

香港交易及結算所有限公司及香港聯合交易所有限公司對本公告的內容概不負責，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告全部或任何部分內容而產生或因倚賴該等內容而引致的任何損失承擔任何責任。

Kwong Man Kee Group Limited

鄺文記集團有限公司

(於開曼群島註冊成立之有限公司)

(股票代號：8023)

截至二零二零年十二月三十一日止九個月之

第三季度業績公佈

香港聯合交易所有限公司(「聯交所」)GEM之特色

GEM的定位，乃為中小型公司提供一個上市的市場，此等公司相比起其他在聯交所主板上市的公司帶有較高投資風險。有意投資的人士應了解投資於該等公司的潛在風險，並應經過審慎周詳的考慮後方作出投資決定。

由於GEM上市公司普遍為中小型公司，在GEM買賣的證券可能會較於聯交所主板買賣之證券承受較大的市場波動風險，同時無法保證在GEM買賣的證券會有高流通量的市場。

本公告乃遵照聯交所GEM證券上市規則(「**GEM上市規則**」)之規定而提供有關鄺文記集團有限公司(「**本公司**」，連同其附屬公司統稱「**本集團**」)之資料，本公司各董事(「**董事**」)願共同及個別對此負全責。董事經作出一切合理查詢後，確認就彼等所深知及確信；本公告所載資料在一切重要方面均屬準確及完整，並無誤導或欺詐成份，且本公告並無遺漏任何其他事實致使本公告所載任何聲明或本公告產生誤導。

本公司董事會（「董事會」）欣然公佈本集團截至二零二零年十二月三十一日止九個月之未經審核簡明綜合財務業績。本公告列載本公司2020/21第三季度業績報告之全文，並符合GEM上市規則中有關季度業績初步公佈附載的資料要求。本公司2020/21第三季度業績報告的印刷版本將於適當時候以GEM上市規則所規定方式寄發予本公司的股東，並將可在GEM網站www.hkgem.com及本公司的網站www.kmk.com.hk 閱覽。

承董事會命
鄺文記集團有限公司
主席兼執行董事
鄺志文先生

香港，二零二一年二月五日

於本公告日期，執行董事為鄺志文先生、葉港樂先生及葉偉文先生；獨立非執行董事為余韻華女士、羅沛昌先生及屈曉昕先生。

本公告將登載於GEM網站www.hkgem.com之「最新上市公司公告」頁內，自登載日期起計至少保留七天，並登載於本公司網站www.kmk.com.hk。

CHARACTERISTICS OF GEM OF THE STOCK EXCHANGE OF HONG KONG LIMITED (THE “STOCK EXCHANGE”)

GEM has been positioned as a market designed to accommodate small and mid-sized companies to which a higher investment risk may be attached than other companies listed on the Stock Exchange. Prospective investors should be aware of the potential risks of investing in such companies and should make the decision to invest only after due and careful consideration.

Given that the companies listed on GEM are generally small and mid-sized companies, there is a risk that securities traded on GEM may be more susceptible to high market volatility than securities traded on the Main Board of the Stock Exchange and no assurance is given that there will be a liquid market in the securities traded on GEM.

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GEM之特色

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

*This report, for which the directors (the “**Directors**”) of Kwong Man Kee Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) collectively and individually accept full responsibility, includes particulars given in compliance with the Rules governing the Listing of Securities on GEM of the Stock Exchange (the “**GEM Listing Rules**”) for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this report is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this report misleading.*

香港交易及結算所有限公司及聯交所對本報告的內容概不負責，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報告全部或任何部分內容而產生或倚賴該等內容而引致的任何損失承擔任何責任。

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HIGHLIGHTS

- The revenue of the Group increased to approximately HK\$96.5 million or by 34.0%, for the nine months ended 31 December 2020 from approximately HK\$72.0 million for the nine months ended 31 December 2019.
- The Group's gross profit increased by 66.3% from approximately HK\$21.5 million for the nine months ended 31 December 2019 to approximately HK\$35.8 million for the nine months ended 31 December 2020. The gross profit margin of the Group increased from 29.9% for the nine months ended 31 December 2019 to 37.1% for the same period ended 31 December 2020.
- The profit of the Group increased from approximately HK\$3.9 million for the nine months ended 31 December 2019 to approximately HK\$16.7 million for the same period ended 31 December 2020.
- The Board does not recommend the payment of interim dividend for the nine months ended 31 December 2020 (2019: Nil).

摘要

- 本集團的收益由截至二零一九年十二月三十一日止九個月約72,000,000港元增加至截至二零二零年十二月三十一日止九個月約96,500,000港元，增加34.0%。
- 本集團的毛利由截至二零一九年十二月三十一日止九個月約21,500,000港元增加至截至二零二零年十二月三十一日止九個月約35,800,000港元，增加66.3%。本集團的毛利率由截至二零一九年十二月三十一日止九個月的29.9%增加至截至二零二零年十二月三十一日止同期的37.1%。
- 本集團的溢利由截至二零一九年十二月三十一日止九個月的約3,900,000港元增加至截至二零二零年十二月三十一日止同期的約16,700,000港元。
- 董事會不建議派發截至二零二零年十二月三十一日止九個月之中期股息(二零一九年：無)。

FINANCIAL RESULTS

The board of Directors (the “**Board**”) of the Company is pleased to announce the unaudited condensed consolidated financial results of the Group for the nine months ended 31 December 2020 together with the unaudited comparative figures for the corresponding period in 2019 as follows:

財務業績

本公司董事會(「**董事會**」)欣然宣佈本集團於截至二零二零年十二月三十一日止九個月之未經審核簡明綜合財務業績，連同二零一九年同期之未經審核比較數字如下：

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

簡明綜合全面收益表

FOR THE NINE MONTHS ENDED 31 DECEMBER 2020

截至二零二零年十二月三十一日止九個月

		Three months ended 31 December		Nine months ended 31 December	
		截至十二月三十一日止三個月		截至十二月三十一日止九個月	
		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\$	HK\$	HK\$	HK\$
		港元	港元	港元	港元
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)	(未經審核)	(未經審核)
Revenue	收益	3			
Cost of sales	銷售成本	8			
		32,634,775	24,918,240	96,458,735	71,994,863
		(20,496,697)	(15,932,863)	(60,664,228)	(50,465,399)
Gross profit	毛利		8,985,377	35,794,507	21,529,464
Other income	其他收入	4		40,400	-
(Provision)/reversal of	應收貿易賬款及應收				
provision for impairment	保留金以及合約				
loss on trade and retention	資產之減值虧損				
receivables and contract	(撥備)/回撥撥備				
assets			77,979	(1,213,903)	(814,544)
General and administrative	一般及行政開支	8		(5,521,694)	(15,941,283)
expenses			(5,392,620)	(15,965,650)	
Operating profit	經營溢利		3,670,736	20,065,231	4,773,637
Finance costs, net	財務成本淨額		(77,852)	(234,331)	(243,111)
Profit before income tax	除所得稅前溢利		3,592,884	19,830,900	4,530,526
Income tax expense	所得稅開支	5		(3,132,363)	(649,239)
			(537,652)		
Profit for the period	期間溢利		3,055,232	16,698,537	3,881,287

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (CONTINUED) 簡明綜合全面收益表(續)

FOR THE NINE MONTHS ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止九個月

	Three months ended 31 December 截至十二月三十一日止三個月		Nine months ended 31 December 截至十二月三十一日止九個月		
	Notes 附註	2020 二零二零年 HK\$ 港元 (Unaudited) (未經審核)	2019 二零一九年 HK\$ 港元 (Unaudited) (未經審核)	2020 二零二零年 HK\$ 港元 (Unaudited) (未經審核)	2019 二零一九年 HK\$ 港元 (Unaudited) (未經審核)
Profit/(loss) for the period attributable to:					
- Owners of the Company		5,441,526	3,087,976	16,775,127	3,950,352
- Non-controlling interests		(135,239)	(32,744)	(76,590)	(69,065)
		5,306,287	3,055,232	16,698,537	3,881,287
Other comprehensive income/(loss) for the period:					
Item that may be reclassified to profit or loss:					
- Exchange difference on translation of foreign operations		94,428	137	95,199	(2,903)
		5,400,715	3,055,369	16,793,736	3,878,384
Total comprehensive income for the period		5,400,715	3,055,369	16,793,736	3,878,384
Total comprehensive income/(loss) for the period attributable to:					
- Owners of the Company		5,539,221	3,088,113	16,873,406	3,947,449
- Non-controlling interests		(138,506)	(32,744)	(79,670)	(69,065)
		5,400,715	3,055,369	16,793,736	3,878,384
Earnings per share attributable to owners of the Company					
- Basic and diluted (HK cents per share)		0.91	0.51	2.80	0.66

**CONDENSED CONSOLIDATED
STATEMENT OF CHANGES IN EQUITY**

簡明綜合權益變動表

FOR THE NINE MONTHS ENDED 31 DECEMBER 2020

截至二零二零年十二月三十一日止九個月

		Attributable to owners of the Company 本公司擁有人所佔						Non-controlling interests 非控股權益		Total 總計
		Share capital 股本 HK\$ 港元 (unaudited) (未經審核)	Share premium 股份溢價 HK\$ 港元 (unaudited) (未經審核)	Capital reserves 資本儲備 HK\$ 港元 (unaudited) (未經審核)	Shareholders contribution 股東出資 HK\$ 港元 (unaudited) (未經審核)	Translation Reserves 換算儲備 HK\$ 港元 (unaudited) (未經審核)	Retained earnings 保留盈利 HK\$ 港元 (unaudited) (未經審核)	Total 總計 HK\$ 港元 (unaudited) (未經審核)	Total 總計 HK\$ 港元 (unaudited) (未經審核)	Total 總計 HK\$ 港元 (unaudited) (未經審核)
Balance at 1 April 2020	於二零二零年四月一日之結餘	6,000,000	52,482,955	108	8,800,000	(804)	17,803,615	85,085,874	(92,375)	84,993,499
Profit/(loss) for the period	期間溢利/(虧損)	-	-	-	-	-	16,775,127	16,775,127	(76,590)	16,698,537
Other comprehensive income/(loss) for the period	期間其他全面收益/(虧損)									
Exchange differences on translation of foreign operations	換算外國業務之匯兌差額	-	-	-	-	98,279	-	98,279	(3,080)	95,199
Total comprehensive income/(loss) for the period	期間全面收益/(虧損)總額	-	-	-	-	98,279	16,775,127	16,873,406	(79,670)	16,793,736
Balance at 31 December 2020	於二零二零年十二月三十一日之結餘	6,000,000	52,482,955	108	8,800,000	97,475	34,578,742	101,959,280	(172,045)	101,787,235
Balance at 1 April 2019 as originally presented	於二零一九年四月一日之結餘 (按原呈列)	6,000,000	52,482,955	108	8,800,000	-	15,793,515	83,076,578	(15,098)	83,061,480
Change in accounting policy upon adoption of HKFRS 16	因採納香港財務報告準則第16號之會計政策變動	-	-	-	-	-	(2,731)	(2,731)	(192)	(2,923)
Restated balance at 1 April 2019	於二零一九年四月一日之經重列結餘	6,000,000	52,482,955	108	8,800,000	-	15,790,784	83,073,847	(15,290)	83,058,557
Dividend	股息	-	-	-	-	-	(4,200,000)	(4,200,000)	-	(4,200,000)
Profit/(loss) for the period	期間溢利/(虧損)	-	-	-	-	-	3,950,352	3,950,352	(69,065)	3,881,287
Other comprehensive loss for the period	期間其他全面虧損									
Exchange differences on translation of foreign operations	換算外國業務之匯兌差額	-	-	-	-	(2,903)	-	(2,903)	-	(2,903)
Total comprehensive income/(loss) for the period	期間全面收益/(虧損)總額	-	-	-	-	(2,903)	3,950,352	3,947,449	(69,065)	3,878,384
Balance at 31 December 2019	於二零一九年十二月三十一日之結餘	6,000,000	52,482,955	108	8,800,000	(2,903)	15,541,136	82,821,296	(84,355)	82,736,941

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

1 GENERAL INFORMATION

The Company was incorporated in the Cayman Islands on 30 May 2016 as an exempted company with limited liability under the Companies Law, Cap. 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands. The address of its registered office is P.O. Box 309, Uglund House, Grand Cayman, KY1-1104, Cayman Islands and its principal place of business is 21/F, The Bedford, 91-93 Bedford Road, Kowloon, Hong Kong.

