

*Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.*



香港金融集團

**HONG KONG FINANCE INVESTMENT HOLDING GROUP LIMITED**  
**香港金融投資控股集團有限公司**

*(Incorporated in Bermuda with limited liability)*

**(Stock Code: 7)**

**SUPPLEMENTAL ANNOUNCEMENT  
UPDATE ON THE ANNUAL RESULTS  
FOR THE YEAR ENDED 31 DECEMBER 2019**

Reference is made to the announcement (the “**Announcement**”) of Hong Kong Finance Investment Holding Group Limited (the “**Company**”, which together with its subsidiaries, the “**Group**”) dated 21 March 2020 in relation to the unaudited annual results of the Group for the year ended 31 December 2019 (the “**2019 Unaudited Annual Results**”). Unless otherwise defined, capitalised terms in this announcement shall have the same meanings as those defined in the Announcement.

**AUDITED ANNUAL RESULTS**

As stated in Announcement, the Company’s auditing process for the year ended 31 December 2019 had not been completed as at 21 March 2020.

The Board is pleased to announce that on 13 May 2020, the Company's auditor, Elite Partners CPA Limited, has completed its audit of the consolidated financial statements of the Group for the year ended 31 December 2019 in accordance with Hong Kong Standards on Auditing issued by the Hong Kong Institute of Certified Public Accountants, and the financial information contained in the Announcement and this announcement have been audited by Elite Partners CPA Limited (the “**2019 Audited Annual Results**”). The 2019 Audited Annual Results have been reviewed by the Audit Committee.

The 2019 Audited Annual Results remain substantially the same as the 2019 Unaudited Annual Results, except for the following reclassifications of financial breakdowns:

	<b>2019</b> <b>Unaudited</b> <b>Annual</b> <b>Results</b> <i>HK\$'000</i>	<b>2019</b> <b>Audited</b> <b>Annual</b> <b>Results</b> <i>HK\$'000</i>	<b>Difference</b> <i>HK\$'000</i>	<i>Notes</i>
<b>Consolidated statement of profit or loss</b>				
Fair value change on investment properties	962,056	1,011,747	49,691	(i)
Impairment loss of financial asset at amortised cost, net	17	(4,470)	(4,487)	(ii)
Other gains or losses	6,460	(11,219)	(17,679)	(iii)
Administrative expenses	(63,882)	(63,893)	(11)	(iv)
Taxation	(240,530)	(252,953)	(12,423)	(i)
Profit for the year	662,392	677,483	15,091	
<b>Consolidated statement of profit or loss and other comprehensive income</b>				
Exchange loss arising during the year	(76,277)	(76,799)	(522)	(i)

	<b>2019</b>	<b>2019</b>		
	<b>Unaudited</b>	<b>Audited</b>		
	<b>Annual</b>	<b>Annual</b>		
	<b>Results</b>	<b>Results</b>	<b>Difference</b>	<b>Notes</b>
	<i>HK\$'000</i>	<i>HK\$'000</i>	<i>HK\$'000</i>	
<b>Consolidated statement of financial position</b>				
<i>Non-current assets</i>				
Property, plant and equipment	111,934	94,255	(17,679)	(iii)
Investment properties	2,338,603	2,387,597	48,994	(i)
Loans receivable	–	1,992	1,992	(v)
<i>Current assets</i>				
Loans receivable	1,992	–	(1,992)	(v)
Other receivables, prepayments and deposits	102,810	76,063	(26,747)	(ii), (v)
<i>Current liabilities</i>				
Other payables and accrued expenses	61,014	38,779	(22,235)	(iv), (v)
Contract liabilities	6,658	6,643	(15)	(v)
Borrowings	304,910	255,910	(49,000)	(v)
<i>Non-current liabilities</i>				
Deferred tax liability	336,978	349,227	12,249	(i)
Borrowings	–	49,000	49,000	(v)
	<u>          </u>	<u>          </u>	<u>          </u>	

*Notes:*

- i. The difference was mainly due to increase in change in fair value of investment properties.
- ii. The difference was mainly due to increase in impairment loss on other receivables.
- iii. The difference was mainly due to increase in impairment loss on property, plant and equipment.
- iv. The difference was mainly due to increase in miscellaneous expenses.
- v. Certain items among different classes in the audited consolidated statement of financial position were reclassified.

## SCOPE OF WORK OF ELITE PARTNERS CPA LIMITED

The figures in respect of the Group's consolidated statement of financial position, consolidated statement of profit or loss and other comprehensive income and the related notes thereto for the year ended 31 December 2019 as set out in the 2019 Unaudited Results Announcement or this further announcement, as applicable, have been agreed by the Group's auditor, Elite Partners CPA Limited, to the amounts set out in the Group's audited consolidated financial statements for the year as approved by the Board of the Directors on 13 May 2020. The work performed by Elite Partners CPA Limited 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 Elite Partners CPA Limited on the 2019 Audited Results Announcement or this further announcement.

## PUBLICATION OF THE ANNUAL REPORT

The Company's annual report for the year ended 31 December 2019 containing all the relevant information required by the Listing Rules and other applicable laws will be published on or before 15 May 2020 (in accordance with the further guidance on the joint statement issued by the Stock Exchange and the Securities and Future Commission dated 16 March 2020) on the website of The Hong Kong Exchange and Clearing Limited at [www.hkexnews.hk](http://www.hkexnews.hk) and the website of the Company at [www.hkfi.hk](http://www.hkfi.hk).

By Order of the Board

**Hong Kong Finance Investment Holding Group Limited**

**Dr. Hui Chi Ming, G.B.S., J.P.**

*Chairman*

Hong Kong, 13 May 2020

*As at the date of this announcement, the Honorary Chairman and Senior Consultant of the Company is Dr. Yukio Hatoyama; the senior consultants of the Company comprise Dr. Wang Tao, Mr. Fu Chenyu and Mr. Lalaharisaina Joelivalerien; the Board comprises eight executive Directors, namely, Dr. Hui Chi Ming, G.B.S., J.P., Mr. Neil Bush, Dr. Chui Say Hoe, Mr. Xu Jun Jia, Mr. Cao Yu, Mr. Ren Qian, Mr. Lam Kwok Hing, M.H., J.P. and Mr. Nam Kwok Lun; and four independent non-executive Directors, namely, Mr. Chan Tsang Mo, Mr. Ngan Kam Biu, Stanford, Mr. Tam Chak Chi and Mr. Ma Kin Ling.*