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## **PACIFIC LEGEND GROUP LIMITED**

*(incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 8547)**

### **ANNOUNCEMENT OF THE AUDITED ANNUAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2023**

Reference is made to the unaudited annual results announcements for the year ended 31 December 2023 of Pacific Legend Group Limited (the “**Company**”) dated 28 March 2024 (the “**Unaudited Results Announcement**”).

Further to the publication of the Unaudited Results Announcement, the board (the “**Board**”) of directors (the “**Directors**”) of the Company is pleased to announce the audited annual results of the Company and its subsidiaries (the “**Group**”) for the year ended 31 December 2023. This announcement, containing the full text of the 2023 annual report of the Company, complies with the relevant requirements of The Rules Governing the Listing of Securities on GEM of the Stock Exchange (the “**GEM Listing Rules**”) in relation to information to accompany preliminary announcement of the annual results. The audited annual results for the year ended 31 December 2023 have been reviewed by the Board and the Audit Committee of the Company.

This announcement is published on the websites of the Company at [www.pacificlegendgroup.com](http://www.pacificlegendgroup.com) and the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk). The annual report of the Company for the year ended 31 December 2023 will be delivered to the shareholders of the Company and will also be available at the abovementioned websites on 31 May 2024.

### **AUDIT PROCEDURES TAKEN BY MCM CONCERNING THE OUTSTANDING MATTERS**

In the Unaudited Results Announcement, it was disclosed that due to the unresolved issues relating to (a) the return of the audit confirmations from debtors, creditors and banks; and (b) the management’s impairment and fair value assessments of the Group’s goodwill, interests in associates, property, plant and equipment and financial assets measured at fair value through profit or loss with details of the models, assumptions and key input (the “**Outstanding Matters**”), the results for the year ended 31 December 2023 in the Unaudited Results Announcements were unaudited and published in accordance with the Hong Kong Standard on Related Services 4400 (Revised) “Agreed-Upon Procedures Engagements”.

Insofar the Outstanding Matters are concerned, the Board wishes to inform the Shareholders that Jon Gepsom CPA Limited (formerly known as McM (HK) CPA Limited) and hereafter referred to as “MCM”, has addressed the Outstanding Matters by performing the following audit procedures:

**a) Audit confirmations from debtors, creditors and banks**

Since the date of the Unaudited Results Announcement, MCM has made further attempts to contact and follow up with the creditors, the debtors and the banks who had not returned the audit confirmations for audit purpose. While some creditors, debtors and banks have then returned the audit confirmations, MCM has selected material balances (the “Balances”) in association with those unreturned confirmations and conducted alternative audit procedures, i.e. (i) inspecting the original contracts or invoices underlying the Balances and verifying the Balances against the relevant transactions amounts and balances to ensure there were no material deviations, and (ii) reviewing the relevant original bank statements to verify the Balances and confirm that there were no material deviations between the Balances and the bank balances as at the end of the reporting period as revealed by the bank statements.

For audit purpose, MCM has also circulated its own audit confirmations to all the debtors, creditors and banks of the Group and has reviewed the returned confirmations to ensure there were no material deviations as compared to the old audit confirmations.

**b) Impairment assessment of the Group’s goodwill, receivables and property, plant and equipment with details of the models, assumptions and key inputs**

Regarding the impairment assessment, MCM has requested and obtained from the Group all information, including the valuation report prepared by the independent valuer relating to the Group’s impairment assessment on its interests in associates, receivables and property, plant and equipment and the fair value assessment on its financial assets measured at fair value through profit or loss that MCM considered necessary to perform its audit procedures. MCM has considered the capabilities, competency and objectivity of the independent valuer and its scope of works for the valuation report. MCM has reviewed the valuation models adopted by the Company and examined the impairment and fair value assessments made by the Company’s management (including details of the models, assumptions, key inputs, estimates, projections and adjustments). After discussing with the management of the Company and the independent valuer and reviewing the information supplied by the Group, MCM was satisfied with the valuation methodology adopted by the Company is in line with relevant standard of Hong Kong Accounting Standard 36 Impairment of Assets and had been consistently adopted in prior years’ assessment.

Furthermore, in addition to the independent valuer engaged by the Company, MCM has also appointed a second valuer, which was also an independent third party, to evaluate the assets of the Group. MCM has reviewed the valuation model and working papers prepared by both independent valuers, attended discussions with the valuers and was satisfied that the valuation by the second independent valuer was similar and comparable to the valuation of the first independent valuer.

Having considered the above audit procedures performed by MCM, the Audit Committee is satisfied that the Outstanding Matters have been addressed by MCM.

## **DIFFERENCES BETWEEN UNAUDITED AND AUDITED ANNUAL RESULTS**

Since subsequent adjustments have been made to the unaudited annual results of the Group contained in the Unaudited Results Announcement upon the completion of audit, shareholders and potential investors of the Company are advised to pay attention to certain differences between the unaudited annual results of the Group contained in the Unaudited Results Announcement and audited annual results of the Group in this audited annual results announcement. Set forth below are principal details and reasons for the differences in such financial information's.

## **CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (EXTRACT)**

	<b>Audited Annual results 2023 HK\$'000</b>	<b>Unaudited annual results disclosed in the Unaudited Results Announcement HK\$'000</b>	<b>Difference HK\$'000</b>	<i>Notes</i>
Other income, gains and losses, net	1,986	2,707	(721)	1
Administrative and other operating expenses	(96,089)	(93,090)	(2,999)	2
Provision for expected credit loss allowances	(3,453)	(9,652)	6,199	3
Item that may be classified subsequently to profit or loss: —				
Exchange differences on translation of financial statements of overseas subsidiaries, net of tax	585	1,586	(1,001)	4

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION (EXTRACT)

	<b>Audited Annual results 2023 HK\$'000</b>	<b>Unaudited annual results disclosed in the Unaudited Results Announcement HK\$'000</b>	<b>Difference HK\$'000</b>	<i>Notes</i>
Trade and other receivables	85,428	81,031	4,397	5
Reserves	18,087	15,739	2,348	6
Non-controlling interests	1,546	(503)	2,049	7

*Notes:*

- 1 (i) The difference was mainly due to classification of provision of long service payment and employees' end-of-service benefits from staff benefits included in administrative expenses;
- (ii) The difference was mainly due to presentation of fair value gain on financial assets at FVPL, instead of fair value gain;
- (iii) Being adjustment of fair value gain on investment properties.
- (iv) Being classification of royalty income from franchising included in administrative expenses;
- (v) Netting off the written-off of expired trade and other payables included in administrative expenses.
- 2 Except for those correction involved between "other income" and "administrative expenses" in item 1 as abovementioned, additional material adjustment was made for correction of elimination made on intercompany transaction against exchange reserve.
- 3 Adjusted for provision for Expected Credit Loss over financial assets included in loss-making subsidiaries.
- 4 Adjusted for Exchange differences on translation of financial statements of overseas subsidiaries.
- 5 Being adjustment was made on the purchase price allocation of fair value of assets and liabilities recognised upon the acquisition of a partly-owned subsidiary during the year.
- 6 Effect taken from the correction of items 2 and 4.
- 7 Except for the impact of the correction taken in item 5, further correction was made on the allocation of profit or loss to non-controlling interests during the year.

## RESUMPTION OF TRADING

Trading in the Shares has been suspended with effect from 3:22 p.m, on Tuesday, 2 April 2024 pending the publication of this announcement. Application has been made by the Company to the Stock Exchange for the resumption of trading in the Shares with effect from 9:00 a.m. on Monday, 3 June 2024.

By order of the Board  
**Pacific Legend Group Limited**  
**Wong Wing Man**  
*Executive Director*

Hong Kong, 31 May 2024

*As at the date of this announcement, the Board comprises Mr. John Warren McLennan, Ms. Shawlain Ahmin and Ms. Wong Wing Man as executive Directors; Mr. So Alan Wai Shing, Mr. Lee Kwong Ming, Mr. Lee Fung Lun, Mr. Wong Sui Chi and Mr. Chan Kin Sun as independent non-executive Directors.*

*This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purposes 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, (i) the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive; and (ii) there are no other matters the omission of which would make any statement herein or this announcement misleading.*

*This announcement will remain on the “Latest Listed Company Information” page of the website of the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk) for at least seven days from the day of its posting. This announcement will also be published on the Company’s website at [www.pacificlegendgroup.com](http://www.pacificlegendgroup.com).*

## 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 and no assurance is given that there will be a liquid market in the securities traded on GEM.**

*Hong Kong Exchanges and Clearing Limited and the Stock Exchange take no responsibilities 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 Pacific Legend Group Limited (the “**Company**”) 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 enquires, confirm that, to the best of their knowledge and belief the information contained in this report is accurate and complete in all material aspects and not misleading or deceptive and there are no other matters the omission of which would make any statement herein or this report misleading.*

*The original report is prepared in the English language. This report is translated into Chinese. In the event of any inconsistencies between the Chinese and the English versions, the latter shall prevail and it is available on the Company’s website at [www.pacificlegendgroup.com](http://www.pacificlegendgroup.com).*

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## CORPORATE INFORMATION

### DIRECTORS

#### Executive Directors:

John Warren MCLENNAN (*Chairman*)  
Shawlain AHMIN  
WONG Wing Man

#### Independent Non-Executive Directors:

SO Alan Wai Shing  
LEE Kwong Ming  
LEE Fung Lun  
WONG Sui Chi  
CHAN Kin Sun

### COMPLIANCE OFFICER

John Warren MCLENNAN

### AUTHORISED REPRESENTATIVES

John Warren MCLENNAN  
TSE Chun Lai

### COMPANY SECRETARY

TSE Chun Lai

### AUDIT COMMITTEE

SO Alan Wai Shing (*Chairman*)  
LEE Kwong Ming  
LEE Fung Lun

### REMUNERATION COMMITTEE

LEE Fung Lun (*Chairman*)  
John Warren MCLENNAN  
WONG Wing Man  
SO Alan Wai Shing  
LEE Kwong Ming

### NOMINATION COMMITTEE

LEE Kwong Ming (*Chairman*)  
WONG Wing Man  
SO Alan Wai Shing  
LEE Fung Lun

### AUDITOR

Jon Gepsom CPA Limited

### REGISTERED OFFICE

Cricket Square, Hutchins Drive,  
P.O. Box 2681, Grand Cayman,  
KY1-1111, Cayman Islands

### PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Units 1202–1204,  
Level 12, Cyberport 2,  
100 Cyberport Road, Hong Kong

### PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Conyers Trust Company (Cayman) Limited,  
Cricket Square, Hutchins Drive, P.O. Box 2681,  
Grand Cayman, KY1-1111, Cayman Islands

### HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Union Registrars Limited,  
Suites 3301–04, 33/F.,  
Two Chinachem Exchange Square,  
338 King's Road,  
North Point,  
Hong Kong

### PRINCIPAL BANKERS

The Hongkong and Shanghai Banking  
Corporation Limited  
Fubon Bank (Hong Kong) Limited

### INVESTOR RELATIONS CONTACT

Email: [info@pacificlegendgroup.com](mailto:info@pacificlegendgroup.com)

### COMPANY WEBSITE

<http://www.pacificlegendgroup.com>

### STOCK CODE

Hong Kong Stock Exchange (GEM): 8547



## FINANCIAL HIGHLIGHTS

- The revenue of the Group amounted to approximately HK\$250.6 million for the year ended 31 December 2023, representing an increase of approximately HK\$46.6 million or 22.8% as compared with the revenue of approximately HK\$204.0 million for the year ended 31 December 2022.
- The loss of the Group after tax was approximately HK\$33.4 million for the year ended 31 December 2023 including impairment losses on non-current assets of HK\$9.2 million, as compared to a loss of approximately HK\$47.9 million for the year ended 31 December 2022 (including impairment losses on non-current assets of approximately HK\$21.3 million).
- No final dividend is recommended by the Board for the year ended 31 December 2023.

## CHAIRMAN'S STATEMENT

Dear Shareholders, Customers, and Stakeholders,

I am pleased to present the annual chairman's statement for Pacific Legend Group Limited (the "**Company**") for the year ended 31 December 2023. As we reflect on the past year, it is evident that the home furniture retail industry has faced numerous challenges and opportunities. In this statement, I will outline our achievements, address the industry landscape, and discuss our strategic direction moving forward.

### INDUSTRY OVERVIEW

The home furniture retail industry has experienced significant growth and transformation in recent years. With the rise of e-commerce and changing consumer preferences, the industry has witnessed a shift towards online sales channels and a demand for personalized shopping experiences.

Additionally, sustainability and ethical sourcing have become critical factors influencing consumer choices, thereby driving industry players towards more eco-friendly practices.

### COMPANY PERFORMANCE

Despite the dynamic nature of the industry, I am proud to report that Pacific Legend Group Limited has navigated in this ever-changing landscape. Our commitment to delivering high-quality products, exceptional customer service, and innovative solutions has enabled us to maintain a strong market position. Throughout the year, we have achieved noteworthy milestones, including:

**Revenue Growth:** Our Company has experienced steady revenue growth, surpassing expectations despite the challenging economic conditions. This accomplishment is a testament to our team's dedication and our ability to adapt to evolving customer needs.

**Digital Transformation:** Recognizing the importance of digital platforms, we have made significant investments in our online presence and technology infrastructure. Our enhanced e-commerce capabilities have resulted in increased online sales, improved customer engagement, and seamless omni-channel experiences.

**Sustainable Initiatives:** We remain committed to sustainability and have taken concrete steps to reduce our environmental footprint. From sourcing materials responsibly to implementing energy-efficient practices, we have incorporated sustainable principles throughout our operations. We firmly believe that our commitment to sustainability will contribute to long-term success and resonate with environmentally conscious consumers.

## CHAIRMAN'S STATEMENT (CONTINUED)

### STRATEGIC DIRECTION

Looking ahead, we are poised to capitalize on the industry's growth opportunities and address its challenges effectively. Our strategic focus areas for the coming year include:

**Customer-Centric Approach:** We will continue to prioritize customer satisfaction by delivering exceptional experiences across all touchpoints. Understanding our customers' needs and preferences will guide our product development, marketing strategies, and service offerings.

**Innovation and Digitalization:** We recognize the importance of embracing technology and will invest in innovative solutions to enhance our customers' shopping experiences. This includes leveraging artificial intelligence, virtual reality, and augmented reality to offer personalized recommendations and immersive shopping environments.

**Expansion and Market Penetration:** We will explore new markets and selectively expand our physical presence while strengthening our online capabilities. By identifying emerging trends and adapting our business model accordingly, we aim to capture a larger market share and increase our brand visibility.

**Sustainability and Social Responsibility:** Our commitment to sustainability will remain a key focus. We will further enhance our eco-friendly practices, explore renewable energy alternatives, and engage in community initiatives that positively impact society.

### CONCLUSION

In conclusion, the home furniture retail industry continues to evolve rapidly, presenting both challenges and opportunities. As Chairman, I am confident in our Company's ability to navigate this changing landscape successfully. Our strong financial performance, customer-centric approach, and commitment to sustainability will drive our continued growth and success in the coming year.

I extend my deepest gratitude to our dedicated employees, loyal customers, and supportive stakeholders for their unwavering trust and commitment.

Sincerely,  
**John Warren McLennan**  
*Chairman and Executive Director*  
**Pacific Legend Group Limited**

Hong Kong, 31 May 2024

# MANAGEMENT DISCUSSION AND ANALYSIS

## BUSINESS REVIEW AND OUTLOOK

The Group principally operates three lines of business, namely, (i) sale of home furniture and accessories (“**Furniture Sales**”, which includes retail, corporate sales, online shops, wholesale and franchise); (ii) rental of home furniture and accessories (“**Furniture Rental**”); and (iii) project and hospitality services (“**Projects**”, which typically involve designing, styling, decorating and furnishing commercial or residential properties such as hotels, serviced apartments and showflats).

