

香港交易及結算所有限公司以及香港聯合交易所有限公司對本公佈之內容概不負責，對其準確性或完整性亦不發表任何聲明，並明確表示概不就因本公佈全部或任何部分內容而產生或因倚賴該等內容而引致之任何損失承擔任何責任。



Evershine Group Holdings Limited

永耀集團控股有限公司

(於香港註冊成立之有限公司)

(股份代號：8022)

二零二零年第三季度業績公佈

永耀集團控股有限公司（「本公司」）董事（「董事」）會（「董事會」）謹此宣佈本公司及其附屬公司截至二零二零年九月三十日止九個月之未經審核業績。本公佈載列本公司二零二零年第三季度業績報告全文，乃遵照香港聯合交易所有限公司（「聯交所」）GEM證券上市規則有關第三季度業績初步公佈附載資料之相關規定。本公司之二零二零年第三季度業績報告在聯交所網站www.hkexnews.hk及本公司網站www.evershinegroup.com.hk可供閱覽，而本公司二零二零年第三季度業績報告之印刷版本將寄發予本公司股東。

承董事會命
永耀集團控股有限公司
執行董事
洪達智

香港，二零二零年十一月九日

於本公佈日期，執行董事為洪達智先生及姜逸暉女士；非執行董事為陳偉傑先生；而獨立非執行董事為蔡素玉女士（銅紫荊星章，太平紳士）、林玉英女士及梁文俊先生。

本公佈（本公司董事願共同及個別對此負全責）乃遵照GEM證券上市規則之規定提供有關本公司之資料。本公司董事經作出一切合理查詢後確認，就彼等所深知及確信：(1)本公佈所載資料在各重大方面均屬準確及完整，並無誤導或欺騙成分；及(2)本公佈並無遺漏任何其他事實，致使當中所載任何聲明或本公佈有所誤導。

本公佈將於其登載日起計最少一連七天於GEM網站<http://www.hkgem.com>「最新公司公告」一頁及本公司網站www.evershinegroup.com.hk登載。

HIGHLIGHTS 摘要

- The revenue of the Group was approximately HK\$1,880,000 for the nine months ended 30 September 2020 (2019: approximately HK\$10,974,000), representing a decrease of approximately 83% as compared to corresponding period in 2019.
- The loss of the Group was approximately HK\$30,119,000 for the nine months ended 30 September 2020 (2019: approximately HK\$20,843,000), representing an increase of loss approximately 45% over the corresponding period in 2019.
- Loss attributable to owners of the Company was approximately HK\$30,093,000 for the nine months ended 30 September 2020 (2019: approximately HK\$20,642,000), representing an increase in loss of approximately 46% over the corresponding period in 2019.
- Basic loss per share for the nine months ended 30 September 2020 was approximately HK1.43 cents (2019: approximately HK1.14 cents).
- The Directors do not recommend any payment of any dividend for the nine months ended 30 September 2020 (2019: nil).
- 截至二零二零年九月三十日止九個月，本集團之收益約為1,880,000港元(二零一九年：約10,974,000港元)，較二零一九年同期減少約83%。
- 本集團截至二零二零年九月三十日止九個月之虧損約為30,119,000港元(二零一九年：約20,843,000港元)，較二零一九年同期的虧損增加約45%。
- 截至二零二零年九月三十日止九個月本公司擁有人應佔之虧損約為30,093,000港元(二零一九年：約20,642,000港元)，較二零一九年同期虧損增加約46%。
- 截至二零二零年九月三十日止九個月之每股基本虧損約為1.43港仙(二零一九年：約1.14港仙)。
- 董事不建議就截至二零二零年九月三十日止九個月派發任何股息(二零一九年：無)。

THIRD QUARTERLY RESULTS (UNAUDITED)

第三季度業績 (未經審核)

For the nine months ended 30 September 2020 截至二零二零年九月三十日止九個月

The board of Directors (the “Board”) of the Company hereby announces the unaudited consolidated results of the Company and its subsidiaries (collectively, the “Group”) for the nine months ended and three months ended 30 September 2020 together with the unaudited comparative figures for the corresponding periods in 2019 (the “Relevant Periods”) as follows:

本公司董事會(「董事會」)謹此公佈本公司及其附屬公司(統稱「本集團」)截至二零二零年九月三十日止九個月及三個月之未經審核綜合業績，連同二零一九年同期(「有關期間」)之未經審核比較數字如下：

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

簡明綜合損益表

		Notes 附註	Unaudited Nine months ended 30 September 未經審核 截至九月三十日止九個月 2020 二零二零年		Unaudited Three months ended 30 September 未經審核 截至九月三十日止三個月 2019 二零一九年	
			HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
Revenue	收益	2	1,880	10,974	536	703
Cost of sales	銷售成本		–	(6,902)	–	(69)
Gross profit	毛利		1,880	4,072	536	634
Other income, gains/(losses), net	其他收入、收益/ (虧損)淨額	2	1,599	8,604	818	834
Share of losses of associates	分佔聯營公司虧損		(6,878)	(3,468)	(3,890)	(1,431)
Operating and administrative expenses	經營及行政開支		(13,191)	(18,098)	(4,384)	(6,077)
Loss from operation	經營虧損		(16,590)	(8,890)	(6,920)	(6,040)
Finance costs	融資成本	4	(13,389)	(12,436)	(4,343)	(4,426)
Loss before taxation	除稅前虧損	5	(29,979)	(21,326)	(11,263)	(10,466)
Income tax (expense)/credit	所得稅(開支)/抵免	6	(140)	483	(18)	49
Loss for the period	期內虧損		(30,119)	(20,843)	(11,281)	(10,417)
Loss attributable to:	歸屬於：					
Owners of the Company	本公司擁有人		(30,093)	(20,642)	(11,257)	(9,971)
Non-controlling interests	非控股權益		(26)	(201)	(24)	(446)
			(30,119)	(20,843)	(11,281)	(10,417)
Loss per share	每股虧損					
Basic and Diluted	基本及攤薄	7	(1.43) cents港仙	(1.14) cents港仙	(0.52) cents港仙	(0.55) cents港仙

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

簡明綜合全面收益表

		Unaudited Nine months ended 30 September		Unaudited Three months ended 30 September	
		未經審核		未經審核	
		截至九月三十日止九個月		截至九月三十日止三個月	
		2020	2019	2020	2019
		二零二零年	二零一九年	二零二零年	二零一九年
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元
Loss for the period	期內虧損	(30,119)	(20,843)	(11,281)	(10,417)
Other comprehensive (expenses)/ income for the period	期內其他全面 (開支)/收入				
Items that may be reclassified subsequently to profit or loss:	可能於其後獲重新 分類至損益 之項目:				
Share of exchange differences of associates	分佔聯營公司 之匯兌差額	144	(552)	180	242
Exchange differences on translation of financial statements of overseas subsidiaries	換算海外附屬 公司財務報表 之匯兌差額	(23,248)	(7,133)	(10,077)	2,738
Items that may not be reclassified subsequently to profit or loss:	其後不一定獲重新 分類至損益 之項目:				
Other comprehensive expense in relation to the employment benefits	有關僱員福利之 其他全面開支	(6)	(3)	(3)	(1)
Gain on fair value change attributable to change in credit risk of the convertible notes	歸因於可換股票 據信貸風險變 動所致之公平 值變動收益	-	670	-	-
Other comprehensive (expenses)/ income for the period	期內其他全面 (開支)/收入	(23,110)	(7,018)	(9,900)	2,979
Total comprehensive expenses for the period	期內全面開支總額	(53,229)	(27,861)	(21,181)	(7,438)
Total comprehensive expenses attributable to:	全面開支總額 歸屬於:				
Owners of the Company	本公司擁有人	(44,058)	(26,090)	(17,111)	(8,243)
Non-controlling interests	非控股權益	(9,171)	(1,771)	(4,070)	805
Total comprehensive expenses for the period	期內全面開支總額	(53,229)	(27,861)	(21,181)	(7,438)

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

簡明綜合財務報表附註

1. BASIS OF PREPARATION AND CHANGES IN ACCOUNTING POLICIES

These unaudited condensed consolidated financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards (“HKFRSs”), which collective term includes all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (“HKASs”) and Interpretations issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”), accounting principles generally accepted in Hong Kong and the requirements of the Hong Kong Companies Ordinance. These condensed consolidated financial statements also comply with the applicable disclosure provisions of the GEM Listing Rules.

The results of subsidiaries acquired or disposed of during the period are included in the condensed consolidated statement of profit or loss from the effective date of acquisition or up to the effective date of disposal, as appropriate.

All significant intra-group transactions and balances within the Group have been eliminated on consolidation.

The consolidated third quarterly results have not been audited by the Company’s auditor, but have been reviewed by the Company’s audit committee.

The accounting policies adopted in preparing the unaudited consolidated third quarterly results are consistent with those adopted in the preparation of the annual audited financial statements for the year ended 31 December 2019, except for the changes in accounting policies due to the revised HKFRSs and HKASs as described below.

The Group has adopted the following revised HKFRSs and HKASs for the first time for the current period’s financial information:

		Effective for annual periods beginning on or after
Amendments to HKFRS 3	Definition of a Business	1 January 2020
Amendments to HKAS 1 and HKAS 8	Definition of Material	1 January 2020
Amendments to HKFRS 9, HKAS 39 and HKFRS 7	Interest Rate Benchmark Reform	1 January 2020

The application of the new and amendments to HKFRSs and HKASs in the current period has had no material impact on the Group’s financial positions and performance.

1. 編製基準及會計政策變動

該等未經審核簡明綜合財務報表乃根據香港會計師公會（「香港會計師公會」）頒佈之所有適用香港財務報告準則（「香港財務報告準則」）（為所有適用個別香港財務報告準則、香港會計準則（「香港會計準則」）及詮釋之統稱）、香港公認會計原則以及香港公司條例之規定編製。該等簡明綜合財務報表亦遵守 GEM 上市規則之適用披露條文。

期內所收購或出售附屬公司之業績自收購生效日期起或直至出售生效日期止（倘適用）在簡明綜合損益表列賬。

本集團內部之所有集團內公司間重大交易及結餘已於綜合賬目時對銷。

綜合第三季度業績並無經本公司核數師審核，惟已經本公司審核委員會審閱。

除因下文所述之經修訂香港財務報告準則及香港會計準則導致會計政策變動外，編製未經審核綜合第三季度業績時所採用之會計政策與編製截至二零一九年十二月三十一日止年度之經審核年度財務報表所採用者一致。

本集團已就本期間之財務資料首次採納下列經修訂香港財務報告準則及香港會計準則：

		於以下日期或之後開始之年度期間生效
香港財務報告準則第3號（修訂本）	業務之定義	二零二零年一月一日
香港會計準則第1號及香港會計準則第8號（修訂本）	重大之定義	二零二零年一月一日
香港財務報告準則第9號、香港會計準則第39號及香港財務報告準則第7號（修訂本）	利率基準改革	二零二零年一月一日

於本期間應用新訂及經修訂香港財務報告準則及香港會計準則對本集團財務狀況及表現並無重大影響。

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

簡明綜合財務報表附註

2. REVENUE, OTHER INCOME, GAINS/(LOSSES), NET

The Group's revenue comprises trading business, rental income, property sales, interest income from money lending business and service income from cemetery.

