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## THE CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

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**If you are in any doubt** as to any aspect of this circular or as to the action to be taken, you should consult your stockbroker, bank manager, solicitor, professional accountant or other professional adviser.

**If you have sold or transferred** all your shares in Wing Tai Properties Limited, you should at once hand this circular and the enclosed proxy form to the purchaser or transferee, or to the bank, stockbroker or other agent through whom the sale or transfer was effected for transmission to the purchaser or the transferee.

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## WING TAI PROPERTIES LIMITED

永泰地產有限公司

*(Incorporated in Bermuda with limited liability)*

(Stock Code: 369)



### NOTICE OF ANNUAL GENERAL MEETING

### PROPOSALS FOR RE-ELECTION OF RETIRING DIRECTORS AND GENERAL MANDATES TO ISSUE NEW SHARES AND TO REPURCHASE SHARES

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A notice convening the annual general meeting of the Company to be held at 22/F, United Centre, 95 Queensway, Hong Kong on Wednesday, 10 June 2020 at 3:00 p.m. is set out in Appendix I to this circular.

Whether or not you will be able to attend the meeting, you are advised to read this circular and to complete the accompanying proxy form in accordance with the instructions printed thereon and return the same to the Company's Hong Kong Branch Share Registrar, Tricor Standard Limited at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong as soon as possible but, in any event, not later than 48 hours before the time appointed for holding the meeting or any adjournment thereof. Completion and return of the proxy form will not preclude you from attending and voting in person at the meeting or any adjournment thereof should you so wish.

28 April 2020

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## DEFINITIONS

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*In this circular, unless the context otherwise requires, the following expressions shall have the following meanings:*

“Annual General Meeting”	the annual general meeting of the Company to be held on Wednesday, 10 June 2020 at 3:00 p.m., notice of which is set out in Appendix I to this circular, or any adjournment thereof;
“Board”	the board of Directors;
“Bye-law(s)”	the bye-law(s) of the Company;
“CG Code”	Corporate Governance Code of the Listing Rules;
“Company”	Wing Tai Properties Limited, a company incorporated in Bermuda with limited liability, the shares of which are listed on the Stock Exchange;
“Directors”	directors of the Company;
“Group”	the Company and its subsidiaries;
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong;
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China;
“Latest Practicable Date”	17 April 2020, being the latest practicable date prior to the printing of this circular for ascertaining certain information in this circular;
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange;
“SFO”	Securities and Futures Ordinance, Chapter 571 of the Laws of Hong Kong;
“Share(s)”	the share(s) in the capital of the Company with a par value of HK\$0.5 each;
“Share Issue Mandate”	a general mandate to the Directors to exercise the power of the Company to allot, issue and deal with Shares during the period as set out in the ordinary resolution no. 5 in the notice of the Annual General Meeting up to 20% of the total number of Shares in issue as at the date of passing the resolution;

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## DEFINITIONS

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“Share Repurchase Mandate”	a general mandate to the Directors to exercise the power of the Company to repurchase Shares during the period as set out in the ordinary resolution no. 6 in the notice of the Annual General Meeting up to 10% of the total number of Shares in issue as at the date of passing the resolution;
“Share Repurchase Rules”	the relevant rules set out in the Listing Rules to regulate the repurchase by companies with primary listing of their securities on the Stock Exchange;
“Shareholder(s)”	holder(s) of Shares;
“Stock Exchange”	The Stock Exchange of Hong Kong Limited; and
“Takeovers Code”	the Code on Takeovers and Mergers of Hong Kong.

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LETTER FROM THE BOARD

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**WING TAI PROPERTIES LIMITED**

**永泰地產有限公司**

*(Incorporated in Bermuda with limited liability)*

(Stock Code: 369)

*Executive Directors:*

Cheng Wai Chee, Christopher *GBS OBE JP (Chairman)*

Cheng Wai Sun, Edward *GBS JP*  
*(Deputy Chairman and Chief Executive)*

Cheng Man Piu, Francis

Chow Wai Wai, John

Ng Kar Wai, Kenneth

*Head Office and Principal*

*Place of Business:*

27th Floor

AIA Kowloon Tower

Landmark East

100 How Ming Street

Kwun Tong

Kowloon, Hong Kong

*Non-Executive Directors:*

Kwok Ping Luen, Raymond *JP*  
*(Kwok Ho Lai, Edward as his alternate)*

Hong Pak Cheung, William

Ng Tak Wai, Frederick

Chen Chou Mei Mei, Vivien

*Registered Office:*

Victoria Place, 5th Floor

31 Victoria Street

Hamilton HM 10

Bermuda

*Independent Non-Executive Directors:*

Simon Murray *CBE*

Yeung Kit Shing, Jackson

Haider Hatam Tyebjee Barma *GBS CBE ISO JP*

Cheng Hoi Chuen, Vincent *GBS OBE JP*

Lam Kin Fung, Jeffrey *GBS JP*

28 April 2020

Dear Shareholders,

**NOTICE OF ANNUAL GENERAL MEETING  
PROPOSALS FOR  
RE-ELECTION OF RETIRING DIRECTORS  
AND  
GENERAL MANDATES TO ISSUE NEW SHARES  
AND TO REPURCHASE SHARES**

