,252.7</u>	<u>336.8</u>

Contract liabilities include (i) sales proceeds received in advance from buyers in connection with the Group's sale and pre-sale of properties and interest on the sales proceeds received; (ii) consideration received from customers in advance for leasing of properties, construction and hotel services and; (iii) deferred income arising from the loyalty point programmes operated by the Group's hotels which allow customers to accumulate points when they patronise the Group's hotels and redeem the points for future spending in the hotels or other gifts. The increase in contract liabilities during the year was mainly due to the increase in the sales proceeds received in advance from buyers.

30. INTEREST BEARING BANK BORROWINGS

	2020		2019	
	Maturity	HK\$'million	Maturity	HK\$'million
Current				
Bank loans – secured	2021	9,527.6	2020	2,482.5
Non-current				
Bank loans – secured	2022-2024	8,030.7	2021 - 2024	15,365.2
		<u>17,558.3</u>		<u>17,847.7</u>

	2020 HK\$'million	2019 HK\$'million
Analysed into:		
Bank loans repayable:		
Within one year	9,527.6	2,482.5
In the second year	2,525.3	7,757.7
In the third to fifth years, inclusive	5,505.4	7,607.5
	<u>17,558.3</u>	<u>17,847.7</u>

NOTES TO FINANCIAL STATEMENTS (Cont'd)

On 12th September, 2016, Regal REIT group, through its wholly owned subsidiaries, Bauhinia Hotels Limited and Rich Day Investments Limited, entered into a facility agreement for a term loan facility of HK\$4,500.0 million and a revolving loan facility of up to HK\$1,000.0 million (the "2016 IH Facilities") for a term of five years to September 2021. The 2016 IH Facilities are secured by four of the five initial hotels, namely, Regal Airport Hotel, Regal Hongkong Hotel, Regal Oriental Hotel and Regal Riverside Hotel. As at 31st December, 2020, the 2016 IH Facilities had an outstanding amount of HK\$4,620.0 million, representing the full amount of the term loan facility and a revolving loan portion of HK\$120.0 million.

On 8th March, 2018, Regal REIT group, through its wholly owned subsidiary, Ricobem Limited, arranged a bilateral term loan facility of HK\$3,000.0 million (the "2018 RKH Facility"), secured by a mortgage over the Regal Kowloon Hotel. This facility has a term of five years to March 2023. As at 31st December, 2020, the outstanding amount of the 2018 RKH Facility was HK\$3,000.0 million, representing the full amount of the term loan facility.

On 19th July, 2019, Regal REIT group, through its wholly owned subsidiary, Sonnix Limited, entered into a facility agreement for a term loan facility of HK\$440.0 million (the "2019 WC Facility"), for a term of five years to July 2024. The 2019 WC Facility is secured by the iclub Wan Chai Hotel. As at 31st December, 2020, the outstanding facility amount on the 2019 WC Facility has been revised to HK\$405.0 million.

On 19th October, 2018, Regal REIT group, through its wholly owned subsidiary, Tristan Limited, arranged a bilateral loan facility of up to HK\$790.0 million, comprised of a term loan facility of HK\$632.0 million and a revolving loan facility of up to HK\$158.0 million (the "2018 SW Facilities"), secured by the iclub Sheung Wan Hotel. The 2018 SW Facilities have a term of five years to October 2023. As at 31st December, 2020, the utilised amount of the 2018 SW Facilities was HK\$776.0 million, representing the full amount of the term loan facility and a revolving loan amount of HK\$144.0 million.

On 29th November, 2018, Regal REIT group, through its wholly owned subsidiary, Wise Decade Investments Limited, arranged another bilateral loan facility of up to HK\$825.0 million, comprised of a term loan facility of HK\$660.0 million and a revolving loan facility of up to HK\$165.0 million (subsequently reduced to HK\$44.0 million in September 2020) (the "2018 FH Facilities"), secured by the iclub Fortress Hill Hotel. The 2018 FH Facilities have a term of five years to November 2023. As at 31st December, 2020, the outstanding amount of the 2018 FH Facilities was HK\$660.0 million, representing the full amount of the term loan facility.

On 4th September, 2017, Regal REIT group, through its wholly owned subsidiary, Land Crown International Limited, arranged a term loan facility of HK\$748.0 million (the "2017 MTW Facility"), secured by the iclub Ma Tau Wai Hotel. The 2017 MTW Facility has a term of three years to September 2020. On 27th August, 2020, a supplement to 2017 MTW Facility agreement was entered into, with principal loan amount amended and restated at HK\$621.0 million (the "2020 MTW Facility"), for a new term of three years to September 2023. As at 31st December, 2020, the outstanding amount of the 2020 MTW Facility was HK\$621.0 million, representing the full amount of the term loan facility.

As at 31st December, 2020, the outstanding loan facilities of Regal REIT group bore interest at HIBOR plus an interest margin ranging from 0.92% per annum to 1.2% per annum (2019 - ranging from 0.92% per annum to 1.15% per annum).

Bank borrowings under the 2016 IH Facilities, the 2018 RKH Facility, the 2019 WC Facility, the 2018 SW Facilities, the 2018 FH Facilities and the 2020 MTW Facility are guaranteed by Regal REIT and/or certain individual companies of the Regal REIT group on a joint and several basis.

The Regal REIT group's interest bearing bank borrowings are also secured by, amongst others:

- (i) legal charges and debentures over the corresponding properties;
- (ii) an assignment of rental income and all other proceeds arising from and including all rights, titles and interests under all hotel management agreements and lease agreements, where appropriate, relating to the relevant properties;
- (iii) charges over each relevant rental account, sales proceeds account and other control accounts of the Regal REIT group, if any;
- (iv) a floating charge over all of the undertakings, properties, assets and rights of each of the relevant companies of the Regal REIT group; and
- (v) an equitable charge over the shares in the relevant companies of the Regal REIT group.

As at 31st December, 2020, the Group's other bank borrowings bore interest at HIBOR plus an interest margin ranging from 0.98% per annum to 1.875% per annum except for a bank loan of HK\$7.0 million, which bore interest at the Euro Interbank Offered Rate plus an interest margin of 2.5% per annum and bank loans of HK\$92.7 million, which bore interest at the bank's cost of fund plus an interest margin ranging from 0.75% per annum to 0.8% per annum. All interest bearing bank borrowings were denominated in Hong Kong dollars except for bank loans of HK\$57.0 million which were denominated in United States dollars and bank loans of HK\$33.0 million which were denominated in Euro.

As at 31st December, 2019, the Group's other bank borrowings bore interest at HIBOR plus an interest margin ranging from 0.95% per annum to 1.55% per annum except for a bank loan of HK\$2.2 million, which bore interest at the London Inter Bank Offered Rate plus an interest margin of 1% per annum and bank loans of HK\$574.5 million, which bore interest at the bank's cost of fund plus an interest margin ranging from 0.75% per annum to 0.8% per annum. All interest bearing bank borrowings were denominated in Hong Kong dollars except for bank loans of HK\$38.0 million which were denominated in United States dollars and bank loans of HK\$43.5 million which were denominated in Euro.

The Group's bank borrowings are secured by a pledge over certain assets of the Group as further detailed in note 40 to the consolidated financial statements.

NOTES TO FINANCIAL STATEMENTS (Cont'd)

31. OTHER BORROWINGS

	2020 HK\$'million	2019 HK\$'million
Non-current		
Unsecured notes	–	2,716.7
Current		
Unsecured notes	2,707.0	–
Other borrowing	48.8	–
	<u>2,755.8</u>	<u>2,716.7</u>
Analysed into:		
Other borrowings repayable:		
Within one year	2,755.8	–
In the second year	–	2,716.7
	<u>2,755.8</u>	<u>2,716.7</u>

On 5th October, 2012, RH International Finance Limited (the "MTN Issuer"), a wholly owned subsidiary of RHIHL, established a US\$1,000 million medium term note programme guaranteed by RHIHL (the "MTN Programme").

On 20th July, 2016, the MTN Issuer issued under the MTN Programme a series of United States dollar denominated senior unsecured 5-year term notes in an aggregate nominal principal amount of US\$350.0 million at a coupon interest rate of 3.875% per annum. The notes were issued at a discount at 99.663% of the principal amount.

The borrowing other than the notes issued under the MTN Programme is unsecured, bears interest at 6% per annum and repayable within one year.

32. DERIVATIVE FINANCIAL INSTRUMENTS

	ASSETS	
	2020 HK\$'million	2019 HK\$'million
Put options	–	2.0
Foreign currency forward contracts	–	1.1
	<u>–</u>	<u>3.1</u>
	<u>–</u>	<u>3.1</u>
	LIABILITIES	
	2020 HK\$'million	2019 HK\$'million
Interest rate swap	<u>17.8</u>	<u>–</u>

At the end of the reporting periods, the Group had outstanding foreign currency forward contracts, put options and interest rate swap, which were not designated for hedge purposes and were measured at fair value through profit or loss. A net fair value loss of HK\$11.6 million (2019 - HK\$24.3 million) was charged to the statement of profit or loss during the year.

