

HONG FOK CORPORATION LIMITED

(Co. Reg. No. 196700468N)

Full Year Financial Statement and Dividend Announcement for the Year Ended 31 December 2020

PART I INFORMATION REQUIRED FOR QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR ANNOUNCEMENTS

1(a) A statement of comprehensive income, for the group, together with a comparative statement for the corresponding period of the immediately preceding financial year.

Full year financial statement on consolidated results for the year ended 31 December 2020.
These figures have not been audited nor reviewed.

	The Group		
	\$'000		%
	2020	2019	Increase/ (Decrease)
Revenue (Note 1)	80,399	113,245	(29)
Other income	6,832	178	3,738
	87,231	113,423	(23)
Commitment fee on unutilised bank facilities	(1,493)	(1,594)	(6)
Cost of sales of development properties	(8,258)	(20,762)	(60)
Depreciation of property, plant and equipment	(925)	(882)	5
Depreciation of right-of-use assets	(1,035)	(964)	7
Employee benefit expenses	(20,462)	(23,752)	(14)
Exchange loss, net	(755)	(480)	57
(Loss)/Gain on revaluation of investment properties	(30,594)	103,190	NM
Changes in fair value of other investments at fair value through profit or loss	(94)	3,538	NM
Impairment loss and bad debts written off on trade receivables, net	(99)	(20)	395
Impairment loss written back/(Impairment loss) on other assets	10	(2)	NM
Loss on disposal of investment properties	-	(18)	NM
Grant expense	(3,638)	-	NM
Maintenance expenses	(8,443)	(10,604)	(20)
Lease expenses	(210)	(287)	(27)
Professional fees	(1,376)	(1,239)	11
Property tax	(6,369)	(6,324)	1
Rental commission	(657)	(1,003)	(34)
Other expenses	(2,843)	(2,956)	(4)
	(10)	149,264	NM
Finance income	853	1,014	(16)
Finance expense	(22,959)	(30,496)	(25)
Net finance expense	(22,106)	(29,482)	(25)
(Loss)/Profit before tax (Note 2)	(22,116)	119,782	NM
Tax expense	(3,936)	(4,445)	(11)
Adjustment on tax expense of prior years	(244)	(551)	(56)
(Loss)/Profit for the year	(26,296)	114,786	NM
(Loss)/Profit attributable to:			
Owners of the Company	(8,696)	112,514	NM
Non-controlling interests	(17,600)	2,272	NM
(Loss)/Profit for the year	(26,296)	114,786	NM
Other comprehensive income, net of tax			
Items that are or may be reclassified subsequently to Profit or Loss:			
Exchange differences on translation of financial statements of foreign subsidiaries	(5,908)	(3,492)	69
Exchange differences on monetary items forming part of net investments in foreign subsidiaries	(392)	(202)	94
Other comprehensive income for the year, net of tax	(6,300)	(3,694)	71
Total comprehensive income for the year	(32,596)	111,092	NM
Total comprehensive income attributable to:			
Owners of the Company	(11,201)	111,095	NM
Non-controlling interests	(21,395)	(3)	713,067
Total comprehensive income for the year	(32,596)	111,092	NM

Notes:

- (1) Included in Revenue is investment income of approximately \$570,000 (2019 : \$376,000).
- (2) Included in (Loss)/Profit before tax is net profit on sale of development properties of approximately \$3,858,000 (2019 : \$9,821,000) and gain on disposal of property, plant and equipment of approximately \$# (2019 : loss on disposal of \$70,000).
- (3) NM – Not Meaningful.

1(b)(i) A statement of financial position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year.