Revenue recognised during the Relevant Period is as follows:

2. 收益、其他收入、收益／(虧損)淨額

本集團之收益包括貿易業務、租金收入、物業銷售、放債業務利息收入及公墓服務收入。

於有關期間內確認之收益如下：

		Unaudited Nine months ended 30 September 未經審核 截至九月三十日止九個月		Unaudited Three months ended 30 September 未經審核 截至九月三十日止三個月	
		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Revenue from contracts with customers within the scope of HKFRS 15:	香港財務報告準則第15號範圍內界定之來自客戶合約之收益：				
Service income from cemetery	公墓服務收入	96	60	33	—
Trading business	貿易業務	—	755	—	(54)
Property sales	物業銷售	—	8,298	—	119
		96	9,113	33	65
Revenue from other sources:	其他來源收益：				
Rental income	租金收入	1,541	1,460	423	439
Interest income from money lending business	放債業務利息收入	243	401	80	199
		1,784	1,861	503	638
Total revenue	總收益	1,880	10,974	536	703

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

簡明綜合財務報表附註

2. REVENUE, OTHER INCOME, GAINS/(LOSSES), NET (CONTINUED)

Other income, gains/(losses) recognised during the Relevant Periods is as follows:

2. 收益、其他收入、收益／(虧損)淨額 (續)

於有關期間確認之其他收入、收益／(虧損)如下：

		Unaudited Nine months ended 30 September		Unaudited Three months ended 30 September	
		2020	2019	2020	2019
		二零二零年	二零一九年	二零二零年	二零一九年
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元
Other income, gains/(losses), net	其他收入、收益／(虧損)淨額				
Sundry income	雜項收入	1,232	83	824	(10)
Interest income from banks	銀行利息收入	—	1	—	1
Loss on fair value change of a promissory note	承兌票據之公平值變動虧損	—	(2,158)	—	—
Gain on early partial redemption of a promissory note	提早贖回部份承兌票據之收益	—	940	—	940
Gain on fair value change of a derivative	衍生工具之公平值變動收益	—	2,380	—	—
Gain on fair value change of convertible notes	可換股票據之公平值變動收益	—	6,684	—	—
Gain on issuance of convertible notes	發行可換股票據之收益	—	405	—	—
Gain on fair value change of contingent consideration	或然代價之公平值變動收益	—	1,270	—	—
Gain on disposal/written off of property, plant and equipment	出售／撇銷物業、廠房及設備之收益	298	—	—	—
Reversal of/(Allowance for) credit losses on financial assets	金融資產信貸虧損撥回／(撥備)	146	(569)	(25)	(18)
Exchange (loss)/gain, net	匯兌(虧損)／收益淨額	(77)	(432)	19	(79)
Other income, gains/(losses), net	其他收入、收益／(虧損)淨額	1,599	8,604	818	834

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

簡明綜合財務報表附註

3. SEGMENTAL INFORMATION

The Group manages its business by divisions and the Group's operating activities are carried out in the People's Republic of China (the "PRC"), Hong Kong and Republic of Turkey ("Turkey"). The reportable segments are in a manner consistent with the way in which information is reported internally to the Group's most senior executive management for the purposes of resources allocation and performance assessment.

During the nine months ended 30 September 2020, the Group had five (2019: five) business segments, namely (i) trading; (ii) property development and investment; (iii) money lending; (iv) mobile application and (v) cemetery.

- (i) Trading: This segment is engaged in trading of goods, including retail trade of window frames, doors and wardrobes. Currently the Group's activities in this regard are carried out in the PRC and Hong Kong.
- (ii) Property development and investment: This segment is engaged in building construction, property development, property sales and leasing of properties. Currently the Group's activities in this regard are carried out in Turkey and Hong Kong.
- (iii) Money lending: This segment is engaged in provision of money lending business through a wholly-owned subsidiary of the Company which is a money lender licensed in Hong Kong under the Money Lenders Ordinance (Chapter 163 of the Laws of Hong Kong).
- (iv) Mobile application: This segment relates to the operation of an associate (the "FS Group"). The FS Group is engaged in development of mobile games, game publishing, applications, related intellectual property and platform and provision of related solutions.
- (v) Cemetery: This segment is engaged in the construction and operation of cemetery. Currently the Group's activities in this regard are carried out in the PRC.

3. 分部資料

本集團以部門管理其業務，且本集團之經營業務均於中華人民共和國（「中國」）、香港及土耳其共和國（「土耳其」）進行。可報告分部之呈列方式與就分配資源及評估表現向本集團最高級行政管理人員內部報告資料之方式一致。

截至二零二零年九月三十日止九個月，本集團設有五個業務分部（二零一九年：五個），即(i)貿易；(ii)物業開發及投資；(iii)放債；(iv)手機應用程式及(v)公墓。

- (i) 貿易：此分部從事買賣貨品，包括零售窗框、門及衣櫃。目前，本集團有關此方面之活動於中國及香港進行。
- (ii) 物業開發及投資：此分部從事樓宇建造、物業發展、物業銷售及物業租賃業務。目前，本集團有關此方面之活動於土耳其及香港進行。
- (iii) 放債：此分部透過本公司為放債人條例（香港法例第163章）項下之香港持牌放債人之全資附屬公司從事提供放債業務。
- (iv) 手機應用程式：此分部與一間聯營公司（「FS集團」）的業務有關。FS集團從事手機遊戲開發、遊戲發行、應用程式、相關知識產權及平台業務以及提供相關解決方案。
- (v) 公墓：此分部從事建造及營運公墓。目前，本集團有關此方面之活動於中國進行。

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

簡明綜合財務報表附註

3. SEGMENTAL INFORMATION (CONTINUED)

An analysis of the Group's revenue and results for the period by business segments is as follows:

(i) For the nine months ended 30 September 2020 (Unaudited)

		Trading	Property development and investment 物業開發及投資	Money lending 放債	Mobile application 手機應用程式	Cemetery 公墓	Total 總計
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
Segment revenue from external customers	來自外部客戶之 分部收益	-	1,541	243	-	96	1,880
Segment (loss)/profit	分部(虧損)/溢利	(218)	855	507	(6,878)	(1,762)	(7,496)
Unallocated corporate income	未分配公司收入						1,676
Unallocated corporate expenses	未分配公司開支						(10,770)
Finance costs	融資成本						(13,389)
Loss before taxation	除稅前虧損						(29,979)

(ii) For the nine months ended 30 September 2019 (Unaudited)

		Trading	Property development and investment 物業開發及投資	Money lending 放債	Mobile application 手機應用程式	Cemetery 公墓	Total 總計
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
Segment revenue from external customers	來自外部客戶之 分部收益	755	9,758	401	-	60	10,974
Segment (loss)/profit	分部(虧損)/溢利	(3,008)	3,018	(2,052)	(3,461)	(2,115)	(7,618)
Unallocated corporate income	未分配公司收入						9,036
Unallocated corporate expenses	未分配公司開支						(10,308)
Finance costs	融資成本						(12,436)
Loss before taxation	除稅前虧損						(21,326)

3. 分部資料(續)

本集團於期內之收益及業績按業務分部分析如下：

(i) 截至二零二零年九月三十日止九個月(未經審核)

(ii) 截至二零一九年九月三十日止九個月(未經審核)

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

簡明綜合財務報表附註

4. FINANCE COSTS

		Unaudited Nine months ended 30 September 未經審核 截至九月三十日止九個月		Unaudited Three months ended 30 September 未經審核 截至九月三十日止三個月	
		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Interest on lease liabilities	租賃負債利息	278	269	74	98
Interest on convertible notes	可換股票據利息	-	902	-	375
Interest on promissory notes	承兌票據利息	5,084	4,731	2,002	1,595
Interest on borrowings	借貸利息	8,027	6,534	2,267	2,358
		13,389	12,436	4,343	4,426

4. 融資成本

5. LOSS BEFORE TAXATION

Loss before taxation has been arrived at after charging:

		Unaudited Nine months ended 30 September 未經審核 截至九月三十日止九個月		Unaudited Three months ended 30 September 未經審核 截至九月三十日止三個月	
		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Cost of inventories recognised as expenses (Note)	確認為開支之存貨成本(附註)	-	6,779	-	73
Amortisation of an intangible asset	無形資產攤銷	917	917	306	306
Depreciation of	折舊				
- Right-of-use assets	- 使用權資產	237	273	61	97
- Property, plant and equipment	- 物業、廠房及設備	2,008	2,181	668	753
Operating lease charges in respect of property rentals	物業租金之經營租賃支出	251	938	122	378
Staff costs including directors' emoluments	員工成本(包括董事酬金)	5,639	9,620	1,773	3,252
Direct outgoings from investment properties that generated rental income	產生租金收入之投資物業之直接開支	57	93	8	35
Direct outgoings for investment properties that were vacant during the period	期內空置之投資物業之直接開支	82	66	40	22

5. 除稅前虧損

除稅前虧損經扣除下列各項後達致：

Note:

During the nine months ended 30 September 2019, cost of inventories included production materials of HK\$692,000 and properties cost of HK\$6,087,000.

附註：

截至二零一九年九月三十日止九個月，存貨成本包括生產材料692,000港元及物業成本6,087,000港元。

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

簡明綜合財務報表附註

6. TAXATION

Taxation in the condensed consolidated statement of profit or loss represents:

6. 稅項

簡明綜合損益表之稅項指：

		Unaudited Nine months ended 30 September 未經審核 截至九月三十日止九個月		Unaudited Three months ended 30 September 未經審核 截至九月三十日止三個月	
		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Current tax	即期稅項				
- Hong Kong Profits Tax	- 香港利得稅	-	-	-	-
- PRC Enterprise Income Tax	- 中國企業所得稅	-	-	-	-
- Turkey Corporate Income Tax	- 土耳其企業所得稅	-	-	-	-
		-	-	-	-
Deferred tax	遞延稅項	140	(483)	18	(49)
Income tax expense/(credit)	所得稅開支/(抵免)	140	(483)	18	(49)

The Inland Revenue (Amendment) (No.7) Bill 2017 introduces the two-tiered profits tax rates regime, which the first HK\$2 million of profits of the qualifying group entity will be taxed at 8.25%, and profits above HK\$2 million will be taxed at 16.5%. The profits of group entities not qualifying for the two-tiered profits tax rates regime will continue to be taxed at a flat rate of 16.5%.

Under the Law of the PRC on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25% for both Relevant Periods.

In Turkey, the Corporate Income Tax rate levied on business profits is 22% for 2018, 2019 and 2020, increasing from 20%. However, the president and the tax authority are authorized to reduce the tax rate to 20% from 2021. A reduced tax rate applies to earnings derived from investment in specified sectors/regions.

7. LOSS PER SHARE

The calculation of the basic loss per share is based on the loss attributable to owners of the Company of approximately HK\$30,093,000 (2019: approximately HK\$20,642,000) and the weighted average of 2,097,110,276 shares (2019: 1,803,367,290 shares) in issue during the period.

The diluted loss per share for the period ended 30 September 2020 and 2019 is same as the basic loss per share as there were no dilutive potential ordinary shares in issue during both Relevant Periods.