NOTES TO FINANCIAL STATEMENTS (Cont'd)

33. DEFERRED TAX

The movements in deferred tax assets and liabilities during the year are as follows:

	Depreciation allowances in excess of related depreciation HK\$'million	Depreciation in excess of related depreciation allowances HK\$'million	Losses available for offsetting against future taxable profits HK\$'million	Fair value adjustments arising from acquisition of business/subsidiaries HK\$'million	Fair value adjustments arising from revaluation of property, plant and equipment HK\$'million	Total HK\$'million
Gross deferred tax assets/(liabilities) at 1st January, 2019	(878.4)	1.6	52.7	(1,103.6)	(2.6)	(1,930.3)
Deferred tax credited to the statement of profit or loss during the year (note 10)	45.1	0.2	3.6	15.3	–	64.2
Exchange differences	–	–	–	0.4	0.1	0.5
Gross deferred tax assets/(liabilities) at 31st December, 2019 and at 1st January, 2020	(833.3)	1.8	56.3	(1,087.9)	(2.5)	(1,865.6)
Deferred tax credited to the statement of profit or loss during the year (note 10)	42.5	–	0.5	31.7	–	74.7
Exchange differences	–	–	–	(2.1)	(0.2)	(2.3)
Gross deferred tax assets/(liabilities) at 31st December, 2020	<u>(790.8)</u>	<u>1.8</u>	<u>56.8</u>	<u>(1,058.3)</u>	<u>(2.7)</u>	<u>(1,793.2)</u>

For presentation purposes, certain deferred tax assets and liabilities have been offset in the consolidated statement of financial position. The following is an analysis of the deferred tax balances of the Group for financial reporting purposes:

	2020 HK\$'million	2019 HK\$'million
Net deferred tax assets recognised in the consolidated statement of financial position	50.1	47.5
Net deferred tax liabilities recognised in the consolidated statement of financial position	<u>(1,843.3)</u>	<u>(1,913.1)</u>
	<u>(1,793.2)</u>	<u>(1,865.6)</u>

The Group has unrecognised tax losses arising in Hong Kong and the United States of America amounting to HK\$5,716.0 million (2019 - HK\$4,577.4 million) and HK\$202.2 million (2019 - HK\$205.1 million), respectively, as at 31st December, 2020. The tax losses arising in Hong Kong, subject to the agreement by the Hong Kong Inland Revenue Department, are available indefinitely for offsetting against future taxable profits of the companies in which the losses arose. The tax losses arising in the United States of America before 2018 are available for a maximum period of twenty years whilst those arising from 2018 onwards are available indefinitely. Deferred tax assets in respect of the above tax losses amounting to HK\$1,013.9 million (2019 - HK\$827.1 million) have not been recognised on account of the unpredictability of future profit streams.

Pursuant to the PRC Corporate Income Tax Law, a 10% withholding tax is levied on dividends declared to foreign investors from the foreign investment enterprises established in Mainland China. The requirement is effective from 1st January, 2008 and applies to earnings after 31st December, 2007. A lower withholding tax rate may be applied if there is a tax treaty between Mainland China and the jurisdiction of the foreign investors. For the Group, the applicable rate is 5% or 10%. The Group is therefore liable for withholding taxes on dividends distributed by those subsidiaries established in Mainland China in respect of earnings generated from 1st January, 2008.

At 31st December, 2020, no deferred tax has been recognised for withholding taxes that would be payable on the unremitted earnings that are subject to withholding taxes of the Group's subsidiaries established in Mainland China. In the opinion of the Directors, it is not probable that these subsidiaries will distribute such earnings in the foreseeable future. The aggregate amount of temporary differences associated with investments in subsidiaries in Mainland China for which deferred tax liabilities have not been recognised totalled approximately HK\$682.9 million at 31st December, 2020 (2019 - HK\$625.7 million).

There are no income tax consequences attaching to the payment of dividends by the Company to its shareholders.

NOTES TO FINANCIAL STATEMENTS (Cont'd)

34. SHARE CAPITAL AND SHARE PREMIUM

	2020 HK\$'million	2019 HK\$'million
Shares		
Authorised:		
2,000.0 million ordinary shares of HK\$0.10 each	200.0	200.0
4,750.0 million non-voting convertible preference shares of HK\$0.10 each	475.0	475.0
	<u>675.0</u>	<u>675.0</u>
Issued and fully paid:		
1,114.6 million ordinary shares of HK\$0.10 each	<u>111.4</u>	<u>111.4</u>
Share premium		
Ordinary shares	<u>1,356.1</u>	<u>1,356.1</u>

There were no movements in the Company's share capital and share premium account during the years ended 31st December, 2020 and 2019.

35. RESERVES

The amounts of the Group's reserves and the movements therein for the current and prior years are presented in the consolidated statement of changes in equity on pages 60 and 61.

Special reserve

The Group's special reserve represents reserve arising from the Company's capital reorganisation in 2002.

36. PERPETUAL SECURITIES

On 13th April, 2017, RH International Finance Limited, a wholly owned subsidiary of RHIHL, issued a series of United States dollar denominated guaranteed senior perpetual securities in an aggregate nominal principal amount of US\$225.0 million (equivalent to HK\$1,750.0 million) at a coupon interest rate of 6.5% per annum.

There was no movement in the number of perpetual securities during the year ended 31st December, 2020 and 2019.

The perpetual securities are guaranteed by RHIHL. There is no maturity of the instruments and the payments of distribution can be deferred at the discretion of the issuer of the perpetual securities.

37. PARTLY OWNED SUBSIDIARY WITH MATERIAL NON-CONTROLLING INTERESTS

Details of the Group's subsidiary that has material non-controlling interests are set out below:

	2020	2019
Percentage of equity interest held by non-controlling interests of RHIHL	<u>31.7%</u>	<u>31.6%</u>
Profit/(loss) for the year allocated to non-controlling interests of the RHIHL Group	<u>(357.2)</u>	<u>70.7</u>
Dividends paid to non-controlling interests of the RHIHL Group	<u>112.5</u>	<u>170.2</u>
Accumulated balances of non-controlling interests of the RHIHL Group at the reporting date	<u>5,533.7</u>	<u>5,740.3</u>

The following table illustrates the summarised financial information of the RHIHL Group. The amounts disclosed are before any intra-group eliminations:

	2020 HK\$'million	2019 HK\$'million
Revenue	678.7	2,226.2
Profit/(loss) for the year	(1,104.0)	212.9
Total comprehensive income/(loss) for the year	<u>(1,281.2)</u>	<u>189.2</u>
Non-current assets	29,767.8	30,772.0
Current assets	6,116.2	5,552.4
Current liabilities	(10,500.9)	(2,198.8)
Non-current liabilities	<u>(7,498.5)</u>	<u>(15,776.3)</u>
Net cash flows from operating activities	1,089.7	793.3
Net cash flows from/(used in) investing activities	261.4	(1,114.0)
Net cash flows from/(used in) financing activities	<u>(468.2)</u>	<u>14.5</u>
Net increase/(decrease) in cash and cash equivalents	<u>882.9</u>	<u>(306.2)</u>

NOTES TO FINANCIAL STATEMENTS (Cont'd)

38. NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS

(a) Cash and cash equivalent balances

	2020 HK\$'million	2019 HK\$'million
Cash and bank balances	2,451.7	1,240.6
Non-pledged time deposits with an original maturity of less than three months when acquired	219.8	701.1
Non-pledged time deposit with an original maturity of more than three months when acquired	11.2	–
Cash and cash equivalents	<u>2,682.7</u>	<u>1,941.7</u>

At the end of the reporting period, the cash and cash equivalent balances of the Group amounting to HK\$1,045.5 million (2019 - HK\$784.3 million) were held by certain subsidiaries operating in Mainland China where exchange controls apply.