	The Group		The Company	
	\$'000		\$'000	
	31.12.2020	31.12.2019	31.12.2020	31.12.2019
Non-current Assets				
Property, plant and equipment	3,331	4,009	-	-
Right-of-use assets	435	1,448	-	-
Subsidiaries	-	-	853,328	853,402
Associate and joint venture	#	#	-	-
Investment properties	3,156,538	3,193,538	-	-
Other assets	223	214	-	-
Other investments	#	#	-	-
Trade and other receivables	-	5	-	-
Pledged bank deposits	3,139	9,954	-	-
Deferred tax assets	666	970	-	-
	3,164,332	3,210,138	853,328	853,402
Current Assets				
Other investments	26,568	33,628	-	-
Current tax assets	450	445	-	-
Development properties	173,401	181,000	-	-
Trade and other receivables	5,614	4,049	27	30
Amounts due from subsidiaries	-	-	332,131	350,664
Pledged bank deposits	10,062	-	-	-
Cash and cash equivalents	41,175	40,405	1,280	1,085
	257,270	259,527	333,438	351,779
Total Assets	3,421,602	3,469,665	1,186,766	1,205,181
Equity Attributable to Owners of the Company				
Share capital	186,688	186,688	186,688	186,688
Treasury shares	(120,377)	(111,183)	(19,327)	(10,133)
Reserves	1,899,638	1,917,437	644,123	654,405
	1,965,949	1,992,942	811,484	830,960
Non-controlling interests	607,481	622,519	-	-
Total Equity	2,573,430	2,615,461	811,484	830,960
Non-current Liabilities				
Loans and borrowings	767,192	780,887	99,626	99,325
Trade and other payables	11,815	11,585	-	-
Lease liabilities	-	454	-	-
Deferred tax liabilities	364	257	-	-
	779,371	793,183	99,626	99,325
Current Liabilities				
Loans and borrowings	18,385	781	-	-
Trade and other payables	40,591	49,762	2,448	2,385
Lease liabilities	448	1,018	-	-
Contract liabilities	212	80	-	-
Amounts due to subsidiaries	-	-	273,208	272,511
Current tax liabilities	9,165	9,380	-	-
	68,801	61,021	275,656	274,896
Total Liabilities	848,172	854,204	375,282	374,221
Total Equity and Liabilities	3,421,602	3,469,665	1,186,766	1,205,181

Amount less than \$1,000

1(b)(ii) Aggregate amount of the group's borrowings and debt securities.

Amount repayable in one year or less, or on demand

As at 31.12.2020		As at 31.12.2019	
Secured	Unsecured	Secured	Unsecured
\$18,385,000	-	\$781,000	-

Amount repayable after one year

As at 31.12.2020		As at 31.12.2019	
Secured	Unsecured	Secured	Unsecured
\$632,367,000	\$134,825,000	\$642,347,000	\$138,540,000

Details of any collaterals

The borrowings by the subsidiaries are generally secured by the Group's certain investment properties and certain development properties and are guaranteed by the Company and/or its subsidiaries.

1(c) **A statement of cash flows (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.**

	The Group	
	\$'000	
	2020	2019
Cash Flows from Operating Activities		
(Loss)/Profit before tax	(22,116)	119,782
Adjustments for:		
Depreciation of property, plant and equipment	925	882
Depreciation of right-of-use assets	1,035	964
Loss on disposal of investment properties	-	18
Loss/(Gain) on revaluation of investment properties	30,594	(103,190)
(Gain)/Loss on disposal of property, plant and equipment	(#)	70
Impairment loss and bad debts written off on trade receivables, net	99	20
(Impairment loss written back)/Impairment loss on other assets	(10)	2
Changes in fair value of other investments at fair value through profit or loss	94	(3,538)
Share-based expenses by a subsidiary	165	-
Unrealised currency translation loss	126	-
Finance income	(853)	(1,014)
Finance expense	22,959	30,496
	33,018	44,492
Changes in working capital:		
Development properties	7,599	17,941
Trade and other receivables	(1,603)	1,242
Trade and other payables	(8,836)	(3,207)
Contract liabilities	132	53
Cash generated from operations	30,310	60,521
Tax paid	(3,988)	(5,292)
Tax refund	-	44
Net Cash from Operating Activities	26,322	55,273
Cash Flows from Investing Activities		
Capital expenditure on investment properties	(375)	(2,409)
Decrease in restricted cash	104	30
Proceeds from disposal of investment properties	-	1,702
Proceeds from disposal of property, plant and equipment	2	189
Proceeds from disposal of other investments	31,439	23,488
Purchase of property, plant and equipment	(252)	(2,277)
Purchase of other investments	(24,363)	(35,247)
Interest received	788	1,000
Net Cash from/(used in) Investing Activities	7,343	(13,524)
Cash Flows from Financing Activities		
Increase in pledged bank deposits	(3,342)	(694)
Interest paid	(17,388)	(25,693)
Dividend paid	(6,703)	(8,890)
Payment of lease liabilities	(1,004)	(950)
Payment of transaction costs on loans and borrowings	-	(905)
Repayments of loans and borrowings	(12,038)	(138,134)
Proceeds from loans and borrowings	17,524	139,200
Payment of acquisition of interests in subsidiaries	-	(5,060)
Purchase of treasury shares	(9,194)	(10,133)
Net Cash used in Financing Activities	(32,145)	(51,259)
Net Increase/(Decrease) in Cash and Cash Equivalents	1,520	(9,510)
Cash and cash equivalents at beginning of the year	40,264	50,058
Effect of exchange rate fluctuations on cash and cash equivalents held	(646)	(284)
Cash and Cash Equivalents at end of the year	41,138	40,264
Cash and Cash Equivalents at 31 December is represented by:		
Cash at banks and in hand	5,782	17,948
Deposits	48,594	32,411
Cash and cash equivalents	54,376	50,359
Less: Pledged bank deposits	(13,201)	(9,954)
Cash and cash equivalents (current)	41,175	40,405
Less: Restricted cash	(37)	(141)
	41,138	40,264

