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Liu Chong Hing Investment Limited

(Incorporated in Hong Kong with limited liability)

(Stock code: 00194)

INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2018

The Directors of Liu Chong Hing Investment Limited (the "Company") announce the unaudited interim results of the Company and its subsidiaries (the "Group") for the six months ended 30 June 2018.

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six months ended 30 June 2018

		Six months ended 30 June	
		2018	2017
	Notes	***HK$'000***	*HK$'000*
		(unaudited)	(unaudited)
Revenue		**461,637**	512,199
Direct costs		**(167,642)**	(222,610)
		293,995	289,589
Other income		**7,949**	3,170
Administrative and operating expenses		**(91,081)**	(91,424)
Other gains and losses	*4*	**201,662**	165,647
Finance costs		**(11,839)**	(10,708)
Share of results of a joint venture		**38,614**	–
Profit before tax		**439,300**	356,274
Income tax expense	*5*	**(29,675)**	(27,407)
Profit for the period		**409,625**	328,867
Profit for the period attributable to:			
Owners of the Company		**403,714**	319,726
Non-controlling interests		**5,911**	9,141
		409,625	328,867
Basic earnings per share	*6*	**HK$1.07**	HK$0.84

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
For the six months ended 30 June 2018

	Six months ended 30 June	
	2018	2017
	HK$'000	*HK$'000*
	(unaudited)	(unaudited)
Profit for the period	**409,625**	328,867
Other comprehensive (expense) income		
Item that will not be reclassified to profit or loss:		
Fair value losses on investments in equity instruments at fair value through other comprehensive income	**(24,526)**	–
Items that may be reclassified subsequently to profit or loss:		
Exchange differences arising on translation	**(36,021)**	113,955
Fair value gains on available-for-sale investments	**–**	27,725
Investment revaluation reserve reclassified to profit or loss in relation to impairment loss on available-for-sale investments	**–**	30,579
Other comprehensive (expense) income for the period (net of tax)	**(60,547)**	172,259
Total comprehensive income for the period	**349,078**	501,126
Total comprehensive income attributable to:		
Owners of the Company	**344,723**	486,802
Non-controlling interests	**4,355**	14,324
	349,078	501,126

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2018

	Notes	**30 June 2018** *HK$'000* **(unaudited)**	31 December 2017 *HK$'000* (audited)
Non-current assets			
Investment properties		**8,580,423**	8,392,900
Property, plant and equipment		**123,836**	125,804
Properties under development		**1,243,192**	1,207,006
Interest in a joint venture		**227,359**	192,210
Investments in securities		**655,705**	690,486
Long term loan receivables		**1,126**	4,763
Deferred tax assets		**3,850**	3,850
		10,835,491	10,617,019
Current assets			
Properties under development for sale		**782,598**	659,998
Properties held for sale		**444,773**	555,975
Inventories		**28,275**	26,949
Trade and other receivables	8	**180,076**	115,285
Investments in securities		**24,398**	16,793
Derivative financial instruments		**–**	26
Taxation recoverable		**49,951**	20,706
Fixed bank deposits with more than three months to maturity when raised		**564,754**	359,796
Other bank balances and cash		**2,001,411**	2,162,588
		4,076,236	3,918,116
Current liabilities			
Trade and other payables	9	**554,474**	1,001,766
Taxation payable		**47,867**	100,005
Borrowings — due within one year		**145,477**	383,655
Contract liabilities		**990,831**	–
Derivative financial instruments		**400**	–
		1,739,049	1,485,426
Net current assets		**2,337,187**	2,432,690
Total assets less current liabilities		**13,172,678**	13,049,709

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION *(continued)*
As at 30 June 2018

	30 June 2018 *HK$'000* **(unaudited)**	31 December 2017 *HK$'000* (audited)
Non-current liabilities		
Rental deposits from tenants	**63,527**	98,597
Borrowings — due after one year	**825,727**	864,345
Derivative financial instruments	**5,300**	790
Deferred tax liabilities	**249,176**	247,102
	1,143,730	1,210,834
	12,028,948	11,838,875
Equity		
Share capital	**381,535**	381,535
Reserves	**11,603,872**	11,418,154
Equity attributable to:		
Owners of the Company	**11,985,407**	11,799,689
Non-controlling interests	**43,541**	39,186
Total equity	**12,028,948**	11,838,875

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2018

1. BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with Hong Kong Accounting Standard ("HKAS") 34 *Interim Financial Reporting* issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") as well as the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("Listing Rules").

