CCT FORTIS HOLDINGS LIMITED
（中建富通集團有限公司）

(Incorporated in the Cayman Islands and continued in Bermuda with limited liability)
(Stock Code: 00138)

ANNOUNCEMENT OF ANNUAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2017

CHAIRMAN'S STATEMENT

On behalf of the Board, I am pleased to report the annual results of the Group for the year ended 31 December 2017.

2017 was an important year for the Company. We achieved remarkable progress in our strategic decision to diversify and expand into new business ventures with a view to broaden our revenue and increase our shareholders' value in the long term. Our success in new business development is elaborated in the section headed "Business Review" of this announcement. For the year ended 31 December 2017, the Company continued to achieve solid financial results and reported profit attributable to owners of the parent of HK$181 million, mainly attributable to strong contribution from its property business.

PROPOSED FINAL DIVIDEND

The Board recommended the payment of a final dividend of HK$0.035 per share for the year 2017 to the shareholders whose names appear on the register of members of the Company on 4 June 2018, subject to the approval of the Shareholders at the forthcoming AGM. The proposed final dividend will be payable from the Company's distributable reserve and the expected payment date will be 20 June 2018 following the shareholders' approval at the forthcoming AGM. The total dividend per share for 2017 would amount to HK$0.070 (2016: HK$0.070).

BUSINESS REVIEW

The Group's array of diversified businesses comprise principally: (i) property development, trading and investment; (ii) securities business; (iii) Blackbird multi-faceted automotive business; (iv) Blackbird multi-media business; (v) Blackbird's new business venture of investment in antique watches and clocks; (vi) cultural entertainment business; and (vii) industrial product business.

PROPERTY BUSINESS

The countercyclical measures introduced by the Hong Kong Government so far cannot cool down the red hot residential property market. In 2017, housing prices soared and shattered historical record prices as the Centa-City Leading Index rose from approximately 144 points to 165 points during the year. The office property market was also buoyant during 2017, fueled by the sale of Murray Road land plot in May 2017, which set the record prices for the commercial property market. Furthermore, the retail property market showed sign of recovery under the robust local consumption and improving inbound tourism. Against a backdrop of a robust market, our property business delivered strong results in 2017.

Property development and trading in Hong Kong

The property comprising the five street-level shops with all the car parking spaces on ground floor of Wah Po Building, New Praya, Kennedy Town, Hong Kong (the "**Wah Po Property**") which was originally held by the Company for trading purpose, was reclassified as property held for investment during 2017 because of its satisfactory rental yield. Currently, the Group's trading property portfolio comprises only the two consecutive floors on No. 8 Russell Street (the "**Russell Street Property**"), located in the center of the busiest shopping and tourist area of Causeway Bay. The fall in tourism in the past few years had adversely affected the retail property market in Causeway Bay. During 2017, we saw recovery in retail market, benefiting from the rebounding inbound tourism and growing local spending during the year.

The trading property segment recorded an operating profit of HK$11 million as opposed to the operating loss of HK$30 million in the comparable year. The change in the operating result was mainly due to the reversal of part of the impairment loss made on the Russell Street Property in the prior year.

Property investment and holding

Our portfolio of investment properties is diversified and comprises luxury residential houses, office properties, retail properties and shops, industrial properties and car parks. All our investment properties are located in Hong Kong. The value of our investment property portfolio has appreciated significantly over the years.

Taking advantages of the robust property market in 2017, the Group disposed of the investment property located on 32th Floor of Fortis Tower, 77-79 Gloucester Road, Wanchai (the "**32/F Property**") in April 2017. The disposal gave rise to a profit of approximately HK$32 million. During 2017, our property investment portfolio (including the Wah Po Property reclassified to investment property in 2017) recorded fair value gains of HK$302 million in total, thanks to the rising property prices. As a result, this segment delivered a strong operating profit of HK$328 million for 2017, as opposed to an operating loss of HK$13 million for 2016.

SECURITIES BUSINESS

During 2016, the Group disposed of all its holdings in the shares and convertible bonds of CCT Land. In 2017, the Hong Kong stock market rose substantially with the major stock markets reached their all-time high. As such, the Company's investment committee took extra caution in evaluating potential investments and making investment decision in accordance with our risk profile. In order to minimize our risk in the capital market, we did not invest substantially in stock and did not trade actively in the stock market. Instead, we focused on the development and expansion of our new business ventures, which made notable progress, as elaborated in the sections below.

BLACKBIRD AUTOMOTIVE BUSINESS

Under the leadership of Mr. TK Mak, the chief executive officer of the Blackbird Automotive Group, this group is principally engaged as official dealer of Ferrari in Hong Kong, trading of and investment in classic cars and logistics businesses.

Ferrari dealership

During the year under review, a notable highlight was the signing of a formal dealership agreement with Ferrari (H.K.) Limited by Blackbird Concessionaires Limited (a wholly-owned subsidiary of the Blackbird Automotive Group) in June 2017, under which Blackbird was appointed as the official dealer to distribute Ferrari cars and provide after-sales services in Hong Kong (the "**Dealership Appointment**"). This Dealership Appointment represents an important milestone in the development of the automotive business of the Blackbird Automotive Group. We received support and recognition from customers quickly and achieved many sales orders for new cars within a short period of time after commencement of the dealership business. Regarding marketing, Blackbird Concessionaires organised various marketing and new car launch events, all of which strengthened our relationship with customers and built a very strong bond with those clients. Therefore, Blackbird has been able to prove its ability to drive sales and create business opportunities for the Ferrari dealership quickly.

To cope with the requirements and future development of its Ferrari dealership business, the Blackbird Automotive Group signed leases for its Ferrari showroom in Repulse Bay and for approximately 70,000 square feet of industrial space in Kwai Chung for a after-sales center, soon after the Dealership Appointment. Refurbishment and outfitting of the Kwai Chung service facility to Ferrari standards is now underway and the Company expects it to be operational and generating revenue from May 2018. This property will encompass a full range of Ferrari after-sales services including maintenance, detailing, paint and body shops, parts department and a dedicated vehicle storage area.

Classic car and logistics businesses

In 2017, Blackbird continued to invest in and trade both modern and classic cars of renowned European brands for our own collection and for our local customers. We believe that cars in our collection are extremely special and have potential for good value appreciation in the future.

Blackbird's logistics business continued to perform well during the year under review. New contracts were achieved with a number of automotive clients in Hong Kong, with further opportunities under discussion. We are the first car logistics provider in Hong Kong to be accredited with the ISO 9001 quality management system certification, guaranteeing professional and transparent procedures. We also acquired additional new and advanced towing tractors during 2017, to cope with the increase in business.

BLACKBIRD MULTI-MEDIA BUSINESS

Alongside our traditional printing media titles, Blackbird also focuses its investment on various digital platforms including the rapidly-growing mobile game and apps development. We have recruited a strong team of research and development talent and veterans from the gaming industry. Leveraging the momentum and passion for the game of football being driven by the 2018 FIFA World Cup, we launched our major release, Goal DX, in both iOS and Android in December 2017. The game was developed by a reputable game development company in Japan in cooperation with our own engineers. Goal DX is a strategic football game featuring building a player's own team, customising field players, competition with other gamers in the tournament and rich social elements. To promote the game, we have entered into an endorsement contract with Manchester City Football Club, one of the top teams in the English Premier League, with a large fanbase worldwide. Manchester City FC has granted us a license to use its copyrighted items in the game. Goal DX has attracted strong market attention and received a good response with thousands daily download since its launch in December 2017. We will carry out new marketing ideas and campaigns to promote this game in the current year.

BLACKBIRD ANITQUE WATCHES

As part of the continuing expansion of the Blackbird Group, we have started to invest in antique watches and clocks with the aim of developing our portfolio to span across multiple luxury markets. We have seen significant growth and value appreciation in the vintage watch market in recent years. Led by Mr. TK Mak, the Blackbird Group has built up a professional team to develop and manage our antique watch investments as well as the ability to source and trade vintage watches for our customers. We believe that this new venture will have excellent growth potential and will bring significant returns to the Group in the future.