Amount less than \$1,000

1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

\$'000								
Attributable to Owners of the Company						Non-Controlling Interests	Total Equity	
Share Capital	Capital and Other Reserves	Treasury Shares	Translation Reserves	Retained Profit	Total			
The Group								
At 1 January 2019	186,688	2,284	(101,050)	(10,923)	1,818,709	1,895,708	632,744	2,528,452
Total comprehensive income for the year								
Profit for the year	-	-	-	-	112,514	112,514	2,272	114,786
Other comprehensive income								
Exchange differences on translation of financial statements of foreign subsidiaries	-	1	-	(1,218)	-	(1,217)	(2,275)	(3,492)
Exchange differences on monetary items forming part of net investments in foreign subsidiaries	-	-	-	(202)	-	(202)	-	(202)
Total other comprehensive income, net of tax	-	1	-	(1,420)	-	(1,419)	(2,275)	(3,694)
Total comprehensive income for the year	-	1	-	(1,420)	112,514	111,095	(3)	111,092
Transactions with Owners, recorded directly in Equity								
Distributions to Owners								
Own shares acquired	-	-	(10,133)	-	-	(10,133)	-	(10,133)
Dividend paid	-	-	-	-	(8,890)	(8,890)	-	(8,890)
Total Distributions to Owners	-	-	(10,133)	-	(8,890)	(19,023)	-	(19,023)
Changes in Ownership Interests in Subsidiaries								
Acquisition of additional interest in subsidiaries	-	(293)	-	-	5,455	5,162	(10,222)	(5,060)
Total Changes in Ownership Interests in Subsidiaries	-	(293)	-	-	5,455	5,162	(10,222)	(5,060)
Total Transactions with Owners	-	(293)	(10,133)	-	(3,435)	(13,861)	(10,222)	(24,083)
At 31 December 2019	186,688	1,992	(111,183)	(12,343)	1,927,788	1,992,942	622,519	2,615,461
At 1 January 2020	186,688	1,992	(111,183)	(12,343)	1,927,788	1,992,942	622,519	2,615,461
Total comprehensive income for the year								
Loss for the year	-	-	-	-	(8,696)	(8,696)	(17,600)	(26,296)
Other comprehensive income								
Exchange differences on translation of financial statements of foreign subsidiaries	-	2	-	(2,115)	-	(2,113)	(3,795)	(5,908)
Exchange differences on monetary items forming part of net investments in foreign subsidiaries	-	-	-	(392)	-	(392)	-	(392)
Total other comprehensive income, net of tax	-	2	-	(2,507)	-	(2,505)	(3,795)	(6,300)
Total comprehensive income for the year	-	2	-	(2,507)	(8,696)	(11,201)	(21,395)	(32,596)
Transactions with Owners, recorded directly in Equity								
Contributions by and Distributions to Owners								
Own shares acquired	-	-	(9,194)	-	-	(9,194)	-	(9,194)
Modification of bonds issued by a subsidiary	-	90	-	-	-	90	6,207	6,297
Dividend paid	-	-	-	-	(6,703)	(6,703)	-	(6,703)
Total Contributions by and Distributions to Owners	-	90	(9,194)	-	(6,703)	(15,807)	6,207	(9,600)
Changes in Ownership Interests in Subsidiaries								
Change of interest in a subsidiary with no loss of control	-	55	-	-	(40)	15	150	165
Total Changes in Ownership Interests in Subsidiaries	-	55	-	-	(40)	15	150	165
Total Transactions with Owners	-	145	(9,194)	-	(6,743)	(15,792)	6,357	(9,435)
At 31 December 2020	186,688	2,139	(120,377)	(14,850)	1,912,349	1,965,949	607,481	2,573,430