2017年稅務(修訂)(第7號)條例草案引入利得稅兩級制,據此,合資格之集團實體首200萬港元溢利之稅率將為8.25%,而超過200萬港元溢利之稅率將為16.5%。未符合利得稅兩級制之集團實體溢利將繼續以劃一稅率16.5%課稅。

根據中國企業所得稅法(「企業所得稅法」)及企業所得稅法實施條例,中國附屬公司於兩個有關期間之稅率為25%。

於土耳其,就業務溢利所徵收之企業所得稅率於二零一八年、二零一九年及二零二零年從20%上升至22%。然而,土耳其總統及稅務機關已批准自二零二一年起降低稅率至20%。此較低稅率適用於指定行業/地區之投資所產生之盈利。

7. 每股虧損

每股基本虧損乃根據本公司擁有人應佔虧損約30,093,000港元(二零一九年:約20,642,000港元)及期內已發行股份加權平均數2,097,110,276股(二零一九年:1,803,367,290股)計算。

截至二零二零及二零一九年九月三十日期間之每股攤薄虧損與每股基本虧損相同,乃由於兩個有關期間內概無已發行潛在可攤薄之普通股。

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

簡明綜合財務報表附註

8. CAPITAL AND RESERVES

8. 資本及儲備

		Attributable to owners of the Company 本公司擁有人應佔							
		Share Capital	Exchange Reserve	Convertible Notes Reserve	Other Reserve	Accumulated Losses	Sub-total	Non-controlling Interests	Total Equity
		股本	匯兌儲備	可換股票據儲備	其他儲備	累計虧損	小計	非控股權益	權益總額
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
At 1 January 2019 (Audited)	於二零一九年一月一日 (經審核)	1,088,011	(2,031)	-	44	(946,815)	139,209	43,834	183,043
Loss for the period	期內虧損	-	-	-	-	(20,642)	(20,642)	(201)	(20,843)
Share of exchange difference on associates	分佔聯營公司之匯兌差額	-	(552)	-	-	-	(552)	-	(552)
Exchange differences on translation of financial statements of overseas subsidiaries	換算海外附屬公司財務報表之匯兌差額	-	(5,563)	-	-	-	(5,563)	(1,570)	(7,133)
Other comprehensive expense in relation to employment benefits	有關僱員福利之其他全面開支	-	-	-	(3)	-	(3)	-	(3)
Gain on fair value change attributable to change in credit risk of the convertible notes	歸因於可換股票據信貸風險變動所致之公平值變動收益	-	-	670	-	-	670	-	670
Total comprehensive expenses for the period	期內全面開支總額	-	(6,115)	670	(3)	(20,642)	(26,090)	(1,771)	(27,861)
Issue of shares upon conversion of convertible notes	兌換可換股票據後發行股份	951	-	-	-	-	951	-	951
As at 30 September 2019 (Unaudited)	於二零一九年九月三十日 (未經審核)	1,088,962	(8,146)	670	41	(967,457)	114,070	42,063	156,133
At 1 January 2020 (Audited)	於二零二零年一月一日 (經審核)	1,088,962	(9,092)	-	42	(1,038,423)	41,489	39,191	80,680
Loss for the period	期內虧損	-	-	-	-	(30,093)	(30,093)	(26)	(30,119)
Share of exchange difference of an associate	分佔一間聯營公司之匯兌差額	-	144	-	-	-	144	-	144
Exchange differences on translation of financial statements of overseas subsidiaries	換算海外附屬公司財務報表之匯兌差額	-	(14,103)	-	-	-	(14,103)	(9,145)	(23,248)
Other comprehensive expense in relation to employment benefits	有關僱員福利之其他全面開支	-	-	-	(6)	-	(6)	-	(6)
Total comprehensive expenses for the period	期內全面開支總額	-	(13,959)	-	(6)	(30,093)	(44,058)	(9,171)	(53,229)
Capital injection from non-controlling interests	來自非控股權益之注資	-	-	-	-	-	-	10	10
Issue of new shares	發行新股份	9,379	-	-	-	-	9,379	-	9,379
As at 30 September 2020 (Unaudited)	於二零二零年九月三十日 (未經審核)	1,098,341	(23,051)	-	36	(1,068,516)	6,810	30,030	36,840

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

簡明綜合財務報表附註

9. SHARE CAPITAL

9. 股本

	As at 30 September 2020 於二零二零年 九月三十日		As at 31 December 2019 於二零一九年 十二月三十一日		
	Number of shares 股份數目 '000 千股 (Unaudited) (未經審核)	Amount 金額 HK\$'000 千港元 (Unaudited) (未經審核)	Number of shares 股份數目 '000 千股 (Audited) (經審核)	Amount 金額 HK\$'000 千港元 (Audited) (經審核)	
Issued and fully paid: At 1 January	已發行及繳足： 於一月一日	1,803,541	1,088,962	1,802,677	1,088,011
Issue of shares upon conversion of convertible notes	兌換可換股票據後 發行股份	360,708	9,379	864	951
At end of period/year	於期／年末	2,164,249	1,098,341	1,803,541	1,088,962

10. DIVIDENDS

The Directors do not recommend any payment of interim dividend nor transfer of any amount to reserve for the nine months ended 30 September 2020 (2019: nil).

10. 股息

董事不建議就截至二零二零年九月三十日止九個月派付任何中期股息或轉撥任何款項至儲備(二零一九年：無)。

11. SUBSEQUENT EVENT

Reference is made to the announcement of the Company on 7 October 2020, on 29 September 2020, the Company, the Company's wholly-owned subsidiaries Spring Hero Developments Limited and Sharp Pick Ventures Limited together with Mr. Chiu Ngai Hung as the defendants received two writs of summons (the "Writs of Summons") issued in the High Court of the Hong Kong Special Administrative Region Court of First Instance for the claim against the breach of loan agreements entered into with the plaintiff on 28 September 2018.

As at the date of this report, the Company is seeking legal advice in respect of the Writs of Summons and negotiating with the plaintiff about the repayment arrangement.

11. 其後事項

謹此提述本公司於二零二零年十月七日刊發之公佈，於二零二零年九月二十九日，本公司、本公司兩間全資附屬公司Spring Hero Developments Limited及Sharp Pick Ventures Limited與趙毅雄先生作為被告人，就有關彼等違反於二零一八年九月二十八日與原告人訂立之貸款協議之申索，而收到兩份向香港特別行政區高等法院原訟法庭提出之傳訊令狀(「該等傳訊令狀」)。

於本報告日期，本公司正就該等傳訊令狀尋求法律意見，並與原告人商討有關還款之安排。

12. COMPARATIVE FIGURES

Certain comparative figures have been reclassified to conform with the current period's presentation.

12. 比較數字

若干比較數字已重新分類，以符合本期間之呈報方式。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層論述及分析

Operation Review and Prospects

During the nine months ended 30 September 2020 (the "Period"), the Group recorded revenue of approximately HK\$1,880,000 (2019: approximately HK\$10,974,000). The Group's loss attributable to owners increased to approximately HK\$30,093,000 for the Period (2019: approximately HK\$20,642,000). Such increase in loss was mainly attributable to no gain from the fair value change in convertible notes (2019: approximately HK\$6.7 million) and derivative (2019: approximately HK\$2.4 million).

Trading Business

During the Period, no revenue was generated from the trading business. During nine months ended 30 September 2019, the revenue of approximately HK\$755,000 was generated from an indirect non-wholly owned subsidiary, incorporated in the People's Republic of China (the "PRC"), specializing in furniture design including window frames, doors and wardrobes customized design and manufacture.

The Group has a batch of imported Onyx Marbles, a type of construction materials from the Republic of Turkey ("Turkey") for sales to the PRC. Although no sales has been recorded during the Period, this batch of Onyx Marbles is ready for sales and marketing. The Group has been actively identify suitable customers for the sale of the Onyx Marbles. We will continue to assess the market appeal of the Onyx Marbles and seek for opportunity of increasing the volume of purchase in the next batch of shipping, as the economies of scale is key to improve the gross profit of the trading of Onyx Marbles.

At present, the Group has been actively identifying other trading business, which include, but not limited to, construction materials, for investment and/or development should it be considered by management of the Company to have good growth and profit potential.

Property Development and Investment Business

The Group holds properties located in Hong Kong and Turkey. Properties in Hong Kong and certain properties in Turkey are currently held for investment purpose to earn rental income and with a view to capture any possible future capital appreciation. During the Period, the Group generated rental income of approximately HK\$1,541,000 (2019: HK\$1,460,000), with approximately HK\$686,000 (2019: HK\$784,000) and HK\$855,000 (2019: HK\$676,000) generated from investment properties situated in Hong Kong and Turkey respectively.

In addition to properties leasing, starting from the year of 2019, the Group sold the properties through Turkey property investment immigration program and it generated new cash inflow for the property investment and development business on top of the rental income. However, over the years, sales of properties in Turkey have been heavily affected by the local subdued environment. Further attacked by the COVID-19 pandemic, the economic situation of Turkey makes it more difficult to sell the units at prices that are considered to be favorable by the Group. During the Period, the Group did not record any properties sales in Turkey. While pending for sales of these units, currently, majority of the property units in Turkey are leased out generating stable rental income to the Group. The Group will closely monitor the Turkish property market and will dispose of the property units on hand once favourable selling prices can be obtained.

營運回顧及前景

截至二零二零年九月三十日止九個月（「期間」），本集團錄得之收益約1,880,000港元（二零一九年：約10,974,000港元）。期間擁有人應佔本集團虧損增加至約30,093,000港元（二零一九年：約20,642,000港元）。有關虧損增加主要由於並無錄得可換股票據之公平值變動收益（二零一九年：約6,700,000港元）及衍生工具之公平值變動收益（二零一九年：約2,400,000港元）。

貿易業務

本期間，貿易業務概無產生收益。於截至二零一九年九月三十日止九個月，約755,000港元之收益來自一間於中華人民共和國（「中國」）註冊成立之間接非全資附屬公司，其專門從事傢俬設計，包括設計及製造各種訂製窗框、門及衣櫃。

本集團擁有一批進口自土耳其共和國（「土耳其」）之瑪瑙大理石（為一種建築材料），以供在中國銷售。儘管期內並無錄得銷售，惟該批瑪瑙大理石已預備進行銷售及市場推廣。本集團一直積極物色合適客戶購買該批瑪瑙大理石。我們將繼續評估瑪瑙大理石之市場吸引力及尋求機會增加下一批貨運之購貨量，原因是規模經濟是提升瑪瑙大理石貿易毛利之關鍵。

現時，本集團正積極發掘其他方面之貿易業務，包括但不限於建築材料之貿易，倘本公司管理層認為有關業務具良好增長及溢利潛力，其將投資於及／或開發該業務。

物業開發及投資業務

本集團持有位於香港及土耳其之物業。香港之物業及若干土耳其之物業目前作投資用途，以收取租金收入及把握任何未來資本增值機會。期內，本集團賺取租金收入約1,541,000港元（二零一九年：1,460,000港元），其中，來自香港及土耳其投資物業之租金收入分別約為686,000港元（二零一九年：784,000港元）及855,000港元（二零一九年：784,000港元）。

除物業租賃外，自二零一九年開始，本集團透過土耳其之物業投資移民計劃出售該等物業，並藉此為物業投資及開發業務產生租金收入以外之新現金流入。然而，多年來，土耳其物業銷售受當地經濟低迷所嚴重影響。受到COVID-19疫情之進一步打擊，本集團難以在土耳其之經濟環境下，按其認為對其有利之價格出售單位。期內，本集團並無於土耳其錄得任何物業銷售。在等待出售該等於土耳其之物業單位之同時，該等單位中有大部分目前已出租，為本集團帶來穩定的租金收入。本集團將密切留意土耳其物業市場之發展，一旦售價有利，將即時出售手頭上之物業單位。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層論述及分析

In current year, the Group has commenced redevelopment plan in order to enhance its properties' overall image and value. The Group will continue to make tremendous efforts in attracting potential buyers in PRC, Hong Kong and Turkey in the future.

As at 30 September 2020, the Group has 7 construction projects located in Kadıköy, Turkey, including 6 completed projects namely Koza Apartmanı, Sibel Apartmanı, Akasya Apartmanı, Evim Apartmanı, Doğa Apartmanı and İclaliye Apartmanı, and 1 under-construction project (Project Hürrem) which is expected to be completed by end of 2020. Kadıköy is a large, populous, and cosmopolitan district in the Asian side of Istanbul, Turkey. The place has some of the most attractive shopping areas in the city. Kadıköy apartments benefit from modern, stylish builds, excellent facilities and good travel links to the central city. Today, Kadıköy remains as one of the most strategic places both for business and property investment in Istanbul.