CULTURAL ENTERTAINMENT GROUP

Established in 2015, the Cultural Entertainment Group has set a strong foothold in the fast-growing entertainment business sector. We are engaged in diversified entertainment business, including film operations, audio and lighting operations, stage engineering operations and artist management.

Film operations

Our major film investment is the high-budgeted Chinese film entitled "Sons of the Neon Night" (風林火山) ("**SONN**"). We invest in this film together with two well-known film companies, namely, Beijing J.Q. Media & Culture Company Limited (北京嘉映文化傳媒有限公司) and Shaw Brothers Picture International Limited (邵氏兄弟國際影業有限公司). The main castings of SONN include four very popular and famous male actors from Hong Kong and Taiwan and popular actresses from Hong Kong and mainland China. This film commenced screen shooting during 2017 and finished shootings in early 2018. Post production work of the film has commenced. The management plans to stage world premiere of SONN in one of the major international film festivals. Due to the high quality of the film and the strong castings, this film is expected to be a blockbuster movie when it is released.

The film project which we invested together with Dadi Century (Beijing) Co., Ltd entitled "Shed Skin Papa" (脫皮爸爸) was casted by popular artists in Hong Kong and mainland China and was nominated to several awards in the 2016 Japan International Film Festival and also participated in the 2017 Hong Kong Film Awards. The "Shed Skin Papa" (脫皮爸爸) was released in China in March 2018 and is scheduled to be released in Taiwan and Hong Kong in the second quarter of 2018. It is expected that this film will achieve good box office receipts.

We also invested in another film named "兄弟班". This film was created based on a story of a popular pop band in Hong Kong and was invested by us together with Sil-Metropole Organisation Limited (銀都機構有限公司). This film is expected to be released this year.

Audio and Lighting Operation*s*

The audio and lighting operations represent the hiring and installation of lighting and audio equipment and provision of technical services for live pop concerts and other events in Hong Kong, Macau and the PRC. We started these operations in March 2016 by acquiring a majority shareholding in AHM and expand this business horizontally to Macau in October 2016 by acquiring the business and assets from a Macau company.

With a dedicated and experienced team and strong reputation in this sector, the audio and lighting operations is expected to grow in the future.

Stage Engineering Operations

To strengthen our competitive advantage and to expand into the live entertainment and events market, the Cultural Entertainment Group acquired a majority equity-interest in HHL in July 2016. HHL is engaged in the provision of stage mechanical engineering services for live pop concerts and other events in Hong Kong, the PRC, Macau and South-east Asia.

With an experienced and well-trained operation team and high creditability of quality in this field, HHL is well-positioned to grow in the future.

Artist Management

The Cultural Entertainment Group expanded its entertainment business to artist management in 2017. We have successfully signed in one of the famous female pop singers in Hong Kong. We will look for opportunities to cooperate with more well-known singers and artists in the future.

INDUSTRIAL GROUP

The Industrial Group is engaged in the manufacture of plastic components and the Child Products Trading Business. During 2017, the Industrial Group recorded revenue of HK$213 million (2016: HK$117 million). The increase in revenue was mainly attributable to the full year contribution from the Child Products Trading Business, as compared with three months' contribution in 2016, after the business was transferred from CCT Land to the Company in 2016. As a result of cost saving measures, the Industrial Group recorded an operating profit of HK$3 million in 2017, as compared with the loss of HK$11 million in 2016.

OUTLOOK

While we are optimistic about the global economic outlook, the continuing interest hike in US, the threat of protectionism and rising international tensions will continue to impact on the global economy in 2018.

Our trading property and investment property portfolio will continue to be subject to risks in relation to government policies on the property market, Hong Kong economic outlook and the potential interest rate hike. However, we are optimistic about the property market in Hong Kong. We expect that the residential property market will continue to be robust in the long run as supply will continue to fall short of demand at least in the next few years. Interest rate is expected to rise gradually while rising income level of Hong Kong citizens will further raise demand for housing. We are also optimistic about the commercial and retail property market amid the global economic growth and recovery of retail climate and rebound for tourists from the mainland China. Our management may, depending on market situation and development, seize opportunities to dispose of some of our property portfolio in order to realise some of the significant fair value gains and to generate cash flows to further improve our financial position.

After we disposed of our holdings of securities in CCT Land in 2016, we have looked for opportunities to rebuild our securities portfolio. In January 2018, the 14,000,000,000 shares in CCT Land and the convertible bonds of CCT Land with principal value of HK$495,671,000 which we sold in 2016, were transferred back to us at the price of HK$0.01 per share. We are optimistic about our investment in the CCT Land securities and expect that these securities will generate further gains in the future. The Company may further expand its securities portfolio, should suitable buying opportunity arise.

The Board is very happy with the rapid development of the Blackbird Group in the luxury markets. We are optimistic about our new Ferrari dealership business, which is expected to open up a new avenue of income and profit growth for the Group. We maintain our firm commitment to develop the Blackbird multi-faceted automotive operations into a worldwide leader in the automotive region.

We believe that the mobile games and apps development will be another point of growth to the Group. We plan to launch our mobile games in countries and regions outside of Hong Kong, with the aim to set foot in the huge world gaming market. It is expected our mobile game business will have promising prospects and excellent growth potentials.

The PRC has become the second largest film market in the world, just after the U.S. In light of the increasing number of audience in the PRC, the demand of films especially Chinese language films are expected to increase at a rapid rate. We focus our investment in films to cater for the Chinese market. With a strong operation team and our high reputation in the entertainment industry, we expect that the films which we have invested will generate high grossing. The Group will continue to dedicate its efforts in expanding its film operations, and expect that this business will provide satisfactory returns to the Group in the coming years.

We expect that the operations of the Industrial Group will face increasing difficulties and challenges going forward, amidst rising threats of trade war between US and China. Furthermore, we saw rise in costs of raw materials and components recently, especially plastic resins. Although we do not supply any goods to Toys R Us, the bankruptcy filing by this leading toy store in the world and its plan to close all its US stores has affected the world's child product market as a whole. We will closely monitor the development of the operating environment of the Industrial Group and will consider appropriate measures and initiatives to respond to these challenges.

Our business is in good shape. We have developed a diversified portfolio and business models and an integrated global aspect. Our core strategy is to achieve long term sustainable growth of the Group and create long term value to the Shareholders. We are committed to continue to grow our new business ventures. With a robust balance sheet and solid financial position, the Group is positioned well to continue to deliver sustainable profits and strong financial results in the coming years.

APPRECIATION

On behalf of the Board, I wish to express our thanks and gratitude to the directors, the management and all our employees for their dedication, loyalty, and hard work to meet the challenges during the year. I also want to thank our shareholders, investors, bankers, customers and suppliers for their continued encouragement and strong support to the Group.

Mak Shiu Tong, Clement
Chairman

Hong Kong, 28 March 2018

FINANCIAL REVIEW

FINANCIAL RESULTS

HK$ million	2017	2016	% increase /(decrease)
Revenue	**585**	895	(34.6%)
Gross Profit	**72**	600	(88.0%)
G.P. Ratio	**12.3%**	67.0%	(81.6%)
Profit before tax	**173**	352	(50.9%)
Income tax credit/ (charge)	**6**	(39)	N/A
Profit for the year	**179**	313	(42.8%)
Profit attributable to:			
Owners of the parent	**181**	303	(40.3%)
Non-controlling interests	**(2)**	10	N/A
	179	313	(42.8%)
Return on Equity	**5.6%**	10.0%	
Earnings per share attributable to ordinary equity holders of the parent			
- Basic	**HK$0.21**	HK$0.36	(41.7%)
- Diluted	**HK$0.16**	HK$0.35	(54.3%)
Dividend per share	**HK$0.07**	HK$0.07	0.0%

Discussions on Financial Results

In 2017, the Group's revenue of HK$585 million was HK$310 million or 34.6% lower than 2016. The decrease was mainly attributable to the absence of any substantial income from our securities business, which generated gains of HK$506 million in 2016. As a result, the Group's gross profit fell from HK$600 million in 2016 to HK$72 million in 2017, the G.P. Ratio also fell from 67.0% in 2016 to only 12.3% in 2017. These changes were primarily due to the absence of any significant trading profits from our securities business, which may have a G.P Ratio of 100% as gross profit from sale of securities is recognised as revenue according to the Hong Kong accounting standards.