	\$'000							
	Attributable to Owners of the Company						Non-Controlling Interests	Total Equity
	Share Capital	Capital and Other Reserves	Treasury Shares	Translation Reserves	Retained Profit	Total		
The Company								
At 1 January 2019	186,688	-	-	-	669,191	855,879	-	855,879
Loss and total comprehensive income for the year	-	-	-	-	(3,587)	(3,587)	-	(3,587)
Transactions with Owners, recorded directly in Equity								
Distributions to Owners								
Own shares acquired	-	-	(10,133)	-	-	(10,133)	-	(10,133)
Dividend paid	-	-	-	-	(11,199)	(11,199)	-	(11,199)
Total Transactions with Owners	-	-	(10,133)	-	(11,199)	(21,332)	-	(21,332)
At 31 December 2019	186,688	-	(10,133)	-	654,405	830,960	-	830,960
At 1 January 2020	186,688	-	(10,133)	-	654,405	830,960	-	830,960
Loss and total comprehensive income for the year	-	-	-	-	(1,804)	(1,804)	-	(1,804)
Transactions with Owners, recorded directly in Equity								
Distributions to Owners								
Own shares acquired	-	-	(9,194)	-	-	(9,194)	-	(9,194)
Dividend paid	-	-	-	-	(8,478)	(8,478)	-	(8,478)
Total Transactions with Owners	-	-	(9,194)	-	(8,478)	(17,672)	-	(17,672)
At 31 December 2020	186,688	-	(19,327)	-	644,123	811,484	-	811,484

1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, subdivision, consolidation, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed as at the end of the current financial period reported on and as at the end of the corresponding period of the immediate preceding financial year.

Total number of issued shares
Less: Number of treasury shares
Total number of issued shares excluding treasury shares

The Company	
31.12.2020	31.12.2019
870,612,140	870,612,140
(25,937,400)	(11,496,200)
844,674,740	859,115,940

The Company has made purchases of 14,441,200 ordinary shares in the capital of the Company and held them as treasury shares during the year.

As at 31 December 2020, the Company held 25,937,400 treasury shares (31 December 2019 : 11,496,200) which represent 3.1% (31 December 2019 : 1.3%) of the total number of issued shares (excluding treasury shares).

The Company did not have any subsidiary holdings, outstanding options and convertibles as at 31 December 2020 and 31 December 2019.

1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.

Total number of issued shares excluding treasury shares

The Company	
31.12.2020	31.12.2019
844,674,740	859,115,940

- 1(d)(iv) **A statement showing all sales, transfers, cancellation and/or use of treasury shares as at the end of the current financial period reported on.**

At 1 January 2020
Own shares acquired
At 31 December 2020

The Company No of Shares
11,496,200
14,441,200
25,937,400

- 1(d)(v) **A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on.**

Not applicable ("NA").

2. **Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.**

The figures have not been audited nor reviewed by the Company's auditors.

3. **Where the figures have been audited or reviewed, the auditors' report (including any modifications or emphasis of a matter).**

NA.

- 3A. **Where the latest financial statements are subject to an adverse opinion, qualified opinion or disclaimer of opinion:**

- (a) **Updates on the efforts taken to resolve each outstanding audit issue.**

NA.

- (b) **Confirmation from the Board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed.**

NA.