(b) Changes in liabilities arising from financing activities

2020

	Interest bearing bank borrowings HK\$'million	Other borrowings HK\$'million	Lease liabilities HK\$'million	Interest payable on bank borrowings and other borrowings HK\$'million
At 1st January, 2020	17,847.7	2,716.7	54.4	71.4
Changes from financing cash flows	(331.4)	45.7	(17.3)	(500.0)
New lease/modification	–	–	(10.4)	–
Termination of a lease	–	–	(0.7)	–
Foreign exchange movement	2.0	(12.6)	2.1	(0.4)
Finance costs	40.0	6.0	1.0	490.0
At 31st December, 2020	<u>17,558.3</u>	<u>2,755.8</u>	<u>29.1</u>	<u>61.0</u>

2019

	Interest bearing bank borrowings HK\$'million	Other borrowing HK\$'million	Lease liabilities HK\$'million	Interest payable on bank borrowings and other borrowing HK\$'million
At 1st January, 2019	16,843.4	2,725.9	45.0	76.9
Changes from financing cash flows	1,315.3	–	(20.1)	(642.6)
New lease/modification	–	–	28.7	–
Termination of a lease	–	–	(0.5)	–
Disposal of subsidiaries	(357.2)	–	–	(0.2)
Foreign exchange movement	0.4	(15.0)	(0.2)	(0.2)
Finance costs	45.8	5.8	1.5	637.5
At 31st December, 2019	<u>17,847.7</u>	<u>2,716.7</u>	<u>54.4</u>	<u>71.4</u>

NOTES TO FINANCIAL STATEMENTS (Cont'd)

(c) Disposal of subsidiaries

On 31st December, 2019, the Cosmopolitan Group entered into a sale and purchase agreement with an independent purchaser in relation to the disposal of the entire equity interest in Cosmopolitan International Development Limited and its subsidiaries ("CIDL Disposal") at a consideration of HK\$400 million. On the same date, the Cosmopolitan Group entered into a share acquisition agreement ("Share Acquisition Agreement"), the completion of which was conditional upon the completion of CIDL Disposal. The CIDL Disposal was completed on 31st March, 2020 and the proceeds from CIDL Disposal were applied by the Cosmopolitan Group to purchase 6,069,000 Class A ordinary shares of AMTD International Inc. ("Acquisition") pursuant to the Share Acquisition Agreement on 8th April, 2020. In the opinion of the directors of Cosmopolitan, the CIDL Disposal and the Acquisition were accounted for as one single transaction with multiple arrangements and the fair value of the equity investment acquired was considered to be the consideration of CIDL Disposal.

	HK\$ million
Net assets disposed of:	
Loans receivable	185.4
Deposits, prepayment and other assets	224.7
Creditors and accruals	(3.5)
Tax payable	(18.8)
	<hr/>
	387.8
Exchange equalisation reserve released	<hr/> 71.1
	458.9
Gain on disposal of subsidiaries	<hr/> 68.9
	<hr/> 527.8 <hr/>
Satisfied by:	
Equity investment designated at fair value through other comprehensive income	<hr/> 527.8 <hr/>

An analysis of the net inflow of cash and cash equivalents in respect of the disposal of subsidiaries is as follows:

	HK\$ million
Cash consideration	400.0
Less: Deposits received	<hr/> (10.0)
Inflow of cash and cash equivalents included in cash flows from investing activities	<hr/> 390.0 <hr/>

NOTES TO FINANCIAL STATEMENTS (Cont'd)

On 31st December, 2019, the Group disposed of 50% equity interest in the Dense Globe Group which beneficially holds a hotel development project at a net consideration of HK\$270.0 million (before net assets adjustment of HK\$0.4 million). The Group also granted a call option to the Hotel Purchaser to acquire additional equity interests in the Dense Globe Group and the Hotel Purchaser granted a put option to the Group to sell further equity interests to the Hotel Purchaser.

	Notes	HK\$'million
Net liabilities disposed of:		
Property, plant and equipment	13	708.6
Deposits		1.0
Creditors		(0.2)
Interest bearing bank borrowings		(357.2)
Loan from the immediate holding company		(430.4)
		<u>(78.2)</u>
Fair value of retained investment		(142.8)
Gain on disposal of subsidiaries		491.4
		<u>270.4</u>
Satisfied by:		
Cash		60.0
Loan note receivable*	20(b)	210.4
		<u>270.4</u>

* Consideration included net assets adjustment of HK\$0.4 million.

The fair values of the call and put option were not recognised as the Directors of the Group considered that they are not material.

An analysis of the net inflow of cash and cash equivalents in respect of the disposal of subsidiaries is as follows:

	HK\$'million
Net inflow of cash and cash equivalents in respect of the disposal of subsidiaries	<u>60.0</u>

NOTES TO FINANCIAL STATEMENTS (Cont'd)

(d) Major non-cash transactions

The Group had the following major non-cash transactions:

- (i) The Group had non-cash additions/modification to right-of-use assets and lease liabilities of HK\$10.1 million (2019 - HK\$28.7 million) and HK\$10.4 million (2019 - HK\$28.7 million), respectively, in respect of lease arrangements for leased properties;
- (ii) The Group received certain listed equity investments in the amount of HK\$40.2 million (2019 - Nil) as dividend income from certain unlisted fund investments.
- (iii) On 10th January, 2020, the Group completed the disposal of 220,000,000 ordinary shares of Cosmopolitan and the acquisition of 5,674,000 ordinary shares of Class A ordinary shares of AMTD International Inc. (the "AMTD Shares") pursuant to agreements entered on 31st December, 2019 with independent third parties. In the opinion of the Directors, since the acquisition of AMTD Shares and disposal of ordinary shares of Cosmopolitan were part of the same share transaction, it is appropriate to account for both transactions as if they were one single transaction, and accordingly regarded as a non-cash transaction. The AMTD Shares was recognised as an equity investment designated at fair value through other comprehensive income at a fair value of HK\$374.6 million with a corresponding increase in non-controlling interests and capital reserve in equity;
- (iv) On 24th January, 2020, the Group entered into agreements with independent third parties for the disposal of 368,320,000 ordinary shares of Cosmopolitan and the acquisition of 9,500,000 AMTD Shares. The transaction was completed on 29th April, 2020 and the AMTD Shares was recognised as an equity investment designated at fair value through other comprehensive income at a fair value of HK\$834.9 million with a corresponding increase in non-controlling interests and capital reserve in equity;
- (v) In January 2019, the Group entered into share swap agreements with independent third parties, pursuant to which the Group disposed of an aggregate of 350,000,000 ordinary shares of Cosmopolitan and acquired 200,000,000 shares in a listed company (the "Listed Shares"). The Group recognised the investment in the Listed Shares as an equity investment designated at fair value through other comprehensive income at a fair value of HK\$525.0 million and corresponding increase in non-controlling interest and capital reserve in equity; and
- (vi) In November 2019, the Group entered into share swap agreements with independent third parties pursuant to which the Group disposed of the Listed Shares and acquired 350,000,000 ordinary shares of Cosmopolitan. The market value of the Listed Shares at the time of transfer amounted to HK\$67.3 million and accordingly, the Group recognised a fair value loss on equity investments designated at fair value through other comprehensive income of HK\$457.7 million. The Group recognised the corresponding decrease in non-controlling interests and capital reserve in equity upon completion of the share swaps.

(e) Total cash outflow for leases

The total cash outflow for leases included in the statement of cash flows is as follows:

	2020 HK\$'million	2019 HK\$'million
Within operating activities	2.5	0.7
Within financing activities	17.3	20.1
	19.8	20.8

39. CONNECTED AND RELATED PARTY TRANSACTIONS

- (a) In addition to the transactions and balances set out elsewhere in the notes to the financial statements, the Group had the following material connected and related party transactions during the year:

	Notes	2020 HK\$'million	2019 HK\$'million
A wholly owned subsidiary of CCIHL:			
Management fees	(i)	60.4	78.9
Associates:			
Advertising and promotion fees (including cost reimbursements)	(ii)	2.9	13.0
Interest income	(iii)	7.9	–

Notes:

- (i) The management fees included rentals and other overheads allocated from a wholly owned subsidiary of CCIHL, either on the basis of specific attribution or by reference to a predetermined ratio assessed by the management of CCIHL, RHIHL, Cosmopolitan and the Company based on the distribution of job responsibilities and the estimated time spent by the relevant staff in serving each of the four groups.
- (ii) The advertising and promotion fees paid to an associate comprised a retainer fee determined by reference to the estimated volume of advertising and promotional activities of the RHIHL Group and a standard fee based on total costs involved, in addition to which actual costs and out-of-pocket expenses incurred were reimbursed.
- (iii) Details of the interest income from an associate are disclosed in note 17 to the financial statements.

The Directors of the Company are of the opinion that the above transactions were entered into in the normal and usual course of business.

- (b) Outstanding balances with related parties:

	Notes	2020 HK\$'million	2019 HK\$'million
Loans to an associate	(i)	441.0	430.4
Due from associates	(i)	82.5	82.4
Due from a fellow subsidiary	(ii)	3.4	0.8
Due from a related company	(ii)	1.2	1.2
Due to fellow subsidiaries	(iii)	(3.3)	(5.0)
Due to associates	(iii)	(0.2)	(2.2)

Notes:

- (i) The balances are included in "Investments in associates" in note 17 to the financial statements.
- (ii) The amounts are included in "Debtors, deposits and prepayments" in note 26 to the financial statements.
- (iii) The amounts are included in "Creditors and accruals" in note 28 to the financial statements.

NOTES TO FINANCIAL STATEMENTS (Cont'd)

(c) Compensation of key management personnel of the Group:

	2020 HK\$'million	2019 HK\$'million
Short term employee benefits	42.8	49.9
Staff retirement scheme contributions	2.9	3.2
Total compensation paid to key management personnel	45.7	53.1

Further details of Directors' emoluments are included in note 8 to the financial statements.