The purpose of this circular is to provide you with information with respect to the following resolutions to be proposed at the Annual General Meeting relating to:

- (a) re-election of Directors who are due to retire at the Annual General Meeting;

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## LETTER FROM THE BOARD

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- (b) grant of Share Issue Mandate to issue, allot and deal with Shares; and
- (c) grant of Share Repurchase Mandate to repurchase Shares and grant of general extension mandate to extend the Share Issue Mandate to include Shares purchased under the Share Repurchase Mandate.

### 1. ANNUAL GENERAL MEETING

A notice convening the Annual General Meeting to be held at 22/F, United Centre, 95 Queensway, Hong Kong on Wednesday, 10 June 2020 at 3:00 p.m. is set out in Appendix I to this circular.

Pursuant to Rule 13.39(4) of the Listing Rules, all votes of the Shareholders at a general meeting must be taken by poll, except where the chairman of the meeting, in good faith, decides to allow a resolution which relates purely to a procedural or administrative matter to be voted on by a show of hands. The chairman of the meeting will therefore demand a poll for every resolution put to vote at the Annual General Meeting pursuant to Bye-law 71(i).

An announcement of the poll results of the Annual General Meeting will be published on the websites of Hong Kong Exchanges and Clearing Limited and the Company.

A proxy form for use at the Annual General Meeting is enclosed with this circular. Whether or not you will be able to attend the Annual General Meeting, you are advised to read this circular and to complete the accompanying proxy form in accordance with the instructions printed thereon and return the same to the Company's Hong Kong Branch Share Registrar, Tricor Standard Limited at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong not less than 48 hours before the time appointed for holding the Annual General Meeting or any adjourned meeting (as the case may be). Completion and return of the proxy form will not preclude you from attending and voting in person at the Annual General Meeting or any adjournment thereof (as the case may be) if you so wish.

### 2. PROPOSED RE-ELECTION OF RETIRING DIRECTORS

Mr. Cheng Man Piu, Francis, Mr. Chow Wai Wai, John, Mr. Ng Kar Wai, Kenneth, Mr. Kwok Ping Luen, Raymond and Mr. Yeung Kit Shing, Jackson (the "Retiring Directors") will retire by rotation at the Annual General Meeting and, being eligible, offer themselves for re-election in accordance with Bye-law 100(A) and/or code provision A.4.2 of the CG Code.

The nomination committee of the Company (the "Nomination Committee") made a recommendation to the Board to recommend the proposed re-election of the Retiring Directors at the Annual General Meeting. The recommendation of the Nomination Committee was made after its members had considered the following matters in the light of the Board Nomination Policy and the Board Diversity Policy of the Company:

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## LETTER FROM THE BOARD

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- a) the skills, knowledge and experience required to discharge competently the Board's duties having regard to the Company's performance, financial position and strategic direction;
- b) the skills, knowledge and experience represented on the Board and whether these skills, knowledge and experience are sufficient to meet the needs of the Company;
- c) strategies for the ongoing effective performance of the Board as a whole;
- d) diversity of the Board; and
- e) compliance with Bye-laws, applicable laws, rules and regulations.

The Board has accepted such recommendation of the Nomination Committee.

Ordinary resolutions will be put forward to the Shareholders for consideration at the Annual General Meeting in relation to the proposed re-election of each of Retiring Directors.

The biographical details (including the number of the other public companies' directorship) of each of the Retiring Directors are set out in Appendix II to this circular in accordance with the relevant requirements under the Listing Rules.

### **Independent Non-Executive Director of the Company ("INED")**

According to code provision A.4.3 of the CG Code, if an INED serves more than nine years, any further appointment of such INED should be subject to a separate resolution to be approved by the Shareholders. Among the Retiring Directors, Mr. Yeung Kit Shing, Jackson ("Mr. Yeung") has acted as an INED for more than 9 years.