4. **Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.**

The Group and the Company have applied the same accounting policies and methods of computation in the financial statements for the current reporting year compared with the Group's and the Company's audited financial statements for the year ended 31 December 2019.

5. **If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.**

Nil.

6. **Earnings per ordinary share of the group for the current financial period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends.**

Earnings per ordinary share of the Group after deducting any provision for preference dividends:

- (a) Based on the weighted average number of ordinary shares on issue; and
(b) On a fully diluted basis (detailing any adjustments made to the earnings)

The Group	
2020	2019
(1.29) cts	16.42 cts
(1.29) cts	16.42 cts

The basic and diluted earnings per ordinary share of the Group were calculated based on the consolidated loss attributable to ordinary shareholders for the year of approximately \$8,696,000 (2019 : profit of \$112,514,000) and the weighted average number of ordinary shares outstanding of 672,654,268 (2019 : 685,141,961) which excludes treasury shares held by the Company and also ordinary shares held by an investee.

There are no potential dilutive ordinary shares in existence as at 31 December 2020 and 31 December 2019.

7. Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the:

- (a) current financial period reported on; and
 (b) immediately preceding financial year.

Net asset value per ordinary share based on the total number of issued shares excluding treasury shares and excluding ordinary shares held by an investee

Number of shares

The Group		The Company	
31.12.2020	31.12.2019	31.12.2020	31.12.2019
295 cts	292 cts	96 cts	97 cts
667,085,108	681,526,308	844,674,740	859,115,940

8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:

- (a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and
 (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

The Group posted revenue of approximately \$80.4 million for 2020 as compared to approximately \$113.2 million in 2019. The decrease was mainly due to lower contribution from sales of its development properties and lower income from its investment properties with YOTEL Singapore Orchard Road recognising a sharp decrease in contribution amid the COVID-19 pandemic.

The Group's other income increased mainly due to the Jobs Support Scheme, property tax rebates and cash grants given by the Singapore Government to mitigate the effects of COVID-19 in 2020.

The decrease in commitment fee on unutilised bank facilities was due to a decrease in undrawn bank facilities for 2020 as compared to 2019.

With the recognition of lower sales revenue from its development properties, there was also a reduction in the cost of sales for 2020.

The decrease in employee benefit expenses was mainly due to less bonus for 2020 as compared to 2019.

The net exchange loss for 2020 was mainly due to the strengthening of the Singapore dollar on its cash and cash equivalents denominated in United States dollar and Hong Kong dollar.

The Group recorded a loss of approximately \$30.6 million in 2020 as compared to a gain of \$103.2 million in 2019 on the revaluation of its investment properties based on independent external valuations as at 31 December 2020.

The changes in fair value of other investments at fair value through profit or loss was mainly due to the recognition of loss upon disposal of certain investments and valuation of its investments at fair value as at 31 December 2020.

The increase in impairment loss for 2020 was mainly due to the once-off recovery of compensation income from its properties in 2019.

The grant expense for 2020 was mainly due to rental reliefs (under the Singapore government measures on rent relief from landlords to tenants) given to tenants of our commercial units.

The decrease in maintenance expenses was mainly due to ad-hoc maintenance works on its investment properties in Hong Kong in 2019.

Lease expenses relate to low value assets and short-term leases and the decrease in 2020 was due to a reduction in short-term leases.

The increase in professional fees was mainly due to higher fees paid to legal and other professional advisers in 2020.

The decrease in rental commission for 2020 was mainly due to less dealings with real estate agents amid the COVID-19 pandemic.

The decrease in finance income for 2020 was mainly due to weaker deposit rates for its cash and cash equivalents.

The decrease in finance expense for 2020 was mainly due to lower interest rates.

Overall, the Group posted a loss of approximately \$26.3 million in 2020 as compared to a profit of approximately \$114.8 million in 2019.

Consequently, the Group's loss attributable to Owners of the Company was approximately \$8.7 million as compared to a profit of approximately \$112.5 million in 2019.

The decrease in the Group's property, plant and equipment was mainly due to depreciation.

The decrease in the Group's right-of-use assets was mainly due to depreciation of office units and warehouse in Hong Kong leased for own use.