The related party transaction set out in note 39(a)(i) above also constituted a continuing connected transaction as defined in Chapter 14A of the Listing Rules to the Company, but is exempted from relevant disclosures and other requirements, including, inter alia, independent shareholders' approval in accordance with the Listing Rules ("Relevant Requirements") pursuant to rule 14A.98 of the Listing Rules.

The related party transaction set out in note 39(a)(ii) above also constituted a continuing connected transaction to the Company, but is exempted from the Relevant Requirements pursuant to rule 14A.76(1)(a) of the Listing Rules.

40. PLEDGE OF ASSETS

As at 31st December, 2020, certain of the Group's property, plant and equipment, investment properties, right-of-use assets, properties under development, properties held for sale, financial assets at fair value through profit or loss, time deposits and bank balances in the total amount of HK\$33,043.8 million (2019 - HK\$34,193.9 million) were pledged to secure general banking facilities granted to the Group as well as bank guarantees procured by the Group pursuant to certain lease guarantees in connection with the leasing of the hotel properties from Regal REIT. In addition, as at 31st December, 2020, certain ordinary shares in a listed subsidiary with a market value of HK\$237.8 million (2019 - HK\$376.8 million) were also pledged to secure general banking facilities granted to the Group.

41. CONTINGENT LIABILITIES

As at 31st December, 2020, the Group had contingent liabilities for corporate guarantees provided in respect of a banking facility granted to an associate in the amount of HK\$357.2 million (2019 - HK\$357.2 million) which was fully utilised. In addition, corporate guarantees were given to certain banks by the Group for demand and performance bonds issued by the banks in relation to certain property development projects amounting to approximately HK\$22.9 million (2019 - HK\$22.9 million) as at 31st December, 2020.

At the end of the reporting period, the Cosmopolitan Group had provided guarantees to banks in connection with mortgage facilities granted to certain purchasers of its properties amounting to approximately RMB571.5 million (HK\$680.9 million) (2019 - RMB461.5 million (HK\$514.7 million)). The Cosmopolitan Group's guarantee period starts from the dates of grant of the relevant mortgage loans and ends upon the issuance of real estate ownership certificates and the completion of the proper procedures to register the mortgages under the names of the relevant purchasers, which will generally complete within one to two years after the purchasers take possession of the relevant properties.

No provision has been made in the consolidated financial statements for the guarantees in connection with the mortgage facilities as management is of the view that the net realisable value of the related properties can cover the repayment of the outstanding mortgage principals together with the accrued interests and penalties in case of any default in payments.

42. CAPITAL COMMITMENTS

The Group had the following capital commitments at the end of the reporting period:

	2020 HK\$'million	2019 HK\$'million
Contracted, but not provided for:		
Property development projects	<u>1,420.1</u>	<u>1,789.5</u>

NOTES TO FINANCIAL STATEMENTS (Cont'd)

43. FINANCIAL INSTRUMENTS BY CATEGORY

The carrying amounts of each of the categories of financial instruments as at the end of the reporting period are as follows:

2020

Financial assets

	Financial assets at fair value through other comprehensive income - equity investment HK\$'million	Financial assets at fair value through profit or loss - mandatorily designated as such HK\$'million	Financial assets at amortised cost HK\$'million	Total HK\$'million
Loans to an associate	–	–	441.0	441.0
Amounts due from associates	–	–	6.8	6.8
Equity investments designated at fair value through other comprehensive income	1,132.4	–	–	1,132.4
Financial assets at fair value through profit or loss	–	1,167.6	–	1,167.6
Loans receivable	–	–	381.2	381.2
Trade debtors	–	–	38.7	38.7
Other financial assets included in debtors, deposits and prepayments	–	–	651.2	651.2
Restricted cash	–	–	122.2	122.2
Pledged time deposits and bank balances	–	–	312.4	312.4
Time deposits	–	–	231.0	231.0
Cash and bank balances	–	–	2,451.7	2,451.7
	<u>1,132.4</u>	<u>1,167.6</u>	<u>4,636.2</u>	<u>6,936.2</u>

Financial liabilities

	Financial liabilities at fair value through profit or loss HK\$'million	Financial liabilities at amortised cost HK\$'million	Total HK\$'million
Trade creditors	–	33.2	33.2
Other financial liabilities included in creditors and accruals	–	872.5	872.5
Lease liabilities	–	29.1	29.1
Deposits received	–	160.8	160.8
Interest bearing bank borrowings	–	17,558.3	17,558.3
Other borrowings	–	2,755.8	2,755.8
Derivative financial instruments	17.8	–	17.8
	<u>17.8</u>	<u>21,409.7</u>	<u>21,427.5</u>

2019
Financial assets

	Financial assets at fair value through profit or loss - mandatorily designated as such HK\$'million	Financial assets at amortised cost HK\$'million	Total HK\$'million
Loans to an associate	–	430.4	430.4
Amounts due from associates	–	6.7	6.7
Financial assets at fair value through profit or loss	2,425.4	–	2,425.4
Derivative financial instruments	3.1	–	3.1
Loans receivable	–	706.3	706.3
Trade debtors	–	83.0	83.0
Other financial assets included in debtors, deposits and prepayments	–	703.4	703.4
Restricted cash	–	439.2	439.2
Pledged time deposits and bank balances	–	357.5	357.5
Time deposits	–	701.1	701.1
Cash and bank balances	–	1,240.6	1,240.6
	<u>2,428.5</u>	<u>4,668.2</u>	<u>7,096.7</u>

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Financial liabilities

	Financial liabilities at amortised cost HK\$'million
Trade creditors	53.9
Other financial liabilities included in creditors and accruals	842.1
Lease liabilities	54.4
Deposits received	108.6
Interest bearing bank borrowings	17,847.7
Other borrowing	2,716.7
	<hr/>
	21,623.4
	<hr/> <hr/>

44. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS

The carrying amounts of the Group's financial assets and financial liabilities approximated to their fair values at the end of the reporting period.

The Group's management is responsible for determining the policies and procedures for the fair value measurement of financial instruments. At each reporting date, management analyses the movements in the values of financial instruments and determines the major inputs applied in the valuation. Independent professional valuers are engaged for the valuation as appropriate. The valuation is reviewed and approved by management. The valuation process and results are discussed with the audit committee twice a year for interim and annual financial reporting.

Fair value hierarchy

The following tables illustrate the fair value measurement hierarchy of the Group's financial instruments:

Assets measured at fair value as at 31st December, 2020

	Fair value measurement using			Total HK\$'million
	Quoted prices in active markets (Level 1) HK\$'million	Significant observable inputs (Level 2) HK\$'million	Significant unobservable inputs (Level 3) HK\$'million	
Equity investments designated at fair value through other comprehensive income	1,087.0	–	45.4	1,132.4
Financial assets at fair value through profit or loss:				
Listed equity investments	224.3	–	–	224.3
Listed debt investments	–	130.5	–	130.5
Unlisted equity investments	–	–	169.8	169.8
Unlisted fund investments	–	–	637.8	637.8
Unlisted debt investments	–	–	5.2	5.2
	1,311.3	130.5	858.2	2,300.0

NOTES TO FINANCIAL STATEMENTS (Cont'd)

Assets measured at fair value as at 31st December, 2019

	Fair value measurement using			Total HK\$'million
	Quoted prices in active markets (Level 1) HK\$'million	Significant observable inputs (Level 2) HK\$'million	Significant unobservable inputs (Level 3) HK\$'million	
Financial assets at fair value through profit or loss:				
Listed equity investments	413.5	–	–	413.5
Listed debt investments	–	1,175.3	–	1,175.3
Unlisted equity investments	–	–	173.0	173.0
Unlisted fund investments	–	–	663.6	663.6
Derivative financial instruments	–	3.1	–	3.1
	<u>413.5</u>	<u>1,178.4</u>	<u>836.6</u>	<u>2,428.5</u>

The movements in fair value measurements within Level 3 during the year are as follows:

	2020 HK\$'million	2019 HK\$'million
At 1st January	836.6	632.4
Purchases	81.5	145.3
Distributions	(57.2)	(19.2)
Total gains recognised in profit or loss	55.3	82.6
Disposal	(58.0)	(4.5)
At 31st December	<u>858.2</u>	<u>836.6</u>

Liabilities measured at fair value as at 31st December, 2020

	Fair value measurement using			Total HK\$'million
	Quoted prices in active markets (Level 1) HK\$'million	Significant observable inputs (Level 2) HK\$'million	Significant unobservable inputs (Level 3) HK\$'million	
Derivative financial instruments	–	17.8	–	17.8

Liabilities measured at fair value as at 31st December, 2019

The Group did not have any financial liabilities measured at fair value as at 31st December, 2019.