Profit before taxation for the year under review was HK$173 million, representing a decrease of 50.9% as compared with the comparable year. Profit attributable to owners of the parent of HK$181 million was HK$122 million or 40.3% lower. This decrease was primarily due to the absence of any significant gains from our securities business, partly offset by the strong financial contribution from our property business. Income tax credit was HK$6 million, as opposed to an income tax charge of HK$39 million in prior year. This change was mainly due to reversal of a deferred tax credit of HK$21 million in 2016, whereas no such reversal was recorded in 2017.

Profit attributable to non-controlling interests represented share of results of the minority shareholders in the audio and lighting operations, the stage engineering operations and the mobile game operations.

Return on equity ("**ROE**"), representing profit attributable to owners of parent over average shareholder's equity, was 5.6% in 2017, reduced by 4.4% compared with 10.0% for the last corresponding period. The decrease in ROE was mainly attributable to decrease in the profit attributable to owners of parent.

ANALYSIS BY BUSINESS SEGMENT

	Revenue				
	2017		2016		% increase/
HK$ million	**Amount**	**Relative %**	Amount	Relative %	(decrease)
Property development and trading in Hong Kong	**-**	**0.0%**	-	0.0%	N/A
Property investment and holding	**11**	**1.9%**	12	1.3%	(8.3%)
Securities business	**3**	**0.5%**	514	57.4%	(99.4%)
Ferrari dealership	**7**	**1.2%**	-	0.0%	N/A
Classic car trading and logistic business	**105**	**17.9%**	60	6.7%	75.0%
Investment in classic cars	**-**	**0.0%**	-	0.0%	N/A
Mobile game operations	**1**	**0.2%**	-	0.0%	N/A
Film operations	**-**	**0.0%**	-	0.0%	N/A
Audio and lighting operations	**149**	**25.5%**	118	13.2%	26.3%
Stage engineering operations	**43**	**7.4%**	25	2.8%	72.0%
Industrial Group	**213**	**36.4%**	117	13.1%	82.1%
Other operations	**53**	**9.0%**	49	5.5%	8.2%
Total	**585**	**100.0%**	895	100.0%	(34.6%)

	Operating profit/ (loss)		
			% increase/
HK$ million	**2017**	2016	(decrease)
Property development and trading in Hong Kong	**11**	(30)	N/A
Property investment and holding	**328**	(13)	N/A
Securities business	**-**	506	(100.0%)
Ferrari dealership	**(22)**	-	N/A
Classic car trading and logistic business	**(11)**	(7)	57.1%
Investment in classic cars	**16**	13	23.1%
Mobile game operations	**(26)**	(6)	333.3%
Film operations	**(6)**	(6)	0.0%
Audio and lighting operations	**10**	22	(54.5%)
Stage engineering operations	**9**	8	12.5%
Industrial Group	**3**	(11)	N/A
Other operations	**(40)**	(37)	8.1%
Total	**272**	439	(38.0%)

Property development and trading in Hong Kong

Benefited from the recovery of the retail market and rebound of tourism, the property development and trading segment recorded an operating profit of HK$11 million, as opposed to an operating loss of HK$30 million in 2016. This change was primarily due to fair value change of the Russell Street Property in 2017, which resulted in the reversal of part of the impairment loss recognised on this property in 2016.

Property investment and holding

Our investment properties generated rental revenue of HK$11 million in 2017, decreased by 8.3%, due mainly to the disposal of the 32/F Property. Benefited from the robust property market and soaring property prices, this segment generated a large operating profit of HK$328 million, as opposed to an operating loss of HK$13 million in 2016. This notable change in the segmental results was primarily due to the fair value gains recognised on our investment properties of HK$302 million (including fair value gains on the Wah Po Property) in aggregate and the gain realized on the disposal of the 32/F Property of HK$32 million.

Securities business

During the year under review, the result of our securities business was in a breakeven position, as compared with a large operating profit of HK$506 million recorded in the last corresponding year. This change was due to the absence of any significant gains from security trading in 2017, while large gains were derived from disposal of trading securities in 2016.

Ferrari Dealership

The Ferrari Dealership business generated revenue of HK$7 million after commencing operations in November 2017. This new business recorded an operating loss of HK$22 million, mainly as a result of start-up costs. We believe this business will contribute significant revenue stream to the Group and will open up a new avenue of income and profit growth in the coming years.

Classic car trading and logistic business

This segment's revenue of HK$105 million, was HK$45 million or 75.0% higher, driven by increase in revenue from trading of classic cars and the logistic business. Operating loss increased by HK$4 million or 57.1%.

Investment in classic cars

Investment in classic cars recorded fair value gains of HK$12 million (2016: HK$14 million), as a result of further appreciation of our collection of classic cars held for investment.

Film operations

The film operations did not generate any revenue in 2016 and 2017 as the films in which we invested have not yet been released. As such, the film operations incurred a loss of HK$6 million (2016: loss of HK$6 million), represented mainly the administrative expenses of this segment. We expect this business segment will generate income starting from 2018.

Audio and lighting operations

The audio and lighting operations recorded revenue of HK$149 million in 2017, increased by 26.3%, due to first full year contribution from these operations, which were acquired by us in 2016. The operating profit of HK$10 million was HK$12 million or 54.5% lower. This decrease was mainly due to increase in costs.

Stage engineering operations

The stage engineering operations, which were acquired by us in second half of 2016, generated revenue of HK$43 million in 2017, increased by 72% as compared with 2016, as the operations contributed its first full-year revenue to the Group. This segment delivered an operating profit of HK$9 million, increased by 12.5% as compared with HK$8 million in the comparable year. The percentage increase of operating profit was lower than the percentage increase of revenue, mainly due to rising operating costs in 2017.

Industrial Group

The revenue of the Industrial Group was HK$213 million, increased by 82.1% in 2017. This increase was mainly attributable to the full-year contribution from the Child Products Trading Business which was acquired by the Company in the second half of 2016. The Industrial Group recorded an operating profit of HK$3 million in 2017 as opposed to an operating loss of HK$11 million in 2016. This improvement was mainly led by the benefits from the cost-saving measures.

Mobile game

The mobile game business started to record revenue of HK$1 million (2016: nil). This business recorded a loss of HK$26 million (2016: HK$6 million), mainly as a result of development costs and start-up expenses. We believe this business will be a key driver for growth of revenue and profits for the Group in the future.

Other operations

Other operations include the investment in antique watches and clocks, classic car service center, magazine publishing business, and other new ventures which are in the development and start-up stage. These operations recorded revenue of HK$53 million and incurred an operating loss of HK$40 million, caused mainly by start-up and development costs and operating expenses.