Mr. Yeung has been an INED and the Chairman of Audit Committee of the Company since 2004 and has served on the Remuneration Committee and the Nomination Committee of the Company since 2005 and 2013 respectively. The Board noted the contributions of Mr. Yeung to the development of the Company's strategies and policies through independent, constructive and informed contributions. The Group benefits from his skills, financial management expertise and professional qualifications as well as from his regular attendance, his active participation at meetings and his effective leadership of the Audit Committee of the Company.

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## LETTER FROM THE BOARD

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Mr. Yeung has provided his annual written confirmation of independence to the Company for the year ended 31 December 2019 pursuant to Rule 3.13 of the Listing Rules and has undertaken to inform the Stock Exchange as soon as practicable if there is any subsequent change of circumstances which may affect his independence. The Nomination Committee has reviewed such confirmation and has assessed the independence of Mr. Yeung. The Board considers Mr. Yeung to be independent.

Each Director (including Mr. Yeung) has also provided his written confirmation that he has given sufficient time and attention to the affairs of the Company for the year ended 31 December 2019.

The Nomination Committee has considered, and the Board has accepted, that the skills, knowledge and experience of Mr. Yeung as described in his biographical details set out in Appendix II to this circular fit the Board's requirements and the Board Diversity Policy of the Company.

After due consideration to the composition and size of the Board, the desirable skills and experience required for the Board, the requirements of the Listing Rules, the working relationship with Mr. Yeung and the recommendation of the Nomination Committee, the Board has recommended Mr. Yeung for re-election as an INED at the Annual General Meeting.

### **3. GENERAL MANDATES TO ISSUE NEW SHARES AND REPURCHASE SHARES**

At the annual general meeting of the Company held on 31 May 2019, resolutions were passed giving general mandates to the Directors to allot, issue and deal with Shares and to exercise the powers of the Company to repurchase Shares. Such general mandates will expire at the conclusion of the Annual General Meeting. It is therefore proposed to renew these general mandates by ordinary resolutions to be passed at the Annual General Meeting. The relevant resolutions, in summary, are:

- an ordinary resolution to give the Directors a general mandate to allot, issue and deal with Shares not exceeding 20% of the total number of Shares in issue on the date of passing the resolution approving the Share Issue Mandate; and
- an ordinary resolution to give the Directors a general mandate to exercise all the powers of the Company to purchase Shares in the Company not exceeding 10% of the total number of Shares in issue on the date of passing the resolution approving the Share Repurchase Mandate.

The full text of the Share Issue Mandate is set out in the ordinary resolution no. 5 in the Notice of Annual General Meeting. An explanatory statement giving certain information regarding the Share Repurchase Mandate is set out in Appendix III to this circular in accordance with the requirements under the Share Repurchase Rules. The full text of the Share Repurchase Mandate is set out in the ordinary resolution no. 6 in the Notice of Annual General Meeting.



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## LETTER FROM THE BOARD

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Both the Share Issue Mandate and the Share Repurchase Mandate will expire at the earliest of: a) the conclusion of the next annual general meeting of the Company; b) the expiration of the period within which the next annual general meeting of the Company is required by the laws of Bermuda or Bye-laws to be held; or c) the date on which the authority given under the ordinary resolution is revoked or varied by an ordinary resolution of Shareholders.

Conditional on the passing of the resolution granting the Share Issue Mandate and the resolution granting the Share Repurchase Mandate, an ordinary resolution will also be proposed for Shareholders to consider and, if thought fit, approve the extension of the Share Issue Mandate by adding to the number of Shares which may be allotted or agreed conditionally or unconditionally to be allotted by the Directors pursuant to the Share Issue Mandate the number of Shares purchased under the Share Repurchase Mandate.

The full text of the extension of the Share Issue Mandate is set out in the ordinary resolution no. 7 in the Notice of Annual General Meeting.

#### **4. RECOMMENDATION**

The Directors consider that the proposed resolutions set out in the Notice of Annual General Meeting are all in the best interests of the Company and Shareholders. The Directors therefore recommend Shareholders to vote in favour of all these resolutions to be proposed at the Annual General Meeting.

Yours faithfully,  
For and on behalf of the Board  
**Wing Tai Properties Limited**  
**Cheng Wai Chee, Christopher**  
*Chairman*

**WING TAI PROPERTIES LIMITED****永泰地產有限公司**

*(Incorporated in Bermuda with limited liability)*

(Stock Code: 369)

**NOTICE IS HEREBY GIVEN** that the Annual General Meeting of Wing Tai Properties Limited (the “Company”) will be held at 22/F, United Centre, 95 Queensway, Hong Kong on Wednesday, 10 June 2020 at 3:00 p.m. for the following purposes:

**ORDINARY BUSINESS**

1. To receive the audited financial statements, the report of the Auditor thereon and the report of the Directors for the year ended 31 December 2019;
2. To consider and, if thought fit, declare a final dividend for the year ended 31 December 2019;
3. To re-elect retiring Directors;
4. To re-appoint Auditor and authorize the Directors to fix the Auditor’s remuneration;

**SPECIAL BUSINESS**

To consider and if thought fit, pass, with or without modification, the following resolutions as ordinary resolutions:

**Ordinary Resolutions**

5. **“THAT:**
  - (a) subject to paragraph (c) of this resolution, the exercise by the Directors during the relevant period (as hereinafter defined) of all the powers of the Company to allot, issue and deal with additional shares in the capital of the Company and to make or grant offers, agreements and options which would or might require the exercise of such power be and is hereby generally and unconditionally approved;
  - (b) the approval in paragraph (a) of this resolution shall authorize the Directors during the relevant period (as hereinafter defined) to make or grant offers, agreements and options which would or might require the exercise of such power after the end of the relevant period;

- (c) the shares in the capital of the Company to be allotted or agreed conditionally or unconditionally to be allotted, whether pursuant to an option or otherwise, and issued by the Directors pursuant to the approval in paragraph (a) of this resolution, otherwise than pursuant to (i) a rights issue; (ii) any issue of shares in the capital of the Company under any option scheme or similar arrangement for the time being adopted for the grant or issue to officers, eligible persons and/or employees of the Company and/or any of its subsidiaries of shares or rights to subscribe for shares in the capital of the Company; or (iii) any issue of shares in the capital of the Company as scrip dividend or any similar arrangement providing for the allotment of shares in the capital of the Company in lieu of the whole or part of a dividend pursuant to the Bye-laws of the Company from time to time, shall not exceed 20% of the total number of shares in the capital of the Company in issue as at the date of passing this resolution and the said approval shall be limited accordingly; and
- (d) for the purpose of this resolution, “relevant period” means the period from the date of passing of this resolution until whichever is the earliest of:
  - (i) the conclusion of the next annual general meeting of the Company;
  - (ii) the expiration of the period within which the next annual general meeting of the Company is required by the laws of Bermuda or the Company’s Bye-laws to be held; or
  - (iii) the revocation or variation of this resolution by an ordinary resolution in a general meeting of the Company.”

6. **“THAT:**

- (a) subject to paragraph (b) of this resolution, the exercise by the Directors during the relevant period (as hereinafter defined) of all the powers of the Company to purchase its fully paid-up shares on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) or on any other stock exchange on which the securities of the Company may be listed and recognised by the Securities and Futures Commission and the Stock Exchange for this purpose, subject to and in accordance with the Rules Governing the Listing of Securities on the Stock Exchange and all applicable laws, be and is hereby generally and unconditionally approved;
- (b) the total number of shares in the capital of the Company to be purchased by the Company pursuant to paragraph (a) of this resolution shall be no more than 10% of the total number of shares in the capital of the Company in issue as at the date of passing this resolution and the authority pursuant to paragraph (a) of this resolution shall be limited accordingly; and

- (c) for the purpose of this resolution, “relevant period” means the period from the date of passing of this resolution until whichever is the earliest of:
- (i) the conclusion of the next annual general meeting of the Company;
  - (ii) the expiration of the period within which the next annual general meeting of the Company is required by the laws of Bermuda or the Company’s Bye-laws to be held; or
  - (iii) the revocation or variation of this resolution by an ordinary resolution in a general meeting of the Company.”
7. “**THAT** conditional upon ordinary resolutions no. 5 and no. 6 set out in the notice convening the Annual General Meeting to be held on 10 June 2020 (the “Notice”) being duly passed, the general mandate granted to the Directors pursuant to ordinary resolution no. 5 set out in the Notice be and is hereby extended by the addition thereto of the aggregate number of shares in the capital of the Company which may be repurchased by the Company under the authority granted pursuant to ordinary resolution no. 6 set out in the Notice.”

By Order of the Board  
**Wing Tai Properties Limited**  
**Chung Siu Wah, Henry**  
*Company Secretary and Group Legal Counsel*