The financial information relating to the year ended 31 December 2017 that is included in these condensed consolidated financial statements as comparative information does not constitute the Company's statutory annual consolidated financial statements for that year but is derived from those consolidated financial statements. Further information relating to these statutory financial statements is as follows:

The Company has delivered the consolidated financial statements for the year ended 31 December 2017 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance (the "Companies Ordinance").

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

2. PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis except for certain properties and financial instruments, which are measured at fair values, as appropriate.

Other than changes in accounting policies resulting from application of new and amendments to Hong Kong Financial Reporting Standards ("HKFRSs"), the accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30 June 2018 are the same as those followed in the preparation of the Group's annual financial statements for the year ended 31 December 2017.

Application of new and amendments to HKFRSs

In the current interim period, the Group has applied, for the first time, the following new and amendments to HKFRSs and interpretation issued by the HKICPA which are mandatory effective for the annual period beginning on or after 1 January 2018 for the preparation of the Group's condensed consolidated financial statements:

HKFRS 9	Financial Instruments
HKFRS 15	Revenue from Contracts with Customers and the related Amendments
HK(IFRIC)–Int 22	Foreign Currency Transactions and Advance Consideration
Amendments to HKFRS 2	Classification and Measurement of Share-based Payment Transactions
Amendments to HKFRS 4	Applying HKFRS 9 Financial Instruments with HKFRS 4 Insurance Contracts
Amendments to HKAS 28	As part of the Annual Improvements to HKFRSs 2014–2016 Cycle
Amendments to HKAS 40	Transfers of Investment Property

The application of the new and amendments to HKFRSs and interpretation in the current interim period has had no material impact on the Group's financial performance and position in the current interim period but with certain additional disclosures set out in these condensed consolidated financial statements.

3. SEGMENT INFORMATION

Information reported to the executive directors of the Company, being the chief operating decision maker ("CODM"), for the purposes of resources allocation or assessment of segment performance focuses on types of goods and services delivered or provided. No operating segment identified by the CODM have been aggregated in arriving at the reportable segment of the Group.

Specifically, the Group's operating and reportable segments under HKFRS 8 *Operating Segments* are as follows:

1. Property investment — investment and letting of properties
2. Property development — development and sale of properties
3. Property management — provision of property management services
4. Treasury investment — dealings and investments in securities and other financial instruments
5. Trading and manufacturing — manufacture and sale of magnetic products
6. Hotel operation — management and operation of hotels

Segment revenue and results

The following is an analysis of the Group's revenue and results by reportable and operating segment.

	Property investment *HK$'000*	Property development *HK$'000*	Property management *HK$'000*	Treasury investment *HK$'000*	Trading and manufacturing *HK$'000*	Hotel operation *HK$'000*	Total *HK$'000*	Eliminations *HK$'000*	Consolidated *HK$'000*
For the six months ended 30 June 2018									
Segment revenue	184,965	173,692	16,956	46,346	42,679	5,745	470,383	(8,746)	461,637
Comprising:									
— revenue from customers	182,842	173,692	10,333	46,346	42,679	5,745			
— inter-segment transactions *(note)*	2,123	–	6,623	–	–	–			
Operating expenses	(63,045)	(129,375)	(9,641)	(12,040)	(39,803)	(5,616)	(259,520)	8,746	(250,774)
Gain on changes in fair value of investment properties	208,766	–	–	–	–	–	208,766	–	208,766
Loss on changes in fair value of financial assets at fair value through profit or loss ("FVTPL")	–	–	–	(211)	–	–	(211)	–	(211)
Loss on changes in fair value of derivative financial instruments	–	–	–	(4,910)	–	–	(4,910)	–	(4,910)
Net exchange gains (losses)	296	(3,566)	41	1,260	–	–	(1,969)	–	(1,969)
Loss on disposal of property, plant and equipment	–	(14)	–	–	–	–	(14)	–	(14)
Segment profit	330,982	40,737	7,356	30,445	2,876	129	412,525	–	412,525
Share of results of a joint venture									38,614
Finance costs									(11,839)
Profit before tax									439,300

note: Inter-segment transactions are charged at prevailing market prices.