The remaining under-construction project namely Project Hürrem has a total construction area of 1,894 m² consisting 13 residential units, 3 commercial units and 10 carparks. After reconstruction, the Group will obtain 4 rewarded residential units with total gross saleable area of approximately 425 m². The carrying value of the rewarded units in respect of the under-construction project approximated to USD1,460,000 as at 30 September 2020. Upon the completion of further acquisition in October 2018 of Boyracı Yapı İnşaat ve Taahhüt Gayrimenkul Yatırım Anonim Şirketi ("Boyracı Construction"), there were two under-construction projects (Project İclaliye and Project Hürrem, collectively known as the "PUD"). The Group shall issue promissory note with principal of approximately USD1,111,000 should the PUD was completed by 30 September 2019 (the "Contingent Obligation"). However, as of 30 September 2019 the PUD was still in progress and the Contingent Obligation to issue promissory note was lapsed on the same date. In May 2020, Project İclaliye was completed and relevant title deeds were obtained. Based on the management's latest assessment, the remaining Project Hürrem is expected to be completed by end of 2020 and the issue of potential new promissory note is still under negotiation between the Company and the vendor.

Leveraging on the expertise in property development in Turkey, the Group also seeks opportunities in trading of properties and construction materials and providing property development related services in the future. The Group has been in negotiations to provide such service to a project that develops public and private housing.

Despite the current economic situation in Turkey, management of the Company still considers that there is good growth potential for the Group to continue investing and developing its businesses in Turkey. The Group will continue identifying suitable investment opportunities and other possible redevelopment projects in Turkey, and that the property development and investment business will become a significant part of the Group's business as a whole in its future plan.

Reference is made to the announcement of the Company on 7 October 2020, on 29 September 2020, the Company, the Company's wholly-owned subsidiaries Spring Hero Developments Limited and Sharp Pick Ventures Limited together with Mr. Chiu Ngai Hung as the defendants (the "Defendants") received two writs of summons (the "Writs of Summons") issued in the High Court of the Hong Kong Special Administrative Region Court of First Instance for the claim against the breach of loan agreements entered into with the plaintiff on 28 September 2018.

於本年，本集團已透過展開重建計劃來提升其物業整體形象及價值。未來，本集團將繼續努力吸引中國、香港及土耳其之潛在買家。

於二零二零年九月三十日，本集團有7個位於土耳其卡德柯伊之建築項目，包括6個已完成項目，分別為Koza Apartmanı、Sibel Apartmanı、Akasya Apartmanı、Evim Apartmanı、Doğa Apartmanı及İclaliye Apartmanı，以及1個預計將於二零二零年底前完成之在建項目，名為Hürrem項目。卡德柯伊位於土耳其伊斯坦堡亞洲一側，為一個人口密集之大都會，坐擁市內多個充滿魅力之購物地點。卡德柯伊之公寓時髦時尚、設施完善、來往市中心交通方便，具備優勢。時至今日，卡德柯伊仍是在伊斯坦堡進行業務及物業投資之最重要之戰略地點之一。

餘下在建項目Hürrem項目之總建築面積為1,894平方米，包括13個住宅單位、3個商業單位及10個停車位。重建後，本集團將取得4個報償住宅單位，總實用面積約為425平方米。該在建項目之報償單位於二零二零年九月三十日之賬面值約為1,460,000美元。於二零一八年十月完成進一步收購Boyracı Yapı İnşaat ve Taahhüt Gayrimenkul Yatırım Anonim Şirketi (「Boyracı Construction」)時有兩個在建項目(分別為İclaliye項目及Hürrem項目，統稱「該等在建項目」)。倘該等在建項目於二零一九年九月三十日之前落成，本集團將發行本金額約1,111,000美元之承兌票據(「或然責任」)。然而，於二零一九年九月三十日，該等在建項目尚未竣工，而發行承兌票據約之或然責任已於同日失效。İclaliye項目已於二零二零年五月落成，而相關房產證已經取得。根據管理層最新評估，餘下Hürrem項目預計將於二零二零年底前完成，而本公司與賣方仍正就可能發行新承兌票據進行磋商。

憑藉於土耳其房地產開發方面之專業知識，本集團亦尋求在買賣物業及建築材料方面之機遇，於未來提供物業開發相關服務。本集團已進行協商，以為一項開發公共及私人住宅之項目提供相關服務。

儘管土耳其目前經濟形勢嚴峻，惟本公司管理層仍然認為，本集團繼續投資及發展其於土耳其之業務，將可帶來良好增長潛力。本集團將繼續於土耳其物色合適的投資機遇及其他可行重建項目，而在本集團未來發展藍圖中，物業開發及投資業務將是其整體業務之重點部分。

謹此提述本公司於二零二零年十月七日刊發之公佈，於二零二零年九月二十九日，本公司、本公司兩間全資附屬公司Spring Hero Developments Limited及Sharp Pick Ventures Limited與趙毅雄先生作為被告人(「該等被告人」)，就有關彼等違反於二零一八年九月二十八日與原告人訂立之貸款協議之申索，而收到兩份向香港特別行政區高等法院原訟法庭提出之傳訊令狀(「該等傳訊令狀」)。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層論述及分析

As at the date of this report, the Company is seeking legal advice in respect of the Writs of Summons and negotiating with the plaintiff about the repayment arrangement.

Cemetery Business

The Group has been engaged in the operation of a cemetery located in Zhecheng County in Henan Province of PRC (the "Cemetery"). The Cemetery has obtained the operating right for a term up to 1 July 2050 and the required operating permit, subject to annual renewal for the permission to operate the Cemetery.

The Operations of the Cemetery Business

The progress of the Cemetery Business has fallen behind the original schedule as described in the circular of the Company dated 7 November 2015 regarding the acquisition of the Cemetery (the "Circular"). The Group has experienced significant limitations and hindrance in conducting the Cemetery Business due to many factors that are outside the control of the Group, such as:

- (a) The reallocation and demolition of the old graves have taken much longer time than originally anticipated;
- (b) The construction of the cemetery and related facilities, which include the completion of the reconstruction and/or refurbishment of the funeral parlor and cremation machine in the Cemetery area, are purely under the jurisdiction of the local civil affairs bureau of the PRC Government and they seem to be immune of any follow-up enquiries and/or requests by the Company; and
- (c) The impact of the COVID-19 causes further delay in the completion of the works mentioned above. In August 2018, it was announced in the Zhecheng Government's website that the funeral parlor shall commence the construction in 2018 and shall complete in 2019. The tender result of the funeral parlor construction was released until April 2019, and it was expected by the management that the refurbishment project shall be completed by mid-2020. However, due to the arrival of coronavirus in late 2019, the construction of funeral parlor has been suspended and the procurement tender of cremation machine and related facilities is still in progress as at the date of this report.

The Cemetery

The location of the Cemetery is in the remote area outside Zhecheng County and it is not well known locally. Based on the historical statistics available in 2019, Zhecheng County is a small county with a population of about 1,044,000 in 2018. Rate of cremation in Henan Province is less than 20% of the total deceased population in 2018 and has decreased by 53% when compared to the figure found in 2012.

It is under the Funeral Management Regulations (《殯葬管理條例》) released in 2005 that the deceased should be cremated for burial if there is cremation facility closed by. Although the local government has been educating the local community to have cremation service but law reinforcement may not be as effective. There is still strong cultural influence that burying without cremation is preferred and spending large amount of money to have lavish cemetery units for the deceased may be beyond the reach of most of the locals. The unstable availability of the funeral parlor and cremation machine during the past two years and its recent refurbishment, and the lack of one-stop service made it even more difficult to attract local community to use the Cemetery in the near future.

於本報告日期，本公司正就該等傳訊令狀尋求法律意見，並與原告人商討有關還款之安排。

公墓業務

本集團一直從事經營位於中國河南省柘城縣之公墓(「公墓」)。公墓已取得於二零五零年七月一日到期之經營權，並已獲取所需營運許可證，每年須予重續以經營公墓。

公墓業務之營運

誠如本公司日期為二零一五年十一月七日有關收購該公墓之通函(「該通函」)所述，公墓業務之進度已落後於原定時間表。本集團在經營公墓業務過程中基於本集團控制範圍以外之許多因素而遭到重大限制及妨礙，例如：

- (a) 舊墓地之搬遷及拆卸所費時間較原先預期長；
- (b) 公墓及相關設施之建設，包括完成於公墓園區之殯儀館及火化機之重建及／或整修，乃完全受中國政府地方民政部門管轄，而該等部門好像在迴避本公司之任何跟進查詢及／或請求；及
- (c) COVID-19之影響導致上述工程之竣工期進一步延誤。於二零一八年八月，柘城縣政府網站公佈殯儀館將於二零一八年開始施工並於二零一九年竣工。殯儀館之施工招標結果後來延後至二零一九年四月發佈，而管理層當時預計整修計劃將於二零二零年中完成。然而，鑒於二零一九年底新型冠狀病毒來臨，殯儀館之施工已告停擺，而火化機及相關設施之採購招標程序於本報告日期尚在進行。

公墓

該公墓位於柘城縣外之偏遠地區，在當地並不為人所知。根據二零一九年可得之過往數據，柘城縣為一座小縣城，二零一八年人口約為1,044,000人。於河南省二零一七年之總死亡人數中，火葬率不足20%，較二零一二年所錄得數字下降53%。

根據二零零五年頒佈之《殯葬管理條例》，如附近有火化設施，應對逝者遺體進行火葬。儘管地方政府一直在教育當地社區推行火葬服務，但加強法規未必能見成效。促使人們不選擇火葬之文化影響力仍十分強大，花費大量金錢為逝者購買奢華之公墓龕位對於絕大部分本地人而言，可能是力所不能及之事。殯儀館及火化機在過去兩年之供應並不穩定且近期進行了整修，加上缺乏一站式服務，使短期內要吸引當地社區使用該公墓變得更難。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層論述及分析

The land use rights of the land on which the Cemetery is situated

The Company has consulted an independent PRC legal professional about the detailed procedures and time estimation in obtaining of the land use rights of the land on which the Cemetery is situated (the "Land"). As advised, there are two processes, namely the expropriation of land and the transfer of land use right. The expropriation of land process should take place before the transfer of land use right process.

As provided in the Company's Circular, Zhecheng County Xianganling Cemetery (柘城縣襄安陵公墓) (the cemetery operator) and the land use right owner have entered into an agreement for the acquisition of the land use right with the land compensation of RMB250,000 per mu by 31 December 2016. The contract expired on 31 December 2016 and the land compensation per mu should be re-accessed with reference to the assessment provided by the local land bureau. The first stage of land expropriation process was started in early 2019. Management of the Company has been liaising with the relevant parties to monitor the progress.

During the Period, 50 cemetery units have been generating service income for the Cemetery Business and deposits of another 7 cemetery units have been received. The leasing sales of the cemetery units have been slowed and limited as the infrastructure requirements (i.e. the reconstruction and refurbishment of the funeral parlor and cremation machine) in the Cemetery area are still pending for completion. Management of the Company has been taking all possible measures with a view to improve the leasing sales of the cemetery units while the infrastructure works are ongoing, yet the Company is still unable to see any significant improvement and development with respect to the cemetery business.

Money Lending Business

During the Period, Ottoman Evershine Finance Limited ("OE Finance"), a wholly-owned subsidiary of the Company, has renewed the money lenders license granted by the licensing court in Hong Kong pursuant to the Money Lenders Ordinance (Chapter 163 of the Laws of Hong Kong).

As at 30 September 2020, OE Finance has granted a loan of approximately USD366,000 to independent third party. The loan is secured by the borrower's property and personal guarantee, and carries interest rate of 12% per annum with loan period of ten year.

During the Period, the interest income contributed from the money lending business was approximately HK\$243,000 (2019: HK\$401,000). The Group will continue to strengthen the money lending business once increased funding is available and broaden the customer base but will adopt a prudent strategy when approving new loans so as to balance the profitability and the credit risk involved.