Hong Kong, 28 April 2020

*Notes:*

- (1) A shareholder entitled to attend and vote at the above meeting (or at any adjournment thereof) is entitled to appoint a proxy to attend and, on a poll, vote instead of him. A shareholder holding two or more shares is entitled to appoint more than one proxy. A proxy needs not be a shareholder of the Company but must be present in person to represent the shareholder. Completion and return of an instrument appointing a proxy will not preclude a shareholder from attending and voting in person at the above meeting.
- (2) Where there are joint registered holders of any shares, any one of such persons may vote at the above meeting (or at any adjournment thereof), either personally or by proxy, in respect of such shares as if he were solely entitled thereto; but if more than one of such joint holders are present at the above meeting personally or by proxy, that one of the said persons so present whose name stands first on the register of members of the Company in respect of such shares shall alone be entitled to vote in respect thereof.
- (3) In order to be valid, the proxy form and any power of attorney (if any) or other authority (if any) under which it is signed, or a copy of such authority certified notarially, must be delivered to the Company’s Hong Kong Branch Share Registrar, Tricor Standard Limited at Level 54, Hopewell Centre, 183 Queen’s Road East, Hong Kong not less than 48 hours before the time fixed for holding the above meeting or any adjournment thereof (as the case may be).
- (4) The register of members of the Company will be closed from 2 June 2020 to 3 June 2020, both days inclusive. During such period, the registration of transfers of shares in the capital of the Company will be suspended. In order to qualify for attending the above meeting, all transfer documents accompanied by the relevant share certificates (where applicable) must be lodged with the Company’s Hong Kong Branch Share Registrar, Tricor Standard Limited at Level 54, Hopewell Centre, 183 Queen’s Road East, Hong Kong not later than 4:30 p.m. on 1 June 2020.
- (5) Please refer to the Annex to this notice for the precautionary measures to be implemented for the Annual General Meeting.

**PRECAUTIONARY MEASURES TO BE IMPLEMENTED FOR  
2020 ANNUAL GENERAL MEETING**

In view of the developments relating to the novel coronavirus disease 2019 (COVID-19), the Company strongly recommends the Shareholders (particularly those who are subject to quarantine arrangements/requirements) to appoint the chairman of the Annual General Meeting as their proxy to vote at the Annual General Meeting. Each of the Shareholders who accepts such recommendation shall fill in and submit the proxy form setting out his/her voting instructions in the proxy form and designating the chairman of the Annual General Meeting as his/her/its proxy to vote on his/her/its behalf at the Annual General Meeting. The forms of proxy were despatched to Shareholders and may be downloaded from the website of the Company at [www.wingtaiproperties.com](http://www.wingtaiproperties.com) or the website of the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk).

To be valid, the form of proxy must be delivered to the Company's Hong Kong Branch Share Registrar pursuant to Note (3) to the Notice of Annual General Meeting.

The Company will implement the following prevention and control measures at the Annual General Meeting to manage the risks in relation to COVID-19:-

- Compulsory body temperature check will be made at the entrance of the building and/or the venue where the Annual General Meeting is to be held. Anyone (i) with a body temperature higher than 37.5 degrees Celsius or (ii) in any conditions of suspected infection of COVID-19 will not be given access to the building and/or the venue where the Annual General Meeting is to be held.
- All persons attending the Annual General Meeting are required to wear facial surgical masks before they are permitted to attend, and during their attendance of, the Annual General Meeting.
- No refreshment will be served.

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## APPENDIX II      DETAILS OF RETIRING DIRECTORS PROPOSED TO BE RE-ELECTED

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*In accordance with the Bye-laws and the CG Code, the following Directors shall retire from office at the Annual General Meeting and, being eligible, offer themselves for re-election.*

**Mr. CHENG Man Piu, Francis**, aged 67, has been an executive director of the Company since 1991 and is also a director of two members of the Group. Mr. Cheng graduated from the University of Wisconsin with a Bachelor of Science degree in Industrial Engineering and an MBA degree. He is a director of The Federation of Hong Kong Garment Manufacturers and also a general committee member of The Chinese Manufacturers' Association of Hong Kong and Textile Council of Hong Kong.

Mr. Cheng is a brother of Dr. Cheng Wai Chee, Christopher and Mr. Cheng Wai Sun, Edward. He is the Assistant Managing Director of Wing Tai Corporation Limited and a director of both Renowned Development Limited and Wing Tai (Cheng) Holdings Limited. The aforementioned companies are substantial shareholders of the Company within the meaning of Part XV of the SFO.

As at the Latest Practicable Date, Mr. Cheng was taken or deemed to be indirectly interested in 462,488,185 Shares via a family trust, representing approximately 34.14% of the issued share capital of the Company.

Mr. Cheng is also a beneficiary of a family trust whose assets include indirect interests in Wing Tai Holdings Limited, a substantial shareholder of the Company.

Mr. Cheng entered into a letter of appointment as a director of the Company. Such appointment is subject to retirement by rotation and re-election in accordance with the Bye-laws and the CG Code.

Mr. Cheng is entitled to receive from the Company a director's fee of HK\$25,000 for the year ended 31 December 2019 which was approved by the shareholders of the Company in general meeting. His director's fee was determined with reference to his responsibilities with the Company.