The following is an analysis of the Group's revenue and results by reportable and operating segment.

	Property investment HK$'000	Property development HK$'000	Property management HK$'000	Treasury investment HK$'000	Trading and manufacturing HK$'000	Hotel operation HK$'000	Total HK$'000	Eliminations HK$'000	Consolidated HK$'000
For the six months ended 30 June 2017									
Segment revenue	179,128	261,436	15,749	23,308	35,365	5,392	520,378	(8,179)	512,199
Comprising:									
— revenue from customers	177,064	261,436	9,634	23,308	35,365	5,392			
— inter-segment transactions *(note)*	2,064	–	6,115	–	–	–			
Operating expenses	(72,642)	(191,950)	(10,335)	(6,007)	(32,924)	(5,185)	(319,043)	8,179	(310,864)
Gain on changes in fair value of investment properties	183,218	–	–	–	–	–	183,218	–	183,218
Gain on changes in fair value of financial assets at FVTPL	–	–	–	2,732	–	–	2,732	–	2,732
Impairment loss recognised in respect of available-for-sale investments	–	–	–	(30,579)	–	–	(30,579)	–	(30,579)
Net exchange (losses) gains	(1,447)	11,257	(130)	604	–	(8)	10,276	–	10,276
Segment profit (loss)	288,257	80,743	5,284	(9,942)	2,441	199	366,982	–	366,982
Finance costs									(10,708)
Profit before tax									356,274

note: Inter-segment transactions are charged at prevailing market prices.

Segment profit/loss represents the profit earned by/loss from each segment without allocation of share of results of a joint venture and finance costs. In addition, the Group's administrative costs are allocated to respective operating segments on the basis of revenues earned by individual operating segments. This is the measure reported to the CODM for the purposes of resource allocation and performance assessment.

Since the CODM does not review assets and liabilities of the Group's reportable segments for performance assessment and resource allocation purpose, the Group has not included total asset information as part of segment information.

4. OTHER GAINS AND LOSSES

	Six months ended 30 June	
	2018	2017
	HK$'000	*HK$'000*
Gain on changes in fair value of investment properties	**208,766**	183,218
(Loss) gain on changes in fair value of financial assets at FVTPL	**(211)**	2,732
Loss on changes in fair value of derivative financial instruments	**(4,910)**	–
Impairment loss recognised in respect of available-for-sale investments	**–**	(30,579)
Net exchange (losses) gains	**(1,969)**	10,276
Loss on disposal of property, plant and equipment	**(14)**	–
	201,662	165,647

5. INCOME TAX EXPENSE

	Six months ended 30 June	
	2018	2017
	HK$'000	*HK$'000*
The charge comprises:		
Current tax:		
Hong Kong Profits Tax	**7,911**	8,843
The People's Republic of China ("PRC") Enterprise Income Tax	**15,348**	7,071
	23,259	15,914
Under (over) provision in prior years:		
Hong Kong Profits Tax	**–**	(10)
PRC Enterprise Income Tax	**140**	–
	140	(10)
PRC Land Appreciation Tax ("LAT")	**4,200**	6,317
Deferred taxation	**2,076**	5,186
	29,675	27,407

Notes:

(a) Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profit for both periods.

(b) Under the Law of the People's Republic of China on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25%.

(c) The Group has estimated the tax provision for PRC LAT according to the requirements set forth in the relevant PRC tax laws and regulations. The actual LAT liabilities are subject to the determination by the tax authorities upon completion of the property development projects and the tax authorities might disagree with the basis on which the provision for LAT is calculated.