The Company is an investment holding company. The Company and its subsidiaries (together, the **“Group”**) are principally engaged in the provision of engineering services in flooring, screeding, anti-skid surfacing, specialised texture painting and waterproofing works. The controlling shareholder of the Company is Mr. Kwong Chi Man (**“Mr. Kwong”**) and the parent company of the Company is Sage City Investments Limited.

The condensed consolidated financial information is presented in Hong Kong dollars (**“HK\$”**), unless otherwise stated.

The Company listed its share on GEM of The Stock Exchange of Hong Kong Limited on 13 October 2016.

The condensed consolidated financial information has not been audited but has been reviewed by the audit committee of the Company.

簡明綜合財務資料附註

1 一般資料

本公司於二零一六年五月三十日根據開曼群島法律第22章公司法（一九六一年法例三，經綜合及修訂）在開曼群島註冊成立為獲豁免有限公司。其註冊辦事處地址為P.O. Box 309, Uglund House, Grand Cayman, KY1-1104, Cayman Islands，而其主要營業地點為香港九龍必發道91-93號The Bedford 21樓。

本公司為投資控股公司。本公司及其附屬公司（統稱**「本集團」**）主要從事提供地坪鋪設、地台批盪、鋪設防滑、專業紋理塗裝及防水工程方面的工程服務。本公司之控股股東為鄭志文先生（**「鄭先生」**），而本公司之母公司為Sage City Investments Limited。

除文義另有所指者外，簡明綜合財務資料乃以港元（**「港元」**）呈列。

本公司股份於二零一六年十月十三日在香港聯合交易所有限公司GEM上市。

簡明綜合財務資料未經審核，惟已由本公司審核委員會審閱。

2 BASIS OF PREPARATION

This condensed consolidated financial information for the nine months ended 31 December 2020 has been prepared in accordance with Hong Kong Financial Reporting Standard (“**HKFRSs**”) issued by the Hong Kong Institute of Certified Public Accountants (“**HKICPA**”) and the applicable disclosure provisions of the GEM Listing Rules. The Third Quarterly Financial Information has been prepared under the historical cost convention.

The preparation of the condensed consolidated financial information for the nine months ended 31 December 2020 requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

Other than changes in accounting policies resulting from application of new and amendments to HKFRSs, the accounting policies and methods of computation used in the Third Quarterly Financial Information are the same as those presented in the Group’s annual financial statements for the year ended 31 March 2020.

The application of the new and amendments to HKFRSs in the current period has had no material impact on the Group’s financial performance and positions for the current and prior periods and/or on the disclosures set out in the Third Quarterly Financial Information.

The Group has not early applied the new and revised HKFRSs that have been issued but are not yet effective.

2 編製基準

截至二零二零年十二月三十一日止九個月之簡明綜合財務資料乃根據香港會計師公會（「**香港會計師公會**」）頒佈的香港財務報告準則（「**香港財務報告準則**」）及GEM上市規則適用之披露條文而編製。第三季度財務資料乃根據歷史成本慣例法編製。

編製截至二零二零年十二月三十一日止九個月之簡明綜合財務資料要求管理層作出判斷、估計及假設，而有關判斷、估計及假設會對會計政策的應用以及資產及負債、收入及開支所呈報金額造成影響。實際結果可能有別於該等估計。

除因應用新訂香港財務報告準則及香港財務報告準則的修訂而引起的會計政策變化外，第三季度財務資料所採用的會計政策和計算方法與本集團截至二零二零年三月三十一日止年度的年度財務報表所呈列的會計政策和計算方法相同。

本期間應用的新訂香港財務報告準則及香港財務報告準則的修訂對本集團本期間和以往期間的財務表現和狀況及／或對第三季度財務資料所載的披露並無重大影響。

本集團並無提前應用已頒佈但尚未生效的新訂及經修訂香港財務報告準則。

3 REVENUE AND SEGMENT INFORMATION

3 收益及分部資料

		Three months ended		Nine months ended	
		31 December		31 December	
		截至十二月		截至十二月	
		三十一日止三個月		三十一日止九個月	
		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\$	HK\$	HK\$	HK\$
		港元	港元	港元	港元
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)	(未經審核)	(未經審核)
Flooring	地坪鋪設	30,107,677	22,226,234	86,067,746	66,410,818
Ancillary services	配套服務	2,489,092	2,692,006	10,163,765	5,584,045
Sales of materials	銷售材料	38,006	-	227,224	-
		32,634,775	24,918,240	96,458,735	71,994,863
Timing of revenue recognition:	收益確認的時間性：				
At a point in time	於某時點	38,006	-	227,224	-
Over time	隨時間	32,596,769	24,918,240	96,231,511	71,994,863
		32,634,775	24,918,240	96,458,735	71,994,863

The executive Directors have been identified as the chief operating decision-makers of the Group who review the Group's internal reporting in order to assess performance and allocate resources. The Directors regard the Group's business as a single operating segment and review consolidated financial information accordingly.

執行董事已確定為本集團的主要經營決策者，彼等檢討本集團的內部申報以評估表現及分配資源。董事將本集團的業務視為一個經營分部並相應審核財務資料。

The Group operates primarily in Hong Kong with substantially all of its non-current assets located and capital expenditure incurred in Hong Kong.