For the year ended 31 December 2023, the second-hand property market in Hong Kong remained weak due to the continuous change in demography in the last few years. In addition, the outflux of locals’ money abroad due to the reopening of borders and the depreciation of Renminbi brought an adverse impact on the Group’s retail sales in Hong Kong. Furthermore, due to the fierce market competition in Dubai, the United Arab Emirates (“**UAE**”), the Group’s retail sales in UAE were also adversely affected. The Group strategically shifted the focus on Projects business and Furniture Rental business in both Hong Kong and the UAE.

For the year ended 31 December 2023 (the “**Current Year**” or “**2023**”), the Group’s revenue increased by approximately 22.8% to approximately HK\$250.6 million for the Current Year from approximately HK\$204.0 million for the year ended 31 December 2022 (the “**Last Year**”). The increase was mainly attributable to the revenue from Projects and Furniture Rental, which were partially offset by the decrease in revenue from Furniture Sales. The Group’s gross profit increased to approximately HK\$127.1 million for the Current Year from approximately HK\$106.4 million for the Last Year, representing an increase of approximately 19.5%. The Group recorded a loss attributable to the owners of the Company of approximately HK\$33.4 million for the Current Year (Last Year: approximately HK\$46.4 million).

The Company has completed three placings of new shares on 6 February 2023, 27 July 2023 and 13 September 2023. The Company has raised net proceeds of HK\$13.4 million, HK\$17.6 million and HK\$1.7 million (after deduction of commission and other expenses of the placings) respectively from these placings. The Company also issued 264,000,000, 230,700,000 (both before a share consolidation effective on 28 July 2023 on the basis that every ten (10) then issued Shares be consolidated into one (1 consolidated share) shares and 8,610,000 shares after such share consolidation accordingly.

On 15 March 2023, the Group welcome Ms. Wong Wing Man to join the Group’s Board as an executive Director of the Company, who has more than 12 years of experience in customer relationship management, marketing, human resources management and administration.

On 15 March 2023, the Group welcome Mr. Wong Ka Man to be appointed as an authorised representative and executive Director of the Company, who has about 33 years of experience in audit and account, with about 20 years of working experiences in companies listed in Hong Kong and New York Stock Exchange.

On 18 September 2023, the Group welcome Mr. Wong Sui Chi to join the Board as independent non-executive Director, who has over 20 years of extensive experience in financial management, corporate management and auditing qualification shall provide valuable contributions to the Group.

On 1 December 2023, the Group welcome Mr. Chan Kin Sun to join the Board as independent non-executive Director. Mr. Chan has over 20 years of experience in manufacturing engineering, quality control, research and development and procurement in consumer electronics products sector.

## MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

### OUTLOOK

We are still operating within a challenging environment globally as the economy still continues to recover slowly as affected by the rising inflation in various regions, consecutive interest rate hikes by the US Federal Reserve and the downward pressure on the global economy. For the retail business of the Group in Hong Kong, the Group will manage the cash flow in a prudent manner, strive to improve cost efficiency, diversify financing channels, balance risks and lower operating costs. As such, the Group may consider not renewing the leases of the current retail stores and will reconsider prudently the new locations of the current retail stores.

The Hong Kong government has announced to cancel all demand-side management measures for residential properties including special stamp duty, buyer's stamp duty or new residential stamp duty with effect from 28 February 2024, the Group expects that there will be a general increase in for acquiring the residential properties and it is believed that more Hong Kong residential property owners or tenants will seek to decorate, refit or renovate their properties. The Group will continue to work with the property developers and introduce more furniture packages for first-hand residential flats buyers, and the Group will expect a potential growth in demand for its Projects businesses in UAE and Hong Kong in the coming years. The Group shall seek and seize opportunities to further expand its businesses by way of organic growth of our existing businesses or acquisition of suitable company(ies) when the suitable opportunity arises.

The Group principally operates three lines of business, namely, (i) sale of home furniture and accessories ("**Furniture Sales**", which includes retail, corporate sales, online shops, wholesale and franchise); (ii) rental of home furniture and accessories ("**Furniture Rental**"); and (iii) project and hospitality services ("**Projects**", which typically involve designing, styling, decorating and furnishing commercial or residential properties such as hotels, serviced apartments and showflats).

## MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

### FINANCIAL REVIEW

#### Revenue

The Group's revenue for the year ended 31 December 2023 (the "Current Year") was approximately HK\$250.6 million, representing an increase of approximately HK\$46.6 million or 22.8% as compared with that of approximately HK\$204.0 million for Last Year. Such increase was mainly attributable to the increase in revenue from Projects and Furniture Rental, which were partially offset by the decrease in revenue from Furniture Sales.

The following table sets forth a breakdown of the Group's revenue by business segments for the years ended 31 December 2023 and 2022:

Revenue by business segments	For the year ended 31 December			
	2023		2022	
	HK\$'000	%	HK\$'000	%
Furniture Sales	130,888	52.2	148,232	72.7
Furniture Rental	25,258	10.1	20,623	10.1
Projects	94,420	37.7	35,183	17.2
Total	<u>250,566</u>	<u>100.0</u>	<u>204,038</u>	<u>100.0</u>

#### Furniture Sales

The revenue derived from the Furniture Sales decreased by approximately HK\$17.3 million or 11.7% from approximately HK\$148.2 million in Last Year to approximately HK\$130.9 million during the Current Year. The decrease was mainly attributable to the decline in the retail sales and franchise sales in Hong Kong and the retail sales in Dubai, UAE, which were partially offset by the increase in the sales of furniture packages and the corporate sales.

The decrease in retail sales and franchise sales in Hong Kong was adversely affected by the reopening of borders and the depreciation of Renminbi since the locals are more willing to spend monies outside Hong Kong. Furthermore, the second-hand property market remained weak in the Current Year, the Group's retail sales of Furniture Sales in Hong Kong had been adversely impacted. On the other hand, the retail sales of Furniture Sales in Dubai, the UAE also decreased. The Group's store revenue for Sheikh Zayed Road and Al Wasl Road in Dubai noted a decline as a result of the fierce competition from other furniture retailers.

## MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

Some of the Group's furniture package projects in respect of a large residential property development site were completed in mid-2023 and thus corresponding revenue was recognised in 2023. As such, the Group's revenue derived from the furniture packages increased in 2023.

The increase in Group's corporate sales was primarily due to the increase in corporate sales from the operation in Shanghai.

### ***Furniture Rental***

The Group's revenue from the Furniture Rental increased by approximately HK\$4.7 million or 22.8% from approximately HK\$20.6 million in the Last Year to approximately HK\$25.3 million in the Current Year. The growth was mainly attributable to new rental contracts for certain embassies in the UAE.

### ***Projects***

The Group's revenue from the Projects increased significantly by more than 2 times from approximately HK\$35.2 million in the Last Year to approximately HK\$94.4 million in the Current Year. Such increase was mainly attributable to the completion of several projects in Hong Kong which contributed to the growth of this segment revenue in the Current Year. The UAE project team also contributed to the growth of this segment revenue following the completion of certain stages of furniture delivery to a local conglomerate in respect of their crew quarters in 2023.

### **Gross profit**

The Group's gross profit margins for our three lines of business varied principally as a result of the composition of the revenues of our Furniture Sales, Furniture Rental and Projects, changing conditions of the markets and their effects on product pricing, product mix and our cost of sales.

The gross profit of the Group increased by approximately HK\$20.7 million or 19.5% from approximately HK\$106.4 million in Last Year to approximately HK\$127.1 million in Current Year, which was in line with the revenue growth. The Group recorded a decrease in overall gross profit margin by approximately 1.5% from approximately 52.2% in Last Year to approximately 50.7% in Current Year, primarily due to the significant increase in relative proportion of revenue from Projects in Current Year, which entailed generally a lower profit margin, as compared to other segments.

## MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

### Other revenue, gains and losses

In 2023, the Group's other revenue, gains and losses, net mainly comprised of the gain on disposal of subsidiaries, rental income, store opening fee and sundry income, etc. Such amount decreased by approximately HK\$7.1 million or 72.4% from approximately HK\$9.8 million in Last Year to approximately HK\$2.7 million in Current Year, mainly attributable to (a) the increase in fair value loss on financial assets at FVTPL; and (b) the decrease in certain items including (i) the subsidies granted by the Employment Support Scheme under the Anti-epidemic Fund set up by the Hong Kong government; (ii) COVID rent concession granted by the landlords; (iii) reversal of provision for the Group's leased premises upon the expiry of lease agreement; and (iv) a reversal of written-off expired trade and other payables, which were recognised in Last Year.

### Selling and distribution costs

The Group's selling and distribution costs mainly comprised of staff costs of its sales teams, staff commission, advertising and promotion, freight outwards, credit card commission, agency fees and others, etc. The Group's selling and distribution costs increased by approximately HK\$3.5 million or 7.4% from approximately HK\$47.4 million in the Last Year to approximately HK\$50.9 million in the Current Year. This increase was mainly attributable to the higher commissions fees derived from the increased number of businesses from Projects in Current Year.

### Administrative and other operating expenses

The Group's administrative and other operating expenses mainly comprised of travelling costs, audit fee, legal and professional fee, warehouse expenses, provision for bad debts and repairs and maintenance expenses, etc. Such expenses increased by approximately HK\$6.0 million or 6.9% from approximately HK\$87.1 million in the Last Year to approximately HK\$93.1 million in the Current Year. Such increase was mainly primarily attributable to the increase in the directors' remuneration, due to their continuous support and contribution to the Group.

### Impairment losses

Same as the Last Year, the Group's management identified certain retail stores and business units which under-performed and estimated the recoverable amounts of non-current assets (namely right-of-use assets and property, plant and equipment) attributable or allocated to these stores and business units based on their values-in-use as calculated in accordance with Hong Kong Accounting Standard No. 36 "Impairment of Assets" and compared to the carrying value of such assets. The impairment loss of these assets for the Current Year amounted to HK\$9.2 million (Last Year: HK\$21.3 million). The Group recorded a decrease in impairment losses in Current Year as the Group made sufficient impairment allowances on certain right-of-use assets and property, plant and equipment in Last Year.



## MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

### Provision of loss allowance for trade receivables

The Group recognised loss allowances for trade receivables based on management's estimate of the lifetime expected credit losses to be incurred, which is estimated by taking into account the credit loss experience, ageing of overdue trade receivables, customers' repayment history and customers' financial position and an assessment of both the current and forecast general economic conditions.

For the Current Year, the Group recorded a reversal for impairment loss of approximately HK\$0.3 million (31 December 2022: impairment loss allowance of approximately HK\$2.8 million) on the trade receivables as a result of collection of some trade receivables which were impaired previously during the year.

### Finance costs

The Group recorded an increase in finance costs from approximately HK\$1.1 million in Last Year to approximately HK\$2.9 million in Current Year, primarily due to the increase in bank loans in the Current Year for financing the operation in UAE.

### Loss for the year

As a result of the foregoing, the Group's loss for the Current Year amounted to approximately HK\$35.9 million (Last Year: approximately HK\$47.9 million).

## TRADE AND OTHER RECEIVABLES

The Group's trade and other receivables as at 31 December 2023 amounted to HK\$85.4 million (31 December 2022: HK\$48.6 million), which consists of the following:

- a) Trade receivables of HK\$38.1 million (31 December 2022: HK\$16.4 million), net of expected credit loss allowance of HK\$2.4 million (31 December 2022: HK\$3.5 million). The increase in trade receivable is attributable to new trade receivables arising from Dubai project sales revenue recognised at year end;
- b) Trade deposits of HK\$23.0 million (31 December 2022: HK\$11.8 million) paid to the Group's suppliers before receipts of the inventories purchased. The balances of such trade deposits at any given point of time depend on the progress of the corporate sales and projects (which in turn affects the timing of the purchases of items in respect of such projects) and also the timing of the purchases for seasonal launches and replenishments;
- c) Rental and other deposits of HK\$7.1 million (31 December 2022: HK\$7.0 million); and
- d) Prepayments and other receivables totalling HK\$17.0 million (2022: HK\$13.4 million).

## MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

### TRADE AND OTHER PAYABLES

The Group's trade and other payables as at 31 December 2023 amounted to HK\$27.0 million (31 December 2022: HK\$17.6 million), which consists of the following:

- a) Trade payables to suppliers of HK\$8.4 million (31 December 2022: HK\$2.6 million). The increase was in line with the business growth in Current Year;
- b) Deposits received from customers of HK\$2.8 million (31 December 2022: HK\$3.2 million);
- c) Other payables of HK\$6.6 million (31 December 2022: HK\$2.8 million), mainly represent credit notes issued and accrued project costs; and
- d) Accruals of HK\$9.3 million (31 December 2022: HK\$9.0 million) which consists of staff costs (mainly commission accruals and bonus provision) and accruals of certain expenses of the Group.

### LIQUIDITY, FINANCIAL RESOURCES AND CAPITAL STRUCTURE

The Group has funded our operations primarily through net cash flow generated from our operations. The primary uses of cash have been, and are expected to continue to be, operational costs and capital expenditures for business expansion. The Group also uses the banking facilities, placings and the funds from the proceeds from the share offer upon the Company's share listing on the Stock Exchange on 18 July 2018 (the "**Listing**") and proceeds from the placing of new shares of the Company on 6 February 2023, 27 July 2023 and 13 September 2023 (the "**Placing**") for implementing its future plans and support the operation.

The Group had cash and cash equivalents of approximately HK\$23.3 million as at 31 December 2023 (31 December 2022: approximately HK\$17.8 million). Most of such cash and cash equivalents were denominated in the functional currencies of the countries/regions in which the Group's subsidiaries operate. As at 31 December 2023, the Group had total interest-bearing bank borrowings of approximately HK\$11.6 million (31 December 2022: HK\$7.7 million). All borrowings of the Group were denominated in United Arab Emirates Dirham ("**AED**") as at 31 December 2023 (31 December 2022: Hong Kong Dollars and AED). The fixed interest rate ranges from 4.89% to 9.82% at the inception of such borrowings.

The Group's current ratio, being the ratio of current assets to current liabilities, was approximately 1.2 times as at 31 December 2023 (31 December 2022: 1.6 times). The decrease was mainly due to (i) the increase in the contract liabilities as a result of the increase in receipts in advance for Projects; and (ii) the increase in bank loans for financing the Projects businesses in UAE, which outweighed the increase in trade and other receivables.

### GEARING RATIO

The Group monitors capital using a gearing ratio, which is the Group's total debts (interest-bearing bank borrowings) over its total equity. The Group's policy is to keep the gearing ratio at a reasonable level. The Group's gearing ratio as at 31 December 2023 was approximately 30.1% (31 December 2022: approximately 19.2%). The increase in the gearing ratio of the Group was mainly attributable to the increase in the bank loans for financing the Projects in UAE in 2023.

## MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

### PLEDGE OF ASSETS

The Group did not have any pledge of assets as at 31 December 2023 (31 December 2022: a pledged bank deposit of HK\$3.0 million).

### FOREIGN EXCHANGE EXPOSURE

The Group's sales and direct costs were primarily denominated in the functional currency of the operations to which the transactions are related. The Group's several subsidiaries have trade and other receivables and cash and cash equivalents which are mainly denominated HKD and AED at the end of the reporting period.

The Group does not have foreign currency hedging arrangement but will closely monitor the exposure and take measures when necessary.

### CAPITAL COMMITMENTS

As at 31 December 2023 and 2022, the Group did not have any material capital commitments.

### SIGNIFICANT INVESTMENT HELD

Apart from investments in subsidiaries and associates, as at 31 December 2023, the Group also had investments in a non-listed fund of HK\$3.0 million and a non-refundable deposit of a proposed new joint venture of HK\$4.0 million.

### CONTINGENT LIABILITIES

As at 31 December 2023 and 2022, the Group had no significant contingent liabilities.

### USE OF PROCEEDS FROM THE LISTING

The net proceeds from the Listing (the "**Net Proceeds**") received by the Company after deducting the underwriting commissions and fees and other listing related expenses amounted to approximately HK\$48.5 million.