There was a change in the classification of some of the pledged bank deposits from non-current to current as the related loans secured by those pledged bank deposits in Hong Kong are due for repayment in the third quarter of 2021.

The decrease in other investments was mainly due to net disposal of marketable securities in 2020.

The increase in the trade and other receivables was due to the slower payment of rent from our tenants and an amount due from the hotel operator.

The increase in the Group's current loans and borrowings was mainly due to its secured loans in Hong Kong dollars being classified from non-current liabilities in 2019 to current liabilities in 2020 as they are due in the third quarter of 2021. The Group is confident that these loans will be refinanced on or before their due dates.

During 2020, the Group also extended the maturity date of its HK\$247 million unsecured bonds from 9 March 2021 to 9 March 2023 and the bonds will bear interest at 2.75% p.a. up to 8 March 2021 and 2% p.a. thereafter till 8 March 2023.

The decrease in lease liabilities was mainly due to monthly payments of lease commitment.

The decrease in trade and other payables was mainly due to lower accrued expenses as at 31 December 2020.

9. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results.

NA.

10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

With the commencement of vaccination exercises around the world in 2021 to control the COVID-19 pandemic, the outlook of global economies is likely to pick-up. However, it is difficult to predict the overall speed of recovery.

In spite of all the uncertainties, the occupancy rate of the Group's investment properties is expected to remain stable.

The operation of YOTEL will remain challenging until most of the world population has been vaccinated to control the COVID-19 pandemic, cross borders restrictions are lifted and tourism confidence returns from our key source markets.

The Group is expected to recognise revenue from the sales of the residential units of Concourse Skyline even though travel restrictions applicable to visitors to Singapore may affect the pace of our sales.

The Group will continue to take a cautious approach in its search for properties for investment and other business opportunities.

11. If a decision regarding dividend has been made:

(a) Whether an interim (final) ordinary dividend has been declared (recommended); and

Yes.

(b)(i) Amount per share cents

First and final 1-tier tax exempt dividend of 1.0 cent per share.

(ii) Previous corresponding period cents

First and final 1-tier tax exempt dividend of 1.0 cent per share.

- (c) **Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated).**

Tax exempt dividend.

- (d) **The date the dividend is payable.**

The proposed dividend, if approved at the forthcoming Annual General Meeting, will be paid at a date to be announced.

- (e) **The date on which Registrable Transfers received by the Company (up to 5.00 pm) will be registered before entitlements to the dividend are determined.**

The books closure date will be announced at a later date.

12. **If no dividend has been declared (recommended), a statement to that effect and the reason(s) for the decision.**

NA.

13. **If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.**

The Company does not have a general mandate from shareholders for interested person transactions.

14. **Negative confirmation pursuant to Rule 705(5). (Not required for announcement on full year results).**

NA.

15. **Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1).**

The Company has procured the undertakings from all its directors and executive officers.

PART II ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

16. **Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.**

	\$'000				
Business Segments	Property Investment	Property Development and Construction	Property Management	Other Operations	Total
2020					
External revenue	60,132	17,507	2,189	571	80,399
Inter-segment revenue	569	255	447	1,778	3,049
Reportable segment revenue	60,701	17,762	2,636	2,349	83,448
Reportable segment profit/(loss) before tax	(18,247)	4,204	(11)	(8,062)	(22,116)
Tax expense					(22,116)
Loss for the year					(4,180)
					(26,296)
2019					
External revenue	74,389	36,379	2,101	376	113,245
Inter-segment revenue	583	2,260	1,212	2,300	6,355
Reportable segment revenue	74,972	38,639	3,313	2,676	119,600
Reportable segment profit/(loss) before tax	115,684	8,340	(279)	(3,963)	119,782
Tax expense					119,782
Profit for the year					(4,996)
					114,786

17. **In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.**

Please refer to paragraph 8 above.