**Mr. CHOW Wai Wai, John**, aged 70, has been an executive director of the Company since 2007. He is the Managing Director of the Group's Property Investment and Management Division and a director of certain members of the Group. Mr. Chow graduated with a Bachelor of Arts (Economics) degree from the University of British Columbia. He is also a non-executive director of ARA Trust Management (Suntec) Limited (Manager of the Singapore listed Suntec Real Estate Investment Trust). Mr. Chow has over 40 years of experience in the property investment and management business.

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**APPENDIX II      DETAILS OF RETIRING DIRECTORS PROPOSED TO BE RE-ELECTED**

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Mr. Chow is the son of Mr. Chow Chung Kai and Mrs. Chow Yu Yue Chen and a director of both Farnham Group Limited (“Farnham”) and Gala Land Investment Co. Limited (“Gala”). Mr. Chow Chung Kai, Mrs. Chow Yu Yue Chen, Farnham and Gala are substantial shareholders of the Company within the meaning of Part XV of the SFO.

Mr. Chow is a cousin of Mrs. Chen Chou Mei Mei, Vivien, a non-executive director of the Company.

Mr. Chow retired as a non-executive director of Dah Sing Financial Holdings Limited in May 2019.

As at the Latest Practicable Date, Mr. Chow was personally interested in (i) 1,056,002 Shares and (ii) options for subscribing for 503,000 Shares granted under the Share Option Plan of the Company (together representing approximately 0.12% of the issued share capital of the Company) within the meaning of Part XV of the SFO.

Mr. Chow entered into a letter of appointment as a director with the Company. Such appointment is subject to retirement by rotation and re-election in accordance with the Bye-laws and the CG Code.

Details of the remuneration package of Mr. Chow for the year ended 31 December 2019 are as follows:-

	<i>HK\$'000</i>
1. Fee	25
2. Salaries and allowances	4,478
3. Discretionary bonus	1,060
4. Retirement benefits	<u>219</u>
Total	<u><u>5,782</u></u>

In 2019, Mr. Chow was granted options for subscribing for 177,000 Shares at the exercise price of HK\$5.766 per share pursuant to the Share Option Plan adopted by the shareholders of the Company on 27 October 2015.

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**APPENDIX II      DETAILS OF RETIRING DIRECTORS PROPOSED TO BE RE-ELECTED**

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The remuneration package of Mr. Chow was determined by the Remuneration Committee based on (a) his responsibilities, (b) his performance, (c) performance of the business units headed by him, and (d) the performance of the Group as a whole. The terms of reference of the Remuneration Committee provide, among others, that no director shall be involved in deciding his own remuneration.

**Mr. NG Kar Wai, Kenneth**, aged 64, has been an executive director of the Company since January 2015. He is the Managing Director of the Group's Property Division and a director of a number of members of the Group. He is a seasoned Chartered Civil Engineer with considerable expertise in the development and construction of a variety of properties, ranging from commercial and residential to hospitality developments, in Hong Kong, Mainland China and other Asian cities. Prior to joining the Company, Mr. Ng worked for various well-known property development and construction companies including Shangri-La Hotels and Resorts Group, CITIC Pacific Limited, Hsin Chong Construction Group and Swire Properties Limited.

A Registered Structural Engineer and Chartered Engineer, Mr. Ng is a member of the Hong Kong Institution of Engineers, Institution of Civil Engineers, UK and Institution of Structural Engineers, UK and an Adjunct Professor, Department of Real Estate and Construction, The University of Hong Kong.

As at the Latest Practicable Date, Mr. Ng was personally interested in (i) 1,179,250 Shares, (ii) 212,000 incentive shares awarded under the Share Incentive Scheme and (iii) options for subscribing for 802,750 Shares granted under the Share Option Plan of the Company (together representing approximately 0.16% of the issued share capital of the Company) within the meaning of Part XV of the SFO.

Mr. Ng entered into a letter of appointment as a director with the Company. Such appointment is subject to retirement by rotation and re-election in accordance with the Bye-laws and the CG Code.

Details of the remuneration package of Mr. Ng for the year ended 31 December 2019 are as follows:-

	<i>HK\$'000</i>
1. Fee	25
2. Salaries and allowances	6,133
3. Bonus	2,015
4. Retirement benefits	295
	<hr/>
Total	8,468
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## APPENDIX II      DETAILS OF RETIRING DIRECTORS PROPOSED TO BE RE-ELECTED

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In 2019, Mr. Ng was granted options for subscribing for 382,000 Shares at the exercise price of HK\$5.766 per share pursuant to the Share Option Plan adopted by the shareholders of the Company on 27 October 2015.