6. BASIC EARNINGS PER SHARE

The calculation of the basic earnings per share attributable to the owners of the Company is based on the profit for the period attributable to owners of the Company of HK$403,714,000 (six months ended 30 June 2017: HK$319,726,000) and on 378,583,440 (30 June 2017: 378,583,440) ordinary shares in issue during the period.

No diluted earnings per share has been presented as there were no potential ordinary shares in issue during both periods.

7. DIVIDENDS

	Six months ended 30 June	
	2018	2017
	HK$'000	*HK$'000*
Dividends recognised as distribution during the period:		
Final dividend declared and paid for 2017 — HK$0.42 per share (2017: declared and paid for 2016 HK$0.30 per share)	**159,005**	113,575
Dividend declared in respect of current period:		
Interim dividend declared for 2018 — HK$0.22 per share (2017: HK$0.18 per share)	**83,288**	68,145

On 8 August 2018, the Board of Directors has approved an interim cash dividend of HK$0.22 per share (2017: HK$0.18 per share), which will be paid to the Company's shareholders whose names appear on the Register of Members on 6 September 2018.

8. TRADE AND OTHER RECEIVABLES

	30 June	31 December
	2018	2017
	HK$'000	*HK$'000*
Trade receivables	**30,020**	24,990
Deposits paid	**42,919**	27,751
Loan receivables	**6,706**	9,347
Prepayments and other receivables	**100,431**	53,197
	180,076	115,285

The Group's credit policy allows its trade customers an average credit period of 30 — 90 days, other than proceeds from sales of properties which are settled in accordance with the terms of the sale and purchase agreements. The aged analysis of trade receivables presented based on the invoice date at the end of the reporting period is as follows:

	30 June	31 December
	2018	2017
	HK$'000	*HK$'000*
Within 30 days	**8,501**	9,089
Between 31 days to 90 days	**16,032**	13,859
Over 90 days	**5,487**	2,042
	30,020	24,990

9. TRADE AND OTHER PAYABLES

	30 June 2018 *HK$'000*	31 December 2017 *HK$'000*
Trade payables	**10,784**	8,828
Construction costs and retention payables	**447,065**	445,909
Deposits received and receipt in advance in respect of rental of investment properties	**75,753**	41,278
Receipt in advance on properties sold	**–**	475,327
Other payables	**20,872**	30,424
	554,474	1,001,766

The following is an aged analysis of trade payables based on the invoice date:

	30 June 2018 *HK$'000*	31 December 2017 *HK$'000*
Within 30 days	**10,784**	8,828

INTERIM DIVIDEND

The Board of Directors has resolved to declare an interim cash dividend for 2018 of HK$0.22 per share (2017: HK$0.18 per share), payable on Friday, 14 September 2018 to the Company's shareholders registered on Thursday, 6 September 2018.

CLOSURE OF REGISTER OF MEMBERS

The Register of Members will be closed from Tuesday, 4 September 2018 to Thursday, 6 September 2018, both days inclusive. In order to qualify for the interim dividend, all share certificates with completed transfer forms either overleaf or separately, must be lodged for registration with the Company's Share Registrars, Computershare Hong Kong Investor Services Limited, Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Hong Kong not later than 4:30 p.m. on Monday, 3 September 2018.

MANAGEMENT DISCUSSION AND ANALYSIS

For the period ended 30 June 2018, the unaudited consolidated profits of the Company and its subsidiaries (the "Group") amounted to approximately of HK$409.6 million, comparing to that of 2017 amounted to approximately of HK$328.9 million, representing an increase of approximately HK$80.7 million.

Property Investment

Overall rental revenue

For the period ended 30 June 2018, the Group recorded gross rental revenue of approximately HK$182.8 million, increased by approximately HK$5.7 million from approximately of HK$177.1 million in 2017, representing an increase of 3.2%.

Overall occupancies

The Group's overall occupancy from major investment properties continued to maintain at 90% as at 30 June 2018.