ANALYSIS BY GEOGRAPHICAL SEGMENT

	Revenue				
	2017		2016		% increase/
HK$ million	**Amount**	**Relative %**	Amount	Relative %	(decrease)
Hong Kong, Mainland China, and Macau	**401**	**68.5%**	854	95.4%	(53.0%)
USA and Canada	**97**	**16.6%**	18	2.0%	438.9%
Europe	**79**	**13.5%**	11	1.2%	618.2%
Others	**8**	**1.4%**	12	1.4%	(33.3%)
Total	**585**	**100.0%**	895	100.0%	(34.6%)

Over 68% of the Group's total revenue was generated in Hong Kong, mainland China and Macau, in which the Group's core businesses are operated. The revenue from these market regions was HK$401 million, decreased by HK$453 million or 53.0% compared with 2016. This decrease was primarily attributable to absence of any significant revenue contribution from the Group's securities business in Hong Kong in 2017, which was the key revenue driver in 2016. The revenue from USA and Europe represented mainly sale of child products and classic cars, respectively.

BALANCE SHEET

HK$ million	**2017**	2016	% increase/ (decrease)
NON-CURRENT ASSETS			
Investment properties	**1,456**	1,179	23.5%
CURRENT ASSETS			
Stock of properties held for sale	**274**	337	(18.7%)
Trade receivables	**1,661**	1,812	(8.3%)
Investment in films	**59**	11	436.4%
Cash and cash equivalents	**131**	212	(38.2%)
EQUITY			
Equity attributable to owners of the parent	**3,331**	3,181	4.7%

Financial Position

The investment properties balance was HK$1,456 million, increased by HK$277 million or 23.5% compared with comparable year. This change was mainly attributable to the combined effect of: (i) the disposal of 32/F Property, (ii) the reclassification of the Wah Po Property from "stock of properties held for sale" to "investment property"; and (iii) unrealised fair value gains of approximately HK$302 million in aggregate, arising from revaluation of the investment properties at year end.

Stock of properties held for sale fell by HK$63 million to HK$274 million in 2017, primarily due to the net effect of: (i) reclassification of the Wah Po Property to "investment property"; and (ii) the reversal of part of the impairment provision made for the Russell Street Property.

Trade receivables was HK$1,661 million, decreased by HK$151 million during the year under review, mainly attributable to the net settlement by the debtors. Of the outstanding receivables as at 31 December 2017, approximately 81% were settled after the reporting period, during the period from 1 January 2018 to 16 March 2018.

Investment in film production represented the Group's investment in films as at the year end.

Cash and cash equivalents balance was HK$131 million, decreased by HK$81 million in 2017. The Company's funds were applied mainly for working capital, new business ventures of the Group and dividend payment.

Equity attributable to owners of the parent as at 31 December 2017 stood at HK$3,331 million, representing an increase of HK$150 million compared with HK$3,181 million at the beginning of the year. This change was primarily attributable to the net profit attributable to owners of the parent for 2017 less the dividend paid during the year.

CAPITAL STRUCTURE AND GEARING RATIO

	2017		2016	
HK$ million	**Amount**	**Relative %**	Amount	Relative %
Bank borrowings	**1,338**	**28.5%**	1,227	27.6%
Other borrowings	**5**	**0.1%**	-	-
Finance lease payable	**9**	**0.2%**	10	0.3%
Total borrowings	**1,352**	**28.8%**	1,237	27.9%
Equity	**3,350**	**71.2%**	3,202	72.1%
Total capital employed	**4,702**	**100.0%**	4,439	100.0%

The Group's gearing ratio marginally increased from 27.9% as at 31 December 2016 to 28.8% as at 31 December 2017, driven mainly by the net increase in bank borrowings, partly offset by increase in equity. The Group's gearing ratio was maintained at low level, reflecting the strong financial position of the Group.

Total outstanding bank and other borrowings were HK$1,352 million (2016: HK$1,237 million). Approximately 66.3% of these bank borrowings were of long-term nature, primarily representing mortgage loans on properties held by the Group.

As at 31 December 2017, the maturity profile of the bank and other borrowings of the Group falling due within one year, in the second to the fifth year and beyond five years amounted to HK$456 million, HK$516 million and HK$380 million, respectively (2016: HK$383 million, HK$519 million and HK$335 million, respectively). There was no material effect of seasonality on the Group's borrowing requirements.

LIQUIDITY AND FINANCIAL RESOURCES

HK$ million	**2017**	2016
Current assets	**2,495**	2,629
Current liabilities	**702**	591
Current ratio	**355.4%**	444.8%

The Group's current ratio as at 31 December 2017 was 355.4% (2016: 444.8%), reflecting very high liquidity of the Group's assets and a strong financial position.

The Group's cash balance at year end was HK$131 million, decreased by HK$81 million as compared with HK$212 million one year earlier. This decrease was largely attributable to funds applied for working capital, development and expansion of new businesses and dividend payments. In view of the Group's current cash position and the banking facilities available, the Group continued to maintain a sound financial position and has sufficient resources to finance its operations and its future expansion plan.

CAPITAL COMMITMENTS

As at 31 December 2017, capital commitment of the Group amounted to HK$102 million approximately (2016: HK$97 million). The Group intends to finance the capital commitment partly by internal resources and balance by bank borrowings.

TREASURY MANAGEMENT

The Group employs a conservative approach to cash management and risk control. To achieve better risk control and efficient fund management, the Group's treasury activities are centralised.

During the financial year 2017, the Group's receipts were mainly denominated in Hong Kong dollar, USD and Euro. Payments were mainly made in Hong Kong dollar, USD, Euro and RMB. Cash was generally placed in short-term deposits denominated in Hong Kong dollar, and RMB. In 2017, the Group's borrowings were mainly denominated in Hong Kong dollar, and interest on the borrowings was principally determined on a floating rate basis.

The objective of the Group's treasury policies is to minimise risks and exposures due to the fluctuations in foreign currency exchange rates and interest rates. The Group does not have any significant interest rate risk at present as the interest rates currently remain at low level.

Our current exposure to foreign exchange risk is not significant. We will continue to monitor the currency exposure but we have no intention to enter into any high-risk exchange derivatives.

ACQUISITION AND DISPOSAL OF MATERIAL SUBSIDIARIES AND ASSOCIATES

During the year, the Group did not acquire or dispose of any material subsidiaries and associates during the year under review.

SIGNIFICANT INVESTMENT

Save as disclosed in the financial statements, the Group did not hold any significant investment as at 31 December 2017 (2016: nil).

PLEDGE OF ASSETS

As at 31 December 2017, certain of the Group's assets with a net book value of approximately HK$2,486 million (2016: HK$2,266 million) and time deposits of HK$28 million (2016: nil) which were pledged to secure the Group's bank loans.

CONTINGENT LIABILITIES

As at 31 December 2017, the Group had following contingent liabilities:

(a) corporate guarantees with aggregate amount of approximately HK$146 million (2016: HK$134 million) given by the Company to guarantee trade facilities of certain members of CCT Land Group, of which approximately HK$73 million of trade facilities were utilized by the CCT Land Group (2016: HK$93 million);

(b) performance guarantee provided by a bank on behalf of the Group in respect to the payment obligations of a subsidiary of the Company for an amount not exceeding HK$35 million; and

(c) during the current year and up to February 2018, a number of property purchasers initiated legal proceedings against a subsidiary of the Group (the "**Subsidiary**") concerning alleged misrepresentations on the part of the Subsidiary in relation to certain properties sold by the Group. The Subsidiary has filed acknowledgement of service contesting these proceedings and its defences. Based on a legal opinion given by the legal advisor of the Company, there is a reasonably good chance of success in the defence of the Subsidiary. In the opinion of the Directors, no provision is considered necessary for the claims arising from the legal proceedings at the end of the reporting period.

EMPLOYEES AND REMUNERATION POLICY

The total number of employees of the Group as at 31 December 2017 was 633 (2016: 606). The Group's remuneration policy is built on principle of equality, motivating, performance-oriented and market-competitive remuneration package to employees. Remuneration packages are normally reviewed on an annual basis. Apart from salary payments, other staff benefits include provident fund contributions, medical insurance coverage and performance related bonuses. Share options may also be granted to eligible employees and persons of the Group. At 31 December 2017, there were no outstanding share options issued by the Company.