該公墓位處土地之土地使用權

本公司已就獲取該公墓位處土地（「該土地」）之土地使用權之詳細手續及估計時間諮詢中國獨立法律專業人士，並獲告知有兩套流程，即土地徵收及土地使用權轉讓。土地徵收流程應在土地使用權轉讓流程之前進行。

誠如本公司之該通函所述，柘城縣襄安陵公墓（公墓經營者）與土地使用權擁有人訂立協議，以於二零一六年十二月三十一日前以每畝土地補償金額人民幣250,000元收購土地使用權。該合約於二零一六年十二月三十一日屆滿，而每畝土地補償金額應參考當地國土局提供之評估進行重新評估。第一階段之土地徵收程序已於二零一九年年初開展。本公司管理層一直與有關人士聯繫以監察進展。

本期間，50個公墓龕位已為公墓業務產生服務收入，並已收取另外7個公墓龕位之按金。由於公墓園區內之基礎建設條件（即重建及整修殯儀館及火化機）尚待完成，故公墓龕位之租售進度緩慢及有限。本公司管理層一直採取一切可行措施，力求在基礎建設工程正在進行之同時，改善公墓龕位之租售情況，然而，本公司仍未能就公墓業務看見任何顯著改善及發展。

放債業務

本期間，本公司全資附屬公司奧斯曼財務有限公司（「奧斯曼財務」）已根據香港法例第163章放債人條例重續香港牌照法庭授予之放債人牌照。

於二零二零年九月三十日，奧斯曼財務已向獨立第三方授出一項約366,000美元之貸款。該等貸款以借入人物業及個人擔保作抵押，按年利率12%計息，貸款年期為十年。

本期間，放債業務貢獻之利息收入約為243,000港元（二零一九年：401,000港元）。本集團將在可用資金增加後隨即繼續加強放債業務及擴展客戶基礎，同時在批出新貸款採取審慎策略，以平衡盈利能力及所涉信貸風險。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層論述及分析

Before approval of any loan applications, the Group would assess the borrower's credit quality via: 1) reviewing the background and credit history of the borrower; 2) understanding the uses of fund and means of repayment by the borrower; and 3) performing asset check of the borrower. Borrowers shall be offered a fixed rate of interest on the loans on an individual basis depending on each result of credit assessment and collaterals offered by the respective borrowers, if any.

Mobile Application Business

In 2017, the Group acquired 40% equity interest in First Surplus Investments Limited ("FS Group"). FS Group and its subsidiaries are principally engaged in development of mobile games, game publishing, applications, related intellectual property and platform, and provision of related solutions. In Year 2019, the management of the FS Group realized that the performance of mobile games and application business was worsen than expect, Thus, an impairment was recognized.

During the Period, the Group has recorded a share of loss of approximately HK\$6,878,000 (2019: HK\$3,461,000).

Dividend

The Directors do not recommend the payment of any interim dividend for the nine months ended 30 September 2020 (2019: nil).

Financial Position

Charges on Group's Assets

As at 30 September 2020, charges on Group's assets include four term loans:

- 1) the carrying amount of two term loans amounts to HK\$59,000,000 which carries interest at 9% per annum with repayment period of 16 months that were secured by i) first legal charges of the two properties acquired by the Company which was completed on 27 June 2016, with carrying amount of approximately HK\$94,034,000 as at 30 September 2020; and ii) an unlimited personal guarantee given by Mr. Chiu Ngai Hung, a former substantial shareholder of the Company; and
- 2) the carrying amount of two term loans amounts to HK\$20,000,000 which carries interest at 16.8% per annum with repayment period of 5 months that were secured by i) second legal charges of the two properties acquired by the Company which was completed on 27 June 2016, with carrying amount of approximately HK\$94,034,000 as at 30 September 2020; and ii) an unlimited personal guarantee given by Mr. Chiu Ngai Hung, a former substantial shareholder of the Company.

Liquidity and Financial Resources

As at 30 September 2020, the total assets of the Group was approximately HK\$275,225,000 (31 December 2019: approximately HK\$307,615,000), including cash and bank balances of approximately HK\$731,000 (31 December 2019: approximately HK\$812,000).

批准任何貸款申請前，本集團會透過以下工作評估借入人之信貸質量：1) 審視借入人之背景及信貸記錄；2) 了解資金之用途及借入人之還款方法；及3) 對借入人進行資產審查。借入人須就貸款支付按固定利率計算之利息，有關利率按個別情況視每項信貸評估之結果及各借入人給予之抵押品（如有）而定。

手機應用程式業務

二零一七年，本集團收購First Surplus Investments Limited（「FS集團」）之40%股權。FS集團及其附屬公司主要從事手機遊戲開發、遊戲發行、應用程式、相關知識產權及平台業務以及提供相關解決方案。於二零一九年度，FS集團之管理層注意到手機遊戲及應用程式業務之表現遜於預期，因此已確認減值虧損。

本期間，本集團已錄得應佔虧損約6,878,000港元（二零一九年：3,461,000港元）。

股息

董事不建議派付截至二零二零年九月三十日止九個月之任何中期股息（二零一九年：無）。

財務狀況

本集團資產抵押

於二零二零年九月三十日，本集團資產抵押包括四項定期貸款：

- 1) 兩個定期貸款之賬面值為59,000,000港元，以每年9%之利率計息，而還款期為16個月，以i)本公司於二零一六年六月二十七日完成收購之兩項物業於二零二零年九月三十日之賬面值約為94,034,000港元之第一法定押記；及ii)由本公司前主要股東趙毅雄先生提供之無上限個人擔保作抵押；及
- 2) 兩個定期貸款之賬面值為20,000,000港元，以每年16.8%之利率計息，而還款期為5個月，以i)本公司於二零一六年六月二十七日完成收購之兩項物業於二零二零年九月三十日之賬面值約為94,034,000港元之第二法定押記；及ii)由本公司前主要股東趙毅雄先生提供之無上限個人擔保作抵押。

流動資金及財務資源

於二零二零年九月三十日，本集團之資產總值約為275,225,000港元（二零一九年十二月三十一日：約307,615,000港元），包括現金及銀行結餘約731,000港元（二零一九年十二月三十一日：約812,000港元）。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層論述及分析

Capital Structure

The number of issued shares of the Company as at 30 September 2020 and 31 December 2019 were 2,164,249,356 and 1,803,541,356 shares, respectively.

Subscription of New Shares under General Mandate

Reference is made to the Company's announcement on 3 January 2020, the Company entered into a subscription agreement with the subscriber, pursuant to which the subscriber conditionally agreed to subscribe for, and the Company conditionally agreed to allot and issue, a total of 360,708,000 subscription shares at the subscription price of HK\$0.026 per subscription share. The subscription shares represented (i) approximately 20.00% of the existing total number of issued shares, being 1,803,541,356 shares, as at 3 January 2020; and (ii) approximately 16.67% of the enlarged total number of issued shares of 2,164,249,356 shares immediately following completion, assuming that there will be no change in the total number of shares in issue (other than the issue of the subscription shares) between the date of announcement and completion.

All the conditions under the subscription agreement were fulfilled and completion of the subscription took place on 20 February 2020. A total of 360,708,000 subscription shares were allotted and issued by the Company to the subscriber at the subscription price of HK\$0.026 per subscription share pursuant to the terms and conditions of the subscription agreement.

Details were disclosed in the Company's announcements dated 3 January 2020, 3 February 2020, 12 February 2020 and 20 February 2020.

Issue of Convertible Bonds

On 13 November 2018, the Company and Macquarie Bank Limited (the "Subscriber" or the "Noteholder") entered into the conditional subscription agreement, pursuant to which the Subscriber conditionally agreed to subscribe for and the Company conditionally agreed to issue the convertible notes in the principal amount up to HK\$300,000,000 (the "Macquarie CN").

The Macquarie CN was structured in two tranches. Each tranche carried an aggregate principal amount of HK\$150,000,000 and bore 1% interest per annum with maturity date on the second anniversary of the closing date. Each convertible note entitled the Noteholder to convert the Macquarie CN into shares at any time during the conversion period at the conversion price, provided that no conversion right might be exercised at a conversion price lower than the floor price (which is subject to adjustments). The conversion price represented 92% of the volume weighted average price of the shares as traded on the relevant stock exchange on the trade day immediately preceding the relevant conversion date.

資本結構

於二零二零年九月三十日及二零一九年十二月三十一日，本公司已發行股份數目分別為2,164,249,356股及1,803,541,356股。

根據一般授權認購新股份

茲提述本公司日期為二零二零年一月三日之公佈，本公司與認購方訂立一份認購協議，據此，認購方已有條件同意認購，而本公司已有條件同意以認購價每股認購股份0.026港元配發及發行合共360,708,000股認購股份。認購股份相當於(i)於二零二零年一月三日現有已發行股份總數1,803,541,356股股份之約20.00%；及(ii)緊隨完成後經擴大已發行股份總數2,164,249,356股股份之約16.67%（假設於公佈日期至完成期間已發行股份總數概無變動（發行認購股份除外））。

認購協議之所有條件均已達成而認購事項已於二零二零年二月二十日完成。本公司已根據認購協議之條款及條件，按每股認購股份0.026港元之認購價向認購方配發及發行合共360,708,000股認購股份。

有關詳情已於本公司日期為二零二零年一月三日、二零二零年二月三日、二零二零年二月十二日及二零二零年二月二十日之公佈披露。

發行可換股債券

於二零一八年十一月十三日，本公司與麥格理銀行有限公司（「認購人」或「票據持有人」）訂立有條件認購協議，據此，認購人有條件同意認購及本公司有條件同意發行本金額最高300,000,000港元之可換股票據（「麥格理可換股票據」）。

麥格理可換股票據分為兩個批次，每批次之本金總額為150,000,000港元。並按年利率1%計息，到期日為完成日期之第二週年日。各可換股票據賦予票據持有人權利，可於兌換期間隨時按兌換價將麥格理可換股票據兌換為股份，惟不得按低於底價（可予調整）之兌換價行使兌換權。兌換價為股份於緊接有關兌換日期前之交易日在相關證券交易所買賣之成交量加權平均價之92%。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層論述及分析

On 21 February 2019, all conditions precedents set out in the subscription agreement in relation to the Macquarie CN were fulfilled and completion of the issuance of the first tranche of the Macquarie CN in the principal amount of HK\$150,000,000 was taken place on the same date, carrying maturity date on the second anniversary date i.e. 20 February 2021.

Details were disclosed in the Company's announcements and circular dated 13 November 2018, 3 December 2018, 31 December 2018 and 15 February 2019.

On 25 February 2019, the Company received conversion notice in respect of the exercise of part of the conversion rights attached to the Macquarie CN. On the same day, the Company allotted and issued 864,000 shares at HK\$1.160488 per share.

On 16 October 2019, the Company received a notice (i.e. the Relevant Event Put Exercise Notice) from the Noteholder that first tranche of Macquarie CN with outstanding principal of HK\$149,000,000 shall be redeemed on 13 November 2019 at 98% (i.e. the Relevant Event Put Date pursuant to the subscription agreement). For details, please refer to the announcement of the Company dated 23 October 2019.

Foreign currency risk

The Group's major business operations and investments are in PRC, Hong Kong and Turkey. Most of the assets, liabilities and transactions of the Group are primarily denominated in Hong Kong dollar, Renminbi, United States dollar and Turkish Lira. The Group has not entered into any instruments to hedge the foreign exchange exposure and considered the potential foreign exchange exposure of the Group is limited. The Group will closely monitor exchange rate movement and will take appropriate activities to reduce the exchange risk.