Hong Kong Properties

Chong Hing Square

Chong Hing Square, located at 601 Nathan Road, Mongkok, is a 20-storey ginza-type retail/commercial development offers over 182,000 square feet of retail and commercial space. For the period ended 30 June 2018, Chong Hing Square generated rental revenue of approximately HK$57.1 million, decreased by HK$3.6 million from approximately HK$60.7 million in 2017. The occupancy continued to maintain at 92% as at 30 June 2018. The slight decrease of rental revenue was due to rental revision.

Chong Hing Bank Centre

Chong Hing Bank Centre, located at 24 Des Voeux Road Central, is a 26-storey Grade A office building. Having retained several floors for Company's use, the office building was leased to Chong Hing Bank Limited for 5 years fixed tenancy with option to renew for another 5 years. For the period ended 30 June 2018, a total of approximately HK$34 million rental revenue was derived from this building.

Chong Yip Centre

Chong Yip Centre is located at 402–404 Des Voeux Road West. It provides over 54,000 square feet of retail and commercial space. For the period ended 30 June 2018, this retail and commercial shopping center generated rental revenue of approximately HK$10.4 million, increased by 3.6% when comparing to that of 2017. The occupancy was 70% as at 30 June 2018.

Fairview Court

Fairview Court is located at 94 Repulse Bay Road. The Group owns 5 units, each of areas over 4,100 square feet, luxury apartment on a low-rise building. For the period ended 30 June 2018, Fairview Court recorded rental revenue of approximately HK$1.9 million.

PRC Properties

Chong Hing Finance Center, Shanghai

The Group's mainland flagship property located at 288 Nanjing Road West in Huang Pu District of Shanghai is a 36-storey Grade A commercial building which commands a strategic location and enviable view over The People's Square just across the street. With a total floor area of over 516,000 square feet of office and commercial spaces and 198 carparks, this property was approximately 86% let in terms of office space and 100% let in terms of commercial space as at 30 June 2018. For the period ended 30 June 2018, this office building generated rental revenue of approximately HK$75.5 million, representing an increase of 12%.

PROPERTY DEVELOPMENT

Hong Kong

ONE-EIGHT-ONE Hotel & Serviced Residences

The previous office building (formerly known as Western Harbour Center), located at 181–183 Connaught Road West, was under construction to convert into a 183-room hotel and serviced residences. Construction work came to the final stage and the occupation permit was scheduled to be obtained in the third quarter of 2018. Total renovation costs including professional fee amounted to approximately of HK$525.8 million and all expenditures are funded by internal resources.

PRC

The Grand Riviera, Foshan

This comprehensive development situated at 1 Guilong Road, Luocun in the Nanhai District of Foshan, is conveniently located within half an hour's drive from the Foshan financial district and within 5 minutes' drive from the new Foshan West Station.

Development Status

The Foshan residential project is a comprehensive development and it is being developed by phases. As at today, Phase 1, 2 and 3 were completed. For Phase 4, construction already commenced in the third quarter of 2016 and is scheduled to be completed in 2018.

Financial and Sale results

For the period ended 30 June 2018, the Group recorded sale revenue of approximately HK$173.7 million, decreased by approximately HK$87.7 million from approximately of HK$261.4 million in 2017, representing a decrease of 33.6%. The major change was due to less revenue recognition during the period.

The Grand Riviera, Foshan (Phase 1)

As at 8 August 2018, a total of 790 residential units (representing 93% of the total units) and 405 car parking units (representing 36% of the total units) were successfully sold generating total sale proceeds of approximately RMB724.3 million and RMB57.3 million respectively.

Grand Jardin, Foshan (Phase 2 and 3)

As at 8 August 2018, all 1,542 residential units and 487 car parking units (representing 44% of the total units for sale) of Phase 2 were successfully sold returning total sale proceeds of approximately RMB932.3 million and RMB70.6 million respectively.

For Phase 3, all 1,498 residential units and 184 car parking units (representing 15% of the total units for sale) were successfully sold out returning sale proceeds of approximately RMB1,130.8 million and RMB30.1 million respectively.