Due to the generally volatile operating environment of the Group in face of the COVID-19 pandemic, the amount of the Net Proceeds remained unutilised as at 31 December 2023 was approximately HK\$23.6 million (the "**Unutilised Net Proceeds**"). As disclosed in the Company's announcement dated 1 February 2024, having carefully considered the current business needs of the Group, the Board had resolved to change the use of the Unutilised Net Proceeds.

## MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

As disclosed in the Company's announcement dated 1 February 2024 below, the Board has resolved to further change the use of the Unutilised Net Proceeds. Set out below are details of the original allocation of Net Proceeds as stated in the Prospectus, the revised allocation of the Net Proceeds as disclosed in the Company's announcement dated 18 February 2022, the amount of the utilised Net Proceeds up to 31 December 2023, the amount of the Unutilised Net Proceeds as at 31 December 2023 and the further revised allocation of the Unutilised Net Proceeds as disclosed in the announcement dated 1 February 2024:

	Original allocation of Net Proceeds as stated in the prospectus of the Company dated 29 June 2018 (the "Prospectus") HK\$'000 (approximately)	Revised allocation of the Net Proceeds as disclosed in the announcement of the Company dated 18 February 2022 HK\$'000 (approximately)	Utilised Net Proceeds as at the date of the announcement of the Company dated 1 February 2024 HK\$'000 (approximately)	Unutilised Net Proceeds as at the date of the announcement of the Company dated 1 February 2024 HK\$'000 (approximately)	Further revised allocation of Unutilised Net Proceeds HK\$'000 (approximately)	Utilised Net Proceeds up to 31 December 2023 HK\$'000 (approximately)	Unutilised Net Proceeds as at 31 December 2023 HK\$'000 (approximately)	Expected timeline for fully utilizing the Unutilised Net Proceeds (taking into account of the new allocation)
Expand the Group's retail network by opening additional retail stores in PRC and UAE	28,382	12,284	(4,186)	8,098	-	-	-	-
Expand the Group's retail network by opening additional retail stores in Hong Kong	-	2,000	(1,575)	425	-	-	-	-
Enhance the Group's online shop and the Group's information technology capability	3,893	3,000	(2,128)	872	1,200	-	-	31 December 2024
Recruitment of additional staff	5,545	-	-	-	-	-	-	-
Recruitment for the Group's planned new retail stores in PRC and UAE	1,556	1,392	-	1,392	-	-	-	-
Increasing the Group's inventory	5,056	-	-	-	-	-	-	-
Engaging in the Furniture Supply Projects	-	-	-	-	9,587	-	-	31 December 2024
General working capital	4,043	5,000	(5,000)	-	-	-	-	-
	<u>48,475</u>	<u>23,676</u>	<u>(12,889)</u>	<u>10,787</u>	<u>10,787</u>	<u>-</u>	<u>-</u>	

## MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

### USE OF PROCEEDS FROM THE PLACING

On 9 January 2023, the Company entered into a placing agreement with Grand China Securities Limited, pursuant to which Grand China Securities Limited as the placing agent agreed to place, on a best effort basis, up to 264,000,000 new shares of the Company (the “**Shares**”) to not less than six independent placees at HK\$0.052 per Share under a general mandate granted by the shareholders of the Company (the “**Shareholders**”) at the Company’s annual general meeting on 13 May 2022 (the “**January 2023 Placing**”). The January 2023 Placing was completed on 6 February 2023. The Company has raised net proceeds of approximately HK\$13.39 million from the placing of 264,000,000 new Shares. The net price per placing Share was approximately HK\$0.051. The closing price was HK\$0.0616 per share as quoted on the Stock Exchange on the date of the placing agreement.

On 9 June 2023, the Company entered into a placing agreement with KGI Asia Limited, pursuant to which KGI Asia Limited as the placing agent agreed to place, on a best effort basis, up to 316,800,000 new Shares to not less than six independent placees at HK\$0.078 per Share under a general mandate granted by the Shareholders at the Company’s annual general meeting on 12 May 2023 (the “**June 2023 Placing**”). The June 2023 Placing was completed on 27 July 2023. The Company has raised net proceeds of approximately HK\$17.59 million from the placing of 230,700,000 new Shares. The net price per placing Share was approximately HK\$0.076. The closing price was HK\$0.055 per share as quoted on the Stock Exchange on the date of the placing agreement.

On 30 August 2023, the Company entered into a placing agreement with KGI Asia Limited, pursuant to which KGI Asia Limited as the placing agent agreed to place, on a best effort basis, up to 8,610,000 new Shares to not less than six independent placees at HK\$0.20 per Share under a general mandate granted by the Shareholders at the Company’s annual general meeting on 12 May 2023 (the “**August 2023 Placing**”). The August 2023 Placing was completed on 13 September 2023. The Company has raised net proceeds of approximately HK\$1.67 million from the placing of 8,610,000 new Shares. The net price per placing Share was approximately HK\$0.194. The closing price was HK\$0.215 per share as quoted on the Stock Exchange on the date of the placing agreement.

In view of the current market conditions, the Directors consider that the January 2023 Placing, the June 2023 Placing and the August 2023 Placing will strengthen the Group’s financial position and represents an opportunity to raise additional funding for possible merger and acquisition opportunities as well as business operations of the Group and will, and enlarge Shareholders’ base of the Company which may in turn enhance the liquidity of the Shares, and provide working capital to the Group to meet any financial obligations of the Group without any interest burden, within a relatively shorter time frame and at lower costs when compared with other means of fundraising.

## MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

The following table sets forth the status of the use of the net proceeds from the January 2023 Placing, the June 2023 Placing and the August 2023 Placing as at 31 December 2023:

Event	Business strategies	Approximate net proceeds HK\$'000	Revised allocation of the unutilised net proceeds HK\$'000	Approximate amount utilized during the Current Year HK\$'000	Approximate unutilised net proceeds as at 31 December 2023 HK\$'000	Expected timeline for fully utilizing the unutilized net proceeds
January 2023 Placing	Possible merger and acquisition opportunities to expand its project segment	3,000	Remain unchanged	(3,000)	-	-
	General working capital for operations	10,500	Remain unchanged	(10,500)	-	-
June 2023 Placing	Possible merger and acquisition opportunities in future	14,500	Remain unchanged	(9,200)	5,300	Early 2024
	General working capital for operations	3,090	Remain unchanged	(3,090)	-	-
August 2023 Placing	General working capital for operations	1,670	Remain unchanged	(1,670)	-	-

As disclosed in the Company's announcement dated 1 February 2024, given the fact that the Company has not identified other suitable acquisition targets or investment opportunities at this moment and considering that the Group may need further capital to finance and support its daily operation after taking into account the Group's engagement in the possible projects with some local developers involving supply of furniture package, in order to better deploy the resources of the Group, the Board has resolved to reallocate the balance of the net proceeds from the June 2023 Placing of approximately HK\$5.3 million from financing possible investment in businesses to general working capital for daily operations.

### FUTURE PLANS FOR MATERIAL INVESTMENTS AND CAPITAL ASSETS

Save as disclosed in the "Use of Proceeds from the Listing" and "Use of Proceeds from the Placing" sections disclosed above, the Group did not have other plans for material investments and capital assets.

## MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

### MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES AND AFFILIATED COMPANIES

On 31 March 2023, Indigo Living LLC, an indirectly wholly-owned subsidiary of the Company, as lessee entered into the lease offer letter with Better Homes L.L.C. as lessor (acting on behalf of R.S.M.B. Holdings L.L.C. as the owner of RSMB Villas 10 and 11) in relation to the renewal of the lease of RSMB Villas 10 and 11, Um Suqaim Third, Al Wasl Road, Dubai, United Arab Emirates as Indigo Living LLC's office and a retail store located in Dubai, UAE.

For details, please refer to the Company's announcement dated 31 March 2023.

On 22 September 2023, Indigo Living Limited, an indirect wholly-owned subsidiary of the Company, as tenant entered into a tenancy renewal letter with Daily Eagle Development Company Limited and Double Joy Investment Company Limited as Landlord in relation to the renewal of the tenancy of flat numbers 1–6 on 6th Floor, Horizon Plaza, 2 Lee Wing Street, Ap Lei Chau, Aberdeen, Hong Kong.

For details, please refer to the Company's announcement dated 22 September 2023.

### EMPLOYEE AND EMOLUMENT POLICIES

As at 31 December 2023, the employee headcount (including executive Directors) of the Group was 156 (31 December 2022: 159) and the total staff costs, including share-based payments and sales commission (including Directors' emoluments) amounted to approximately HK\$72.8 million in the Current Year (Last Year: approximately HK\$62.2 million).

The Group recruits and promotes individuals based on their performance and development potential in the positions held. In order to attract and retain high quality staff and to enable smooth operations within the Group, the Group offered competitive remuneration packages (with reference to market conditions and individual qualifications and experience) and various in-house training courses. The remuneration packages are subject to review on a regular basis. The emoluments of the Directors and senior management are reviewed and approved by the Board, having regard to the Company's operating results, market competitiveness, individual performance and achievement.

The Group participates in a Mandatory Provident Fund Scheme (the "**MPF Scheme**") under rules and regulations of Mandatory Provident Fund Schemes Ordinance (Chapter 485 of the laws of Hong Kong) (the "**MPF Ordinance**") for all of its employees in Hong Kong. The MPF Scheme is registered with the Mandatory Provident Fund Schemes Authority under the MPF Ordinance. The assets of the MPF Scheme are held separately from those of the Group in funds under the control of an independent trustee. Under the rules of the MPF Scheme, contributions are made based on a percentage of the participating employees' relevant income from the Group and are charged to the profit or loss as they become payable. The only obligation of the Group with respect to the MPF Scheme is to make the required contributions under the scheme. When an employee leaves the MPF Scheme, the mandatory contributions are fully vested with the employee.

## MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

The employees of the Group in the People's Republic of China (excluding Hong Kong and Macao) (the "PRC") are members of a state-managed retirement benefits scheme operated by the PRC government. The Group is required to contribute a specified percentage of payroll costs as determined by respective local government authority to the retirement benefits scheme to fund the benefits. The only obligation of the Group with respect to the retirement benefits scheme is to make the specified contributions under the scheme.

### SIGNIFICANT INVESTMENTS, MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES, FUTURE PLANS FOR MATERIAL INVESTMENTS OR ADDITIONS OF CAPITAL ASSETS AND PROVISION OF FINANCIAL ASSISTANCE

On 18 May 2023, the Group has completed its acquisition of 75.02% of the entire issued shares of Brand Consultant Management Limited ("**Brand Consultant**"), and two of the Company's executive Directors, namely Ms. Shawlain Ahmin and Ms. Wong Wing Man have joined the board of directors of Brand Consultant after the acquisition to represent the Group's interest in Brand Consultant. For the details, please refer to the announcement on 18 May 2023.

On 9 October 2023 (after trading hours), the GPD Investment Company Limited, a wholly-owned subsidiary of the Company, entered into a subscription agreement dated 9 October 2023 with the MPJS Group Limited, pursuant to which GPD Investment Company Limited agreed to subscribe for, and MPJS Group Limited agreed to allot and issue to GPD Investment Company Limited, 67 new ordinary shares of the MPJS Group Limited the aggregate subscription price of HK\$4,000,000. Upon completion of the Subscription in accordance with the terms and conditions of the Subscription Agreement, GPD Investment Company Limited will hold a total of 67 ordinary shares of the MPJS Group Limited, representing approximately 6.7% of the enlarged share capital of the MPJS Group Limited.

For details, please refer to the Company's announcement dated 9 October 2023.

On 18 October 2023 (after trading hours), the Miracle Ace Company Limited, a wholly-owned subsidiary of the Company, entered into a new loan agreement made between the Lender and the Borrower for the New Loan dated 18 October 2023 with the Century Gain Limited pursuant to which the Miracle Ace Company Limited agreed to grant a loan to Century Gain Limited of a principal amount of HK\$1.6 million. Prior to entering into the new loan agreement, the Miracle Ace Company Limited had entered into the a previous loan agreement made between the Miracle Ace Company Limited and the Century Gain Limited for the Previous Loan dated 1 September 2023 with the Century Gain Limited to grant the previous loan to the Century Gain Limited of a principal amount of HK\$1.0 million.

On 10 November 2023, Ms. Yan Kam Ying and JF (Greater Bay) Group Company Limited, a wholly-owned subsidiary of the Company, entered into the share and purchase agreement, pursuant to which JF (Greater Bay) Group Company Limited has conditionally agreed to acquire, and the Ms. Yan Kam Ying has agreed to sell, 40% shareholding interest in Hong Kong Taichen Ecology Agricultural Development Company Limited and its subsidiary was principally engaged in animal husbandry, at the total consideration of HK\$5.2 million.



## MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

The carrying value of this amount due from associate including the investment costs was equivalent to its fair value and amounted to approximately HK\$13.5 million. We did not share any profit and loss from this associate during the year.

The Company has been facing extremely challenging business environment and actively seeking opportunities to diversify and broaden its income stream and to bring growth in shareholder value. The Group shall seek and seize opportunities to further diversify its business by way of acquisition of suitable company(ies) when the suitable opportunity arises.

For details, please refer to the Company's announcement dated 10 November 2023.

On 28 November 2023, Miracle Ace Company Limited and Century Gain Limited entered into a supplemental agreement to the new loan agreement, pursuant to which Miracle Ace Company Limited and Century Gain Limited agreed that interest rate be increased from 12% per annum to 29% per annum.

On 17 January 2024, the Miracle Ace Company Limited and the Century Gain Limited entered into a second supplemental agreement to the New Loan Agreement (as amended and supplemented by the New Loan Supplemental Agreement), pursuant to which Miracle Ace Company Limited and Century Gain Limited agreed to extend the repayment date of the New Loan from 17 January 2024 to 17 April 2024 with the same interest rate of 29% per annum.

For details, please refer to the Company's announcements dated 18 October 2023, 28 November 2023 and 17 January 2024.

### EVENTS AFTER CURRENT YEAR

On 17 January 2024, the Company entered into a placing agreement with KGI Asia Limited, pursuant to which KGI Asia Limited as the placing agent agreed to place, on a best effort basis, up to 38,016,000 new Shares to not less than six independent placees at HK\$0.21 per Share under a general mandate granted by the Shareholders at the Company's extraordinary general meeting on 8 January 2024 (the "**January 2024 Placing**"). The January 2024 Placing was completed on 2 February 2024. The Company has raised net proceeds of approximately HK\$4.6 million from the placing of 22,500,000 new Shares.

For details, please refer to the Company's announcements dated 17 January 2024 and 2 February 2024.

On 1 March 2024, Mr. WONG Ka Man has resigned as (i) joint company secretary of the Company ("**Joint Company Secretary**"); and (ii) one of the authorised representatives of the Company ("**Authorised Representative**") (for the purpose of the GEM Listing Rules on the GEM of The Stock Exchange) due to he has getting other new assignments and left the Company with effect from 1 March 2024. Following the resignation of Mr. WONG Ka Man, another Joint Company Secretary of the Company, Mr. TSE Chun Lai remains in office and acts as the sole company secretary of the Company. At the same time, Mr. TSE Chun Lai has been appointed as an Authorised Representative.

For details, please refer to the Company's announcement dated 29 February 2024.

## MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

On 4 March 2024, the Company entered into a placing agreement with KGI Asia Limited, pursuant to which KGI Asia Limited as the placing agent agreed to place, on a best effort basis, up to 15,516,000 new Shares to not less than six independent placees at HK\$0.21 per Share under a general mandate granted by the Shareholders at the Company's extraordinary general meeting on 8 January 2024 (the "**March 2024 Placing**"). The March 2024 Placing was completed on 20 March 2024. The Company has raised net proceeds of approximately HK\$3.18 million from the placing of 15,516,000 new Shares.

For details, please refer to the Company's announcements dated 4 March 2024 and 20 March 2024.