PURCHASE, SALE OR REDEMPTION OF THE LISTED SHARES OF THE COMPANY

Save for the repurchase of Shares as mentioned below, neither the Company, nor any of its subsidiaries has purchased, sold or redeemed any of the listed Shares during the year ended 31 December 2017.

During the year, the Company repurchased a total of 2,468,000 shares through the Stock Exchange for an aggregate consideration of HK$2,495,820. The Shares repurchased were subsequently cancelled on 28 December 2017. Details of the repurchase of Shares are as follows:

Date	No. of Shares repurchased	Highest price paid per share (HK$)	Lowest price paid per share (HK$)	Aggregate consideration (HK$)
4 December 2017	1,228,000	1.02	1.00	1,233,600
5 December 2017	750,000	1.03	1.00	763,700
6 December 2017	490,000	1.03	1.01	498,520
	2,468,000			2,495,820

CORPORATE GOVERNANCE

The Company has always recognised the importance of the shareholders' transparency and accountability. It is the belief of the Board that the Shareholders can maximise their benefits from good corporate governance. The Company is committed to maintaining and ensuring high standards of corporate governance in the interests of the Shareholders.

In the opinion of the Directors, the Company has complied with all the Code Provisions under the CG Code throughout the year ended 31 December 2017, except for the following minor deviations from the Code Provisions of the CG Code:-

Code Provision A.2.1: the roles of chairman and chief executive should be separate and should not be performed by the same individual; and

Code Provision A.4.2: all directors appointed to fill a casual vacancy should be subject to election by shareholders at the first general meeting after appointment and every director should be subject to retirement by rotation at least once every three years.

Detailed information of such deviations and their respective considered reasons as well as other information on the corporate governance practices of the Company have been disclosed in the interim report of the Company for the six months ended 30 June 2017 and will be disclosed in the corporate governance report contained in the 2017 annual report of the Company, which will be despatched to the Shareholders on or before 30 April 2018.

MODEL CODE FOR SECURITIES TRANSACTIONS BY THE DIRECTORS

The Company has adopted its code of conduct regarding the securities transactions by the Directors on terms no less exacting than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") contained in Appendix 10 to the Listing Rules. Having made specific enquiry of all Directors, they confirmed that they have complied with the required standard set out in the Model Code adopted by the Company throughout the financial year under review.

AUDIT COMMITTEE

The Company has established an audit committee (the "**Audit Committee**") since 2000 with specific written terms of reference formulated in accordance with the requirements of the Listing Rules. The Audit Committee consists of three members who are INEDs, namely Mr. Tam King Ching, Kenny ("**Mr. Tam**"), Mr. Chen Li and Mr. Chow Siu Ngor. Mr. Tam is a qualified accountant and has extensive experience in accounting and financial matters. The Audit Committee is currently chaired by Mr. Tam.

The Audit Committee has reviewed and discussed the adopted accounting principles and practices and the auditing, internal control and financial reporting matters of the Group. The Audit Committee has also reviewed the consolidated financial statements of the Group for the year ended 31 December 2017. During 2017, the Audit Committee held four meetings.

Further information of the Audit Committee will be disclosed in the corporate governance report contained in the 2017 annual report of the Company, which will be despatched to the Shareholders on or before 30 April 2018.

REMUNERATION COMMITTEE

The Company has established a remuneration committee (the "**Remuneration Committee**") since 2005 with specific written terms of reference formulated in accordance with the requirements of the Listing Rules. The Remuneration Committee consists of five members comprising three INEDs, namely Mr. Tam King Ching, Kenny, Mr. Chen Li and Mr. Chow Siu Ngor ("**Mr. Chow**"), and two executive Directors, namely Mr. Mak Shiu Tong, Clement and Mr. Tam Ngai Hung, Terry. The Remuneration Committee is currently chaired by Mr. Chow. During 2017, the Remuneration Committee held one meeting.

Further information of the Remuneration Committee will be disclosed in the corporate governance report contained in the 2017 annual report of the Company, which will be despatched to the Shareholders on or before 30 April 2018.

NOMINATION COMMITTEE

The Company has established a nomination committee (the "**Nomination Committee**") since 2012 with specific written terms of reference in line with the Code Provisions under the CG Code. The Nomination Committee consists of five members comprising three INEDs, namely Mr. Tam King Ching, Kenny, Mr. Chen Li and Mr. Chow Siu Ngor and two executive Directors, namely Mr. Mak Shiu Tong, Clement ("**Mr. Mak**") and Mr. Tam Ngai Hung, Terry. The Nomination Committee is currently chaired by Mr. Mak. During 2017, the Nomination Committee held one meeting.

Further information of the Nomination Committee will be disclosed in the corporate governance report contained in the 2017 annual report of the Company, which will be despatched to the Shareholders on or before 30 April 2018.

INDEPENDENT NON-EXECUTIVE DIRECTORS

Each of three INEDs, namely Mr. Tam King Ching, Kenny, Mr. Chen Li and Mr. Chow Siu Ngor, has filed a written confirmation to the Company confirming his independence pursuant to Rule 3.13 of the Listing Rules and has undertaken to inform the Stock Exchange and the Company as soon as practicable if there is any subsequent change in circumstances which may affect his independence. As at the date of this announcement, all INEDs were considered to be independent.

The Company has complied with Rules 3.10(1), 3.10(2) and 3.10A of the Listing Rules relating to the appointment of a sufficient number of the INEDs and at least an INED with appropriate professional qualifications or accounting or related financial management expertise and the number of INEDs representing at least one-third of the Board throughout the financial year ended 31 December 2017.

REVIEW OF RESULTS ANNOUNCEMENT

The figures in respect of the Group's consolidated statement of financial position, consolidated statement of profit or loss and consolidated statement of comprehensive income and the related notes thereto for the year ended 31 December 2017 as set out in the preliminary announcement have been agreed by the Group's auditors, Ernst & Young, to the amounts set out in the Group's draft consolidated financial statements for the year. The work performed by Ernst & Young in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by Ernst & Young on the preliminary announcement.

PUBLICATION OF THE ANNUAL RESULTS ANNOUCEMENT, ANNUAL REPORT AND CORPORATE GOVERNANCE REPORT

The results announcement of the Company for the year ended 31 December 2017 is published on the website of the Company at www.cct-fortis.com/eng/investor/announcements.php and that of the Stock Exchange at www.hkexnews.hk. The annual report, corporate governance report and notice of the AGM will be despatched to the Shareholders and made available on the website of the Company and that of the Stock Exchange on or before 30 April 2018.

ANNUAL GENERAL MEETING

The 2018 AGM will be held at 31/F., Fortis Tower, 77-79 Gloucester Road, Hong Kong on Friday, 25 May, 2018 at 10:45 a.m. and the notice of the AGM will be published and despatched to the Shareholders in the manner as required by the Listing Rules in due course.

CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed for the following purposes and periods:

1. For determining shareholders' eligibility to attend and vote at the AGM:

Latest time to lodge transfer documents for registration:	4:30 p.m., Friday, 18 May 2018
Closure of register of members:	Monday, 21 May 2018 to Friday, 25 May 2018 (both days inclusive)
Date of AGM:	10:45 a.m. Friday, 25 May 2018

2. For determining shareholders' entitlement to the proposed final dividend:

Latest time to lodge transfer documents for registration:	4:30 p.m., Wednesday, 30 May 2018
Closure of register of members:	Thursday, 31 May 2018 to Monday, 4 June 2018 (both days inclusive)
Record date:	Monday, 4 June 2018

During the above closure periods, no transfer of share(s) will be effected. In order to be eligible to attend and vote at the AGM and to qualify for the proposed final dividends, all transfer of share(s), accompanied by the relevant share certificate(s) with the properly completed transfer form(s) either overleaf or separately, must be lodged with the branch share registrar and transfer office of the Company in Hong Kong, Tricor Tengis Limited, at Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong, for registration not later than the aforementioned latest time.