Litigation

Reference is made to the announcement of the Company on 7 October 2020, on 29 September 2020, the Company, the Company's wholly-owned subsidiaries Spring Hero Developments Limited and Sharp Pick Ventures Limited together with Mr. Chiu Ngai Hung as the defendants received two writs of summons (the "Writs of Summons") issued in the High Court of the Hong Kong Special Administrative Region Court of First Instance for the claim against the breach of loan agreements entered into with the plaintiff on 28 September 2018.

As at the date of this report, the Company is seeking legal advice in respect of the Writs of Summons and negotiating with the plaintiff about the repayment arrangement.

Contingent liabilities

As at 30 September 2020, the Group has no material contingent liabilities (31 December 2019: nil).

於二零一九年二月二十一日，已達成與麥格理可換股票據有關之認購協議所載所有先決條件，並於同日完成發行第一批次本金額為150,000,000港元之麥格理可換股票據，有關股票據將於第二週年日（即二零二一年二月二十日）到期。

有關詳情於本公司日期為二零一八年十一月十三日、二零一八年十二月三日、二零一八年十二月三十一日及二零一九年二月十五日之公佈及通函披露。

於二零一九年二月二十五日，本公司已接獲有關行使部分麥格理可換股票據隨附兌換權之兌換通知。於同日，本公司按每股1.160488港元配發及發行合共864,000股股份。

於二零一九年十月十六日，本公司接獲票據持有人發出之通知（即相關事件認沽期權行使通知），據此，未償還本金額為149,000,000港元之第一批次之麥格理可換股票據將於二零一九年十一月十三日（即根據認購協議之相關事件認沽日期）按98%贖回。詳情請參閱本公司日期為二零一九年十月二十三日之公佈。

外幣風險

本集團於中國、香港及土耳其進行主要業務營運及投資。本集團大部分資產、負債及交易主要以港元、人民幣、美元及土耳其里拉計值。本集團並無就對沖外匯風險訂立任何工具，且認為本集團所面對之潛在外匯風險有限。本集團將密切監察匯率動向及採取適當措施減低匯兌風險。

訴訟

謹此提述本公司於二零二零年十月七日刊發之公佈，於二零二零年九月二十九日，本公司、本公司兩間全資附屬公司Spring Hero Developments Limited及Sharp Pick Ventures Limited與趙毅雄先生作為被告人，就有關彼等違反於二零一八年九月二十八日與原告人訂立之貸款協議之申索，而收到兩份向香港特別行政區高等法院原訟法庭提出之傳訊令狀（「該等傳訊令狀」）。

於本報告日期，本公司正就該等傳訊令狀尋求法律意見，並與原告人商討有關還款之安排。

或然負債

於二零二零年九月三十日，本集團概無任何重大或然負債（二零一九年十二月三十一日：無）。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層論述及分析

Information on Possible Acquisitions and Projects

The proposed projects in Europe and Turkey

The Group is committed to continuously exploring new and different investment opportunities in order to broaden its source of income. This allows the Group to diversify risks from any single segment of business and maintain profitability and be sustainable. The Group intends to tap into the property investment and development market worldwide including Europe and Turkey which has high potential to be one of the Group's main profit streams.

(i) **Memorandum of understanding (the “MOU”) with the 6th Engineering Bureau of China City Investment Group# (中城投集團第六工程局有限公司) (formerly known as “The 6th Engineering Bureau of China City Construction Holding Group Company”)**

On 5 February 2016, the Company and the 6th Engineering Bureau of China City Investment Group (“CCIN”) entered into a non-legally binding memorandum of understanding (the “MOU”).

Under the MOU, CCIN has the intention to participate in the engineering and construction works in relation to the proposed land development and large-scale project(s) of the Company in Turkey and will underwrite the engineering works of relevant projects in accordance with the intention and design of the Company while CCIN would also give suggestions on the design and feasibility of the projects.

Upon the implementation of the projects, the parties to the MOU shall obtain all necessary approvals to enter into binding formal cooperation agreement(s). The terms of the cooperation agreement(s) shall be subject to negotiations between the parties.

On 6 May 2016, the Company entered into a Strategic Cooperation Agreement (the “Cooperation Agreement”) with CCIN.

Pursuant to the Cooperation Agreement, the Company has nominated CCIN as its technical engineering consultant for the projects, the Company and CCIN shall negotiate in good faith in respect of every project in Europe and enter into relevant project agreement(s) which would set out the scope of services, fees and the corresponding duties of the parties.

CCIN shall provide relevant technical engineering consultancy services to the Company in respect of every project, which may include but not limited to consultancy works, such as feasibility studies, project design, blueprints, engineering quotes and budgets, testing and checking, procurement of materials, engineering and construction works, engineering supervision and inspection.

可能收購事項及項目之資料

於歐洲及土耳其之建議項目

本集團致力繼續開拓不同新投資機遇，以擴闊其收入來源。此舉使本集團得以將任何單一業務分部之風險分散，維持盈利及持續發展。本集團有意於全球（包括極有可能成為本集團其中一個主要溢利來源之歐洲及土耳其）涉足物業投資及發展市場。

(i) **與中城投集團第六工程局有限公司（前稱「中城建第六工程局集團有限公司」）之諒解備忘錄（「諒解備忘錄」）**

於二零一六年二月五日，本公司與中城投集團第六工程局有限公司（「中城投」）訂立不具法律約束力之諒解備忘錄（「諒解備忘錄」）。

根據諒解備忘錄，中城投有意參與有關本公司於土耳其之建議土地發展及大型項目之工程及建造，並將根據本公司之意向及設計承包相關項目工程，而中城投亦可就項目之設計及可行性提出建議。

於該等項目落實後，諒解備忘錄之訂約方須取得所有必需批准以訂立具約束力之正式合作事項協議。合作事項協議之條款須待訂約方互相磋商後，方告作實。

於二零一六年五月六日，本公司與中城投訂立戰略合作夥伴協議（「合作協議」）。

根據合作協議，本公司已就該等項目指定中城投作為技術工程諮詢顧問，本公司與中城投須就歐洲各該等項目進行友好磋商，並訂立有關該等項目之協議，當中將載列服務範疇、費用及訂約各方相應之責任。

中城投須就各該等項目向本公司提供相關技術工程諮詢服務，可能包括但不限於下列諮詢工作：例如可行性研究、方案設計、設計圖紙、工程造價及預算、檢測及試驗、材料採購、工程建設、工程監理及竣工驗收等。

For identification purpose only

MANAGEMENT DISCUSSION AND ANALYSIS

管理層論述及分析

The Company shall provide all necessary information and data to allow CCIN to conduct relevant works and shall pay relevant fee(s) in accordance with the terms of the project(s) agreement(s). Subject to the payment of all consultancy fees to CCIN if applicable, all copyrights of the technical documents provided by CCIN shall be transferred to the Company and the Company shall be entitled to utilise such documents for the relevant projects.

Pasifik Gayrimenkul Yatirim İnş. A.Ş. (“PASİFİK”) and Çiftay İnşaat Taahhüt Ve Ticaret A.Ş. (“ÇİFTAY”), companies duly constituted and existing under the laws of Turkey, have been awarded in the tender by the local authority for the revenue sharing model project of Ankara Yenimahalle Station (the “Project Ankara”), which is situated at Ankara, Turkey. Pursuant to the Letter of Intent (“LoI”), the Company, CCIN and Astra İnşaat Anonim Şirketi proposed their intention to be partners with the joint venture formed by PASİFİK and ÇİFTAY in Project Ankara subject to the execution and completion of the actual agreements after arm’s length negotiations among the parties. The parties to the LoI have agreed to discuss the terms of partnership, business plan, business concept, direction, profit sharing, project analysis and all further issues that may be necessary for Project Ankara. The negotiation process is still ongoing as of the date of this report.

Details of the proposed projects were disclosed in the Company’s announcements dated 5 February 2016, 6 May 2016, 16 May 2016, 18 May 2016 and 30 August 2016.

(ii) Strategic partnership agreements in respect of projects in Turkey

On 6 November 2017 and 21 November 2017, the Company entered into strategic partnership agreements (“PASİFİK Agreement”) with PASİFİK and Akdeniz İnşaat Ve Eğitimi Hizmetleri A.Ş. (“AKDENİZ”) (“AKDENİZ Agreement”), companies duly constituted and existing under the laws of Turkey, respectively, in relation to forming of strategic partnerships between the Company and PASİFİK and AKDENİZ respectively in a bid (i) to explore investment opportunities in real estate development in Turkey; (ii) to establish partnership for engineering and related construction business; and (iii) to invite more industrial partners from mainland China to further broaden the scope of business development scope as well as partnership.

PASİFİK, being one of the top real estate developer in Turkey, owns and/or jointly owns several mega projects in prime districts in Ankara Province and Istanbul Province. The Company has discussed with PASİFİK for the opportunities of real estate development in Turkey.

本公司須提供一切所需資料及數據，以使中城投可進行相關工作，並須根據該等項目之協議條款支付相關費用。待支付予中城投所有顧問費用後，中城投所提供技術文件之全部著作權將轉讓予本公司（如適當），而本公司將有權就該等相應項目運用該等文件。

根據土耳其法律正式組成及存續之公司 Pasifik Gayrimenkul Yatirim İnş. A.Ş. (「PASİFİK」) 及 Çiftay İnşaat Taahhüt Ve Ticaret A.Ş. (「ÇİFTAY」) 已就位於土耳其安卡拉之安卡拉葉尼瑪哈爾車站之收入共享模式項目 (「安卡拉項目」) 獲當地管理機關批出標書。根據意向書 (「意向書」)，本公司、中城投與 Astra İnşaat Anonim Şirketi 提出有意成為合作夥伴，連同由 PASİFİK 及 ÇİFTAY 組成之合營企業進行安卡拉項目，惟須待各方經公平磋商簽立及完成實際協議後，方可作實。意向書訂約方同意商討合夥協議之條款、業務計劃、業務理念、方向、利潤攤分、項目分析及有關安卡拉項目可能需要之一切進一步事宜。於本報告日期，仍在進行協商。

建議項目之詳情於本公司日期為二零一六年二月五日、二零一六年五月六日、二零一六年五月十六日、二零一六年五月十八日及二零一六年八月三十日之公佈中披露。

(ii) 有關土耳其項目之戰略夥伴關係協議

於二零一七年十一月六日及二零一七年十一月二十一日，本公司與根據土耳其法律正式組成及存續之公司 PASİFİK 及 Akdeniz İnşaat Ve Eğitimi Hizmetleri A.Ş. (「AKDENİZ」) 分別訂立戰略夥伴關係協議 (「PASİFİK 協議」及「AKDENİZ 協議」)，內容有關本公司分別與 PASİFİK 及 AKDENİZ 組建戰略夥伴關係，以 (i) 開拓土耳其房地產開發之投資商機；(ii) 就工程及相關建築業務建立夥伴關係；及 (iii) 於中國內地邀請更多行業夥伴，以進一步擴闊業務發展範圍及夥伴關係。

PASİFİK 作為土耳其首屈一指之房地產發展商之一，於安卡拉省及伊斯坦堡省之主要地段擁有及／或合資擁有多項大型項目。本公司已與 PASİFİK 討論於土耳其發展房地產之機會。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層論述及分析

AKDENİZ has over 30 years of experience in the real estate and construction business in Turkey; furthermore, AKDENİZ is also engaged in the energy and tourism sector. AKDENİZ ranked in the Fortune 500 of Turkey in 2014 and 2015. Ağaoğlu Gayrimenkul Yatırım A.Ş. (“Ağaoğlu”), a wholly-owned subsidiary of AKDENİZ, engaged in the real estate and construction business and has completed over 20 large property projects in Turkey with over 7,000,000 m² construction area including residential, office, hotel, retail and local amenities. Ağaoğlu ranked the most prestigious construction company in 2015 and 2016 in the Turkish Reputation Index.