On 13 March 2024, Raeford Holdings Limited, a wholly-owned subsidiary of the Company, entered into the sale and purchase agreement dated 13 March 2024 with Mr. Tsang Ka Wing Hiram, an independent third party, to dispose of the entire issued share capital of Deep Blue Living Limited, an indirectly wholly-owned subsidiary of the Company, which in turn holding two subsidiaries principally engaged in the sale of home furniture and accessories in PRC.

For details, please refer to the Company's announcement dated 13 March 2024.

### CHANGE OF THE AUDITOR

On 18 March 2024, Jon Gepsom CPA Limited (formerly known as McM (HK) CPA Limited) ("**Jon Gepsom**") has been appointed by the Board as the new auditor of the Company to fill the casual vacancy following the resignation of Moore CPA Limited and to hold office until the conclusion of the next annual general meeting of the Company. For the details, please refer to the announcement on 18 March 2024.

## BIOGRAPHIES OF DIRECTORS AND SENIOR MANAGEMENT

### EXECUTIVE DIRECTORS

**Mr. John Warren MCLENNAN (“Mr. MCLENNAN”)**, aged 61, is an executive Director, the chairman of the Board and the compliance officer of the Group (with effect from 1 July 2021). He is also a member of our Remuneration Committee. He is our founder and joined the Group in July 2002 as managing director of Options Home Furnishings Limited, which is the predecessor of Indigo Living Limited (currently a subsidiary of the Company). Mr. MCLENNAN is responsible for the overall strategic and creative development of our Group. Mr. MCLENNAN graduated from the University of British Columbia, Vancouver, Canada with a degree of Bachelor of Arts majoring in geography in 1987. Between 1987 and 2002, Mr. MCLENNAN worked at a number of companies in Taiwan and Hong Kong which businesses were related to children toys, premium gifts, education contents and interior design; he gained experience in setting up a business, staff management, quality control, sourcing materials and distribution. Mr. MCLENNAN has more than 21 years of experience in the home furnishing industry.

**Ms. Shawlain AHMIN (“Ms. AHMIN”)**, aged 52, was appointed as an executive Director on 27 May 2022. She is currently a director of, and holds 50% interest in LW Secretaries Limited, a company incorporated in Hong Kong for the provision of company secretarial services to corporate and individual clients in Hong Kong and mainland China. She was appointed as an executive director of Flydoo Technology Holding Limited (formerly known as WWPKG Holdings Company Limited) (Stock Code: 08069, a company listed on GEM of the Stock Exchange of Hong Kong Limited) since 22 June 2022. She obtained a bachelor’s degree of arts in translation and Chinese from the Hong Kong Polytechnic University and has more than 26 years’ experiences in corporate services, business development, and strategic planning and operations.

**Ms. WONG Wing Man (“Ms. WONG”)**, aged 46, was appointed as an executive Director with effect from 15 March 2023. She is also a member of our Remuneration Committee and Nomination Committee. She is currently a director and sole owner of Century Great Investments Limited, an investment holding company and also a substantial shareholder of the Company. Ms. Wong has more than 13 years of experience in customer relationship management, marketing, human resources management and administration. Ms. Wong holds a Master of business administration degree from Hong Kong Baptist University, a Postgraduate Diploma in Professional Accounting from Hong Kong Baptist University, and a Bachelor of Business Administrative Management from University of South Australia.

## BIOGRAPHIES OF DIRECTORS AND SENIOR MANAGEMENT (CONTINUED)

### INDEPENDENT NON-EXECUTIVE DIRECTORS

**Mr. SO Alan Wai Shing**, aged 56, has been an independent non-executive Director since 23 February 2021. He is also the chairman of the audit committee and a member of each of the remuneration committee and the nomination committee of the Company. He is currently the sole proprietor of Alan So & Co., Certified Public Accountants. He has more than 26 years of experience in audit and accounting field and is currently a registered practicing member of the Hong Kong Institute of Certified Public Accountants. From May 2012 to February 2014, he was the chief financial officer and company secretary of Huazhang Technology Holding Limited (a company then listed on the GEM of the Stock Exchange with stock code 8276, now listed on the Main Board of the Stock Exchange with stock code 1673). From August 2016 to October 2019, he was the chief financial officer of Royale Furniture Holdings Limited (a company listed on the Main Board of the Stock Exchange with stock code 1198). Mr. SO holds a bachelor's degree in business majoring in accounting from Edith Cowan University and a master's degree in business administration from The Open University of Hong Kong.

**Mr. LEE Kwong Ming**, aged 52, has been an independent non-executive Director since 22 April 2021. He is a fellow member and a practising certificate holder of Hong Kong Institute of Certified Public Accountants. He is also a fellow member of the Association of International Accountants. He was serving as an independent non-executive director of Flydoo Technology Holding Limited (formerly known as WWPKG Holdings Company Limited) (Stock Code: 08069, a company listed on GEM of the Stock Exchange of Hong Kong Limited) from 4 July 2022 to 20 March 2024. He is currently full-time practising on his own name and has more than 27 years of experience in audit, tax and company secretarial services.

**Mr. LEE Fung Lun**, aged 47, has been an independent non-executive Director since 13 October 2021. He is currently the managing director of Zhongrong International Alternative Asset Management Limited, a company engaged in real estate investments in Greater China region. Mr. LEE has more than 24 years of experience in real estate investment, construction, property mortgage and property management services. Mr. LEE holds a Bachelor of Science degree in Real Estate from Hong Kong Polytechnic University, and an Estate Agent License (Individual) issued by the Estate Agents Authority.

**Mr. CHAN Kin Sun ("Mr. CHAN")**, aged 53, has been an independent non-executive Director since 1 December 2023. Mr. CHAN obtained his Master of Science in Manufacturing Systems Engineering from the University of Warwick, United Kingdom, in 2001. He was awarded the Executive Diploma in Six Sigma Black Belt in 2009. He has been working as the Honorary Advisor in Global Institute of Management since 2012 which is a non-profit making organization promoting academic and professional knowledge of management personnel and contributing to the tertiary education, research and professional training in Hong Kong and PRC. Mr. CHAN has over 20 years of experience in manufacturing engineering, quality control, research and development and procurement in consumer electronics products sector.

## BIOGRAPHIES OF DIRECTORS AND SENIOR MANAGEMENT (CONTINUED)

**Mr. WONG Sui Chi (“Mr. WONG”)**, aged 56, has been an independent non-executive Director since 18 September 2023. Mr. WONG has over 20 years of extensive experience in finance and accounting, including but not limited to, financial management, corporate management and auditing. He has been serving in international accounting firms, manufacturing and retailing companies, listed property development company, securities and futures brokerage company. He is serving as an independent non-executive director of Wan Cheng Metal Packaging Company Limited (a company listed on the Stock Exchange (stock code: 8291) since February 2017. He was serving as an independent non-executive director of BCI Group Holdings Limited (currently known as New Amante Group Limited) (a company listed on the Stock Exchange (stock code: 8412)) from March 2017 to February 2021.

Mr. WONG received a Bachelor degree in accountancy from the City Polytechnic of Hong Kong (currently known as City University of Hong Kong) in November 1991, a master degree of science in financial management from the University of London in December 2003 and a certificate in taxation and accounting in PRC from The Hong Kong Polytechnic University China Business Centre in August 2004. Mr. WONG is a member of the Hong Kong Institute of Certified Public Accountants and a fellow member of the Institute of Chartered Accountants in England and Wales.

### SENIOR MANAGEMENT

**Mr. TSE Chun Lai**, aged 40, was appointed as a Joint Company Secretary with effect from 1 December 2023 and become the sole Company Secretary with effect from 1 March 2024. He obtained his Bachelor degree of Arts in Accounting and Finance from Leeds Beckett University (formerly known as Leeds Metropolitan University) in the United Kingdom. He is a certified public accountant of the Hong Kong Institute of Certified Public Accountants. Mr. Tse has over 17 years of experience in auditing, business and taxation advisory. He is currently the company secretary and an authorized representative of China CBM Group Company Limited, a company listed on GEM of the Stock Exchange (Stock Code: 8270).

## DIRECTORS' REPORT

The Directors are pleased to present this annual report and the audited consolidated financial statements of the Group for the year ended 31 December 2023 (the “Year”).

### PRINCIPAL ACTIVITIES

The Company is an investment holding company. The principal activities of its subsidiaries are set out in note 39 to the consolidated financial statements.

### RESULTS AND DIVIDENDS

The results of the Group for the Year are set out in the consolidated statement of profit or loss and other comprehensive income on page 86 of this annual report.

The Directors did not recommend the payment of a final dividend for the Year.

### BUSINESS REVIEW AND PERFORMANCE

A fair review of the Group's business, a discussion and analysis of the Group's performance during the Year and an analysis of the likely future development of the Group's business are set out in the Management Discussion and Analysis from pages 7 to 21 to this annual report.

### PRINCIPAL RISKS AND UNCERTAINTIES

Description of the principal risks and uncertainties faced by the Group are set out in the note 36 to the consolidated financial statements. The Company's approach on risk management is set out in Corporate Governance Report from pages 40 to 53 of this annual report.

### ENVIRONMENT POLICIES AND COMPLIANCE WITH LAWS AND REGULATIONS

In addition, discussion on the key relationships with the Company's key stakeholders, the Group's environmental policies and performance as well as compliance with relevant laws and regulations which have a significant impact on the Group are set out in the Environmental, Social and Governance Report from pages 54 to 79 of this annual report.

## **DIRECTORS' REPORT (CONTINUED)**

### **PROPERTY, PLANT AND EQUIPMENT**

Details of changes in the property, plant and equipment of the Group are set out in note 10 to the consolidated financial statements.

### **SHARE CAPITAL**

Details of movements in the share capital of the Company during the Year are set out in note 29 to the consolidated financial statements.

### **RETAINED PROFITS/ACCUMULATED LOSSES**

Details of movements in the retained profits of the Group during the Year are set out on page 89 of this annual report.

### **DISTRIBUTABLE RESERVES OF THE COMPANY**

As at 31 December 2023, the Company's reserve available for distribution to the shareholders of the Company (the "Shareholders") amounted to HK\$10,992,000 (2022: HK\$15,039,000).

### **FINANCIAL SUMMARY**

A summary of the published results and assets and liabilities of the Group for the last five financial years is set out on page 192 of this annual report.

### **INTEREST-BEARING BANK BORROWINGS**

Particulars of interest-bearing bank borrowings of the Group as at 31 December 2023 are set out in the consolidated statement of financial position and note 26 to the consolidated financial statements.

### **EQUITY-LINKED AGREEMENTS**

Other than the Share Option Scheme as defined and disclosed in note 33 to the consolidated financial statements, no equity-linked agreements were entered into by the Company during the Year or subsisted at the end of the Year.

## DIRECTORS' REPORT (CONTINUED)

### DIRECTORS

The Directors during the Year and up to the date of this annual report were:

#### **Executive Directors:**

Mr. John Warren MCLENNAN  
Ms. MOK Lai Yin Fiona (resigned on 15 March 2023)  
Mr. SO Kin Ting Wilson (resigned on 12 May 2023)  
Ms. Shawlain AHMIN  
Ms. WONG Wing Man (appointed on 15 March 2023)  
Mr. WONG Ka Man (retired on 12 May 2023)

#### **Non-Executive Director:**

Mrs. Jennifer Carver MCLENNAN (appointed on 4 February 2018 and retired on 12 May 2023)

#### **Independent Non-Executive Directors:**

Mr. SO Alan Wai Shing  
Mr. LEE Kwong Ming  
Mr. LEE Fung Lun  
Mr. CHAN Kin Sun (appointed on 1 December 2023)  
Mr. WONG Sui Chi (appointed on 18 September 2023)  
Mr. Tom SZUTU (retired on 12 May 2023)  
Mr. Kurt Kwai Ching MAK (retired on 12 May 2023)

Biographical details of the Directors and senior management as at the date of this report are set out from pages 22 to 24 of this annual report. Details of Directors' remuneration are set out in note 8 to the consolidated financial statements.

Pursuant to Article 83(3) of the Articles of Association, any Director appointed by the Board to fill a casual vacancy shall hold office until the first general meeting of the Company after his/her appointment and be subject to re-election at such meeting and any Director appointed by the Board as an addition to the existing Board shall hold office only until the next following general meeting of the Company and shall then be eligible for re-election. Mr. WONG Sui Chi and Mr. CHAN Kin Sun will retire at the forthcoming annual general meeting ("**AGM**"), and being eligible, offer themselves, for re-election.

Pursuant to Article 84(1) of the Articles of Association, one-third of the Directors for the time being (or, if their number is not a multiple of three, the number nearest to but not less than one-third) shall retire from office by rotation at each annual general meeting, provided that every Director shall be subject to retirement at an annual general meeting at least once every three years. Mr. John Warren MCLENNAN, Ms. Shawlain AHMIN, Mr. LEE Fung Lun and Mr. SO Alan Wai Shing will retire by rotation at the forthcoming AGM, and being eligible, offer themselves for re-election.



## DIRECTORS' REPORT (CONTINUED)

### DIRECTORS OF SUBSIDIARIES

The names of all directors who have served on the boards of the subsidiaries of the Company during the Year and up to the date of this annual report are set out below:

Mr. John Warren MCLENNAN (*note 1*)

Ms. Shawlain AHMIN (*note 1*)

Ms. WONG Wing Man (*note 1*)

Ms. Fu Ching Ki

*Notes:*

(1) Also Directors of the Company.

### MANAGEMENT CONTRACTS

No contracts, other than employment contracts, concerning the management and administration of the whole or any substantial part of the Group's business were entered into or existed during the Year.

### DIRECTORS' INTERESTS IN TRANSACTIONS, ARRANGEMENTS OR CONTRACTS

Save as disclosed under the heading "Connected Transactions" in this report, no transaction, arrangement or contract of significance to which the Company, or any of its holding company, subsidiaries or fellow subsidiaries was a party, and in which a Director of the company or an entity connected with a Director had a material interest, subsisted at the end of the Year or at any time during the Year.

### CONTRACTS OF SIGNIFICANCE BETWEEN THE GROUP AND THE CONTROLLING SHAREHOLDERS AND THEIR RESPECTIVE SUBSIDIARIES

The particulars of the contracts of significance between the Group and the Controlling Shareholders or their respective subsidiaries or the contracts of significance for the provision of services to the Group by the Controlling Shareholders or their respective subsidiaries are set out under the paragraph headed "Connected Transactions" in this report.

## DIRECTORS' REPORT (CONTINUED)

### PERMITTED INDEMNITY PROVISIONS

During the Year and up to the date of this report, the Company has in force permitted indemnity provisions which are provided for in the Company's Articles of Association and in the Directors and officers liability insurance maintained for the Group in respect of potential liability and costs associated with legal proceedings that may be brought against the Directors and the directors of the members of the Group respectively.

### DIRECTORS' SERVICE CONTRACTS

None of the Directors proposed for re-election at the forthcoming AGM has an unexpired service contract with the Company and/or any of its subsidiaries, which is not determinable by the employing company within one year without payment of compensation, other than statutory compensation.

### REMUNERATION BANDS OF MEMBERS OF SENIOR MANAGEMENT

Details of the remuneration bands of members of senior management of the Group are set out in note 35 to the consolidated financial statements.

### EMOLUMENTS OF DIRECTORS AND FIVE HIGHEST PAID INDIVIDUALS

Details of the emoluments of the Directors and the five highest paid individuals of the Group are set out in note 8 to the consolidated financial statements.