During the year, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers into or out of Level 3 for both financial assets and financial liabilities (2019 - Nil).

Valuation techniques

The fair values of certain listed equity investments are based on quoted market prices.

The fair values of certain listed equity investments and listed debt investments are determined based on the market values provided by financial institutions.

The fair value of unlisted equity investments, unlisted debt investments and certain unlisted fund investments are determined by reference to recent transaction prices of the investments or carried at valuations provided by financial institutions or related administrators.

The fair values of certain unlisted fund investments are assessed to approximate the net asset values indicated on the net asset value statements issued by the investment fund managers, which take into consideration the fair values of the underlying assets held under the investments. For unlisted investment funds classified under Level 3 of the fair value measurement hierarchy, when the net asset value increases/decreases, the fair value will increase/decrease accordingly.

Derivative financial instruments, including interest rate swap and foreign currency forward contracts, are measured using valuation techniques similar to swap models, using present value calculations. The models incorporate various market observable inputs including the credit quality of counterparties, interest rates and exchange rates.

45. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group's principal financial instruments, other than derivatives, comprise interest bearing bank borrowings, other borrowings, cash and short term deposits. The main purpose of these financial instruments is to finance the Group's operations. The Group has various other financial assets and liabilities such as financial assets at fair value through profit or loss, equity investments designated at fair value through other comprehensive income, loans receivable, trade debtors, trade creditors and other financial assets and liabilities at amortised cost, which arise directly from its operations.

The main risks arising from the Group's financial instruments are interest rate risk, foreign currency risk, credit risk, liquidity risk and equity price risk. The Directors meet periodically to analyse and formulate measures to manage the Group's exposure to these risks. Generally, the Group adopts prudent strategies on its risk management. The Directors review and agree policies for managing each of these risks and they are summarised below.

Interest rate risk

The Group's exposure to interest rate risks relates primarily to the Group's borrowings with floating interest rates. The interest rates and terms of repayment of the Group's interest bearing bank borrowings are disclosed in note 30 to the financial statements. Interest rate risk is managed on an ongoing basis with the primary objective of limiting the extent to which net interest expense could be affected by adverse movements in interest rate.

For Hong Kong dollar borrowings, assuming the amount of bank borrowings outstanding at the end of the reporting period was outstanding for the whole year, a 100 basis point increase in interest rates would have increased the Group's loss before tax for the current year by HK\$147.2 million (2019 - decreased the profit before tax by HK\$153.7 million) and increased the finance costs capitalised by HK\$28.0 million (2019 - HK\$19.5 million). A 10 basis point decrease in interest rates would have decreased the Group's loss before tax for the current year by HK\$14.7 million (2019 - increased the profit before tax by HK\$15.4 million) and decreased the finance costs capitalised by HK\$2.8 million (2019 - HK\$2.0 million).

The sensitivity to the interest rates used above is considered reasonable with the other variables held constant.

Foreign currency risk

The Group's operations are mainly in Hong Kong and Mainland China. Entities within the Group are exposed to foreign exchange risk from future commercial transactions and monetary assets and liabilities that are denominated in currencies that are not the entities' functional currencies.

The Group currently does not have a foreign currency hedging policy. It manages its foreign currency risk by closely monitoring the movement of the foreign currency rates and entering into foreign currency forward contracts to reduce the exposure should the need arise.

Credit risk

The Group's major exposure to the credit risk arises from the default of the trade debtors, with a maximum exposure equal to their carrying amounts. The Group only grants credit after making credit risk assessments. In addition, receivable balances are monitored on an ongoing basis and the Group's exposure to bad debts is not significant.

Maximum exposure and year-end staging

The tables below shows the credit quality and the maximum exposure to credit risk based on the Group's credit policy, which is mainly based on past due information unless other information is available without undue cost or effort, and year-end staging classification as at 31st December. For listed debt investments, the Group also monitors them by using external credit ratings. The amounts presented are gross carrying amounts for financial assets and the exposure to credit risk for the financial guarantee contracts.

As at 31st December, 2020

	12-month	Lifetime ECLs			Total
	ECLs			Simplified	
	Stage 1	Stage 2	Stage 3	approach	
	HK\$'million	HK\$'million	HK\$'million	HK\$'million	HK\$'million
Loans to an associate	441.0	–	–	–	441.0
Amounts due from associates	82.5	–	–	–	82.5
Loans receivable					
– Normal [#]	381.2	–	–	–	381.2
Trade debtors*	–	–	–	58.9	58.9
Other financial assets included in					
debtors, deposits and prepayments					
– Normal [#]	651.2	–	–	–	651.2
Restricted cash					
– Not yet past due	122.2	–	–	–	122.2
Pledged time deposits and bank balances					
– Not yet past due	312.4	–	–	–	312.4
Time deposits					
– Not yet past due	231.0	–	–	–	231.0
Cash and bank balances					
– Not yet past due	2,451.7	–	–	–	2,451.7
Guarantees given to banks in connection					
with mortgage facilities provided to certain					
purchasers of the Group's properties	680.9	–	–	–	680.9
Guarantee given to a bank in connection					
with a bank borrowing provided					
to an associate	357.2	–	–	–	357.2
	5,711.3	–	–	58.9	5,770.2

NOTES TO FINANCIAL STATEMENTS (Cont'd)

As at 31st December, 2019

	12-month ECLs	Lifetime ECLs			Total HK\$'million
	Stage 1 HK\$'million	Stage 2 HK\$'million	Stage 3 HK\$'million	Simplified approach HK\$'million	
Loans to an associate	430.4	–	–	–	430.4
Amounts due from associates	82.4	–	–	–	82.4
Loans receivable					
– Normal [#]	539.0	–	–	–	539.0
– Doubtful [#]	–	–	167.3	–	167.3
Trade debtors*	–	–	–	91.2	91.2
Other financial assets included in debtors, deposits and prepayments					
– Normal [#]	436.4	–	–	–	436.4
– Doubtful [#]	–	–	267.0	–	267.0
Restricted cash					
– Not yet past due	439.2	–	–	–	439.2
Pledged time deposits and bank balances					
– Not yet past due	357.5	–	–	–	357.5
Time deposits					
– Not yet past due	701.1	–	–	–	701.1
Cash and bank balances					
– Not yet past due	1,240.6	–	–	–	1,240.6
Guarantees given to banks in connection with mortgage facilities provided to certain purchasers of the Group's properties	514.7	–	–	–	514.7
Guarantee given to a bank in connection with a bank borrowing provided to an associate	357.2	–	–	–	357.2
	<u>5,098.5</u>	<u>–</u>	<u>434.3</u>	<u>91.2</u>	<u>5,624.0</u>

* For trade debtors to which the Group applies the simplified approach for impairment, information based on the provision matrix is disclosed in note 26 to the financial statements.

The credit quality of the loans receivable and other financial assets included in debtors, deposits and prepayments is considered to be "normal" when they are not past due and there is no information indicating that the loans receivable and other financial assets had a significant increase in credit risk since initial recognition. Otherwise, the credit quality of the financial assets is considered to be "doubtful".

Liquidity risk

The Group's objective is to maintain a balance between continuity of funding and flexibility through the use of banking facilities. In the management of liquidity risk, the Group monitors and maintains a level of cash and cash equivalents deemed adequate by management to finance the Group's operations and mitigate the effects of fluctuations in cash flows. The Group will raise funds from different sources, including through the financial market or realisation of its assets, if required.

The maturity profile of the Group's financial liabilities as at the end of the reporting period, based on the contractual undiscounted payments, is as follows:

	2020		
	Within 1 year or on demand HK\$'million	1 to 5 years HK\$'million	Total HK\$'million
Trade creditors	33.2	–	33.2
Other financial liabilities included in creditors and accruals	807.5	65.0	872.5
Lease liabilities	12.9	16.6	29.5
Deposits received	30.7	14.9	45.6
Interest bearing bank borrowings	9,750.8	8,216.1	17,966.9
Other borrowings	2,819.6	–	2,819.6
Guarantees given to banks in connection with mortgage facilities provided to certain purchasers of the Group's properties	680.9	–	680.9
Guarantee given to a bank in connection with a bank borrowing provided to an associate	357.2	–	357.2
	14,492.8	8,312.6	22,805.4

NOTES TO FINANCIAL STATEMENTS (Cont'd)

	2019			Total HK\$'million
	Within 1 year or on demand HK\$'million	1 to 5 years HK\$'million	Over 5 years HK\$'million	
Trade creditors	53.9	–	–	53.9
Other financial liabilities included in creditors and accruals	779.3	62.8	–	842.1
Lease liabilities	18.5	24.8	13.9	57.2
Deposits received	29.3	25.0	–	54.3
Interest bearing bank borrowings	3,097.5	16,315.3	–	19,412.8
Other borrowing	58.1	2,831.9	–	2,890.0
Guarantees given to banks in connection with mortgage facilities provided to certain purchasers of the Group's properties	514.7	–	–	514.7
Guarantee given to a bank in connection with a bank borrowing provided to an associate	357.2	–	–	357.2
	<u>4,908.5</u>	<u>19,259.8</u>	<u>13.9</u>	<u>24,182.2</u>

Equity price risk

Equity price risk is the risk that the fair values of equity securities decrease as a result of changes in the levels of equity indices and the value of individual securities. The Group is exposed to equity price risk arising from individual equity investments classified as financial assets at fair value through profit or loss (note 19) and equity investments designated at fair value through other comprehensive income (note 18) at the end of the reporting period.