Further announcement(s) in respect of the partnerships and the related projects will be made by the Company as and when appropriate in compliance with the GEM Listing Rules.

Details of the strategic partnership agreements in relation to projects in Turkey were disclosed in the Company's announcements dated 6 November 2017 and 21 November 2017.

(iii) Memorandum of understanding with Seba İnşaat Anonim Şirketi

On 9 May 2018, the Group and Seba İnşaat Anonim Şirketi, a company incorporated in Turkey (“Seba”) entered into a non-legally binding memorandum of understanding (the “MOU Seba”).

Under the MOU Seba, the Group has the intention to acquire and Seba has the intention to sell a certain number of villas and apartments located in Bodrum Province, Gündoğan District, Turkey (the “Project Seba”), which consists of 20 villas and 17 apartments holiday units with construction area of 10,000 m² and saleable area of 8,000 m².

The consideration and the payment method for the proposed acquisition shall be subject to further negotiations between the parties but the final consideration shall not exceed USD30,000,000 and shall be determined under a formal agreement (“Formal Agreement”).

It is the intention of the parties that Group shall have the rights within a period of 18 months after the date of completion the Formal Agreement and at its full discretion to sell all or part of the selected properties to Seba at the price equivalent to the 130% of the final consideration of relevant selected properties.

Details of the MOU Seba were disclosed in the Company's announcements dated 9 May 2018.

AKDENİZ於土耳其房地產及建築業務擁有逾30年經驗，此外，AKDENİZ亦從事能源及旅遊業。AKDENİZ於二零一四年及二零一五年名列土耳其財富500強(Fortune 500 of Turkey)。AKDENİZ之全資附屬公司Ağaoğlu Gayrimenkul Yatırım A.Ş. (「Ağaoğlu」)從事房地產及建築業務，並於土耳其完成超過20個大型物業項目，該等項目之建築面積超過7,000,000平方米，包括住宅、辦公室、酒店、零售及當地設施。Ağaoğlu於土耳其聲譽指數(Turkish Reputation Index)名列二零一五年及二零一六年最具聲望建築公司。

本公司將於適當時候根據GEM上市規則就夥伴關係及相關項目另行刊發公佈。

有關土耳其項目之戰略夥伴關係協議之詳情於本公司日期為二零一七年十一月六日及二零一七年十一月二十一日之公佈披露。

(iii) 與Seba İnşaat Anonim Şirketi之諒解備忘錄

於二零一八年五月九日，本集團與於土耳其註冊成立之公司Seba İnşaat Anonim Şirketi (「Seba」)訂立不具法律約束力之諒解備忘錄(「諒解備忘錄Seba」)。

根據諒解備忘錄Seba，本集團有意收購而Seba有意出售位於土耳其京多安(Gündoğan)區博德魯姆(Bodrum)省之若干別墅及公寓(「Seba項目」)，其由20棟別墅及17個渡假公寓單位組成，建築面積為10,000平方米，實用面積為8,000平方米。

建議收購事項之代價及支付方式須待訂約方進一步磋商，惟最終代價不得超過30,000,000美元及須根據正式協議(「正式協議」)釐定。

訂約方之意向為，本集團有權於正式協議完成之日期後18個月期間內全權酌情以相當於有關經選定物業之最終代價130%之價格向Seba出售全部或部分經選定物業。

有關諒解備忘錄Seba之詳情於本公司日期為二零一八年五月九日之公佈中披露。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層論述及分析

Share Option Scheme

The share option scheme adopted on 9 May 2011 by the shareholders has been terminated and a new share option scheme was adopted on 1 February 2016 (the “Share Option Scheme”) by the shareholders. The purpose of the Share Option Scheme is to enable the Company to grant share options to the Eligible Participants (as defined below) as incentives or rewards for their contribution to the long term development of the Group and to provide the Group with a more flexible means to reward, remunerate, compensate, attract, retain and/or provide benefits to the Eligible Participants. The Share Option Scheme was adopted for a period of 10 years commencing from 1 February 2016 and will remain in force until 31 January 2026.

Eligible Participants under the Share Option Scheme includes any full-time or part-time employees, consultants or potential employees, executives or officers (including executive, non-executive and independent non-executive directors) of the Company or any of its subsidiaries and any suppliers, customers, consultants, agents and advisers who, in the sole opinion of the Board, will contribute or has contributed to the Company and/or any of its subsidiaries.

The subscription price shall be determined by the Board in its absolute discretion but in any event shall be at least the higher of:

- (i) the closing price of the shares as stated in the daily quotations sheets issued by the Stock Exchange on the date of grant which must be a business day; and
- (ii) the average closing price of the shares as stated in the daily quotations sheets issued by the Stock Exchange for the five business days immediately preceding the date of grant.

Upon acceptance of the options, the grantee shall pay HK\$1.00 to the Company as consideration for the grant. The acceptance of an offer of the grant of the option must be made within 14 days from the date of grant. Unless otherwise determined by the Board in the relevant offer letter to a grantee, there is no minimum period for which any option must be held before it can be exercised and no performance target which needs to be achieved by a grantee before the options can be exercised. An option may be exercised in accordance with the terms of the Share Option Scheme at any time during a period as the Board may determine which shall not exceed ten years from the date of grant subject to the provisions of early termination thereof.

As at the date of this report, the maximum number of shares to be issued upon the exercise of options that may be granted under the Share Option Scheme is 180,267,735 shares, being 10% of the shares in issue at the date of the annual general meeting held by the Company on 22 June 2018 under the scheme mandate limited approved by shareholders of the Company. The total number of shares available for issue under the Share Option Scheme representing 8% of the total number of Shares in issue as at the date of this report.

購股權計劃

股東於二零一一年五月九日採納之購股權計劃已告終止，而股東已於二零一六年二月一日採納新購股權計劃（「購股權計劃」）。購股權計劃旨在使本公司能向合資格參與者（定義見下文）授出購股權，作為彼等對本集團長期發展作出貢獻之獎勵或回報，並為本集團提供更靈活之方式獎勵、酬報、補償、招攬、留聘合資格參與者及／或向其提供福利。購股權計劃自二零一六年二月一日起採納為期10年，並將維持有效直至二零二六年一月三十一日。

根據購股權計劃，合資格參與者包括本公司或其任何附屬公司之任何全職或兼職僱員、諮詢顧問或潛在僱員、行政人員或高級人員（包括執行、非執行及獨立非執行董事），以及董事會全權認為將向或已向本公司及／或其任何附屬公司作出貢獻之任何供應商、客戶、諮詢顧問、代理及顧問。

認購價須由董事會全權酌情釐定，惟在任何情況下須最少為下列各項之較高者：

- (i) 股份於授出日期（該日須為營業日）在聯交所發出之每日報價表所述之收市價；及
- (ii) 股份於緊接授出日期前五個營業日在聯交所發出之每日報價表所述之平均收市價。

承授人接納購股權後，須向本公司支付1.00港元，作為獲授購股權之代價。承授人須於授出日期起14日內，接納授出購股權之要約。除董事會在寄發予承授人之有關要約函中另有釐定外，概無規定任何購股權可予行使前須持有購股權之最短期限，亦無設定承授人於行使購股權前須達成之表現目標。購股權可於董事會可能釐定之期間內根據購股權計劃之條款隨時行使，惟有關期間不得超過由授出日期起計十年，並受提前終止條文規限。

於本報告日期，根據購股權計劃可能授出之購股權獲行使而將予發行之股份最高數目為180,267,735股，根據本公司股東批准之計劃授權限額，佔本公司於二零一八年六月二十二日舉行之股東週年大會當日已發行股份之10%。根據購股權計劃可供發行之股份總數相當於本報告日期已發行股份總數之8%。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層論述及分析

Pursuant to the GEM Listing Rules, the total number of shares which may be issued upon the exercise of all options to be granted under the Share Option Scheme must not, in aggregate, exceed 10% of the shares in issue as at the date of adoption of the Share Option Scheme. The Board shall not grant any options which would result in the maximum aggregate number of shares which may be issued upon exercise of all outstanding options granted but yet to be exercised under the Share Option Scheme and any other share option schemes adopted by the Company exceeding, in aggregate, 30% of the shares in issue from time to time.

The total number of shares issued and to be issued upon exercise of the options granted under the Share Option Scheme and any other share option schemes of the Company to each Eligible Participant (including both exercised and outstanding options) in any 12-month period shall not exceed 1% of the total number of shares in issue (the "Individual Limit"). Any further grant of options to an Eligible Participant which would result in the shares issued and to be issued upon exercise of all options granted and to be granted to such Eligible Participant (including exercised, cancelled and outstanding options) in the 12-month period up to and including the date of such further grant exceeding the Individual Limit shall be subject to approval of the shareholders in general meeting with such Eligible Participant and his close associates (or his associates if such Eligible Participant is a connected person) abstaining from voting.

Any grant of options to a connected person (as defined in the GEM Listing Rules) must be approved by all independent non-executive Directors (excluding any independent non-executive Director who is the proposed grantee). Where options are proposed to be granted to a connected person who is also a substantial shareholder (as defined in the GEM Listing Rules) of the Company or an independent non-executive Director or any of their respective associates, and the proposed grant of options, when aggregated the options already granted to such connected person in the past 12 months period, would entitle that person to receive more than 0.1% of the total issued shares of the Company for the time being and the value of which is in excess of HK\$5,000,000, then the proposed grant must be subject to the approval of the shareholders at the general meeting. Apart from the connected person involved, all other connected persons of the Company must abstain from voting in such general meeting (except where any connected person intends to vote against the proposed grant).

There is no outstanding share option under the Share Option Scheme as at 1 January 2020 and 30 September 2020. As at the date of this report, no options have been granted under the Share Option Scheme since its adoption.

根據GEM上市規則，根據購股權計劃將予授出之所有購股權獲行使而可能發行之股份總數合共不得超過購股權計劃採納日期已發行股份之10%。如授出任何購股權會導致因根據購股權計劃及本公司所採納任何其他購股權計劃授出但尚未行使之所有購股權獲行使而可能發行之股份最高總數合共超過不時已發行股份之30%，則董事會不會授出該等購股權。

根據購股權計劃及本公司任何其他購股權計劃向每名合資格參與者授出之購股權(包括已行使及尚未行使之購股權)獲行使後已發行及將予發行之股份總數，於任何12個月期間不得超過已發行股份總數之1%(「個人上限」)。倘向一名合資格參與者進一步授出任何購股權將會導致向該名合資格參與者授出及將予授出之所有購股權(包括已行使、已註銷及尚未行使之購股權)獲行使後已發行及將予發行股份於直至該進一步授出之日(包括當日)止12個月期間超過個人上限，則該進一步授出須獲股東於股東大會上批准方可作實，而該合資格參與者及其緊密聯繫人士(或倘該合資格參與者為關連人士，則其聯繫人士)須放棄投票。

向關連人士(定義見GEM上市規則)授出之任何購股權，須獲全體獨立非執行董事(不包括身為建議承授人之任何獨立非執行董事)批准。當建議向關連人士(其亦身為本公司主要股東(定義見GEM上市規則)或獨立非執行董事或彼等各自之任何聯繫人士)授出購股權，而所建議授出之購股權連同於過去12個月期間已向該名關連人士授出之購股權合計時，將賦予該關連人士權利收取超過當時本公司已發行股份總數之0.1%且其價值超過5,000,000港元，則該項授出購股權之建議須獲股東在股東大會上批准。除涉及之關連人士外，本公司所有其他關連人士須在該股東大會上放棄投票，惟倘任何關連人士擬投票反對該項建議授出購股權則除外。

於二零二零年一月一日及二零二零年九月三十日，購股權計劃項下概無尚未行使購股權。於本報告日期，自採納購股權計劃以來，概無據此授出任何購股權。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層論述及分析

CODE OF CONDUCT REGARDING SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted a code of conduct regarding Directors' securities transactions on terms no less exacting than the required standard as set out in the Rules 5.48 to 5.67 of the GEM Listing Rules. The Directors have confirmed, following specific enquiry by the Company, that they have complied with the required standard and code of conduct throughout the period under review. The Company was not aware of any non-compliance during the nine months ended 30 September 2020.