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

As at 31 December 2023, the interests and short positions in the shares, underlying shares and debentures of the Company or any associated corporation (within the meaning of Part XV of the Securities and Futures Ordinance Chapter 571 of the laws of Hong Kong (the "SFO")) held by the Directors and chief executives of the Company (the "Chief Executives") which have been notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which were taken or deemed to have under such provisions of the SFO) or have been entered in the register maintained by the Company pursuant to section 352 of the SFO, or as otherwise have been notified to the Company and the Stock Exchange pursuant to Rules 5.46 to 5.67 of the GEM Listing Rules are as follows:

#### (i) Long position in the shares of the Company (the "Shares")

Name	Capacity/ Nature of Interest	Number of Shares held	Percentage of shareholding (note 1)
Mr. MCLENNAN	Interest in a controlled corporation and interest held jointly with other persons (note 2)	41,450,000	21.81%
Ms. WONG	Interest in a controlled corporation (note 3)	37,137,000	19.54%

## DIRECTORS' REPORT (CONTINUED)

### Notes:

- (1) The calculation is based on the total number of 190,080,000 Shares in issue as at 31 December 2023.
- (2) Double Lions Limited ("**Double Lions**") is owned as to 40.48% by Mr. MCLENNAN, 20.00% by Ms. Tracy Ann FITZPATRICK (**Ms. FITZPATRICK**), 14.88% by Ms. Alison Siobhan BAILEY (**Ms. BAILEY**), 14.88% by Mr. John Martin RINDERKNECHT (**Mr. RINDERKNECHT**) and 9.76% by Mr. James Seymour Dickson LEACH (**Mr. LEACH**) (collectively with Double Lions, the "**Single Largest Shareholders Group**"). Each of the Single Largest Shareholders Group executed the deed of acting in concert (the "**Deed of AIC** ") dated 12 February 2018 confirming the existence of their acting in concert and are deemed to be interested in all the Shares owned by Double Lions.
- (3) Century Great Investments Limited is 100% owned by Ms. WONG and is deemed to be interested in all the Shares owned by Century Great Investments Limited.
- (4) Century Great Investments Limited is 100% owned by Ms. WONG Wing Man. Ms. WONG was appointed as an executive Director of the Company with effect from 15 March 2023.

### (ii) Long position in the shares of associated corporations

Name of Directors	Name of associated corporation	Nature of interest	Number of shares of US\$1.00 each in our associated corporation held	Approximate percentage of shareholding in our associated corporation
Mr. MCLENNAN	Double Lions	Beneficial interest and interest held jointly with other persons ( <i>note 1</i> )	2,530	40.48%
Ms. WONG	Century Great Investments Limited	Beneficial interest	1	100%

### Note:

- (1) Double Lions is owned as to 40.48% by Mr. MCLENNAN, 20.00% by Ms. FITZPATRICK, 14.88% by Ms. BAILEY, 14.88% by Mr. RINDERKNECHT and 9.76% by Mr. LEACH. By virtue of acting in concert arrangement as documented and confirmed under the Deed of AIC, each of Mr. MCLENNAN, Ms. FITZPATRICK, Ms. BAILEY, Mr. RINDERKNECHT and Mr. LEACH is deemed to be interested in the entire issued shares of Double Lions under the SFO. Mr. MCLENNAN, Ms. FITZPATRICK and Ms. BAILEY are directors of Double Lions.

## DIRECTORS' REPORT (CONTINUED)

### DIRECTORS' RIGHTS TO ACQUIRE SHARES

Save as disclosed above, at no time during the Year were rights to acquire benefits by means of the acquisition of Shares or debentures of the Company granted to any Directors or their respective spouse or children under 18 years of age, or were any such rights exercised by them, or was the Company, its holding company, or any of its subsidiaries and fellow subsidiaries a party to any arrangement to enable the Directors to acquire such rights in any other body corporate.

### COMPETING INTERESTS

The Company has received an annual confirmation from each of the Directors that they have not carried on any activities which compete or may compete with the business of the Group, nor were there any conflict of interest which each of them and their respective close associates have or may have with the Group during the Year.

As at the date of this report, save as disclosed in the section headed "Relationship with Controlling Shareholders" in the Prospectus, none of the Directors, and the Controlling Shareholders of the Company and their respective associates (as defined in the GEM Listing Rules) has any interest in a business which competes or is likely to compete, either directly or indirectly, with the business of the Group or have any other conflicts of interest with the Group.

### NON-COMPETITION UNDERTAKING

Each member of the Single Largest Shareholders Group of the Company, namely Double Lions, Mr. MCLENNAN, Ms. FITZPATRICK, Ms. BAILEY, Mr. RINDERKNECHT and Mr. LEACH, entered into the Deed of Non-Competition in favour of the Company on 19 June 2018 (the "**Deed of Non-Competition**"), details of which have been set out in the Prospectus.

The Company has received an annual confirmation from the Single Largest Shareholders Group in respect of their compliance with the non-competition undertakings under the Deed of Non-Competition for the Year. The independent non-executive Directors have also reviewed the compliance with the non-competition undertakings under the Deed of Non-Competition by the Single Largest Shareholders Group and confirmed that the Single Largest Shareholders Group has not been in breach of the Deed of Non-Competition during the Year.

## DIRECTORS' REPORT (CONTINUED)

### CONNECTED TRANSACTIONS

Significant related party transactions entered into by the Group during the Year, which did not constitute connected transactions and were not required to be disclosed under the GEM Listing Rules, are disclosed in note 35 to the consolidated financial statements.

Other related party transactions entered into by the Group in 2023 and up to the date of this annual report, which fall under the definition of “connected transactions” or “continuing connected transactions” and not exempted under Rule 20.29 and Rule 20.31 of the GEM Listing Rules, are as follows:

#### UAE Transactions

The table below sets forth the connected persons of the Company involved in the UAE Transactions and the nature of their respective connections with the Group:

Name of connected person	Connected relationship
Links Commercial Brokers LLC (the “UAE Nominee”)	The UAE Nominee is a corporate nominee service provider. The UAE Nominee owns 51% legal interests in Indigo Living LLC (“Indigo Dubai”) and, through the Contractual Arrangements (as defined below), has enabled our Group to have 100% control over Indigo Dubai. The UAE Nominee is regarded as a connected person of our Company.
Mr. Mohamed Ameen Hasan Mohamed Mubasheri Almarzooqi	Mr. Mohamed Ameen Hasan Mohamed Mubasheri Almarzooqi owns 90% of the UAE Nominee and is therefore a connected person of the Company.
Ms. Maimoona Abdulla Ali Ahmed Alrais	Ms. Maimoona Abdulla Ali Ahmed Alrais is the spouse of Mr. Mohamed Ameen Hasan Mohamed Mubasheri Almarzooqi and is therefore a connected person of the Company.

As disclosed in the section headed “Contractual Arrangements” of Prospectus, the United Arab Emirates (the “UAE”) laws limits non-Gulf Cooperation Council/UAE Entities to owning no more than 49% of the share capital in a UAE limited company, and the Anti-Fronting Law, on its face, has the effect of prohibiting situations where companies seek to circumvent the 51/49 foreign ownership restrictions. As a result, in order to protect our Group’s interests in the UAE, our Group, the UAE Nominee, a limited company incorporated under the laws of the UAE and the registered holder of 51% equity interest in Indigo Dubai and is a corporate nominee services provider pursuant to the Contractual Arrangements, and its shareholders entered into the following two transactions (collectively the “UAE Transactions”):

#### (i) Service Agreement

Pursuant to the terms of a service agreement (the “Service Agreement”) dated 29 March 2018, the UAE Nominee will assist Deep Ocean SPV and/or Indigo Dubai to obtain and maintain company registration and licenses, apply visas for employees of Indigo Dubai and their respective family members to work and stay in the UAE and assist with other company secretarial and legal matters necessary for Deep Ocean SPV and Indigo Dubai to operate in the UAE.

## DIRECTORS' REPORT (CONTINUED)

For the Year, the Group paid the UAE Nominee AEDNil (2022: AED185,000) for the above-mentioned services in relation to Indigo Dubai.

### (ii) **Contractual Arrangement**

There are a series of agreements narrowly tailored to provide the Group with control and ownership over Indigo Dubai, achieve the business purposes of the Group, minimise the potential for conflict with the relevant UAE laws and regulations and grant the Group the right to acquire the equity interests of Indigo Dubai when permitted by the UAE laws and regulations.

The series of agreements (the “**Contractual Arrangements**”) comprise:

- (1) Loan agreement dated 7 March 2018 and entered into among Pacific Legend Development Limited (“**Pacific Legend Development**”) as lender, the UAE Nominee as borrower and Deep Ocean SPV (the “**Loan Agreement**”) provides that:
  - (a) Pacific Legend Development lends to the UAE Nominee in the amount of US\$10,000 (for subscribing the entire share capital of Deep Ocean SPV) and approximately AED13.9 million (for paying 51% of Indigo Dubai, which value was by reference to the unaudited net asset value of Indigo Dubai as at 31 December 2017).
  - (b) The loan is interest free.
  - (c) The UAE Nominee gave an undertaking to Pacific Legend Development including but not limited to the following: (i) not to mortgage, charge, pledge or otherwise encumber the shares of Deep Ocean SPV; (ii) to direct all dividend from Deep Ocean SPV to be paid to Pacific Legend Development; (iii) to keep the 100% shareholding in Deep Ocean SPV isolated from any of the other transactions (including those in the ordinary course of business) of the UAE Nominee; and (iv) not to sell, transfer or otherwise dispose of the shares of Deep Ocean SPV without prior notice and written consent of Pacific Legend Development.
  - (d) The UAE Nominee shall distribute the dividends, income, assets and capital of Deep Ocean SPV according to the instruction of Pacific Legend Development.
  - (e) Repayment of the loan may only be made by the UAE Nominee transferring the entire share capital of Deep Ocean SPV to Pacific Legend Development or, where the law permits, to any third party designated in the sole and absolute discretion by Pacific Legend Development.
  - (f) The Loan Agreement shall remain valid until the loan is fully repaid or upon the happening of (i) material default on the part of the UAE Nominee to observe or perform the terms and conditions of the Loan Agreement, (ii) the UAE Nominee compounds with its creditors in consequence of debt or is being threatened to satisfy the debt of its creditors with any of the assets of the UAE Nominee, (iii) Pacific Legend Development is permitted under the laws of Abu Dhabi Global Market of the Emirates of Abu Dhabi of the UAE (“**ADGM**”) or the UAE to hold Indigo Dubai in its own name, or (iv) upon the bankruptcy of the UAE Nominee.

## DIRECTORS' REPORT (CONTINUED)

- (2) Share charge dated 7 March 2018 entered into by the UAE Nominee in favour of Pacific Legend Development (the **"Share Charge"**) under which the UAE Nominee agrees (i) to charge the entire shares in Deep Ocean SPV to Pacific Legend Development as continuing security for the payment of the loans pursuant to the Loan Agreement; (ii) that Pacific Legend Development are entitled to the dividends paid on the shares of Indigo Dubai that are held by the UAE Nominee and/or Deep Ocean SPV; (iii) not to create any security interest over or assign or transfer its rights or obligation under the Share Charge without prior notice to and written consent of Pacific Legend Development; and (iv) Pacific Legend Development shall retain possession of the share certificate of Deep Ocean SPV as securities for the repayment of the loan under the Loan Agreement. On 11 March 2018, the Share Charge was registered with the ADGM pursuant to the ADGM Companies Law Regulations, which also govern the registration and enforcement of charges in the ADGM. Due to such registration, even upon the death of any of the shareholders of the UAE Nominee, the interests of Pacific Legend Development in Indigo Dubai are protected. Until the UAE Nominee repays the loan fully under the Loan Agreement, the UAE Nominee continues to hold 100% of Deep Ocean SPV.
- (3) Proxy dated 29 March 2018 entered into by Deep Ocean SPV in favour of Pacific Legend Development (the **"Proxy"**) under which Deep Ocean SPV irrevocably appoints the nominee of Pacific Legend Development to be its proxy to vote at shareholders' meetings of Indigo Dubai in respect of any existing or further shares of Indigo Dubai which may have been or may from time to time be issued and/or registered in the name of Deep Ocean SPV.
- (4) Special power of attorney notarised on 18 April 2018 and entered into by the UAE Nominee in favour of Pacific Legend Development (the **"SPOA"**) under which, pursuant to the terms of the Loan Agreement, the UAE Nominee appointed the nominee of Pacific Legend Development to receive all bonus shares and other rights attaching or accruing to the shares of Deep Ocean SPV including the right to transfer the shares of Deep Ocean SPV to another nominee should the UAE Nominee be in breach of its obligations and grant the power to Pacific Legend Development's directors and their successors (including the rights to vote in a shareholders' meeting of Deep Ocean SPV, sign minutes, file documents with the ADGM; the UAE Nominee shall ensure that the SPOA does not give rise to any potential conflicts of interest.
- (5) Undertaking dated 29 March 2018 entered into by the UAE Nominee, Deep Ocean SPV and the shareholders of the UAE Nominee in favour of Pacific Legend Development (the **"Undertaking"**) provides that the UAE Nominee irrevocably undertakes the following:
  - (a) the UAE Nominee will terminate and unwind the Contractual Arrangements as soon as the UAE allows Indigo Dubai to be owned without a local 51% shareholder;
  - (b) the UAE Nominee will return to Pacific Legend Development any consideration they receive in the event that Pacific Legend Development acquires the 51% of Indigo Dubai from the UAE Nominee; and
  - (c) the UAE Nominee ensures that the Contractual Arrangements will not give rise to any potential conflicts of interest at Indigo Dubai.

## DIRECTORS' REPORT (CONTINUED)

- (6) General power of attorney notarised on 3 April 2018 and entered into by Pacific Legend Development and Deep Ocean SPV in favour of Mr. MCLENNAN (the "GPOA") to have full rights of management of Indigo Dubai. According to our UAE Legal Advisers, the GPOA was duly notarised and cannot be revoked other than by all the parties to the GPOA.

There was no additional payment from our Group to the UAE Nominee in respect of the Contractual Arrangements.

The Directors believe that the Company's structure whereby Indigo Dubai's financial results are consolidated into the Company's consolidated financial statements as if Indigo Dubai was a wholly-owned subsidiary and the flow of economic benefits from their business to the Company, places the Group in a special position in relation to the connected transactions rules. Accordingly, notwithstanding that the transactions contemplated under the Contractual Arrangements technically constitute continuing connected transactions for the purposes of Chapter 20 of the GEM Listing Rules, the Directors consider that it would be unduly burdensome and impracticable and would impose unnecessary administrative costs on us to be subject to strict compliance with the requirements set out under Chapter 20 of the GEM Listing Rules in respect of these continuing connected transactions. Accordingly, the Company has, pursuant to the GEM Listing Rules, applied to the Stock Exchange for, and the Stock Exchange has granted, a waiver from strict compliance with the announcement requirements relating to these continuing connected transactions under the GEM Listing Rules. In addition, the Directors confirm that the Company has complied and will continue to comply with the applicable provisions under the GEM Listing Rules.

The Directors, including all the independent non-executive Directors, have reviewed the UAE Transactions and confirmed that they have been entered into:

- i. the transactions carried out during such year have been entered into in accordance with the relevant provisions of the UAE Transactions so that the revenue generated by Indigo Dubai have been mainly retained by our Group;
- ii. no dividends or other distributions have been made by Indigo Dubai to the holders of its equity interests which are not retained by assigned or transferred to our Group ; and
- iii. the UAE Transactions entered into, renewed or reproduced between the UAE Nominee and our Group during the Year are fair and reasonable, or advantageous, so far as our Group is concerned and in the interests of our Company and our Shareholders as a whole.

The Company's auditor has reported to the Directors in their letter that based on their work performed:

- i. the UAE Transactions have received the approval of our Directors;
- ii. the UAE Transactions have been entered into in accordance with the relevant UAE Transactions; and
- iii. no dividends or other distributions have been made by Indigo Dubai to the holders of its equity interests which are not retained by or assigned or transferred to our Group;



## DIRECTORS' REPORT (CONTINUED)

The Company confirms that it has complied with the disclosure requirements in accordance with Chapter 20 of the GEM Listing Rules in respect of the connected transactions and continuing connected transactions.