本集團主要於香港經營業務，其幾乎所有非流動資產位於香港及資本開支於香港產生。

3 REVENUE AND SEGMENT INFORMATION (Continued)

During the nine months ended 31 December 2020, revenue was earned from customers located in Hong Kong and Macau of HK\$91,529,639 (2019: HK\$65,153,818) and HK\$4,929,096 (2019: HK\$6,841,045), respectively.

4 OTHER INCOME

3 收益及分部資料(續)

截至二零二零年十二月三十一日止九個月，從位於香港及澳門的客戶所賺取之收益分別為91,529,639港元(二零一九年：65,153,818港元)及4,929,096港元(二零一九年：6,841,045港元)。

4 其他收入

		Three months ended 31 December 截至十二月三十一日止三個月		Nine months ended 31 December 截至十二月三十一日止九個月	
		2020 二零二零年 HK\$ 港元 (Unaudited) (未經審核)	2019 二零一九年 HK\$ 港元 (Unaudited) (未經審核)	2020 二零二零年 HK\$ 港元 (Unaudited) (未經審核)	2019 二零一九年 HK\$ 港元 (Unaudited) (未經審核)
Subsidies	補貼	40,400	-	1,450,277	-

The subsidies were received from the Employment Support Scheme under the COVID-19 Anti-epidemic Fund and other subsidy schemes in Hong Kong and Macau.

有關補貼乃自2019冠狀病毒病防疫抗疫基金下之保就業計劃以及香港及澳門之其他補貼計劃取得。

5 INCOME TAX EXPENSE

Income tax expense is recognised based on management's estimate of the weighted average annual income tax rate expected for the full financial year. The estimated average annual tax rate used is approximately 15.8% (2019: approximately 14.3%).

Hong Kong profits tax was calculated at 8.25% on the first HK\$2 million and 16.5% on the remaining balance of the estimated assessable profits for the nine months ended 31 December 2020 and 2019.

Macau corporate income tax was provided at the applicable rate of 12% on the estimated assessable profits in excess of MOP600,000 (approximately HK\$583,000) of the Group's operation in Macau.

6 DIVIDEND

The Board does not recommend the payment of dividend for the nine months ended 31 December 2020 (2019: Nil).

5 所得稅開支

所得稅開支乃根據管理層對整個財政年度預期加權平均年度所得稅率的估計確認。使用的估計平均年度稅率約為15.8%（二零一九年：約14.3%）。

截至二零二零年及二零一九年十二月三十一日止九個月，香港利得稅按估計應課稅溢利首2,000,000港元以8.25%計算，而其餘估計應課稅溢利則按16.5%計算。

澳門企業所得稅按本集團澳門業務之估計應課稅溢利中超過600,000澳門元（約583,000港元）的部分以適用稅率12%計提撥備。

6 股息

董事會不建議派發截至二零二零年十二月三十一日止九個月之股息（二零一九年：無）。

7 EARNINGS PER SHARE ATTRIBUTABLE TO OWNERS OF THE COMPANY

Basic earnings per share is calculated by dividing the profit attributable to owners of the Company by the weighted average number of ordinary shares in issue during the periods.

7 本公司擁有人應佔每股盈利

每股基本盈利按有關期間之本公司擁有人應佔溢利除以已發行普通股的加權平均數計算。

		Three months ended 31 December 截至十二月 三十一日止三個月		Nine months ended 31 December 截至十二月 三十一日止九個月	
		2020 二零二零年 HK\$ 港元 (Unaudited) (未經審核)	2019 二零一九年 HK\$ 港元 (Unaudited) (未經審核)	2020 二零二零年 HK\$ 港元 (Unaudited) (未經審核)	2019 二零一九年 HK\$ 港元 (Unaudited) (未經審核)
Profit attributable to owners of the Company	本公司擁有人應佔溢利	5,441,526	3,087,976	16,775,127	3,950,352
Weighted average number of ordinary shares in issue	已發行普通股的加權平均數	600,000,000	600,000,000	600,000,000	600,000,000
Basic earnings per share (HK cents)	每股基本盈利 (港仙)	0.91	0.51	2.80	0.66

No adjustment has been made to the basic earnings per share presented for the nine months ended 31 December 2020 and 2019 as the Group had no potentially diluted ordinary shares in issue during those periods.

並無對截至二零二零年及二零一九年十二月三十一日止九個月所呈列之每股基本盈利作出調整，原因為本集團於該等期間並無具攤薄潛力之已發行普通股。

8 EXPENSES BY NATURE

Expenses included in cost of sales and general and administrative expenses are analysed as follows:

8 按性質劃分的開支

計入銷售成本以及一般及行政開支的開支分析如下：

	Three months ended		Nine months ended		
	31 December		31 December		
	截至十二月		截至十二月		
	三十一日止三個月		三十一日止九個月		
	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\$	HK\$	HK\$	HK\$	
	港元	港元	港元	港元	
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	
	(未經審核)	(未經審核)	(未經審核)	(未經審核)	
Cost of materials used	已用材料成本	11,541,823	8,973,456	34,274,403	27,289,466
Subcontractor cost	分包商成本	7,767,367	5,839,804	22,267,659	19,506,351
Employee benefit expenses	僱員福利開支	3,781,474	3,638,874	11,089,200	10,775,944
Auditor's remuneration	核數師酬金	230,000	225,000	693,800	679,000

9 RELATED PARTY TRANSACTIONS

The Directors are of the view that the following individuals were related parties that had transactions or balances with the Group.

Related parties	Relationship with the Group
Mr. Kwong	Controlling shareholder and executive Director of the Group
Ms. Li Chuen Chun ("Mrs. Kwong")	Spouse of Mr. Kwong
Ms. Kwong Wing Yan ("Ms. Kwong")	Daughter of Mr. Kwong

During the nine months ended 31 December 2020 and 2019, the Group had the following transactions with its related parties:

Rental paid in relation to rental contract entered into with:	與下列人士訂立之租賃合約有關之已付租金：
Mr. Kwong	鄭先生
Mrs. Kwong and Ms. Kwong	鄭太太及鄭女士

These transactions were entered into a terms mutually agreed with the related parties in the ordinary course of the Group's business.