Grand Jardin, Foshan (Phase 4)

For Phase 4 development, it constructed 11 blocks of 14-storey residential flats above the ground. It provides 1,377 residential units with developable areas over 156,000 square metres. Including the retail and commercial areas of approximately 5,900 square metres, other amenities areas of approximately 7,700 square metres and 1,227 car parking spaces mainly built at the basement level, the total developable areas of Phase 4 is over 216,000 square metres. For the size of residential units, it provided four typical sizes with areas of 90, 100, 130 and 140 square metres. Construction work has commenced since the third quarter of 2016. As at 8 August 2018, 1,081 residential units (representing 90% of the total units put up for presale) were successfully sold, generating total sale proceeds of approximately RMB1,450.4 million.

If all of the remaining (unsold) properties of the Foshan project including residential units, retail shops and car parks could be sold under the current market condition, it is estimated that the Group would receive further total sale proceeds of approximately HK$2 billion.

BUDGET HOTEL PROJECT

Since 2008, the Group started to operate budget hotel business in Shanghai, Beijing and Guangzhou. All of these budget hotels are managed by and under the brand name of Hanting. For the period ended 30 June 2018, hotel revenue increased by 6% from approximately of HK$5.4 million in 2017 to approximately HK$5.7 million in 2018. Due to the restructuring of the business strategy, the Group had sold the budgeted hotels at Shanghai and Beijing in 2016, only the hotel in Guangzhou remains in operation.

INVESTMENT IN JAPANESE WAREHOUSE

In November 2017, the Group acquired 50% of the issued share capital of a company which in turn beneficially owned two warehouses in Japan. The management regarded the investment would bring the Group's a stable rental return together with a long term appreciation of the properties given the good management team, quality of tenants and the fast growing logistic business relating to 2020 Tokyo Olympic. Total investment for this project amounted to approximately HK$191 million. For the period ended 30 June 2018, these warehouses generated rental revenue of JPY395 million (approximately HK$27.8 million). The share of results of a joint venture of approximately HK$38.6 million, under the equity accounting, represented the 50% share of net asset value of the investment which included the rental revenue and asset revaluation gain.

THE CORPORATE GOVERNANCE CODE

During the period under review, the Company had complied with the provision of Corporate Governance Code (the "Code") as set out in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

THE MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS OF LISTED ISSUERS

All directors have confirmed that they complied with the required standards set out in the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 to the Listing Rules throughout the review period.

PURCHASE, SALE OR REDEMPTION OF SHARES

During the six months ended 30 June 2018, the Company and its subsidiaries have not purchased, sold or redeemed any of the shares in the Company.

REVIEW OF UNAUDITED INTERIM FINANCIAL REPORT

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 unaudited interim financial report. In addition, the condensed consolidated financial statements of the Company for the six months ended 30 June 2018 have been reviewed by our auditor, Messrs. Deloitte Touche Tohmatsu, in accordance with Hong Kong Standard on Review Engagements 2410 “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” issued by the Hong Kong Institute of Certified Public Accountants and an unmodified review report is issued.

PUBLICATION OF RESULTS ON THE WEBSITE

This results announcement, containing the relevant information required by the Listing Rules, is published on the website of the HKExnews (www.hkexnews.hk) and the website of the Company (www.lchi.com.hk). The Company’s interim report for 2018 will be dispatched to the shareholders of the Company and available on the above websites on or about 30 August 2018.

BOARD OF DIRECTORS

At the date of this announcement, the Board comprises the following Executive Directors: Mr. Liu Lit Chi (Chairman, Managing Director and Chief Executive Officer), Mr. Liu Kam Fai, Winston (Deputy Managing Director); Mr. Liu Kwun Shing, Christopher (also alternate director to Dr. Liu Lit Chung) and Mr. Lee Wai Hung; the following Non-executive Directors: Dr. Liu Lit Chung and Mr. Kho Eng Tjoan, Christopher and the following Independent Non-executive Directors: Dr. Cheng Mo Chi, Moses, Mr. Au Kam Yuen, Arthur, Dr. Ma Hung Ming, John, Mr. Cheng Yuk Wo and Mr. Tong Tsun Sum Eric.

By Order of the Board
Liu Chong Hing Investment Limited
Liu Lit Chi
Chairman, Managing Director
and Chief Executive Officer

Hong Kong, 8 August 2018