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITION IN THE SHARES, UNDERLYING SHARES AND DEBENTURES

As at 30 September 2020, none of the Directors or chief executives of the Company was deemed to have any interests and short positions in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (Cap. 571, Laws of Hong Kong) ("SFO")) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they were taken or deemed to have under such provisions of the SFO), or which were recorded in the register required to be kept by the Company under Section 352 of the SFO, or otherwise notified to the Company and the Stock Exchange pursuant to the required standards of dealings by directors as referred to in Rule 5.46 to 5.47 of the GEM Listing Rules.

董事進行證券交易之操守守則

本公司已採納董事進行證券交易之操守守則，其條款不較GEM上市規則第5.48至5.67條所載之規定準則寬鬆。經本公司作出具體查詢後，董事確認，彼等於回顧期內一直遵守規定準則及操守守則。於截至二零二零年九月三十日止九個月，本公司並不知悉任何不合規情況。

董事及最高行政人員於股份、相關股份及債券之權益及淡倉

於二零二零年九月三十日，概無董事或本公司最高行政人員於本公司或其任何相聯法團（定義見香港法例第571章證券及期貨條例（「證券及期貨條例」）第XV部）之股份、相關股份及債券中，被視為擁有根據證券及期貨條例第XV部第7及8分部須知會本公司及聯交所之任何權益及淡倉（包括根據證券及期貨條例有關條文彼等被當作或視為擁有之權益或淡倉），或已登記於本公司根據證券及期貨條例第352條須存置之登記冊之任何權益及淡倉，或已根據GEM上市規則第5.46至5.47條所述董事進行買賣之規定準則另行知會本公司及聯交所之任何權益及淡倉。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層論述及分析

SUBSTANTIAL SHAREHOLDERS OF INTEREST IN SHARES

As at 30 September 2020, other than the interests and short positions of the Directors or chief executives of the Company disclosed above, person or corporation who had interests or short position in the shares or underlying shares or debentures of the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO or, who was, directly or indirectly, interested in 5% or more of the number of shares carrying rights to vote in all circumstances at general meetings of the Company, or any other substantial shareholders whose interests or short positions were recorded in the register required to be kept by the Company under Section 336 of the SFO were as follows:

主要股東於股份之權益

於二零二零年九月三十日，除上文所披露董事或本公司最高行政人員之權益及淡倉外，根據證券及期貨條例第XV部第2及3分部之條文於本公司股份或相關股份或債券中擁有權益或淡倉，或直接或間接擁有附帶權利可在所有情況下於本公司股東大會上表決之股份數目5%或以上權益之人士或公司，或權益或淡倉已登記於本公司根據證券及期貨條例第336條須存置之登記冊之任何其他主要股東如下：

Number of shares held as at 30 September 2020 於二零二零年九月三十日所持股數目				
Name of substantial shareholders 主要股東姓名	Personal Interest 個人權益	Corporate Interest 公司權益	Total 總計	Approximate percentage of total issued ordinary shares 佔已發行普通股總額概約百分比
Mr. Wong Tai Kuen 黃大權先生	363,708,000	—	363,708,000	16.81%
Mr. Boyraci Osman Boyraci Osman先生	193,362,000	—	193,362,000	8.93%
Mr. Lau Yu 柳宇先生	1,266,000	164,653,000 (Note) (附註)	165,919,000	7.67%

Note: 164,653,000 Shares are owned by Noble Ace Investments Limited ("Noble Ace") which is 100% owned by Mr. Lau Yu. By virtue of the SFO, Mr. Lau Yu is deemed to have interest of the Shares held by Noble Ace.

附註：164,653,000股股份由柳宇先生全資擁有之Noble Ace Investments Limited (「Noble Ace」) 擁有。根據證券及期貨條例，柳宇先生被視為於Noble Ace持有之股份中擁有權益。

Save as disclosed above, as at 30 September 2020, the Directors or chief executives of the Company were not aware of any party who had an interest or short position in the shares, underlying shares or debentures of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO or, who is, directly or indirectly interested in 5% or more of the number of shares carrying rights to vote in all circumstances at general meetings of the Company, or substantial shareholders as recorded in the register required to be kept by the Company under Section 336 of the SFO.

除上文披露者外，於二零二零年九月三十日，各董事或本公司最高行政人員概不知悉有任何人士於本公司股份、相關股份或債券中擁有須根據證券及期貨條例第XV部第2及3分部之條文向本公司披露之權益或淡倉，或直接或間接擁有附帶權利可在所有情況下於本公司股東大會表決之股份數目5%或以上權益，或有任何主要股東登記於本公司根據證券及期貨條例第336條須存置之登記冊。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層論述及分析

DIRECTORS' RIGHTS TO ACQUIRE SHARES

Apart from the share option scheme referred as above, at no time during the nine months ended 30 September 2020 was any of the Company or of its associated corporations a party to any arrangement to enable the Directors to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate, and none of the Directors, or their spouses or children under the age 18, had any right to subscribe for the shares in, or debentures of, the Company, or had exercised any such rights.

PURCHASE, REDEMPTION OR SALE OF LISTED SECURITIES OF THE COMPANY

During the nine months ended 30 September 2020, neither the Company nor any of its subsidiaries purchased, redeemed or sold any of the Company's listed securities.

SUFFICIENCY OF PUBLIC FLOAT

As at the date of this report, the Company has complied with the public float requirement under rule 11.23 of the GEM Listing Rules.

MANAGEMENT CONTRACTS

No contracts concerning the management and administration of the whole or any substantial part of the business of the Company were entered into or existed during the period under review.

DIRECTORS' INTERESTS IN COMPETING BUSINESS

During the nine months ended 30 September 2020, same as disclosed elsewhere in this report, as far as the Directors are aware of, none of the Directors or the management shareholders of the Company or any of its respective associates (as defined in the GEM Listing Rules) has any interest in a business which competes or may compete with the business of the Group or has any other conflict of interest with the Group.

AUDIT COMMITTEE

As at 30 September 2020, the audit committee of the Company (the "Audit Committee") comprised three independent non-executive Directors, namely, Ms. Choy So Yuk, BBS, JP, Ms. Lam Yuk Ying Elsa and Mr. Leung Man Chun. Mr. Leung Man Chun is the chairman of the Audit Committee and applies his professional qualifications in accounting and financial expertise in directing the Audit Committee. The unaudited consolidated financial statements for the nine months ended 30 September 2020 has been reviewed by the Audit Committee. The Board considers that the financial information has been prepared in compliance with the applicable accounting principles, requirements of the GEM Listing Rules and any other applicable laws and has been adequately disclosed.

董事購入股份之權利

除上文所述購股權計劃外，於截至二零二零年九月三十日止九個月內任何時間，本公司或其任何相聯法團均無參與訂立任何安排，致使董事可藉購入本公司或任何其他法人團體之股份或債券而獲益；亦無董事或彼等之配偶或十八歲以下子女擁有可認購本公司股份或債券之任何權利或曾行使任何該等權利。

購買、贖回或出售本公司上市證券

截至二零二零年九月三十日止九個月內，本公司及其任何附屬公司並無購買、贖回或出售本公司任何上市證券。

充足公眾持股量

於本報告日期，本公司已符合GEM上市規則第11.23條項下之公眾持股量規定。

管理合約

於回顧期內，概無訂立或存有與本公司整體或任何重要部分業務有關之管理及行政合約。

董事於競爭業務之權益

截至二零二零年九月三十日止九個月，如本報告其他章節所披露者，就董事所知，並無董事或本公司管理層股東或其各自之任何聯繫人士（定義見GEM上市規則）於與本集團業務構成或可能構成競爭之業務中擁有任何權益或與本集團有任何其他利益衝突。

審核委員會

於二零二零年九月三十日，本公司審核委員會（「審核委員會」）由三名獨立非執行董事組成，分別為蔡素玉女士（銅紫荊星章，太平紳士）、林玉英女士及梁文俊先生。梁文俊先生為審核委員會主席，應用彼在會計及財務專業方面之專業資格，管理審核委員會之運作。截至二零二零年九月三十日止九個月之未經審核綜合財務報表已經由審核委員會審閱。董事會認為財務資料已遵照適用之會計原則、GEM上市規則之規定及任何其他適用法律而編製，並已作充分披露。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層論述及分析

CORPORATE GOVERNANCE

For the nine months ended 30 September 2020, the Company has complied with all the code provisions as set out in the Corporate Governance Code (the “CG Code”) in Appendix 15 of the GEM Listing Rules except for the code provisions A.2.1 and A.4.1 of the CG Code, as set out below.

According to code provision A.2.1 of the CG Code, the roles of chairman and chief executive officer should be separate and should not be performed by the same individual. The division of responsibilities between the chairman and chief executive officer should be clearly established and set out in writing. During the period under review, there was no chairman of the Company nor chief executive officer (the “CEO”). The Board will keep reviewing the current structure of the Board from time to time and should candidates with suitable knowledge, skill and experience be identified, the Company will make appointment to fill the post of the CEO as appropriate and will make further announcement in due course.

According to code provision A.4.1 of the CG Code, non-executive directors should be appointed for a specific term of service. None of the independent non-executive Directors have entered into a service contract or an appointment letter with the Company for a specific term of service but their appointments are subject to retirement by rotation and offers themselves for re-election at the annual general meeting at least once for every three years in accordance with the articles of association of the Company. The Company believes such practice meets the same objective and is no less exacting than those prescribed under code provision A.4.1.

By order of the Board
Evershine Group Holdings Limited
Hung Tat Chi Alan
Executive Director

Hong Kong, 9 November 2020

As at the date hereof, the executive Directors are Mr. Hung Tat Chi Alan and Ms. Keung Yat Fai Janice, the non-executive Director is Mr. Chan Wai Kit; and the independent non-executive Directors are Ms. Choy So Yuk, BBS, JP, Ms. Lam Yuk Ying Elsa and Mr. Leung Man Chun.

企業管治

本公司於截至二零二零年九月三十日止九個月內已遵守GEM上市規則附錄十五所載企業管治守則(「企管守則」)載列之全部守則條文，惟下文所述企管守則之守則條文第A.2.1及A.4.1條除外。

根據企管守則守則條文第A.2.1條，本公司主席及行政總裁之角色應獨立區分，不應由一人兼任。主席及行政總裁之職責區分必須清楚列明，並以書面形式載列。於回顧期間，本公司並無主席，亦無行政總裁(「行政總裁」)。董事會將繼續不時檢討董事會目前架構，於成功物色具備合適知識、才能及經驗之候選人後將委任有關人選擔任行政總裁，並於適當時候另行刊發公佈。

根據企管守則守則條文第A.4.1條，非執行董事須按特定任期委任。概無獨立非執行董事與本公司訂有附帶特定任期之服務合約或委聘書，惟彼等之委任須按照本公司組織章程細則於股東週年大會至少每三年輪值告退及重選連任一次。本公司相信該等常規符合守則條文第A.4.1條之目的，並不比該條文所規定寬鬆。

承董事會命
永耀集團控股有限公司
執行董事
洪達智

香港，二零二零年十一月九日

於本報告日期，執行董事為洪達智先生及姜逸暉女士；非執行董事為陳偉傑先生；而獨立非執行董事為蔡素玉女士(銅紫荊星章，太平紳士)、林玉英女士及梁文俊先生。