As at 31 December 2020, the Group did not have any lease liability to related party (2019: approximately HK\$248,000) over the relevant property lease upon the adoption of HKFRS 16 on 1 April 2019.

9 關聯方交易

董事認為以下人士為與本集團有交易或結餘之關聯方。

關聯方	與本集團的關係
鄭先生	控股股東及 本集團 執行董事
李存珍女士 ("鄭太太")	鄭先生的配偶
鄭詠欣女士 ("鄭女士")	鄭先生的女兒

截至二零二零年及二零一九年十二月三十一日止九個月，本集團與其關聯方有以下交易：

Nine months ended	
31 December	
截至十二月三十一日止九個月	
2020	2019
二零二零年	二零一九年
HK\$	HK\$
港元	港元
(Unaudited)	(Unaudited)
(未經審核)	(未經審核)
180,000	-
33,300	-

該交易乃按與關聯方相互協定的條款於本集團日常業務過程中訂立。

於二零二零年十二月三十一日，本集團在二零一九年四月一日採納香港財務報告準則第16號後並無就相關物業租賃而應付關聯方的租賃負債(二零一九年：約248,000港元)。

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS AND FINANCIAL REVIEW

The Group is principally engaged in the Hong Kong car park flooring industry. We provide (i) flooring services, which involve the application of proprietary floor coating products for the purpose of providing a colorful, slip-resistance, hard wearing surface that is resistant against water and petrochemicals; (ii) ancillary services, which include specialised texture painting and waterproofing works; and (iii) sales of car park flooring material. Our target segment range from mid to high end projects in the car park flooring market.

During the nine months ended 31 December 2020, the Group recorded total revenue of approximately HK\$96.5 million, an increase of 34.0% as compared with approximately HK\$72.0 million for the same period of last year, and the Group's profit increased from approximately HK\$3.9 million for the nine months ended 31 December 2019 to approximately HK\$16.7 million for the same period ended 31 December 2020.

REVENUE

The revenue, which is principally generated from the provision of car park flooring services for construction projects, increased to approximately HK\$96.5 million or by 34.0%, for the nine months ended 31 December 2020 from approximately HK\$72.0 million for the nine months ended 31 December 2019. The increase of revenue was mainly driven by the increase in the number of projects undertaken by the Group during the nine months ended 31 December 2020.

管理層討論及分析

業務及財務回顧

本集團主要從事香港停車場地坪鋪設行業。我們於香港提供：(i)地坪鋪設服務，涉及塗裝專利地坪鋪設塗層產品以提供色彩豐富、防滑以及具防水及不易受石油化工產品破壞特性的耐磨表面；(ii)配套服務，包括專業紋理塗裝及防水工程；及(iii)銷售停車場地坪鋪設材料。我們的目標業務分部為停車場地坪鋪設市場之中高端項目。

截至二零二零年十二月三十一日止九個月，本集團錄得總收益約96,500,000港元，較去年同期約72,000,000港元增加34.0%，而本集團的溢利由截至二零一九年十二月三十一日止九個月的約3,900,000港元增加至截至二零二零年十二月三十一日止同期約16,700,000港元。

收益

截至二零二零年十二月三十一日止九個月，收益（主要來自為建築項目提供停車場地坪鋪設服務）由截至二零一九年十二月三十一日止九個月約72,000,000港元增加34.0%至約96,500,000港元。收益增加主要由於截至二零二零年十二月三十一日止九個月，本集團所承造的工程數目有所增加。

GROSS PROFIT AND GROSS PROFIT MARGIN

The Group's gross profit increased by 66.3% from approximately HK\$21.5 million for the nine months ended 31 December 2019 to approximately HK\$35.8 million for the nine months ended 31 December 2020. The gross profit margin of the Group increased from 29.9% for the nine months ended 31 December 2019 to 37.1% for the same period ended 31 December 2020. The substantial increase in profit was mainly caused by (i) the increase in revenue for the nine months ended 31 December 2020; (ii) higher profit margin in certain projects as compared with the nine months ended 31 December 2019; (iii) fewer unexpected increase in project costs for variation orders; and (iv) decrease in material consumption and subcontractor costs as a result of implementation of control measures by the Group.

OTHER INCOME

During the nine months ended 31 December 2020, the Group received the subsidies of approximately HK\$1.5 million (2019: Nil) from the Employment Support Scheme under the COVID-19 Anti-epidemic Fund and other subsidy schemes in Hong Kong and Macau.

毛利及毛利率

本集團的毛利由截至二零一九年十二月三十一日止九個月約21,500,000港元增加66.3%至截至二零二零年十二月三十一日止九個月約35,800,000港元。本集團的毛利率由截至二零一九年十二月三十一日止九個月的29.9%增加至截至二零二零年十二月三十一日止同期的37.1%。溢利大幅增加主要是由於(i)截至二零二零年十二月三十一日止九個月之收益增加；(ii)與截至二零一九年十二月三十一日止九個月相比，若干項目之毛利率較高；(iii)因工程變更指令而意外增加的項目成本較少；及(iv)本集團推行控制措施，使到材料消耗及分包商成本減少。

其他收入

於截至二零二零年十二月三十一日止九個月，本集團自2019冠狀病毒病防疫抗疫基金下之保就業計劃以及香港及澳門之其他補貼計劃所取得補貼約1,500,000港元(二零一九年：無)。

IMPAIRMENT LOSS ON TRADE AND RETENTION RECEIVABLES AND CONTRACT ASSETS

Impairment loss is calculated under expected credit loss model with reference to the expected credit loss rates, which were determined based on the cash collection performance to customers with respect to the credit terms granted to each customer and also taking into account the forward-looking information. The Group recorded impairment loss on trade and retention receivables and contract assets approximately HK\$1.2 million for the nine months ended 31 December 2020 as compared with approximately HK\$815,000 for the same period ended 31 December 2019.