BOARD OF DIRECTORS

As at the date of this announcement, the executive Directors are Mr. Mak Shiu Tong, Clement, Mr. Tam Ngai Hung, Terry and Ms. Cheng Yuk Ching, Flora and the INEDs are Mr. Tam King Ching, Kenny, Mr. Chen Li and Mr. Chow Siu Ngor.

By Order of the Board of
CCT FORTIS HOLDINGS LIMITED
Mak Shiu Tong, Clement
Chairman

Hong Kong, 28 March 2018

ANNUAL RESULTS

The Board presents the consolidated annual results of the Group for the year ended 31 December 2017, together with the comparative amounts for the previous year as follows:

Consolidated Statement of Profit or Loss
For the year ended 31 December 2017

HK$ million	*Notes*	**2017**	2016
REVENUE	*3,4*	**585**	895
Cost of sales		**(513)**	(295)
Gross profit		**72**	600
Other income and gains	*4*	**413**	81
Selling and distribution costs		**(9)**	(3)
Administrative expenses		**(216)**	(193)
Other expenses		**(30)**	(93)
Finance costs	*5*	**(55)**	(40)
Share of loss of an associate		**(2)**	-
PROFIT BEFORE TAX	*6*	**173**	352
Income tax credit/ (expense)	*7*	**6**	(39)
PROFIT FOR THE YEAR		**179**	313
Attributable to:			
Owners of the parent		**181**	303
Non-controlling interests		**(2)**	10
		179	313
EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT	*9*		
Basic		**HK$0.21**	HK$0.36
Diluted		**HK$0.16**	HK$0.35

Consolidated Statement of Comprehensive Income
For the year ended 31 December 2017

HK$ million	**2017**	2016
PROFIT FOR THE YEAR	**179**	313
Other comprehensive income to be reclassified to profit or loss in subsequent periods:		
Available-for-sale investments:		
Changes in fair value	**33**	(5)
Reclassification adjustments for losses included in the consolidated statement of profit or loss		
- impairment losses	**-**	5
Net other comprehensive income to be reclassified to profit or loss in subsequent periods	**33**	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	**212**	313
Attributable to:		
Owners of the parent	**214**	303
Non-controlling interests	**(2)**	10
	212	313

Consolidated Statement of Financial Position
31 December 2017

HK$ million	*Notes*	2017	2016
ASSETS			
Non-current assets			
Property, plant and equipment	*10*	**844**	837
Investment properties		**1,456**	1,179
Prepayments for acquisition of property, plant and equipment		**-**	9
Goodwill		**103**	103
Intangible assets		**28**	-
Interest in an associate		**10**	13
Antique watches and clocks held for investment		**32**	-
Classic cars held for investment		**120**	92
Available-for-sale investments		**113**	96
Deposits and other receivables		**17**	11
Total non-current assets		**2,723**	2,340
Current assets			
Inventories		**23**	10
Stock of properties held for sale		**274**	337
Stock of classic cars held for sale		**176**	113
Non-current assets held for sale		**-**	26
Trade receivables	*11*	**1,661**	1,812
Investment in films		**59**	11
Prepayments, deposits and other receivables		**140**	90
Financial assets at fair value through profit or loss		**3**	18
Pledged time deposits		**28**	-
Cash and cash equivalents		**131**	212
Total current assets		**2,495**	2,629
Total assets		**5,218**	4,969

Consolidated Statement of Financial Position (Continued)
31 December 2017

HK$ million	*Note*	2017	2016
EQUITY AND LIABILITIES			
Equity attributable to owners of the parent			
Issued capital		**88**	88
Reserves		**3,243**	3,093
		3,331	3,181
Non-controlling interests		**19**	21
Total equity		**3,350**	3,202
Non-current liabilities			
Interest-bearing bank and other borrowings		**896**	854
Convertible bonds		**232**	280
Deferred tax liabilities		**38**	42
Total non-current liabilities		**1,166**	1,176
Current liabilities			
Trade payables	*12*	**45**	29
Tax payable		**56**	79
Other payables and accruals		**95**	100
Interest-bearing bank and other borrowings		**456**	383
Convertible bonds		**50**	-
Total current liabilities		**702**	591
Total liabilities		**1,868**	1,767
Total equity and liabilities		**5,218**	4,969
Net current assets		**1,793**	2,038
Total assets less current liabilities		**4,516**	4,378

Notes:

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, 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, antique watches and clocks held for investment, classic cars held for investment, certain available-for-sale investments, financial assets at fair value through profit or loss and portion of certain convertible bonds 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.

2. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The Group has adopted the following revised HKFRSs for the first time for the current year's financial statements.

Amendments to HKAS 7	*Disclosure Initiative*
Amendments to HKAS 12	*Recognition of Deferred Tax Assets for Unrealised Losses*
Amendments to HKFRS 12 included in *Annual Improvements to HKFRSs 2014-2016 Cycle*	*Disclosure of Interests in Other Entities: Clarification of the Scope of HKFRS 12*

Other than as explained below regarding the impact of amendments to HKAS 7 and amendments to HKAS 12, the adoption of the above revised standards has had no significant financial effect on these financial statements.

The nature and the impact of the amendments are described below:

(a) Amendments to HKAS 7 require an entity to provide disclosures that enable users of financial statements to evaluate changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes.

(b) Amendments to HKAS 12 clarify that an entity, when assessing whether taxable profits will be available against which it can utilise a deductible temporary difference, needs to consider whether tax law restricts the sources of taxable profits against which it may make deductions on the reversal of that deductible temporary difference. Furthermore, the amendments provide guidance on how an entity should determine future taxable profits and explain the circumstances in which taxable profit may include the recovery of some assets for more than their carrying amount. The amendments have had no impact on the financial position or performance of the Group as the Group has no deductible temporary differences or assets that are in the scope of the amendments.

3. OPERATING SEGMENT INFORMATION

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

(a) the Hong Kong property development and trading segment representing the development and trading of properties in Hong Kong;

(b) the property investment and holding segment which represents investment and holding of properties;

(c) the securities business segment representing the trading in securities and holding of securities and treasury products;

(d) Ferrari dealership business representing sale and distribution of Ferrari cars and provision of after-sale services as official dealer of Ferrari in Hong Kong;

(e) classic cars trading and logistic segment representing the trading and sale of classic cars and car logistic business;

(f) investment in classic cars segment which is acquisition of classic cars for long-term investment purpose;

(g) the mobile game operations segment which is the development and operation of mobile game software;

(h) the film operations representing production, investment and distribution of films worldwide;

(i) the audio and lighting operations representing the provision and leasing of audio and lighting equipment and services for production of concert and entertainment events;

(j) the stage engineering operations representing the provision of metal construction work and engineering services for stage performance events;

(k) the industrial group segment representing the manufacture of plastic components and trading of child products; and

(l) other operations segment which is engaged in supportive business and start-up business including classic car service center, magazine publication and the investment in antique watches and clocks.

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 before tax except that finance costs, head office and corporate expenses, gain on settlement of promissory note are excluded from such measurement.

Segment assets exclude deferred tax assets and corporate and other unallocated assets as these assets are managed on a group basis.

Segment liabilities exclude deferred tax liabilities, tax payable and corporate and other unallocated liabilities as these liabilities are managed on a group basis.