The remuneration package of Mr. Ng was determined by the Remuneration Committee based on (a) his responsibilities, (b) his performance, (c) performance of the business units headed by him and (d) the performance of the Group as a whole. The terms of reference of the Remuneration Committee provide, among others, that no director shall be involved in deciding his own remuneration.

**Mr. KWOK Ping Luen, Raymond** *JP*, aged 66, has been a non-executive director of the Company since 1991. He is the Chairman and Managing Director of Sun Hung Kai Properties Limited (a substantial shareholder of the Company within the meaning of Part XV of the SFO). Mr. Kwok holds a Master of Arts degree in Law from Cambridge University, a Master's degree in Business Administration from Harvard University, an Honorary Doctorate degree in Business Administration from The Open University of Hong Kong and an Honorary Doctorate degree in Laws from The Chinese University of Hong Kong. Mr. Kwok is the Chairman and an executive director of SUNeVision Holdings Ltd. He is also the Chairman and a non-executive director of SmarTone Telecommunications Holdings Limited, and a non-executive director of Transport International Holdings Limited.

In civic activities, Mr. Kwok is a member of the 13th National Committee of the Chinese People's Political Consultative Conference. He is also a director of The Real Estate Developers Association of Hong Kong and a member of the Council of The Chinese University of Hong Kong.

Mr. Kwok is the father of Mr. Kwok Ho Lai, Edward.

As at the Latest Practicable Date, Mr. Kwok was taken to be interested in 9,224,566 Shares (representing approximately 0.68% of the issued share capital of the Company) within the meaning of Part XV of the SFO by virtue of himself being a beneficiary of a trust whose assets included interests in such Shares.

Mr. Kwok entered into a letter of appointment as a director with the Company for a term of three years commencing from 1 April 2012, renewable or extendable automatically by three years on the expiry of such term and every successive period of three years thereafter. Such appointment is subject to retirement by rotation and re-election in accordance with the Bye-laws and the CG Code.

Mr. Kwok is entitled to receive from the Company a director's fee of HK\$75,000 for the year ended 31 December 2019 which was approved by the shareholders of the Company in general meeting. His director's fee was determined with reference to his responsibilities with the Company.

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## APPENDIX II      DETAILS OF RETIRING DIRECTORS PROPOSED TO BE RE-ELECTED

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**Mr. YEUNG Kit Shing, Jackson**, aged 70, has been an independent non-executive director of the Company since 2004. He is the Chairman of the Audit Committee of the Company and a member of both the Remuneration Committee and the Nomination Committee of the Company. Mr. Yeung has over 35 years of experience in finance and accounting. He is a fellow member of the Hong Kong Institute of Certified Public Accountants. Mr. Yeung holds a Master of Professional Accounting degree from The Hong Kong Polytechnic University.

As at the Latest Practicable Date, Mr. Yeung has no interests in shares in the capital of the Company within the meaning of Part XV of the SFO.

Mr. Yeung entered into a letter of appointment as a director with the Company for a term of three years commencing from 1 April 2012, renewable or extendable automatically by three years on the expiry of such term and every successive period of three years thereafter. Such appointment is subject to retirement by rotation and re-election in accordance with the Bye-laws and the CG Code.

Mr. Yeung is entitled to receive from the Company a director's fee of HK\$303,000 and a fee of HK\$130,000 for serving as Chairman of the Audit Committee of the Company for the year ended 31 December 2019 which were approved by the shareholders of the Company in general meeting. His director's fees were determined with reference to his responsibilities with the Company.

Save as disclosed above, all the above Directors did not hold any directorships in any other listed public companies in Hong Kong or overseas in the last three years and do not have any relationships with any other Directors, senior management or substantial or controlling shareholders of the Company.

Save as disclosed above, there is no other information that needs to be disclosed pursuant to the requirements of the Rule 13.51(2)(h) to (v) of the Listing Rules and there are no other matters that need to be brought to the attention of the shareholders of the Company in connection with the above Directors' re-election.

*The following is the Explanatory Statement required to be sent to Shareholders under the Listing Rules in connection with the proposed Share Repurchase Mandate. The Listing Rules provide that all share repurchases of a company with its primary listing on the Stock Exchange must be approved in advance by an ordinary resolution of the shareholders in general meeting, either by a general mandate to the directors to make such repurchases or by a specific approval of a particular transaction. The Listing Rules permit companies with a primary listing on the Stock Exchange to repurchase their fully paid up shares on the Stock Exchange subject to certain restrictions, the most important of which are summarised below.*

## **1. SHARE CAPITAL**

As at the Latest Practicable Date, the total number of Shares in issue was 1,354,530,279.