The following table demonstrates the sensitivity to a 5% change in the fair values of the equity investments that are carried at fair value, with all other variables held constant and before any impact on tax, based on their carrying amounts at the end of the reporting period. For the purpose of this analysis, for equity investments designated at fair value through other comprehensive income, the impact is deemed to be on the fair value reserve.

	Carrying amount of equity investments HK\$'million	Change in profit/(loss) before tax HK\$'million	Change in equity* HK\$'million
2020			
Listed investments:			
– Equity investment designated at fair value through other comprehensive income	1,087.0	–	54.3
– Financial assets at fair value through profit or loss	224.3	11.2	–
Unlisted investments:			
– Equity investment designated at fair value through other comprehensive income	45.4	–	2.3
– Financial assets at fair value through profit or loss	<u>169.8</u>	<u>8.5</u>	<u>–</u>
2019			
Listed investments:			
– Financial assets at fair value through profit or loss	413.5	20.7	–
Unlisted investments:			
– Financial assets at fair value through profit or loss	<u>173.0</u>	<u>8.7</u>	<u>–</u>

* Excluding retained profits

Capital management

The primary objectives of the Group's capital management are to safeguard the Group's ability to continue as a going concern and to maintain healthy capital ratios in order to support its business and enhance shareholders' value.

The Group manages its capital structure and makes adjustments to it in light of changes in economic conditions and the risk characteristics of the underlying assets. Capital represents equity attributable to equity holders of the parent. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Group is not subject to any externally imposed capital requirements except for the obligation under the lease guarantees given by RHIHL in connection with the leasing of certain hotel properties from Regal REIT and the undertakings under corporate guarantees given by the Company and RHIHL for banking facilities granted to certain subsidiaries and an associate to maintain a minimum consolidated tangible net worth, which has been complied with during the year. No changes were made in the objectives, policies or processes for managing capital during the years ended 31st December, 2020 and 31st December, 2019.

The Group monitors capital using a net debt to total assets ratio, which is net debt divided by the total assets. Net debt includes interest bearing bank borrowings and other borrowings less cash, bank balances and deposits. The net debt to total assets ratios as at the end of the reporting periods were as follows:

	2020 HK\$'million	2019 HK\$'million
Interest bearing bank borrowings and other borrowings	20,314.1	20,564.4
Less: Cash, bank balances and deposits	(3,117.3)	(2,738.4)
Net debt	<u>17,196.8</u>	<u>17,826.0</u>
Total assets	<u>46,789.9</u>	<u>46,466.6</u>
Net debt to total assets ratio	<u>36.8%</u>	<u>38.4%</u>

46. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

Information about the statement of financial position of the Company at the end of the reporting period is as follows:

	2020 HK\$'million	2019 HK\$'million
NON-CURRENT ASSETS		
Investments in subsidiaries	<u>3,232.5</u>	<u>3,271.5</u>
CURRENT ASSETS		
Deposits and prepayments	<u>1.1</u>	<u>1.1</u>
CURRENT LIABILITIES		
Creditors and accruals	<u>(2.0)</u>	<u>(2.2)</u>
NET CURRENT LIABILITIES	<u>(0.9)</u>	<u>(1.1)</u>
Net assets	<u>3,231.6</u>	<u>3,270.4</u>
EQUITY		
Issued capital	111.4	111.4
Reserves (note)	<u>3,120.2</u>	<u>3,159.0</u>
Total equity	<u>3,231.6</u>	<u>3,270.4</u>

Note:

A summary of the Company's reserves is as follows:

	Share premium account HK\$'million	Contributed surplus HK\$'million	Capital redemption reserve HK\$'million	Retained profits HK\$'million	Total HK\$'million
At 1st January, 2019	1,356.1	1,738.4	4.3	181.4	3,280.2
Loss for the year	–	–	–	(4.1)	(4.1)
Final 2018 dividend declared	–	–	–	(89.2)	(89.2)
Interim 2019 dividend	–	–	–	(27.9)	(27.9)
At 31st December, 2019 and 1st January, 2020	<u>1,356.1</u>	<u>1,738.4</u>	<u>4.3</u>	<u>60.2</u>	<u>3,159.0</u>
Loss for the year	–	–	–	(5.4)	(5.4)
Final 2019 dividend declared	–	–	–	(33.4)	(33.4)
At 31st December, 2020	<u>1,356.1</u>	<u>1,738.4</u>	<u>4.3</u>	<u>21.4</u>	<u>3,120.2</u>

NOTES TO FINANCIAL STATEMENTS (Cont'd)

The contributed surplus represents reserves arising from (i) the group reorganisation in 1993 in preparation for a separate listing of the Company's shares, originally representing the difference between the nominal value of the Company's shares issued under the reorganisation scheme and the then consolidated net asset value of the subsidiaries at the date of acquisition; and (ii) the Company's capital reorganisation in 2002.

Under the Companies Act 1981 of Bermuda, the contributed surplus is distributable to shareholders under certain circumstances.

47. EVENT AFTER THE REPORTING PERIOD

In February 2021, the Group completed a refinancing in an aggregate facility amount of HK\$4,125 million secured by certain properties held for sale for a term of 3 years with a syndicate of bank lenders. The facility is divided into two separate tranches, comprised of a term loan to a wholly owned subsidiary of P&R Holdings in a facility amount of HK\$3,000 million, which is extendable for a further term of two years subject to certain conditions, and a revolving loan to RHIHL Group in a facility amount of HK\$1,125 million.

48. APPROVAL OF THE FINANCIAL STATEMENTS

The financial statements were approved and authorised for issue by the Board of Directors on 23rd March, 2021.



To the shareholders of Paliburg Holdings Limited

(Incorporated in Bermuda with limited liability)

Opinion

We have audited the consolidated financial statements of Paliburg Holdings Limited (the "Company") and its subsidiaries (the "Group") set out on pages 56 to 184, which comprise the consolidated statement of financial position as at 31st December, 2020, and the consolidated statement of profit or loss, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31st December, 2020, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

Basis for opinion

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

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the *Auditor's responsibilities for the audit of the consolidated financial statements* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

Key audit matter

Impairment assessment of goodwill and certain other non-financial assets

The Group holds several property development projects, hotel properties and aircraft in Hong Kong, Mainland China and overseas. As at 31st December, 2020, properties under development/construction and goodwill with an aggregate carrying amount of HK\$11,117.4 million, hotel properties (included in property, plant and equipment and right-of-use assets) and trademark with an aggregate carrying amount of HK\$18,688.3 million, and aircraft with a carrying amount of HK\$345.1 million were allocated to the "property development and investment" cash-generating unit, the "hotel operation and management and hotel ownership" cash-generating unit and the "aircraft ownership and leasing" cash-generating unit, respectively.

The impairment assessment of these non-financial assets is significant to our audit due to (i) the significance of the carrying amounts as at 31st December, 2020; and (ii) the determination of the recoverable amounts of the relevant cash-generating units is dependent on a range of inherently subjective estimates, such as estimated selling prices and budgeted costs to complete the property development projects, estimated rental values, estimated room rates, estimated occupancy rates, estimated future cash flows, discount rates, capitalisation rates, and estimated economic useful lives and residual values of aircraft.

Related disclosures are included in notes 2.4, 3, 13, 15, 16, 21 and 22 to the consolidated financial statements.

How our audit addressed the key audit matter

We discussed the progress of property development projects with management, evaluated the progress by site visit and examination of surveyor's reports. We also discussed the business plans for hotel properties and aircraft with management. We involved our internal valuation specialists to assess the assumptions and estimates adopted in discounted cash flow projections or valuations performed by external valuers, such as estimated selling prices and budgeted costs to complete the property development projects, estimated rental values, estimated room rates, estimated occupancy rates, estimated future cash flows, discount rates, capitalisation rates, and estimated economic useful lives and residual values of aircraft. In addition, we have also assessed the independence, objectivity and competence of the external valuers.

Key audit matter

Estimation of fair value of investment properties

The Group owns a portfolio of investment properties in Hong Kong, Mainland China and Spain measured at an aggregate fair value of HK\$3,357.7 million as at 31st December, 2020.

The fair value estimation is significant to our audit due to (i) the significance of the carrying amount as at 31st December, 2020; and (ii) the inherently subjective valuation process involved, which is dependent on a number of estimates such as estimated selling prices and rental values of the properties, discount rates and capitalisation rates.