### SUBSTANTIAL SHAREHOLDERS

As at 31 December 2023, the register of substantial shareholders required to be kept under Section 336 of Part XV of the SFO showed that the Company had been notified of the following substantial shareholders' interests, being 5% or more in the issued ordinary share capital of the Company. These interests are in addition to those disclosed above in respect of the Directors and Chief Executives.

Name	Capacity/Nature of Interest	Number of Shares held <i>(note 6)</i>	Percentage of shareholding <i>(note 2)</i>
Double Lions	Beneficial interest	41,450,000 (L)	21.81%
Ms. FITZPATRICK	Interest in a controlled corporation, interest held jointly with other persons <i>(note 1)</i> and interest of spouse <i>(note 3)</i>	41,450,000 (L)	21.81%
Mr. David Frances BULBECK	Interest of spouse <i>(note 3)</i>	41,450,000 (L)	21.81%
Ms. BAILEY	Interest in a controlled corporation, interest held jointly with other persons <i>(note 1)</i> and interest of spouse <i>(note 4)</i>	41,450,000 (L)	21.81%
Mr. LEACH	Interest in a controlled corporation, interest held jointly with other persons <i>(note 1)</i> and interest of spouse <i>(note 4)</i>	41,450,000 (L)	21.81%
Mr. RINDERKNECHT	Interest in a controlled corporation and interest held jointly with other persons <i>(note 1)</i>	41,450,000 (L)	21.81%
Mr. CHEUNG Wai Keung	Beneficial interest	13,200,000 (L)	6.94%
Ms. WONG	Interest in a controlled corporation <i>(note 5)</i>	37,137,000 (L)	19.54%
Century Great Investments Limited	Beneficial interest	37,137,000 (L)	19.54%

## DIRECTORS' REPORT (CONTINUED)

### Notes:

- (1) Double Lions is owned as to 40.48% by Mr. MCLENNAN, 20.00% by Ms. FITZPATRICK, 14.88% by Ms. BAILEY, 14.88% by Mr. RINDERKNECHT and 9.76% by Mr. LEACH (collectively, with Double Lions, the “**Single Largest Shareholders Group**”). Each member of the Single Largest Shareholders Group executed the Deed of AIC confirming the existence of their acting in concert and are deemed to be interested in all the Shares owned by Double Lions.
- (2) The calculation is based on the total number of 190,080,000 Shares in issue as at 31 December 2023.
- (3) Mr. David Frances BULBECK is the spouse of Ms. FITZPATRICK and is deemed to be interested in the Shares held by Ms. FITZPATRICK by virtue of the SFO.
- (4) Ms. BAILEY and Mr. LEACH are married to each other and each of them is deemed to be interested in the Shares held by her/his spouse via Double Lions by virtue of the SFO.
- (5) Century Great Investments Limited is 100% owned by Ms. WONG Wing Man. Ms. WONG was appointed as an executive Director of the Company with effect from 15 March 2023.
- (6) The letter “L” denotes the entity/person’s long position in the shares of the Company.

Save as disclosed above, as at 31 December 2023 and up to the date of this report, the Directors were not aware of any other persons or companies who had any interest or short position in the Shares or underlying shares of the Company that was required to be recorded in the register of interests required to be kept by the Company pursuant to Section 336 of the SFO, or which would fall to be disclosed under the provisions of Divisions 2 and 3 of Part XV of the SFO.

### PURCHASE, SALE OR REDEMPTION OF SECURITIES

During the Year, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company’s securities.

### CONFIRMATION OF INDEPENDENCE OF INDEPENDENT NON-EXECUTIVE DIRECTORS

The Company has received, from each of the independent non-executive Directors, an annual confirmation of independence pursuant to Rule 5.09 of the GEM Listing Rules. The Company considers that all of the independent non-executive Directors are independent.

## DIRECTORS' REPORT (CONTINUED)

### MAJOR CUSTOMERS AND SUPPLIERS

The information in respect of the Group's sales and cost of sales attributable to the major customers and suppliers respectively is as follows:

	Percentage of the Group's total	
	Sales	Cost of sales
The largest customer	20%	
Five largest customers in aggregate	43%	
The largest supplier		16%
Five largest suppliers in aggregate		44%

At no time during the Year have the Directors, their associates or any shareholder of the Company (which to the knowledge of the Directors owns more than 5% of the number of issued shares of the Company) had any interest in these major customers and suppliers.

### CORPORATE GOVERNANCE

Principal corporate governance practices adopted by the Company are set out in the Corporate Governance Report from pages 40 to 53 of this annual report.

### SUFFICIENCY OF PUBLIC FLOAT

Based on the information publicly available to the Company and within the knowledge of the Directors, as at the latest practicable date prior to the issue of this annual report, there was sufficient public float of at least 25% of the Company's issued Shares as required under the GEM Listing Rules.

### CHARITABLE DONATIONS

During the Year, the Group did not make any charitable donation (2022: Nil).

### PRE-EMPTIVE RIGHTS

There are no provisions for pre-emptive rights under the Company's Articles of Association or the laws of the Cayman Islands which would oblige the Company to offer new shares on a pro-rata basis to existing shareholders.

## DIRECTORS' REPORT (CONTINUED)

### CLOSURE OF THE REGISTER OF MEMBERS

The period for which the register of members of the Company will be closed for the purpose of ascertaining the entitlement of the shareholders of the Company to attend and vote at the AGM will be announced at least 10 business days before such closure in accordance with rule 17.78(1) of the GEM Listing Rules.

### AUDITOR

Jon Gepsom CPA Limited was appointed as the auditor of the Company in place of Moore CPA Limited and to hold office until the conclusion of next AGM. For the details, please refer to the announcement of the Company dated 18 March 2024.

The consolidated financial statements of the Group for the year ended 31 December 2023 have been audited by Jon Gepsom, who will retire and, being eligible, offer itself for re-appointment. A resolution for the re-appointment of Jon Gepsom as the auditor of the Company is to be proposed at the Annual General Meeting.

On behalf of the Board

**John Warren MCLENNAN**

*Chairman and Executive Director*

Hong Kong, 31 May 2024

# CORPORATE GOVERNANCE REPORT

## CORPORATE GOVERNANCE PRACTICES

The Board is committed to establishing and ensuring high standards of corporate governance and adopt sound corporate governance practices on the basis of the Corporate Governance Code (the “**CG Code**”) as set out in Appendix C1 to the GEM Listing Rules.

This Corporate Governance Report is presented for the year ended 31 December 2023 (the “**Year**”). The Directors consider that the Company has complied with all the code provisions set out in the CG Code during the Year.

## DIRECTORS’ SECURITIES TRANSACTIONS

The Group has adopted a code of conduct regarding securities transactions by Directors on terms no less exacting than the required standard of dealings set out in Rules 5.48 to 5.67 of the GEM Listing Rules (the “**Required Standard of Dealings**”). Having made specific enquiry of all the Directors, each of them confirmed that they had complied with the Required Standard of Dealings throughout the Year, and the Company was not aware of any non-compliance with such Required Standard of Dealings and its code of conduct regarding securities transactions by Directors during the Year.

## BOARD OF DIRECTORS

### Board Composition

The Board members for the Year and up to the date of this annual report are:

#### **Executive Directors:**

Mr. John Warren MCLENNAN  
Ms. MOK Lai Yin Fiona (resigned on 15 March 2023)  
Mr. SO Kin Ting Wilson (resigned on 12 May 2023)  
Ms. Shawlain AHMIN  
Ms. WONG Wing Man (appointed on 15 March 2023)  
Mr. WONG Ka Man (retired on 12 May 2023)

#### **Non-Executive Director:**

Mrs. Jennifer Carver MCLENNAN (retired on 12 May 2023)

#### **Independent Non-Executive Directors:**

Mr. SO Alan Wai Shing  
Mr. LEE Kwong Ming  
Mr. LEE Fung Lun  
Mr. CHAN Kin Sun (appointed on 1 December 2023)  
Mr. WONG Sui Chi (appointed on 18 September 2023)  
Mr. Tom SZUTU (retired on 12 May 2023)  
Mr. Kurt Kwai Ching MAK (retired on 12 May 2023)

## CORPORATE GOVERNANCE REPORT (CONTINUED)

The Board had complied with the Rule 5.05 of the GEM Listing Rules to have at least three independent non-executive Directors (who collectively represent at least one-third of the board) and at least one independent non-executive Director has appropriate professional qualifications or accounting or related financial management expertise.

Each of the independent non-executive Director has made an annual confirmation of independence pursuant to Rule 5.09 of the GEM Listing Rules. The Board considers that all independent non-executive Directors to be independent to the Company and meet the requirements set out in Rules 5.09 of the GEM Listing Rules at the date of this report.

Save as disclosed in the section headed “Biographies of Directors and Senior Management” on pages 22 to 24 of this annual report, the members of the Board have no financial, business, family or other material/relevant relationship with each other.

### **Roles and Responsibilities of the Board**

The Company is headed by the Board which is responsible for the leadership, control and promotion of the success of the Group in the interests of the Shareholders by directing and supervising its affairs and by formulating strategic directions and monitoring the financial and management performance of the Group.

Some of the key responsibilities of the Board include:

- setting the Group’s values, vision and mission;
- establishing and maintaining the strategic direction and objectives of the Group;
- monitoring the performance of management;
- ensuring that a framework of prudent and effective controls is in place to enable risks to be assessed and managed; and
- review and approve the quarterly/interim/final financial results of the Company.

The Board has established Board committees and has delegated to these Board committees various responsibilities as set out in their respective terms of reference which are published on the respective websites of GEM and the Company. The Board may from time to time delegate certain functions to senior management of the Group if and when considered appropriate. The management of day-to-day operation of the Group’s businesses and implementation of the business plans, strategies and policies adopted by the Board has been delegated to the senior management of the Group.

The Company has an experienced and committed management team. All of the executive Directors and our senior management have been serving the Group for an average of 4 years. The executive Directors are also interested in our business outcomes and thus their own interests align with that of the Company. The committed and continued service of our management team allows the Group to execute our business strategy with long term vision and objective without interruption.

## CORPORATE GOVERNANCE REPORT (CONTINUED)

### Board Meetings and General Meeting

8 board meetings were held during the Year, in which four meetings were held to approve the annual results for the year ended 31 December 2022, and the first quarterly, interim and third quarterly results of 2023, respectively. The other board meetings were held to approve, among others (i) change of Directors, (ii) approval of discloseable transactions, and (iii) three placings of new shares under the Company's general mandate.

The annual general meeting of the Company for the year ended 31 December 2022 was held on 12 May 2023 (the "2023 AGM"). An extraordinary general meeting of the Company was held on 26 July 2023 to approve the share consolidation of the Company (the "2023 EGM").

The attendance of each of Directors at board meetings during the Year and the 2023 AGM is set out in the table below:

Name of Director	Attendance/ Number of board meetings held	Attendance at 2023 AGM	Attendance at 2023 EGM
<b>Executive Directors</b>			
Mr. John Warren MCLENNAN	8/8	1/1	1/1
Ms. MOK Lai Yin Fiona (resigned with effect from 15 March 2023)	2/2	1/1	N/A
Mr. SO Kin Ting Wilson (resigned with effect from 12 May 2023)	2/8	1/1	N/A
Ms. Shawlain AHMIN	8/8	1/1	1/1
Ms. WONG Wing Man (appointed with effect from 15 March 2023)	7/7	1/1	1/1
Mr. WONG Ka Man (retired with effect from 12 May 2023)	5/5	1/1	N/A
<b>Non-executive Director</b>			
Mrs. Jennifer Carver MCLENNAN (retired with effect from 12 May 2023)	3/3	1/1	N/A
<b>Independent non-executive Directors</b>			
Mr. SO Alan Wai Shing	8/8	1/1	2/2
Mr. LEE Kwong Ming	7/8	1/1	0/1
Mr. LEE Fung Lun	8/8	1/1	1/1
Mr. Tom SZUTU (retired with effect from 12 May 2023)	3/3	1/1	N/A
Mr. Kurt Kwai Ching MAK (retired with effect from 12 May 2023)	4/5	1/1	N/A
Mr. WONG Sui Chi (appointed with effect from 18 September 2023)	2/2	N/A	N/A
Mr. CHAN Kin Sun (appointed with effect from 1 December 2023)	5/4	N/A	N/A

Mr. LEE Kwong Ming was unable to attend the 2023 EGM due to his respective business commitments.

## CORPORATE GOVERNANCE REPORT (CONTINUED)

### Continuous Professional Development of the Directors

Pursuant to the code provision C.1.4 under Appendix C1 to the GEM Listing Rules, all Directors should participate in continuous professional development to develop and refresh their knowledge and skills. The Company has provided relevant materials prepared or published by its legal adviser, professional bodies or regulators to the Directors to keep them abreast of the latest development of legal, regulatory and corporate governance. All Directors have provided records of the training they received to the Company. The trainings included attending experts' briefings, seminars, and/or conferences, and reading materials relevant to the business, corporate governance and directors' duties.

The record of continuous professional training relating to director's duties and regulatory and business development that has been received by the Directors for the year ended 31 December 2023 is summarised as follows:

	<b>Type of training (Note)</b>
<b>(i) Executive Directors</b>	
John Warren MCLENNAN	B
Shawlain AHMIN	B
WONG Wing Man	B
<b>(ii) Independent Non-executive Directors</b>	
SO Alan Wai Shing	A
LEE Kwong Ming	A
LEE Fung Lun	B
WONG Sui Chi	A
CHAN Kin Sun	B

Note:

Types of Training

A: Attending training sessions, including but not limited to, briefings, seminars, conferences and workshops.

B: Reading/Studying relevant news alerts, newspapers, journals, magazines and relevant publications.

There are also arrangements in place for providing continuing briefing and professional development to Directors whenever necessary. For example, when a Director is newly appointed, he/she will be provided an induction to ensure he/she has appropriate understanding of the business and operations of the Company and that he/she is fully aware of his/her responsibilities and obligations under the GEM Listing Rules and the relevant regulatory requirements.

### NOMINATION POLICY

The Nomination Policy which was adopted by the Board sets out the selection criteria and procedures for the Nomination Committee to select and recommend suitable candidates for directorship with a view to ensuring that the Board has a balance of skills, experience and diversity of perspectives appropriate to the requirements of the Company's business.



## CORPORATE GOVERNANCE REPORT (CONTINUED)

The Nomination Committee shall consider a variety of factors in assessing the suitability of a proposed candidate for directorship, including but not limited to the following selection criteria:

- Board Diversity Policy;
- accomplishment and experience appropriate to the requirements of the Company's business;
- commitment in respect of sufficient time, interest and attention to the Company's business;
- compliance with the criteria of independence under the GEM Listing Rules for the appointment of independent non-executive Director; and
- any other relevant factors as may be considered by the Nomination Committee from time to time.

If the Board recognises the need to appoint a new director subject to the provisions in the Company's Articles of Association, the Nomination Committee, with or without assistance from external agencies, shall identify candidates in accordance with the selection criteria set out in the Nomination Policy, evaluate the candidates and recommend to the Board the appointment of the appropriate candidate for directorship. The Board decides the appointment based upon the recommendation of the Nomination Committee and the Board has the final authority on determining suitable director candidate for directorship.

Candidates for appointment as Directors may also be sourced internally or externally through various channels such as using the services of specialist executive search firms. The aim is to appoint individuals of the highest calibre in their area of expertise and experience.

### BOARD DIVERSITY POLICY

The Company has adopted a board diversity policy (the "Board Diversity Policy") which sets out the approach to achieve diversity of the Board. The Company embraces the benefits of having a diverse Board to enhance the quality of its performance.

Pursuant to the Diversity Policy, the Company seeks to achieve Board diversity through the consideration of a number of aspects, including but not limited to gender, age, cultural and educational background, ethnicity, professional specialisation, experience, skills, knowledge and other qualifications.

For the purpose of implementation of the Board Diversity Policy, the following measurable objectives were adopted:

1. The number of independent non-executive Directors should be not less than three and one-third of the Board.
2. At least one of the independent non-executive Directors must have appropriate professional qualifications or accounting or related financial management expertise.
3. At least one Director should be the professional or have intensive experience of the industry on which the business of the Group is.