GENERAL AND ADMINISTRATIVE EXPENSES

General and administrative expenses of the Group were approximately HK\$16.0 million and HK\$15.9 million for the nine months ended 31 December 2020 and 2019, respectively. General and administrative expenses consist primarily of staff cost, depreciation, professional fee, vehicle expenses and other general administrative expenses.

應收貿易賬款及應收保留金以及合約資產之減值虧損

減值虧損乃根據預期信貸虧損模型及參照預期信貸虧損率計算，預期信貸虧損率則根據就每個客戶獲授的信貸條件而對客戶的現金收款表現釐定，當中亦考慮前瞻性信息。本集團於截至二零二零年十二月三十一日止九個月錄得應收貿易賬款及應收保留金以及合約資產的減值虧損約1,200,000港元，而截至二零一九年十二月三十一日止同期則約為815,000港元。

一般及行政開支

截至二零二零年及二零一九年十二月三十一日止九個月，本集團之一般及行政開支分別約為16,000,000港元及15,900,000港元。一般及行政開支主要包括員工成本、折舊、專業費用、汽車開支及其他一般行政開支。

INCOME TAX EXPENSE

Income tax expense for the Group was approximately HK\$3.1 million for the nine months ended 31 December 2020 as compared with income tax expense of approximately HK\$649,000 for the same period ended 31 December 2019. The substantial increase of income tax expense was mainly due to the increase in profit before income tax from approximately HK\$4.5 million for the nine months ended 31 December 2019 to approximately HK\$19.8 million for the same period ended 31 December 2020.

PROFIT FOR THE PERIOD

The profit of the Group increased from approximately HK\$3.9 million for the nine months ended 31 December 2019 to approximately HK\$16.7 million for the same period ended 31 December 2020. The increase in profit was mainly due to (i) the increase in gross profit; and (ii) other income from government subsidies in Hong Kong and Macau.

所得稅開支

截至二零二零年十二月三十一日止九個月，本集團的所得稅開支約為3,100,000港元，而截至二零一九年十二月三十一日止同期的所得稅開支則約為649,000港元。所得稅開支大幅增加，主要是因為除所得稅前溢利由截至二零一九年十二月三十一日止九個月約4,500,000港元增加至截至二零二零年十二月三十一日止同期約19,800,000港元。

期內溢利

本集團溢利由截至二零一九年十二月三十一日止九個月的約3,900,000港元增加至截至二零二零年十二月三十一日止同期的約16,700,000港元。溢利增加主要是由於(i)毛利增加；及(ii)自香港及澳門之政府補貼取得之其他收入。

OUTLOOK

The Directors consider that there is no assurance for the high profit gross margin for the nine months ended 31 December 2020 to be maintained or estimated at any level in the following periods or years. The profit margin of each project depends on, among others, the terms of the contract, the length of the contractual period, the size and contract sum of the project, the efficiency in implementing the contractual work and the prevailing market conditions which all are beyond the control of the Group.

Looking forward, the Directors believe the future opportunities and challenges facing the Group will continue to be affected by (i) the market and economic environment which will affect the development of the property market and the construction schedule of our main contractors who are mainly property developers; and (ii) the factors affecting the labour and material costs as well as our contract price.

展望

董事認為，概不保證截至二零二零年十二月三十一日止九個月之高毛利率可於未來期間或年度維持或估計於任何水平。各工程項目之利潤率取決於（其中包括）合約之條款、合約年期長短、項目之規模及合約金額、合約工程施工效率及現行市況，而所有該等因素均超出本集團之控制範圍。

展望未來，董事相信本集團未來所面對的機遇和挑戰將繼續受到以下因素所影響：(i)市場及經濟環境，此將影響物業市場之發展及總承建商（主要為物業發展商）的施工時間表；及(ii)影響勞工及材料成本以及合約價的因素。

In light of the prevailing market and economic uncertainty (in particular, the impact of COVID-19 pandemic) and the keen competition in car park flooring market, the Group will continue to strengthen its market position and income stream by focusing on the following business strategies: (i) explore any new opportunities to diversify its business; (ii) keep track of any new construction and refurbishment projects in car park flooring markets in Hong Kong and Macau; (iii) expand the business in our ancillary services, i.e. specialised texture painting and waterproofing works; and (iv) take measures to control the operation cost, such as the labour and materials cost, as well as general and administrative expenses. The Group will adhere to these strategies and cope with future challenges in order to achieve continuous growth for the Group and the Shareholders' value as a whole.

鑑於當前市場及經濟之不明朗因素（特別是2019冠狀病毒疫情的影響）以及停車場地坪鋪設市場之激烈競爭，本集團將專注於以下業務策略以繼續鞏固其市場地位及增強其收入來源：(i)發掘新機會以推動業務多元化發展；(ii)掌握香港及澳門停車場地坪鋪設市場內的任何新建築及翻新項目的動向；(iii)擴展我們的配套服務方面的業務，即專業紋理塗裝及防水工程；及(iv)採取措施控制營運成本，例如勞工及材料成本，以及一般及行政開支。本集團將恪守此等策略並應對未來的挑戰，以實現本集團及股東整體價值的持續增長。

TREASURY POLICY

The Group adopted a prudent financial management approach towards its treasury policies and maintained a healthy liquidity position throughout the reporting period. To manage liquidity risk, the Board closely monitors the Group's liquidity position to ensure that the liquidity structure of the Group's assets, liabilities and commitments can meet its funding requirements from time to time.

CONTINGENT LIABILITY

As at 31 December 2020 and 2019, the Group did not have any significant contingent liabilities.

EVENTS AFTER THE REPORTING PERIOD

The Board is not aware of any events after the reporting period that requires disclosure.