Related disclosures are included in notes 2.4, 3 and 14 to the consolidated financial statements.

Other information included in the Annual Report

The directors of the Company are responsible for the other information. The other information comprises the information included in the Annual Report, other than the consolidated financial statements and our auditor's report thereon.

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

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

How our audit addressed the key audit matter

We involved internal valuation specialists to evaluate the valuation methodologies and assumptions, adopted by the external valuers, in the valuation of the investment properties. In addition, we benchmarked the fair values of investment properties to comparable market transactions. We have also assessed the independence, objectivity and competence of the external valuers.

Responsibilities of the directors for the consolidated financial statements

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

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

The directors of the Company are assisted by the Audit Committee in discharging their responsibilities for overseeing the Group's financial reporting process.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Our report is made solely to you, as a body, in accordance with section 90 of the Bermuda Companies Act 1981, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSAAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSAAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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

We also provide the Audit Committee with a statement that we have complied with relevant ethical requirements regarding independence and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

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

The engagement partner on the audit resulting in this independent auditor's report is Yen Kai Shun, Catherine.

Ernst & Young

Certified Public Accountants

22/F, CITIC Tower
1 Tim Mei Avenue
Central, Hong Kong

23rd March, 2021

SCHEDULE OF PRINCIPAL PROPERTIES

As at 31st December, 2020

PROPERTIES FOR DEVELOPMENT AND/OR SALE

	Description	Use	Approx. area	Stage of completion (completion date of development project)	Percentage of interest attributable to the Company
(1)	Domus and Casa Regalia Nos.65-89 Tan Kwai Tsuen Road, Yuen Long, New Territories, Hong Kong	Residential	Site area for the whole development at Nos.65-89 Tan Kwai Tsuen Road - approx. 11,192 sq. m. (120,470 sq. ft.) Gross floor area of remaining 1 residential unit and 10 houses held - approx. 2,629 sq. m. (28,299 sq. ft.)	Occupation permit issued in November 2015 Certificate of compliance obtained in April 2016	84.2
(2)	Mount Regalia 23 Lai Ping Road, Kau To, Sha Tin, New Territories, Hong Kong	Residential	Site area - approx. 17,476 sq. m. (188,111 sq. ft.) Gross floor area of remaining 126 units, 20 garden houses and 175 car parking spaces held - approx. 29,520 sq. m. (317,753 sq. ft.)	Occupation permit issued in September 2018 Certificate of compliance obtained in February 2019	84.2
(3)	The Ascent No.83 Shun Ning Road, Sham Shui Po, Kowloon, Hong Kong	Commercial/ residential	Site area - approx. 825 sq. m. (8,879 sq. ft.) 4 commercial units (gross floor area - approx. 998 sq. m. (10,738 sq. ft.)) and 13 car parking spaces and motorcycle parking spaces held	Occupation permit issued in March 2018 Certificate of compliance obtained in July 2018	84.2

SCHEDULE OF PRINCIPAL PROPERTIES (Cont'd)

As at 31st December, 2020

Description	Use	Approx. area	Stage of completion (completion date of development project)	Percentage of interest attributable to the Company
(4) Nos.291-293 (interests in over 80% undivided shares) and Nos.301-303 (100% ownership interests) Castle Peak Road, Cheung Sha Wan, Kowloon, Hong Kong	Commercial/ residential	Site area - approx. 488 sq. m. (5,253 sq. ft.) Gross floor area for proposed new development - approx. 4,395 sq. m. (47,307 sq. ft.)	In planning stage	84.2
(5) Nos.9-19 Kam Wa Street, Shau Kei Wan, Hong Kong	Commercial/ residential	Site area - approx. 518 sq. m. (5,580 sq. ft.) Gross floor area for proposed new development - approx. 4,379 sq. m. (47,136 sq. ft.)	Demolition works of existing buildings completed and scheme for new development being finalised	84.2
(6) Certain apartment units and car and motorcycle parking spaces at Larvotto, 8 Praya Road, Ap Lei Chau, Hong Kong	Primarily residential	Site area for whole development - approx. 16,770 sq. m. (180,511 sq. ft.) Gross floor area of 7 remaining apartment units held - approx. 788 sq. m. (8,480 sq. ft.)	Completed in March 2011	30.0

SCHEDULE OF PRINCIPAL PROPERTIES (Cont'd)

As at 31st December, 2020

Description	Use	Approx. area	Stage of completion (completion date of development project)	Percentage of interest attributable to the Company
(7) Certain luxury residential houses at Regalia Bay, 88 Wong Ma Kok Road, Stanley, Hong Kong	Residential	Site area for the whole development - approx. 53,126 sq. m. (571,848 sq. ft.) Gross area of 3 remaining houses held - approx. 1,433 sq. m. (15,420 sq. ft.)	Completed in March 2004	68.3
(8) Site A1a of SKYCITY (Chek Lap Kok Lot No.3) Hong Kong International Airport, Chek Lap Kok, New Territories, Hong Kong	Hotel	Site area - approx. 6,650 sq. m. (71,580 sq. ft.) Gross floor area - approx. 33,700 sq. m. (362,747 sq. ft.) (1,208 guestrooms and suites)	Superstructure works completed Occupation permit issued in March 2021 (planned to be opened for business in the latter part of 2021 after the hotel licence is obtained)	68.3
(9) The Queens Nos.150-162 Queen's Road West, Hong Kong	Commercial/ residential	Site area - approx. 682 sq. m. (7,343 sq. ft.) Gross floor area - approx. 5,826 sq. m. (62,710 sq. ft.)	Foundation works completed and superstructure works in progress (expected to be completed in 2022)	68.3
(10) Nos.227-227A (100% ownership interests) and Nos.227B-227C (interests in over 80% undivided shares) Hai Tan Street, Sham Shui Po, Kowloon, Hong Kong	Commercial/ residential	Site area - approx. 444 sq. m. (4,776 sq. ft.) Gross floor area for proposed new development - approx. 3,770 sq. m. (40,580 sq. ft.)	In planning stage	68.3

SCHEDULE OF PRINCIPAL PROPERTIES (Cont'd)

As at 31st December, 2020

Description	Use	Approx. area	Stage of completion (completion date of development project)	Percentage of interest attributable to the Company
(11) Fabrik Rua Dos Fanqueiros 156, Lisbon, Portugal	Commercial/ residential	Gross development area - approx. 1,836 sq. m. (19,768 sq. ft.)	Design for the renovation programme approved Renovation works underway (renovation works expected to be completed in 3rd quarter of 2021)	61.5
(12) 41 Kingsway, London WC2B 6TP, the United Kingdom	Hotel	Gross floor area - approx. 2,150 sq. m. (23,140 sq. ft.) (73 guest rooms)	Renovation works anticipated to be commenced later in 2021	68.3

SCHEDULE OF PRINCIPAL PROPERTIES (Cont'd)

As at 31st December, 2020

Description	Use	Approx. area	Stage of completion (completion date of development project)	Percentage of interest attributable to the Company
(13) Regal Cosmopolitan City at south of Xindu Main Road and both sides of Xingle Road, Banqiao Village, Xindu County, Xindu District, Chengdu, Sichuan Province, PRC	Hotel/office and commercial complex/residential	<p>Site area for the whole development – approx. 111,869 sq. m. (1,204,148 sq. ft.)</p> <p>Stages one and two</p> <ul style="list-style-type: none"> a 325-room hotel remaining 20 residential units, 28 commercial units and 506 car parking spaces (Total gross floor area – approx. 6,706 sq. m. (72,183 sq. ft.)) (Case Regalia (Phase 1)) <p>Stage three</p> <ul style="list-style-type: none"> a six-storey commercial complex with gross floor area of approx. 52,500 sq. m. (565,100 sq. ft.) and five towers of office accommodations with gross floor area of approx. 86,000 sq. m. (925,700 sq. ft.) 10 residential towers having 1,555 units with total gross floor area of approx. 175,478 sq. m. (1,888,850 sq. ft.), 1,941 car parking spaces, and commercial accommodations of approx. 4,100 sq. m. (44,100 sq. ft.) (Case Regalia (Phase 2)) 	<p>Stages one and two</p> <ul style="list-style-type: none"> Construction works for 9 residential towers having 1,296 residential units completed in 2017 Hotel portion anticipated to open in phases from 3rd quarter of 2022 <p>Stage three</p> <ul style="list-style-type: none"> The substructure and superstructure works of the commercial and office accommodations in steady progress (targeted to be completed in June 2021 and mid-2023, respectively) Superstructure and fitting-out works for 10 residential towers, car parking spaces and commercial accommodations in steady progress (targeted to be completed around mid-2021) 	65.7

SCHEDULE OF PRINCIPAL PROPERTIES (Cont'd)