For the year ended 31 December 2017

HK$ million	Property development and trading in Hong Kong	Property investment and holding	Securities business	Ferrari dealership	Classic cars trading and logistic	Investment in classic cars	Mobile game operations	Film operations	Audio and lighting operations	Stage engineering operations	Industrial Group	Other operations	Reconcilia-tions	Total
Segment revenue:														
Sales to external customers	**-**	**11**	**3**	**7**	**105**	**-**	**1**	**-**	**149**	**43**	**213**	**53**	**-**	**585**
Other revenue	**1**	**2**	**-**	**1**	**-**	**-**	**-**	**1**	**-**	**-**	**1**	**6**	**9**	**21**
Intersegment revenue	**-**	**3**	**-**	**-**	**1**	**-**	**-**	**-**	**-**	**7**	**-**	**8**	**(19)**	**-**
	1	**16**	**3**	**8**	**106**	**-**	**1**	**1**	**149**	**50**	**214**	**67**	**(10)**	**606**
Operating profit/ (loss)	**11**	**328**	**-**	**(22)**	**(11)**	**16**	**(26)**	**(6)**	**10**	**9**	**3**	**(40)**		**272**
Finance costs														**(55)**
Reconciled items:														
Corporate and other unallocated expenses														**(37)**
Share of loss of an associate														**(2)**
Impairment loss on investments														**(25)**
Others														**20**
Profit before tax														**173**
Income tax credit														**6**
Profit for the year														**179**
Other segment information:														
Expenditure for non-current assets	**-**	**6**	**-**	**44**	**4**	**12**	**-**	**2**	**9**	**-**	**3**	**50**	**-**	**130**
Depreciation and amortisation	**-**	**(9)**	**(1)**	**(4)**	**(2)**	**-**	**-**	**(1)**	**(11)**	**-**	**(1)**	**(16)**	**-**	**(45)**
Other material non-cash items:														
Fair value gain on investment properties	**-**	**302**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**302**
Fair value gain on classic cars held for investment	**-**	**-**	**-**	**-**	**-**	**12**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**12**
Gain on disposal of investment properties	**-**	**32**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**32**
Share of loss of an associate	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**(2)**	**-**	**(2)**
Segment assets	**276**	**1,435**	**1,589**	**131**	**217**	**155**	**4**	**88**	**180**	**52**	**75**	**433**	**-**	**4,635**
Reconciled items:														
Corporate and other unallocated assets	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**583**	**583**
Total assets	**276**	**1,435**	**1,589**	**131**	**217**	**155**	**4**	**88**	**180**	**52**	**75**	**433**	**583**	**5,218**
Segment liabilities	**118**	**676**	**475**	**173**	**6**	**-**	**2**	**-**	**67**	**14**	**42**	**114**	**-**	**1,687**
Reconciled items:														
Corporate and other unallocated liabilities	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**181**	**181**
Total liabilities	**118**	**676**	**475**	**173**	**6**	**-**	**2**	**-**	**67**	**14**	**42**	**114**	**181**	**1,868**

For the year ended 31 December 2016 (Restated)

HK$ million	Property development and trading in Hong Kong	Property investment and holding	Securities Business	Classic cars trading and logistic	Investment in classic cars	Mobile game operations	Film operations	Audio and lighting operations	Stage engineering operations	Industrial Group	Other operations	Reconciliati-ons	Total
Segment revenue:													
Sales to external customers	-	12	514	60	-	-	-	118	25	117	49	-	895
Other revenue	6	2	-	-	14	-	-	-	-	3	9	1	35
Intersegment revenue	-	3	-	-	-	-	-	-	-	-	1	(4)	-
	6	17	514	60	14	-	-	118	25	120	59	(3)	930
Operating (loss)/profit	(30)	(13)	506	(7)	13	(6)	(6)	22	8	(11)	(37)		439
Finance costs													(40)
Reconciled items:													
Corporate and other unallocated expenses													(93)
Gain on settlement of promissory notes													46
Profit before tax													352
Income tax expenses													(39)
Profit for the year													313
Other segment information:													
Interest income	-	-	-	-	-	-	-	-	-	2	-	-	2
Expenditure for non-current assets	-	436	5	4	47	-	-	54	-	1	134	-	681
Depreciation	-	(5)	(1)	(2)	-	-	-	(6)	-	-	(14)	-	(28)
Other material non-cash items:													
Fair value loss on investment properties	-	(17)	-	-	-	-	-	-	-	-	(2)	-	(19)
Fair value gains on classic cars	-	-	-	-	14	-	-	-	-	-	-	-	14
Impairment of stock of properties held for trading	(24)	-	-	-	-	-	-	-	-	-	-	-	(24)
Impairment of available-for-sale investment	-	-	-	-	-	-	-	-	-	-	(5)	-	(5)
Loss on early redemption of held-to-maturity debt securities	-	-	(2)	-	-	-	-	-	-	-	-	-	(2)
Provision for doubtful debt	-	-	-	-	-	-	-	-	-	-	(2)	-	(2)
Segment assets	341	1,619	1,763	162	129	5	25	155	45	82	408	-	4,734
Reconciled items:													
Corporate and other unallocated assets	-	-	-	-	-	-	-	-	-	-	-	235	235
Total assets	341	1,619	1,763	162	129	5	25	155	45	82	408	235	4,969
Segment liabilities													
Reconciled items:	166	789	345	21	1	1	6	69	23	44	126	-	1,591
Corporate and other unallocated liabilities	-	-	-	-	-	-	-	-	-	-	-	176	176
Total liabilities	166	789	345	21	1	1	6	69	23	44	126	176	1,767

Geographical information

(a) *Revenue from external customers*

HK$ million	**2017**	2016
Hong Kong, Mainland China and Macau	**401**	854
USA and Canada	**97**	18
Europe	**79**	11
Others	**8**	12
	585	895

The revenue information above is based on the final locations where the Group's products were sold to customers.

(b) *Non-current assets*

HK$ million	**2017**	2016
Hong Kong and Macau	**2,593**	2,233

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

Information about major customers

For the year ended 31 December 2017, revenue of approximately HK$107 million was derived from sales of the Industrial Group to a single customer, representing 18% of the Group's total revenue.

For the year ended 31 December 2016, revenue of approximately HK$75 million was derived from sales of the Industrial Group to a single customer, representing 20% of the Group's total revenue excluding the Group's net realised gains from disposal and change in fair value of securities investment at fair value through profit or loss.

4. REVENUE, OTHER INCOME AND GAINS

Revenue represents the net invoiced value of goods sold, after allowances for returns and trade discounts, gross income from treasury investment which includes interest income on bank deposits and other financial assets, net gains or losses from disposal and change in fair value of trading securities investment (which includes dividend income), proceeds from sale of properties (net of discounts and business tax), rental income from investment properties, trading revenue from the dealership business of Ferrari, trading of classic cars, provision of automotive services and provision of audio and lighting services and stage engineering work and services.

An analysis of revenue, other income and gains is as follows:

HK$ million	**2017**	2016
Revenue		
Rental income from investment properties	**11**	12
Net realised gains from disposal and change in fair value of trading securities	**3**	514
Income from Ferrari dealership	**7**	-
Sale of classic cars	**45**	47
Classic cars services income	**60**	13
Provision and leasing of lighting and audio equipment and services	**149**	118
Income from stage engineering operation	**43**	25
Manufacture of plastic components and sale of child products	**213**	115
Income from mobile games operation	**1**	-
Bank interest income	**-**	2
Income from other operations	**53**	49
	585	895
Other income and gains		
Fair value gain on investment properties	**302**	-
Gain on disposal of an investment property	**32**	-
Gain on settlement of promissory notes	**-**	46
Fair value gain on classic cars, net	**12**	14
Reversal of impairment loss on stock of properties	**19**	-
Fair value gain on antique watches and clocks held for investment	**1**	-
Others	**47**	21
	413	81

5. FINANCE COSTS

An analysis of finance costs is as follows:

HK$ million	**2017**	2016
Interest on bank loans	**39**	29
Interest on convertible bonds	**16**	11
Total interest expense on financial liabilities not at fair value through profit or loss	**55**	40

6. PROFIT BEFORE TAX

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

HK$ million	**2017**	2016
Cost of inventories sold	**206**	109
Cost of classic cars sold	**43**	42
Cost of automotive services provided	**59**	7
Cost of provision and leasing of lighting and audio equipment and services	**118**	91
Cost of stage engineering services provided	**37**	12
Cost of mobile game operations	**12**	-
Cost of other operations	**38**	34
Depreciation	**42**	28
Amortisation of intangible asset	**3**	-
Minimum lease payments under operating leases	**15**	9
Auditors' remuneration	**2**	2
Employee benefit expense (excluding directors' and chief executive's remuneration)		
Wages and salaries	**78**	56
Pension scheme contributions	**3**	3
	81	59
Foreign exchange differences, net	**(1)**	2
Gains from the change in fair value of trading securities, net	**(3)**	(514)
Gain on disposal of an investment property	**(32)**	-
Reversal of impairment loss on stock of properties held for sales	**(19)**	-
Impairment loss on stock of properties held for sales	**-**	24
Fair value (gain)/loss on investment properties, net	**(302)**	19
Impairment loss on available-for-sale investment	**25**	5
Loss on early redemption of held-for-maturity debt securities	**-**	2

7. INCOME TAX

Hong Kong profits tax has been provided at the rate of 16.5% (2016:16.5%) on the estimated assessable profits arising in Hong Kong during the year. Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in the countries in which the Group operates.