庫務政策

本集團已就其庫務政策採納審慎的財務管理方針，於報告期間一直維持穩健的流動資金狀況。為管理流動資金風險，董事會密切監察本集團的流動資金狀況，以確保本集團的資產、負債及承擔的流動資金結構能夠符合不時的資金需求。

或然負債

於二零二零年及二零一九年十二月三十一日，本集團並無任何重大或然負債。

報告期後事項

董事會並不知悉有任何報告期後事項須予披露。

DISCLOSURE OF INTERESTS

A. DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY OR ANY ASSOCIATED CORPORATION

As at 31 December 2020, the interests or short positions of the Directors or chief executives officer of the Company in the shares, underlying shares and debentures of the Company or any of the associated corporation (within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the “SFO”) which were notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including any interests or short positions which they were taken or deemed to have under such provisions of the SFO) or which were required, pursuant to Section 352 of the SFO, to be entered in the register referred to therein, or which were required, pursuant to Rules 5.46 to 5.67 of the GEM Listing Rules relating to securities transactions by the Directors, to be notified to the Company and the Stock Exchange, were as follows:

權益披露

A. 董事及最高行政人員於本公司或任何相聯法團的股份、相關股份及債權證中擁有的權益及淡倉

於二零二零年十二月三十一日，本公司董事或最高行政人員於本公司或任何相聯法團（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）的股份、相關股份及債權證中，擁有須根據證券及期貨條例第XV部第7及8分部知會本公司及聯交所的權益或淡倉（包括根據證券及期貨條例有關條文彼等被當作或被視為擁有的任何權益或淡倉），或根據證券及期貨條例第352條須登記於該條所指的登記冊內的權益或淡倉，或根據GEM上市規則第5.46至5.67條有關董事進行證券交易而須知會本公司及聯交所的權益或淡倉如下：

Long position in the shares of the Company

於本公司股份的好倉

Name of Director	Nature of interest	Number of shares held or interested 持有或擁有 權益的股份數目	Approximate percentage of shareholding 股權百分比約佔
董事姓名	權益性質		
Mr. Kwong Chi Man ("Mr. Kwong")	Interest in controlled corporation (Note 1)	386,016,000	64.34%
鄭志文先生(「鄭先生」)	於受控制法團之權益(附註1)		

Note 1: Mr. Kwong beneficially owns 70% of the issued share capital of Sage City Investments Limited ("Sage City"), the beneficial owner holding approximately 64.34% shareholding in the Company. Therefore, Mr. Kwong is deemed to be interested in all the shares of the Company which are beneficially owned by Sage City for the purpose of the SFO. Mr. Kwong is the chairman and an executive Director of the Company, and also a director of Sage City.

附註1: 鄭先生實益擁有 Sage City Investments Limited (「Sage City」) 已發行股本的70%，而 Sage City 為持有本公司約64.34%股權的實益擁有人。因此，就證券及期貨條例而言，鄭先生被視為於 Sage City 實益擁有之所有本公司股份中擁有權益。鄭先生為本公司主席兼執行董事以及 Sage City 的董事。

Long position in the shares of associated corporation

於相聯法團股份的好倉

Name of Director	Nature of interest	Number of shares held or interested in associated corporation 持有或擁有權益的相聯法團股份數目	Percentage of shareholding 股權百分比
董事姓名	權益性質		
Mr. Yip Kong Lok ("Mr. Yip") 葉港樂先生(「葉先生」)	Beneficial owner (Note 2) 實益擁有人(附註2)	3,000 shares in Sage City 於Sage City的 3,000股股份	30% in Sage City 於Sage City的 30%權益

Note 2: Mr. Yip is an executive Director and chief executive officer of the Company.

附註2：葉先生為本公司的執行董事兼行政總裁。

Save as disclosed above, as at 31 December 2020, none of the Directors or chief executive officer of the Company had any interests and short positions in the shares, underlying shares or debentures of the Company or any of the associated corporations (within the meaning of Part XV of the SFO) which would have to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including any interests or short positions which they were taken or deemed to have under provisions of the SFO) or which were required, pursuant to section 352 of the SFO, to be entered in the register referred to therein, or which were required, pursuant to the Rules 5.46 to 5.67 of the GEM Listing Rules relating to securities transactions by the Directors, to be notified to the Company and the Stock Exchange.

除上文披露者外，於二零二零年十二月三十一日，概無本公司董事或最高行政人員於本公司或任何相聯法團(定義見證券及期貨條例第XV部)的股份、相關股份或債權證中擁有任何權益及淡倉為須根據證券及期貨條例第XV部第7及8分部知會本公司及聯交所(包括根據證券及期貨條例有關條文彼等被當作或被視為擁有的任何權益或淡倉)，或根據證券及期貨條例第352條須登記於該條所指的登記冊內，或根據GEM上市規則第5.46至5.67條有關董事進行證券交易而須知會本公司及聯交所。

B. SUBSTANTIAL SHAREHOLDERS' INTEREST AND OTHER PERSONS' INTERESTS AND SHORT POSITIONS IN THE SHARES AND, UNDERLYING SHARES AND DEBENTURE OF THE COMPANY

So far as the Directors were aware, as at 31 December 2020, the following persons (other than the Directors or chief executive officer of the Company) had interests or short positions in the shares or underlying shares which would fall to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO, or who were recorded in the register of interests required to be kept under section 336 of the SFO:

Long Position in the shares of the Company

B. 主要股東及其他人士在本公司股份、相關股份及債權證中擁有的權益及淡倉

就董事所知，於二零二零年十二月三十一日，以下人士（並非本公司董事或最高行政人員）於股份或相關股份中擁有權益或淡倉為根據證券及期貨條例第XV部第2及3分部條文須向本公司及聯交所披露，或已登記於根據證券及期貨條例第336條須存置的權益登記冊內：

於本公司股份的好倉

Name	Nature of interest	Number of shares held or interested 持有或擁有 權益的股份數目	Approximate percentage of shareholding 股權百分比約佔
名稱／姓名	權益性質		
Sage City	Beneficial interest (Note 1)	386,016,000	64.34%
Sage City	實益權益(附註1)		
Ms. Li Chuen Chun	Interest of spouse (Note 2)	386,016,000	64.34%
李存珍女士	配偶權益(附註2)		

Notes:

1. Sage City is a company incorporated in the British Virgin Islands and is owned by Mr. Kwong and Mr. Yip as to 70% and 30%, respectively. Mr. Kwong is the chairman and an executive Director of the Company, and also a director of Sage City. Mr. Yip is an executive Director and chief executive officer of the Company.
2. Ms. Li Chuen Chun is the spouse of Mr. Kwong and is deemed to be interested in all the shares of the Company in which Mr. Kwong is interested for the purposes of the SFO.