As at 31st December, 2020

Description	Use	Approx. area	Stage of completion (completion date of development project)	Percentage of interest attributable to the Company
(14) Regal Renaissance at the intersection between Weiguo Road and Xinkai Road, Hedong District, Tianjin, PRC	Commercial/office/residential	<p>Site area for the whole development – approx. 31,700 sq. m. (341,000 sq. ft.)</p> <ul style="list-style-type: none"> • remaining 11 residential units, 529 commercial and office units, and 1,212 car parking spaces (Total gross floor area – approx. 77,405 sq. m. (833,192 sq. ft.)) 	<p>Residential towers, commercial complex and residential car parking spaces completed in 1st quarter of 2018</p> <p>Superstructure works of two office towers and their commercial podium are progressing (planned to be completed in 4th quarter of 2022)</p>	65.7

SCHEDULE OF PRINCIPAL PROPERTIES (Cont'd)

As at 31st December, 2020

PROPERTIES FOR INVESTMENT

	Description	Use	Lease	Percentage of interest attributable to the Company
(1)	We Go MALL No.16 Po Tai Street, Ma On Shan, Sha Tin, New Territories, Hong Kong	Commercial	Medium term	84.2
(2)	iclub Mong Kok Hotel 2 Anchor Street, Tai Kok Tsui, Kowloon, Hong Kong	Hotel	Long term	84.2
(3)	Certain commercial units of Phases 1 and 2 of Regal Renaissance, Intersection of Xinkai Road and Weiguo Road, Hedong District, Tianjin, PRC	Commercial	Medium term	65.7
(4)	9 luxury residential houses at Regalia Bay, 88 Wong Ma Kok Road, Stanley, Hong Kong	Residential	Medium term	68.3
(5)	Campus La Mola Cami dels Plans de Can Bonvilar s/n, 08227 - Terrassa, Barcelona, Spain	Hotel	Freehold land	68.3
(6)	Regal Airport Hotel 9 Cheong Tat Road, Hong Kong International Airport, Chek Lap Kok, New Territories, Hong Kong	Hotel	Medium term	51.0
(7)	Regal Hongkong Hotel 88 Yee Wo Street, Causeway Bay, Hong Kong	Hotel	Long term	51.0

SCHEDULE OF PRINCIPAL PROPERTIES (Cont'd)

As at 31st December, 2020

Description	Use	Lease	Percentage of interest attributable to the Company
(8) Regal Kowloon Hotel 71 Mody Road, Tsimshatsui, Kowloon, Hong Kong	Hotel	Long term	51.0
(9) Regal Oriental Hotel 30-38 Sa Po Road and Shops 3-11 on G/F including Cockloft of Shops 5-7 and the whole of 1/F, Po Sing Court, 21-25 Shek Ku Lung Road, 40-42 Sa Po Road and 15-29 Carpenter Road, Kowloon City, Kowloon, Hong Kong	Hotel	Medium term	51.0
(10) Regal Riverside Hotel 34-36 Tai Chung Kiu Road, Shatin, New Territories, Hong Kong	Hotel	Medium term	51.0
(11) iclub Wan Chai Hotel Shops A, B and C on G/F, Flat Roof on 3/F, Whole of 5-12/F, 15-23/F and 25-29/F, Eastern and Western Elevations of External Walls, Architectural Feature at Roof Top and Upper Roof, 211 Johnston Road, Wanchai, Hong Kong	Hotel/ commercial	Long term	51.0

SCHEDULE OF PRINCIPAL PROPERTIES (Cont'd)

As at 31st December, 2020

	Description	Use	Lease	Percentage of interest attributable to the Company
(12)	iclub Fortress Hill Hotel 18 Merlin Street, North Point, Hong Kong	Hotel	Long term	51.0
(13)	iclub Sheung Wan Hotel 138 Bonham Strand, Sheung Wan, Hong Kong	Hotel	Long term	51.0
(14)	iclub Ma Tau Wai Hotel 8 Ha Heung Road, To Kwa Wan, Kowloon, Hong Kong	Hotel	Long term	51.0
(15)	iclub AMTD Sheung Wan Hotel No.5 Bonham Strand West, Sheung Wan, Hong Kong	Hotel	Long term	42.1

PUBLISHED FIVE YEAR FINANCIAL SUMMARY

A summary of the results and of the assets, liabilities, perpetual securities and non-controlling interests of the Group for the last five financial years, as extracted from the published audited financial statements, is set out below.

RESULTS

	Year ended 31st December,				
	2020 HK\$'million	2019 HK\$'million	2018 HK\$'million	2017 HK\$'million	2016 HK\$'million
Revenue	<u>1,442.8</u>	<u>2,899.5</u>	<u>5,894.3</u>	<u>3,588.6</u>	<u>2,771.8</u>
Operating profit/(loss)	(859.3)	912.9	1,010.4	1,145.6	559.8
Finance costs	(402.3)	(575.2)	(436.0)	(309.4)	(310.1)
Share of profits and losses of associates	<u>4.9</u>	<u>16.9</u>	<u>(2.3)</u>	<u>(26.6)</u>	<u>(10.2)</u>
Profit/(Loss) before tax	(1,256.7)	354.6	572.1	809.6	239.5
Income tax	<u>9.3</u>	<u>(27.4)</u>	<u>(144.5)</u>	<u>(91.5)</u>	<u>(4.1)</u>
Profit/(Loss) for the year before allocation between equity holders of the parent and non-controlling interests	<u>(1,247.4)</u>	<u>327.2</u>	<u>427.6</u>	<u>718.1</u>	<u>235.4</u>
Attributable to:					
Equity holders of the parent	(874.2)	282.6	321.0	528.5	217.0
Non-controlling interests	(373.2)	44.6	106.6	189.6	18.4
	<u>(1,247.4)</u>	<u>327.2</u>	<u>427.6</u>	<u>718.1</u>	<u>235.4</u>

ASSETS, LIABILITIES, PERPETUAL SECURITIES AND NON-CONTROLLING INTERESTS

31st December,

	2020 HK\$'million	2019 HK\$'million	2018 HK\$'million	2017 HK\$'million	2016 HK\$'million
Property, plant and equipment	9,289.4	8,680.1	22,969.3	22,671.7	19,429.0
Investment properties	3,357.7	3,577.6	3,782.3	3,445.2	2,395.3
Right-of-use assets	13,954.3	14,376.6	–	–	–
Properties under development	867.4	1,772.1	2,227.7	2,075.3	1,293.0
Investment in a joint venture	–	–	–	–	1,150.7
Investments in associates	480.1	580.7	6.1	22.6	31.8
Equity investment designated at fair value through other comprehensive income	1,132.4	–	–	–	–
Available-for-sale investments	–	–	–	385.8	278.1
Financial assets at fair value through profit or loss	777.1	836.6	632.4	1.9	1.9
Contingent consideration receivable	–	–	–	–	10.3
Loans receivable	258.1	228.6	133.1	111.9	93.4
Finance lease receivables	–	–	–	–	36.8
Debtors, deposits and prepayments	254.7	322.4	401.0	92.0	73.7
Deferred tax assets	50.1	47.5	42.9	51.7	94.0
Other asset	–	–	–	–	5.0
Goodwill	261.0	261.0	261.0	261.0	261.0
Trademark	610.2	610.2	610.2	610.2	610.2
Other intangible assets	0.7	2.0	–	–	97.1
Current assets	<u>15,496.7</u>	<u>15,171.2</u>	<u>13,841.6</u>	<u>15,903.1</u>	<u>15,653.7</u>
Total assets	<u>46,789.9</u>	<u>46,466.6</u>	<u>44,907.6</u>	<u>45,632.4</u>	<u>41,515.0</u>
Current liabilities	(16,144.8)	(4,932.0)	(5,851.3)	(9,950.7)	(6,503.2)
Creditors and deposits received	(79.9)	(87.8)	(75.3)	(74.7)	(114.5)
Lease liabilities	(16.5)	(36.9)	–	–	–
Interest bearing bank borrowings	(8,030.7)	(15,365.2)	(12,712.2)	(9,142.0)	(8,560.4)
Other borrowings	–	(2,716.7)	(2,725.9)	(2,713.7)	(4,621.3)
Convertible bonds	–	–	–	–	(31.1)
Deferred tax liabilities	(1,843.3)	(1,913.1)	(1,973.2)	(2,048.5)	(2,169.9)
Total liabilities	<u>(26,115.2)</u>	<u>(25,051.7)</u>	<u>(23,337.9)</u>	<u>(23,929.6)</u>	<u>(22,000.4)</u>
Perpetual Securities	<u>(1,732.9)</u>	<u>(1,732.9)</u>	<u>(1,732.9)</u>	<u>(1,732.9)</u>	–
Non-controlling interests	<u>(5,834.0)</u>	<u>(5,886.8)</u>	<u>(6,065.5)</u>	<u>(6,208.9)</u>	<u>(6,401.1)</u>

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