## CORPORATE GOVERNANCE REPORT (CONTINUED)

4. There shall be at least one male and one female Board member each, subject to any more stringent requirements under the Listing Rules/any applicable laws and regulations, if any.

The Board has reviewed the Board Diversity Policy and its effectiveness for the Year. The Board has achieved the measurable objectives under the Board Diversity Policy for the Year.

### GENDER DIVERSITY

Under the revised Rule 17.104 of the GEM Listing Rules that came into effect on 1 January 2022, a single gender Board will not be considered by the Stock Exchange to have achieved board diversity. The Board believes that gender diversity is a manifestation of board diversity, among all other measurable objectives. As at the date of this report the Board comprises two female Directors and seven male Directors. The Company will continue to apply the principle of appointments based on merits with reference to the Board Diversity Policy as a whole. The Company has complied with this new requirement during the year ended 31 December 2023.

The Group recognises the importance of diversity and has a diverse workforce in terms of gender, providing a variety of ideas and levels of competency that contribute to the Group's success. In the hiring process, the Company takes into account a number of measurable factors, including but not limited to gender, age, cultural and educational background, ethnicity, professional specialisation, experience, skills, knowledge and other qualifications. Appointment of candidates is solely based on meritocracy, and candidates will be considered against objective criteria, having due regards for the benefits of diversity on the Group. As at 31 December 2023, approximately 45% of the Group's employees (including senior management) are female and 55% are male. For further details on the employment and labour practices of the Group including gender diversity, please refer to the Environmental, Social and Governance Report on pages 54 to 79 of this report.

The Board regularly assesses the Group's diversity profile of all levels of employees and considers the diversity policy to attract, retain and motivate employees from the widest possible pool of available talent. The Board considers that the gender ratio of the workforce of the Group, including the senior management, is appropriate for the operations of the Group and will strive to maintain the gender diversity of the workforce.

### CHAIRMAN

The chairman of the Board was Mr. MCLENNAN. Such practice deviates from code provision C.2.1 of the Corporate Governance Code and Corporate Governance Report (the "CG Code") as contained in Appendix C1 to the GEM Listing Rules. Taking into account Mr. MCLENNAN's substantial experience and leadership position in the management of the Company, the Board considers that Mr. MCLENNAN acting as the chairman of the Board enables effective management of the Company and is in the interest of the Group and the Shareholders as a whole. In addition, the Board currently comprises five executive Directors, one non-executive Director and five independent non-executive Directors. The Board will remain appropriately structured with balance of power to provide sufficient checks and supervision to protect the interests of the Company and the Shareholders.

## CORPORATE GOVERNANCE REPORT (CONTINUED)

### BOARD COMMITTEES

#### Audit Committee

The Company established the Audit Committee with written terms of reference in compliance with Rule 5.29 of the GEM Listing Rules and paragraph C.3.3 of the CG Code pursuant to a resolution of the Directors passed on 19 June 2018. The primary duties of the Audit Committee are, among other things, to make recommendations to the Board on the appointment, reappointment and removal of external auditors, review the financial statements and provide advice in respect of financial reporting, oversee our financial reporting process, internal control, risk management systems and audit process, and perform other duties and responsibilities assigned by the Board.

The Audit Committee comprises Mr. SO Alan Wai Shing (chairman), Mr. LEE Kwong Ming and Mr. LEE Fung Lun, all being independent non-executive Directors.

The Audit Committee held four meetings during the Year for the purposes of, among other things, review the annual financial results for the year ended 31 December 2022, the first quarterly, interim and third quarterly financial results for 2023, respectively before submission to the Board. It also reviewed the activities of the Group's risk management and internal control functions and recommended improvements. The details of the attendance are set out below:

<b>Audit Committee Members</b>	<b>Attendance/ Number of meetings</b>
SO Alan Wai Shing (Chairman)	4/4
LEE Kwong Ming	3/4
LEE Fung Lun	4/4
CHAN Kin Sun (appointed on 1 December 2023)	0/0
Tom Kuet SZUTU (resigned on 12 May 2023)	3/3
WONG Sui Chi (appointed on 18 September 2023)	0/0
Kurt Kwai Ching MAK (resigned on 12 May 2023)	1/3

The Audit Committee has also reviewed the consolidated financial statements of the Group for the year ended 31 December 2023 and is of the opinion that such consolidated financial statements complied with the applicable accounting standards, the requirements under the GEM Listing Rules and other applicable legal requirements, and that adequate disclosures have been made.

#### Remuneration Committee

The Company established the Remuneration Committee with written terms of reference in compliance with Rule 5.35 of the GEM Listing Rules and paragraph B.1.2 of the CG Code pursuant to a resolution of the Directors passed on 19 June 2018.

## CORPORATE GOVERNANCE REPORT (CONTINUED)

The primary duties of the Remuneration Committee are, amongst other things, to make recommendations to the Board on the terms of remuneration packages, bonuses and other compensation payable to the Directors and senior management and on the Group's policy and structure for all remuneration of the Directors and senior management. The Remuneration Committee also review matters relating to share schemes (if any) of the Company on an annual basis.

During the Year, the Remuneration Committee reviewed the policy, structure and remuneration of the Directors, and considered and recommended to the Board on the letters of appointment and remuneration packages of Ms. Wong Wing Man, executive Director, and Mr. Chan Kin Sun and Mr. Wong Sui Chi, the independent non-executive Directors appointed.

The Remuneration Committee comprises Mr. MCLENNAN, being an executive Director, and independent non-executive Directors namely Mr. SO Alan Wai Shing, Ms. WONG Wing Man (appointed with effect from 15 March 2023), Mr. LEE Kong Ming and Mr. LEE Fung Lun. Mr. LEE Fung Lun is the chairman of the Remuneration Committee.

The Remuneration Committee held two meetings during the Year for the purposes of, among other things, considering and approving the remuneration packages of the senior management. The details of attendance are set out below:

<b>Remuneration Committee Members</b>	<b>Attendance/ Number of meetings</b>
Mr. LEE Fung Lun (Chairman)	2/2
Mr. MCLENNAN John Warren	2/2
Mr. SO Alan Wai Shing	2/2
Ms. WONG Wing Man (appointed with effect from 15 March 2023)	1/2
Mr. LEE Kwong Ming	2/2

### Remuneration Policy

The Remuneration Policy aims to set out the approach to guide the Remuneration Committee in relation to the setting up the remuneration package of the executive Directors and the senior Management.

The Remuneration Committee will meet at least once for each year to discuss remuneration related matters (including the remuneration of Directors and the senior management) and review the remuneration policy of the Group. It has been decided that the Remuneration Committee would determine, with delegated responsibility, the remuneration packages of individual executive Directors and the senior management.

### Nomination Committee

The Company established the Nomination Committee with written terms of reference in compliance with paragraph A.5.2 of the CG Code pursuant to a resolution of the Directors passed on 19 June 2018.

## CORPORATE GOVERNANCE REPORT (CONTINUED)

The primary duties of the Nomination Committee include reviewing and assessing the structure, size and composition (including the skills, knowledge and experiences) of the Board at least annually and making recommendations to the Board on any proposed changes to the Board to complement the Company's corporate strategy; identifying individuals suitably qualified as potential Board members and selecting or making recommendations to the Board on the selection of individuals nominated for directorships; assessing the independence of the independent non-executive Directors; and making recommendations to the Board on the appointment or re-appointment of Directors and succession planning of Directors, in particular that of the chairman and the chief executive officer of the Company.

During the Year, the Nomination Committee reviewed the structure, size and composition of the Board and the independence of the independent non-executive Directors, considered and recommended to the Board on the appointment of Ms. Wong Wing Man as executive Director, and Mr. Chan Kin Sun and Mr. Wong Sui Chi as independent non-executive Directors.

The Nomination Committee comprises Mr. SO Alan Wai Shing, Mr. SZUTU (retired with effect from 12 May 2023), Mr. MAK (retired with effect from 12 May 2023), Mr. LEE Kwong Ming (appointed with effect from 12 May 2023) and Mr. LEE Fung Lun (appointed with effect from 12 May 2023), all being independent non-executive Directors. Mr. SZUTU was the chairperson of the Nomination Committee until her resignation on 27 May 2022, whose vacancy was filled by Mr. LEE Kwong Ming on the same date.

Pursuant to the terms of reference of the Nomination Committee, there is no mandatory requirement of the minimum number of meetings each year. The Committee members may call any meetings at any time when necessary or desirable. The Nomination Committee held two meeting during the Year for the purposes of nomination of new Director candidates for the consideration by the Board. The details of the attendance are set out below:

<b>Nomination Committee Members</b>	<b>Attendance/ Number of meetings</b>
Mr. LEE Kwong Ming (Chairman)	2/2
Ms. WONG Wing Man (appointed with effect from 15 March 2023)	1/2
Mr. SO Alan Wai Shing	2/2
Mr. LEE Fung Lun	2/2

## CORPORATE GOVERNANCE FUNCTIONS

The Board is responsible for performing the corporate governance duties as set out in paragraph A.2.1 of the CG Code, which include the following:

1. to develop and review the policies and practices on corporate governance of the Group;
2. to review and monitor the training and continuous professional development of the Directors and senior management;
3. to review and monitor the Group's policies and practices on compliance with legal and regulatory requirements;

## CORPORATE GOVERNANCE REPORT (CONTINUED)

4. to develop, review and monitor the code of conduct and compliance manual (if any) applicable to the Directors and employees; and
5. to review the Company's compliance with the CG Code and disclosure in the corporate governance report of the Company.

### ACCOUNTABILITY AND AUDIT

BAKER TILLY Hong Kong Limited (“**BAKER TILLY**”) has resigned as the auditor of the Company with effect from 15 December 2023 after the Company could not reach a consensus with BAKER TILLY on the audit fee in respect of the audit of the consolidated financial statements of the Group for the year ended 31 December 2023. The Board has resolved to appoint MOORE CPA Limited as the new auditor of the Company to fill the casual vacancy following the resignation of BAKER TILLY and to hold office until the conclusion of the forthcoming annual general meeting of the Company.

MOORE CPA Limited (“**Moore HK**”) has resigned as the auditor of the Company with effect from 18 March 2024 after they had encountered delay in obtaining certain requested information from the management for the purpose of its audit in accordance with the Hong Kong Standards of Auditing issued by the Hong Kong Institute of Certified Public Accountants. Having considered the available internal resources and necessary time and effort required to complete the necessary audit procedures, Moore HK anticipates that they will not be able to complete the audit for the year ended 31 December 2023 on time in accordance with the timetable determined by the management of the Company. As a result, Moore HK decided to tender its resignation as the auditors of the Group.

Jon Gepsom CPA Limited has been appointed by the Board as the new auditor of the Company with effect from 18 March 2024 to fill the casual vacancy following the resignation of Moore HK and to hold office until the conclusion of the forthcoming annual general meeting of the Company.

### Directors' and Auditor's responsibilities for the Consolidated Financial Statements

All Directors acknowledge their responsibility to prepare the Group's consolidated financial statements which give a true and fair view of the state of affairs of the Company and the Group's results and cash flows and are properly prepared on a going concern basis in accordance with the applicable accounting standards, with disclosures required under the Companies Ordinance (Chapter 622 of the Laws of Hong Kong) (the “**Company Ordinance**”), and the GEM Listing Rules. The responsibility of the Company's auditor, Baker Tilly Hong Kong Limited is set out in the section headed “Independent Auditor's Report” of this annual report.

The Directors also confirm that, to the best of their knowledge, information and belief, having made all reasonable enquiries, they are not aware of any material uncertainties relating to events or conditions that may cast significant doubt upon the Company's ability to continue as a going concern.

## CORPORATE GOVERNANCE REPORT (CONTINUED)

### Auditors' remuneration

For the Year, the external auditors of the Group provided the following services to the Group:

	2023 (HK\$'000)	2022 (HK\$'000)
BAKER TILLY HONG KONG Limited		
– Audit services	–	892
– Non-audit services	<u>23</u>	<u>284</u>
	<u>23</u>	<u>1,176</u>
MOORE CPA Limited		
– Audit services	500	–
– Non-audit services	<u>–</u>	<u>–</u>
	<u>500</u>	<u>–</u>
Jon Gepsom CPA Limited		
– Audit services	500	–
– Non-audit services	<u>–</u>	<u>–</u>
	<u>500</u>	<u>–</u>
Total	<u><u>1,023</u></u>	<u><u>1,176</u></u>

### RISK MANAGEMENT AND INTERNAL CONTROL

The Board is responsible for the establishment, maintenance and review of the Group's system of internal controls and risk assessment. The Group has established internal control systems including but not limited to corporate governance, operations management, human resources and finance.

Code Provision C.2.5 of the CG Code stipulates that the Group should have an internal audit function. However, taking into account of the size, nature and complexity of the Company's operations, the Group considers that the current organisation structure and management could provide adequate risk management and internal control of the Group. Therefore, the Group does not have an internal audit function during the Year. Instead, a review of internal controls systems of different operations was conducted by BMI Appraisals Limited, an independent external risk advisory firm to ensure the effectiveness and adequacy internal controls system.

The Board also conducted an annual review on the administration and the adequacy of the risk management and internal control systems and considered them adequate and effective during the Year.

## CORPORATE GOVERNANCE REPORT (CONTINUED)

### Events after the year ended 31 December 2023

Due to a delay in the release of the audited annual results of the Company for the financial year ended 31 December 2023, trading in the shares of the Company was suspended with effect from 3:22 p.m. on 2 April 2024 to 3 June 2024. Reasons for such delay were disclosed in the announcements of the Company dated 28 March 2024, 3 April 2024, 18 April 2024 and 9 May 2024. To prevent the occurrence of similar incident in the future, the Company has done and will continue to implement the following:

- (i) the Board and the management of the Company have requested more frequent reporting meetings between the finance manager and the member(s) of the Audit Committee during the audit season so that the Board and the management of the Company can be stayed abreast of the audit progress and address the concerns of the auditors at an earlier stage;
- (ii) the Board will be closely monitoring the audit progress and resources deployed by the Company's auditors to early assess any possible delay;
- (iii) the Company has revisited the work allocation, the reporting lines and the handover procedures amongst its financial staff to improve and facilitate better communication and information flow with the Company's auditors and avoid delay in solving outstanding issues in the audit process; and
- (iv) the Company has revisited the sufficiency of its internal resources with respect to the financial reporting function of the Company including its manpower and headcount for its finance and accounting department to ensure sufficient manpower to support and improve the financial reporting function of the Company.

The Directors are committed to achieving high standards of corporate governance including full compliance with the regulatory requirements and are of the view that the above measures could effectively prevent the occurrence of similar incident in the future.

### COMPANY SECRETARY

On 15 March 2023, Mr. FU Chi Wing Jason ("**Mr. FU**") has resigned as Joint Company Secretary. Following the resignation of Mr. FU, another Joint Company Secretary, Mr. WONG Ka Man ("**Mr. WONG**") acted as the sole company secretary of the Company.

On 1 December 2023, Mr. TSE Chun Lai ("**Mr. TSE**") has been appointed as a Joint Company Secretary.

On 1 March 2024, Mr. WONG has resigned as a Joint Company Secretary. Following the resignation of Mr. WONG, another Joint Company Secretary, Mr. TSE remains in office and acts as the sole company secretary of the Company.

The primary duties of the Company Secretary include, but are not limited to, the following: (i) to ensure the Board procedures are followed and that the activities of the Board are carried out efficiently and effectively; (ii) to assist the Chairman to prepare agendas and Board papers for meetings and disseminate such documents to the Directors and Board committees in a timely manner; (iii) to timely disseminate announcements and information relating to the Group; and (iv) to maintain formal minutes of the Board meetings and other Board committee meetings.

Mr. TSE has been in full compliance with the requirements of Rule 5.15 of the GEM Listing Rules during the Year, with no less than 15 hours of relevant professional training.