Save as disclosed above, as at 31 December 2020, the Directors were aware that any persons (other than the Directors or chief executive officer of the Company) had interests or short positions in the shares or underlying shares which would fall to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO, or who were required to be recorded in the register of interests required to be kept under section 336 of the SFO.

COMPETING INTERESTS

Other than members of the Group, none of the Directors or the controlling shareholders of the Company, neither themselves nor their respective close associates (as defined in the GEM Listing Rules) had interest in any business which competes or is likely to compete, directly or indirectly, with the business of the Group during the nine months ended 31 December 2020.

附註：

1. Sage City 乃於英屬處女群島註冊成立之公司，並由鄭先生及葉先生分別擁有70%及30%權益。鄭先生為本公司主席兼執行董事及 Sage City 之董事。葉先生為本公司執行董事兼行政總裁。
2. 李存珍女士是鄭先生的配偶，就證券及期貨條例而言，被視為於鄭先生所擁有之所有本公司股份中擁有權益。

除上文披露者外，就董事所知，於二零二零年十二月三十一日，並無任何人士（並非本公司董事或最高行政人員）於股份或相關股份中擁有權益或淡倉為根據證券及期貨條例第XV部第2及3分部條文須向本公司及聯交所披露，或須登記於根據證券及期貨條例第336條須存置的權益登記冊。

競爭權益

除本集團成員公司外，概無董事或本公司控股股東本身或彼等各自之緊密聯繫人（定義見GEM上市規則）於截至二零二零年十二月三十一日止九個月內直接或間接與本集團業務構成競爭或相當可能構成競爭之任何業務中擁有權益。

CORPORATE GOVERNANCE PRACTICE AND COMPLIANCE

The Company has complied with the principles and applicable code provisions of the Corporate Governance Code and Corporate Governance Report (the “CG Code”) as set out in Appendix 15 of the GEM Listing Rules for the nine months ended 31 December 2020.

CODE OF CONDUCT FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted Rules 5.48 to 5.67 of the GEM Listing Rules as the code of conduct for securities transactions by the Directors in respect of the shares of the Company (the “Code of Conduct”). Having made specific enquiries to all Directors, each of them has confirmed that he/she has fully complied with the required standard of dealings set out in the Code of Conduct during the nine months ended 31 December 2020.

PURCHASE, SALE OR REDEMPTION OF THE SHARES

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the shares of the Company for the nine months ended 31 December 2020.

DIVIDEND

The Board does not recommend the payment of interim dividend for the nine months ended 31 December 2020 (2019: Nil).

企業管治常規及遵例

於截至二零二零年十二月三十一日止九個月，本公司已遵守GEM上市規則附錄十五所載的企業管治守則及企業管治報告（「企業管治守則」）的原則及適用守則條文。

董事進行證券交易的操守守則

本公司已採納GEM上市規則第5.48至5.67條作為董事就本公司股份進行證券交易的操守守則（「操守守則」）。對全體董事作出具體查詢後，各董事已確認本身於截至二零二零年十二月三十一日止九個月已全面遵守操守守則所載的必守交易準則。

購買、出售或贖回股份

本公司或其任何附屬公司於截至二零二零年十二月三十一日止九個月均並無購買、出售或贖回任何本公司股份。

股息

董事會不建議派發截至二零二零年十二月三十一日止九個月之中期股息（二零一九年：無）。

SHARE OPTION SCHEME

The Company conditionally adopted a share option scheme (the “**Scheme**”) on 24 September 2016. The terms of the Scheme comply with the provisions of Chapter 23 of the GEM Listing Rules.

No share option has been granted since the adoption of the Scheme and there was no share option outstanding as at 31 December 2020.

AUDIT COMMITTEE

The Company established an audit committee (the “**Audit Committee**”) on 24 September 2016 with its written terms of reference in accordance with the GEM Listing Rules and the CG Code. The primary duties of the Audit Committee are to oversee internal control and risk management systems of the Group, and provide advice and comments on the Group’s financial reporting matters to the Board.

The Audit Committee has reviewed this report and the Group’s unaudited condensed consolidated financial results for the nine months ended 31 December 2020.

By order of the Board
Kwong Man Kee Group Limited
Kwong Chi Man
Chairman and Executive Director

Hong Kong, 5 February 2021

As at the date of this report, the executive Directors are Mr. Kwong Chi Man, Mr. Yip Kong Lok and Mr. Yip Wai Man and the independent non-executive Directors are Ms. Yu Wan Wah, Amparo, Mr. Law Pui Cheung and Mr. Wat Danny Hiu Yan.

購股權計劃

本公司已於二零一六年九月二十四日有條件採納購股權計劃（「**該計劃**」）。該計劃之條款符合GEM上市規則第二十三章的條文。

自採納該計劃以來並無授出購股權，於二零二零年十二月三十一日並無發行在外的購股權。

審核委員會

本公司已於二零一六年九月二十四日根據GEM上市規則及企業管治守則之規定，成立審核委員會（「**審核委員會**」）並以書面方式訂明其職權範圍。審核委員會之主要職責為監察本集團的內部控制系統及風險管理系統，並就本集團的財務報告事宜向董事會提供建議及意見。

審核委員會已審閱本報告及本集團截至二零二零年十二月三十一日止九個月的未經審核簡明綜合財務業績。

承董事會命
鄭文記集團有限公司
主席兼執行董事
鄭志文先生

香港，二零二一年二月五日

於本報告日期，執行董事為鄭志文先生、葉港樂先生及葉偉文先生以及獨立非執行董事為余韻華女士、羅沛昌先生及屈曉昕先生。