HK$ million	**2017**	2016
Current- Hong Kong		
Charge for the year	**2**	21
Overprovision in prior year	**(4)**	(3)
Deferred tax (credit)/ charge	**(4)**	21
Total tax (credit)/ charge for the year	**(6)**	39

8. DIVIDENDS

HK$ million	**2017**	2016
Paid interim – HK$0.035 (2016: HK$0.035) per ordinary share	**31**	31
Proposed final – HK$0.035 (2016: HK$0.035) per ordinary share	**31**	31
Total	**62**	62

The proposed final dividend for the year is subject to approval of the Shareholders at the forthcoming AGM.

9. EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT

The calculations of the basic and diluted earnings per share are based on:

HK$ million	**2017**	2016
Profit attributable to ordinary equity holders of the parent, used in the basic earnings per share calculations	**181**	303
Interest on convertible bonds	**15**	9
Profit attributable to ordinary equity holders of the parent before interest on convertible bonds, used in the diluted earnings per share calculations	**196**	312

	Number of shares	
	2017	2016
Weighted average number of ordinary shares in issue during the year used in the basic earnings per share calculation	**877,664,866**	847,670,615
Effect of dilution – weighted average number of ordinary shares:		
Convertible bonds	**320,769,231**	40,469,435
Weighted average number of ordinary shares used in the diluted earnings per share calculations	**1,198,434,097**	888,140,050

10. PROPERTY, PLANT AND EQUIPMENT

During the year ended 31 December 2017, the Group acquired fixed assets of approximately HK$50 million (2016: HK$156 million) and disposed of fixed assets of approximately HK$1 million (2016: HK$14 million).

11. TRADE RECEIVABLES

An aged analysis of the trade receivables as at the end of the reporting period, based on the agreement date and invoice date and net of provisions, is as follows:

	2017		2016	
HK$ million	**Balance**	**Percentage**	Balance	Percentage
Within 30 days	**1,620**	**97**	1,117	62
31 to 60 days	**18**	**1**	23	1
61 to 90 days	**15**	**1**	14	1
Over 90 days	**8**	**1**	658	36
	1,661	**100**	1,812	100

The Group's trading terms with its customers of Industrial Group are mainly on credit, except for new customers, where payment in advance is normally required. The credit period is generally two months, extending up to three months for major customers. In respect of the Group’s classic cars logistic business, the credit period is generally one month. The credit term granted to the customers of trading securities is up to 270 days. Each customer has a maximum credit limit.

12. TRADE PAYABLES

An aged analysis of the trade payables as at the end of the reporting period, based on the invoice date, is as follows:

	2017		2016	
HK$ million	**Balance**	**Percentage**	Balance	Percentage
Current to 30 days	**26**	**58**	22	76
31 to 60 days	**10**	**22**	3	10
61 to 90 days	**3**	**7**	1	4
Over 90 days	**6**	**13**	3	10
	45	**100**	29	100

The trade payables are non-interest bearing, unsecured and are normally settled on 60-day term.

13. EVENTS AFTER THE REPORTING PERIOD

On 3 January 2018, the securities representing: (i) 14,000,000,000 shares of the CCT Land (representing approximately 10.43% of the existing issued capital of CCT Land); and (ii) three-year zero coupon convertible bonds issued by CCT Land with the principal amount of HK$495,671,000, convertible at the conversion price of HK$0.01 per conversion share of CCT Land (subject to adjustments in accordance with the terms and conditions of the convertible bonds), were transferred to CCT Securities at the price of HK$0.01 per share. These securities are held by the Group for trading purpose.

14. COMPARATIVE AMOUNTS

Certain comparative amounts have been restated in this result announcement as a result of the change in reportable segments to conform with the current year's presentation and disclosures.

GLOSSARY OF TERMS

GENERAL TERMS

"AHM"	AHM Engineering Company Limited, a company incorporated in Hong Kong and an indirect non-wholly-owned subsidiary of the Company
"AGM"	The annual general meeting of the Company
"Blackbird Automotive Group"	The Blackbird Group established by the Company, which is engaged in the multi-facet automotive business including the Ferrari dealership
"Board"	The board of Directors
"CCT Land"	CCT Land Holdings Limited, a company listed on the main board of the Stock Exchange
"CCT Land Group"	CCT Land and its subsidiaries
"CCT Securities"	CCT Telecom Securities Limited, a company incorporated in Hong Kong and an indirect wholly-owned subsidiary of the Company, which is principally engaged in securities business
"CG Code"	The Corporate Governance Code as set out in Appendix 14 to the Listing Rules
"Chairman"	The chairman of the Company
"Child Products"	Feeding, health care, hygiene, safety, toy and other related products for infants and babies, which are the child products currently traded by the Group
"Child Product Trading Business"	The business of trading and sale of Child Products engaged by the Group
"Company"	CCT Fortis Holdings Limited
"Cultural Entertainment Group"	An operating group established by the Company, which is engaged in the cultural entertainment operations
"Director(s)"	The director(s) of the Company
"Group"	The Company and its subsidiaries
"HHL"	Hip Hing Loong Stage Engineering Company Limited (previously known as "Hip Hing Loong Metal Works Limited"), a company incorporated in Hong Kong and an indirect non-wholly-owned subsidiary of the Company
"HK" or "Hong Kong"	The Hong Kong Special Administrative Region of PRC

“HK$” or “$”	Hong Kong dollar(s), the lawful currency of Hong Kong
“Industrial Group”	An industrial group established by the Company, which is engaged in the manufacture of plastic components and the Child Products Trading Business
“INED(s)”	Independent non-executive Directors
“Listing Rules”	The Rules Governing the Listing of Securities on the Stock Exchange
“Mr. Mak”	Mr. Mak Shiu Tong, Clement, a Director and the controlling shareholder of the Company
“N/A”	Not applicable
“PRC” or “China”	The People’s Republic of China
“RMB”	Renminbi, the lawful currency of PRC
“Share(s)”	The ordinary share(s) of HK$0.10 each in the share capital of the Company
“Shareholder(s)”	Holder(s) of the Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“US”	The United States of America
“USD”	United States dollar(s), the lawful currency of the US
“%”	Per cent.

Financial Terms

“Current Ratio”	Current assets divided by current liabilities
“Earnings Per Share”	Profit attributable to ordinary equity holders of the parent divided by weighted average number of ordinary shares in issue during the period
“Gearing Ratio”	Total borrowings (representing bank and other borrowings and finance lease payable) divided by total capital employed (i.e. total Shareholders’ fund plus total borrowings)
“G.P. Ratio”	Gross profit margin as a percentage of total revenue
“Operating Profit/(Loss)”	Operating profit/(loss) before interest, tax and unallocated income and expenses to show operating results of business segment