Subject to the passing of the ordinary resolution granting the Share Repurchase Mandate and on the basis that no further Shares are issued or repurchased prior to the Annual General Meeting, the Company would be allowed under the Share Repurchase Mandate to repurchase a maximum of 135,453,027 Shares, representing 10% of the total number of Shares in issue as at the date of passing the resolution.

## **2. REASONS FOR REPURCHASE**

The Directors believe that the Share Repurchase Mandate will provide the Company the flexibility to make such repurchase when appropriate and beneficial to the Company. Repurchase of Shares made under the Share Repurchase Mandate may, depending on market conditions and funding arrangements at the time, lead to an enhancement of the value of Shares and/or the Company's earnings per Share and will only be made when the Directors believe that such repurchase will benefit and be in the best interest of the Company and Shareholders.

## **3. FUNDING OF REPURCHASE**

In repurchasing Shares, the Company may only apply funds legally available for such purpose in accordance with its memorandum of association, its Bye-laws and the laws of Bermuda. It is envisaged that the funds required for any repurchase of Shares would be derived from the distributable profits of the Company.

There might be a material adverse impact on the working capital or gearing position of the Company (as compared with the position disclosed in the latest published audited financial statements of the Company) in the event that the Share Repurchase Mandate were to be exercised in full at any time during the repurchase period. However, the Directors do not propose to exercise the Share Repurchase Mandate to such an extent, as would, in the circumstances, have a material adverse effect on the working capital requirements of the Company or gearing level which in the opinion of the Directors is from time to time appropriate to the Company.

#### **4. UNDERTAKING**

The Directors have undertaken to the Stock Exchange to exercise the power of the Company to make purchases pursuant to the proposed resolution in relation to the Share Repurchase Mandate in accordance with the Listing Rules and the laws of Bermuda pursuant to which the Company is incorporated.

None of the Directors, and to the best of the knowledge of the Directors having made all reasonable enquiries, none of the close associates (as defined in the Listing Rules) of the Directors have a present intention, in the event that the proposal in relation to the Share Repurchase Mandate is approved by the Shareholders, to sell Shares to the Company.

No core connected person (as defined in the Listing Rules) has notified the Company that he has a present intention to sell Shares to the Company, or has undertaken not to do so, in the event that the Company is authorized to make repurchases of the Shares.

#### **5. THE TAKEOVERS CODE**

If as a result of the repurchase of Shares by the Company pursuant to the Share Repurchase Mandate, a Shareholder's proportionate interest in the voting rights of the Company increases, such increase may be treated as an acquisition for the purposes of the Takeovers Code. Accordingly, a Shareholder, or group of Shareholders acting in concert, could obtain or consolidate control of the Company and become obliged to make a mandatory offer in accordance with the Takeovers Code.

Brave Dragon Limited, Crossbrook Group Limited, Wing Tai Retail Pte. Ltd., Bestime Resources Limited, Pofung Investments Limited, Broxbourne Assets Limited, Dr. Cheng Wai Chee, Christopher and Mr. Cheng Wai Sun, Edward (the "Concerted Group") are shareholders of the Company and would be treated as "acting in concert" for the purposes of the Takeovers Code. As at the Latest Practicable Date, to the best knowledge of the Company, the Concerted Group was beneficially interested in 688,437,765 Shares, representing approximately 50.82% of the total number of Shares in issue. On the basis that the total number of Shares in issue remains unchanged on the date of the Annual General Meeting and in the event that the Directors exercise in full the power to repurchase Shares in accordance with the terms of the Share Repurchase Mandate, the shareholding of the Concerted Group would be increased from 50.82% to approximately 56.47% of the issued Shares. The Directors are not aware of any obligation to make a mandatory offer pursuant to Rule 26 or Rule 32 of the Takeovers Code as a result of such an increase in shareholding.

In the event that the Share Repurchase Mandate is exercised in full, the number of Shares held by the public would not fall below 25%.

#### **6. SHARES PURCHASE BY THE COMPANY**

No purchase of Shares has been made by the Company during the six months prior to the Latest Practicable Date.

**7. SHARE PRICES**

The highest and lowest prices at which Shares were traded on the Stock Exchange during each of the previous twelve months up to the Latest Practicable Date were as follows:

	Per Share	
	Highest (HK\$)	Lowest (HK\$)
<b>2019</b>		
April	6.10	5.84
May	6.05	5.65
June	5.75	5.29
July	5.55	5.31
August	5.41	4.83
September	5.00	4.70
October	4.93	4.72
November	4.96	4.78
December	5.15	4.81
<b>2020</b>		
January	5.31	4.90
February	5.10	4.84
March	5.07	4.34
April (up to the Latest Practicable Date)	4.90	4.48