18. **A breakdown of sales as follows:**

- (a) Sales reported for first half year
 (b) Profit/loss after tax before deducting non-controlling interests reported for first half year
 (c) Sales reported for second half year
 (d) Profit/loss after tax before deducting non-controlling interests reported for second half year

The Group		
\$'000		%
2020	2019	Increase/ (Decrease)
43,558	47,235	(8)
2,856	6,625	(57)
36,841	66,010	(44)
(29,152)	108,161	NM

19. **A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year as follows:**

- (a) Ordinary
 (b) Preference
 (c) Total

The Company	
\$'000	
2020	2019
8,478	11,199
-	-
8,478	11,199

20. **Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(13) in the format below. If there are no such persons, the issuer must make an appropriate negative statement.**

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any, during the year
Mr Cheong Pin Chuan	71	Brother of Mr Cheong Sim Eng, who is a Director and Substantial Shareholder of the Company. Brother of Mr Cheong Kim Pong, who is a Substantial Shareholder of the Company. Brother of Mdm Cheong Hooi Kheng, who is a Director of the Company.	Joint Chief Executive Officer with effect from 8 March 2019. Is responsible for the Group's overall operations and management with greater emphasis in Hong Kong.	NA.
Mr Cheong Sim Eng	60	Brother of Mr Cheong Pin Chuan, who is a Director and Substantial Shareholder of the Company. Brother of Mr Cheong Kim Pong, who is a Substantial Shareholder of the Company. Brother of Mdm Cheong Hooi Kheng, who is a Director of the Company.	Joint Chief Executive Officer with effect from 8 March 2019. Is responsible for the Group's overall operations and management with greater emphasis in Singapore.	NA.

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any, during the year
Mdm Cheong Hooi Kheng	67	<p>Sister of Mr Cheong Pin Chuan and Mr Cheong Sim Eng, who are Directors and Substantial Shareholders of the Company.</p> <p>Sister of Mr Cheong Kim Pong, who is a Substantial Shareholder of the Company.</p>	<p>Chief Operating Officer with effect from 31 January 2014 and Executive Director with effect from 1 March 1989.</p> <p>Is principally involved in the Group's development of properties. She also oversees the project management in relation to the development and construction of properties, the leasing and marketing of the Group's real estate properties and major financial affairs of the Group in Singapore.</p>	NA.
Mdm Cheong Puay Kheng	66	<p>Sister of Mr Cheong Pin Chuan and Mr Cheong Sim Eng, who are Directors and Substantial Shareholders of the Company.</p> <p>Sister of Mr Cheong Kim Pong, who is a Substantial Shareholder of the Company.</p> <p>Sister of Mdm Cheong Hooi Kheng, who is a Director of the Company.</p>	<p>Vice President (Administration & Personnel) with effect from 1 June 2014.</p> <p>Her job responsibilities essentially cover the planning, organisation and control of office administration and personnel management of the Group in Singapore.</p>	NA.
Mr Cheong Tze Hong, Marc	48	<p>Son of Mr Cheong Pin Chuan, who is a Director and Substantial Shareholder of the Company.</p> <p>Nephew of Mr Cheong Sim Eng, who is a Director and Substantial Shareholder of the Company.</p> <p>Nephew of Mr Cheong Kim Pong, who is a Substantial Shareholder of the Company.</p> <p>Nephew of Mdm Cheong Hooi Kheng, who is a Director of the Company.</p>	<p>Director - Finance Division of Hong Fok Land International Limited with effect from 27 November 2018.</p> <p>Alternate Director to Mr Cheong Pin Chuan with effect from 22 January 2021.</p> <p>Oversees all financial aspects of the business in Hong Kong.</p>	NA.
Mr Cheong Tze Hian, Howard	46	<p>Son of Mr Cheong Pin Chuan, who is a Director and Substantial Shareholder of the Company.</p> <p>Nephew of Mr Cheong Sim Eng, who is a Director and Substantial Shareholder of the Company.</p> <p>Nephew of Mr Cheong Kim Pong, who is a Substantial Shareholder of the Company.</p> <p>Nephew of Mdm Cheong Hooi Kheng, who is a Director of the Company.</p>	<p>Director - Project Development of Hong Fok Land International Limited with effect from 27 November 2018.</p> <p>Oversees all aspects of project development for the properties in Hong Kong.</p>	NA.

BY ORDER OF THE BOARD

Lo Swee Oi
Koh Chay Tiang
Company Secretaries
26 February 2021