## CORPORATE GOVERNANCE REPORT (CONTINUED)

### SHAREHOLDERS' RIGHTS

#### Convening an extraordinary general meeting requisitioned by shareholders

Pursuant to the Articles of Association of the Company, the Board may whenever it thinks fit call extraordinary general meetings. Extraordinary general meeting shall be convened on the requisition by one or more shareholders holding at the date of deposit of the requisition not less than one-tenth of the paid up capital of the Company carrying the right of voting at general meetings of the Company shall at all times have the right, by written requisition to the Board or the Secretary of the Company, to require an extraordinary general meeting to be called by the Board for the transaction of any business specified in such requisition; and such meeting shall be held within two months after the deposit of such requisition. If within twenty-one days of such deposit the Board fails to proceed to convene such meeting the requisitionist(s) himself (themselves) may do so in the same manner, and all reasonable expenses incurred by the requisitionist(s) as a result of the failure of the Board shall be reimbursed to the requisitionist(s) by the Company.

#### Procedures for putting forward enquiries to the Board

Shareholders of the Company may put forward enquiries to the Board in writing to Units 1202–1204, Level 12, Cyberport 2, 100 Cyberport Road, Hong Kong for the attention of the Company Secretary, or contact the Hong Kong Share Registrar of the Company, Tricor Investor Services Limited for any enquiries about their shareholdings and entitlements to dividend.

#### Procedures for putting forward proposals at Shareholders' Meetings

There is no provision for shareholders to propose resolutions at a general meeting under the Cayman Islands Companies Law. However, shareholders can follow the above procedure and request to convene extraordinary general meeting.

### INVESTOR RELATIONS

The Company has established various communication channels with its shareholders and the public. It includes annual general meeting, publishing annual, interim and quarterly reports, announcements and circulars on the websites of the GEM and the Company.

There had been no change to the Articles of Association of the Company for the Year.

To provide timely and effective communication, the Company maintains a corporate website ([www.pacificlegendgroup.com](http://www.pacificlegendgroup.com)) where information and updates on the Company's financial information, corporate governance practices and other information are available for public access.

### SHAREHOLDERS' COMMUNICATION POLICY

The aim of the Shareholders' Communication Policy is to provide Shareholders with information about the Company to enable them to engage actively with the Company and exercise their rights as Shareholders in an informed manner.

The Board is responsible for maintaining an ongoing dialogue with Shareholders and in particular for communicating with them and encouraging their participation, through annual general meetings or other general meetings, financial reports and other publications and communications of the Company.

## CORPORATE GOVERNANCE REPORT (CONTINUED)

Overall, the Board considers the shareholders' communication policy of the Group to be effective and adequate. The Board will continue to review the implementation and effectiveness of the shareholders' communication policy by shareholders' feedback from the above channel.

### DIVIDEND POLICY

The Company has established a dividend policy (the "**Dividend Policy**") which was adopted by the Board to set out the principles and guidelines that the Company intends to apply in relation to the declaration, payment or distribution of its profits as dividends to the shareholders of the Company.

In considering the payment of dividends, there shall be a balance between retaining adequate reserves for the Group's future growth and rewarding the shareholders of the Company.

The Board shall also take into account, among other things, the following factors when considering the declaration and payment of dividends:

- the Group's overall results of operation, financial condition, expected working capital requirements and capital expenditure requirements, liquidity position and future expansions plans;
- the amount of retained profits and distributable reserves of the Company;
- general economic conditions, business cycle of the Group's business and other internal or external factors that may have an impact on the business or financial performance and position of the Group; and
- any other factors that the Board may deem relevant and appropriate.

The declaration and payment of dividends by the Company is subject to any restrictions:

- under the Companies Law of the Cayman Islands, the Company's Memorandum and Articles of Association, the GEM Listing Rules and any other applicable laws and regulations; or
- under any financial covenants imposed by the Group's bankers or contracting parties.

The Company does not have any pre-determined dividend distribution ratio. The Company's dividend distribution record in the past may not be used as a reference or basis to determine the level of dividends that may be declared or paid by the Company in the future.

The Dividend Policy shall in no way constitute a legally binding commitment by the Group in respect of its future dividend and/or in no way obligate the Group to declare a dividend at any time or from time to time.

The Board will continually review the Dividend Policy and reserves the right in its sole and absolute discretion to update, amend and modify the Dividend Policy at any time.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## ABOUT THIS REPORT

Pacific Legend Group Limited has been listed on the GEM Board of the Stock Exchange of Hong Kong Limited (“**Stock Exchange**”) (Stock Code: 08547). The company mainly operates in Hong Kong with its subsidiaries in PRC and UAE. We primarily operate three business lines to suit the needs of both our retail and corporate clients, namely, (1) sale of home furniture and accessories, (2) rental of home furniture and accessories, and (3) project and hospitality services. With our strong commitment to the well-being of stakeholders and the environment, stringent standards are endorsed in the entire product manufacturing value stream in order to deliver enduring value to our major stakeholders. The Group is pleased to present our 6<sup>th</sup> environmental, social and governance (“**ESG**”) report (the “**Report**”).

## REPORTING SCOPE

Pacific Legend Group Limited (the “**Company**”, together with its subsidiaries, collectively as the “**Group**”, “**we**” or “**us**”) is pleased to present its Environmental, Social and Governance (“**ESG**”) Report. The ESG Report aims to provide an overview of our performance in respect of environmental protection, social involvement, engagement with stakeholders and sustainable development. Relevant figures are recorded and collected from our offices and retail shops in Hong Kong, the United Arab Emirates (the “**UAE**”) and the Mainland China (the “**PRC**”) from 1 January 2023 to 31 December 2023 (the “**Year**”).

## REPORTING GUIDELINES

The ESG Report is prepared in compliance with the applicable disclosure requirements of Appendix C2 – the Environmental, Social and Governance Reporting Guide (the “**Guide**”), under the Rules Governing the Listing of Securities on GEM of the Stock Exchange (the “**GEM Listing Rules**”).

The report complies with all provisions of “Mandatory Disclosure” and “Comply or Explain”, as well as the principles of materiality, quantitative, balance and consistency. In preparing the Report, the Group has adopted the international standards and emission factors specified in the guidance materials on ESG issued by the Stock Exchange for computing the relevant Key Performance Indicators (“**KPIs**”),<sup>1</sup> and there is no change from previous year in the way the Report has been prepared. The application of materiality is detailed in the subsection headed “ESG Management – Materiality Assessment”.

<sup>1</sup> How to prepare an ESG Report? – Appendix 2: Reporting Guidance on Environmental KPIs, [https://www.hkex.com.hk/-/media/HKEX-Market/Listing/Rules-and-Guidance/Environmental-Social-and-Governance/Exchanges-guidance-materials-on-ESG/app2\\_envirokpis.pdf](https://www.hkex.com.hk/-/media/HKEX-Market/Listing/Rules-and-Guidance/Environmental-Social-and-Governance/Exchanges-guidance-materials-on-ESG/app2_envirokpis.pdf)

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

## SOURCE OF DATA AND RELIABILITY STATEMENT

The information disclosed in the Report is from the Group's internal documents, statistical reports and relevant public materials. The Group undertakes that the Report does not contain any false information, misleading statement or material omission, and takes responsibilities for the contents hereof as to the authenticity, accuracy and completeness.

### Consistency

The Report uses consistent methodologies of ESG data over time. Any changes to the methods used or any other relevant factors affecting the methodologies have been disclosed in the Report.

### Balance

The Report provides an unbiased picture of our performance. The Report avoid selections, omissions, or presentation formats that may inappropriately influence a decision or judgment by the Report reader.

### Quantitative

The Report discloses key performance indicators in ways that can be measured so that the effectiveness of ESG policies and management systems can be evaluated and validated.

## ACCESS TO THIS ESG REPORT

This ESG Report is written in both English and Chinese, and in case of discrepancy between the two versions, the English version shall prevail.

## FEEDBACK AND OPINIONS

We sincerely welcome your feedback on our ESG Report and our sustainability performance, please contact us by any of the following means to share your opinions with us:

### Address:

Units 1202-1204, Level 12, Cyberport 2, 100 Cyberport Road  
Hong Kong  
Phone: (852) 2552 3500  
E-mail: [info@pacificlegendgroup.com](mailto:info@pacificlegendgroup.com)

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

## APPROACH

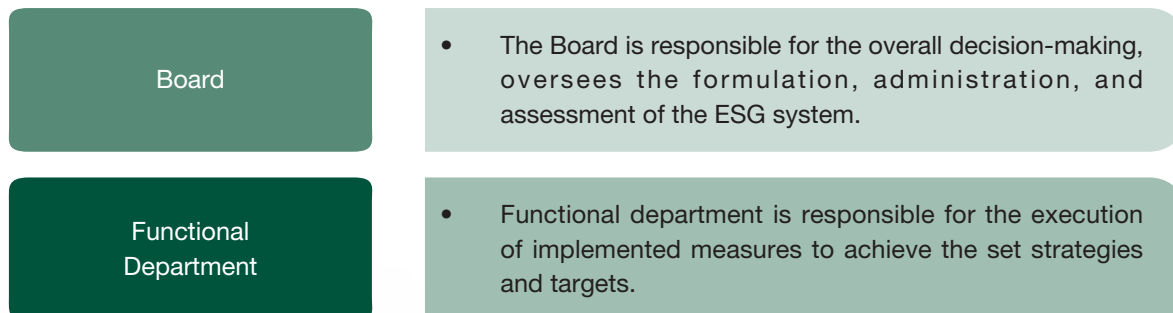
In order to manage ESG-related risks and opportunities, the Board of Directors of the Company (the “**Board**”) takes the initiative to formulate the overall ESG strategy. The management of the Group (the “**Management**”) is authorised by the Board to review and monitor the ESG policies and practices of the Group to ensure compliance with relevant legal and regulatory requirements, monitor and respond to emerging ESG issues, and make recommendations to the Board, where appropriate, to improve the ESG performance of the Group.

The Board is dedicated to improving and developing the ESG strategy which is functioning in the best interests of our stakeholders. Under the section “Stakeholders’ Engagement”, the mechanism and the logic of stakeholders’ involvement in developing our ESG strategy are clearly stated.

We incorporate the concept of sustainability into our ESG strategy and day-to-day operations. We believe that prudent management of environmental and social issues is a key factor in long-term success in this rapidly changing world. To address the global concern about climate change that affects not only the environmental systems but also our daily lives, the Group has considered the climate-related issues and incorporated them into our risk management system to enhance our resilience and adaptive capacity to potential climate change impacts. All potential risks that may have an impact on the Group’s businesses will be covered and evaluated in the annual enterprise risk assessment. With a better understanding of the risks and opportunities regarding environmental protection, the Group endeavors to reduce wastage, preserve the planet for future generations, and respond to the regulatory authorities’ expectations for environmental protection.

We believe that “*Live Beautifully*” is not only our business philosophy but an ultimate goal for mankind. With continuous improvement, we aim to move with our stakeholders towards a more sustainable future and good quality of life for both today and future generations.

## GOVERNANCE STRUCTURE



# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

## STAKEHOLDERS' ENGAGEMENT

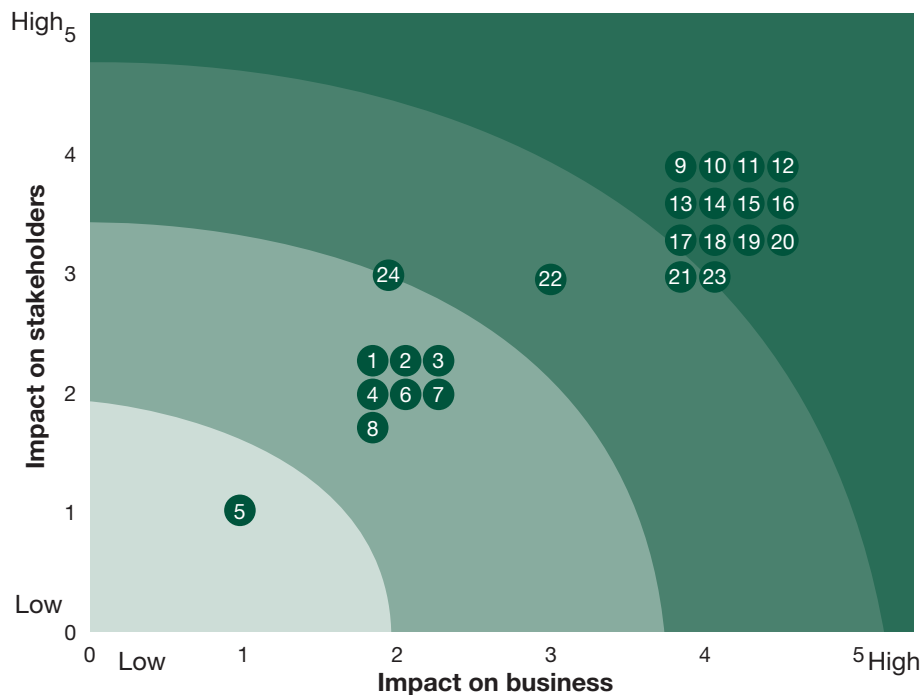
We believe that communication with stakeholders plays an important role in sustaining our business success, so we actively seek to understand and interact with our stakeholders including but not limited to the suppliers, customers, employees, investors, and government. Through continuous communication with our stakeholders, we come to understand the points of concern of each of them through different channels in order to develop mutually beneficial relationships and promote sustainability. We would like to align our ESG strategy with the stakeholders' expectations and concerns, and also balance the interests among the Group and our stakeholders. The topics that stakeholders may be concerned about and the ways we communicate and respond are listed below:

Stakeholders	Probable Points of Concern	Communication and Responses
<b>Hong Kong Exchanges and Clearing Limited ("HKEX")</b>	Compliance with the GEM Listing Rules, and timely and accurate announcements.	Meetings, training, workshops, programs, website updates, and announcements.
<b>Government</b>	Compliance with laws and regulations, preventing tax evasion, and social welfare.	Interaction and visits, and tax returns and other information.
<b>Investors</b>	Transparency, corporate governance, business strategies and performances, sustainable profitability, and investment returns.	Shareholders' meetings, issue of financial reports or operation reports for investors, and timely disclosure.
<b>Media &amp; Public</b>	Corporate governance, environmental protection, and human rights.	Issue of newsletters on the Company's website.
<b>Suppliers</b>	Payment schedule, and stable demand.	Regular meetings, supplier conferences, phone calls and interviews.
<b>Customers</b>	Service quality, reasonable prices, commercial credibility, product safety, and personal data protection.	After-sales services, clients' enquiries handling mechanism, rapid website updates.
<b>Employees</b>	Rights and benefits of employees, compensations, training and development, and working environment.	Conducting union activities, training, interviews with employees, and employee suggestion boxes.
<b>Community</b>	Community environment, employment opportunities, community development, and social welfare.	Participation in community activities, employee voluntary activities, and community welfare subsidies.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

## MATERIALITY ASSESSMENT

The Group has identified ESG issues that have a potential or actual impact on its sustainable development from various sources, such as issues identified in previous ESG Report, internal policies, industry trends, and the Sustainability Accounting Standards Board's Materiality Map<sup>2</sup>. The ESG issues have been analysed with reference to an array of factors, including the Group's overall strategy, development, and goals and targets. The Group has conducted a materiality assessment to rate the identified ESG issues that are pertinent to its business and stakeholders, and their respective levels of impact. The ESG issues have been prioritised as follows:



### ESG Issues

- 1 Emission
- 2 Greenhouse Gas Emission
- 3 Non-Hazardous Waste
- 4 Energy Consumption
- 5 Water Consumption
- 6 Packaging Material Consumption
- 7 Environment & Natural Resources
- 8 Climate Change

### ESG issues

- 13 Development and Training
- 14 Labour Standards
- 15 Supply Chain Management
- 16 Supplier Location
- 17 Supplier Engagement
- 18 Product Responsibility
- 19 Product Related Complaints
- 20 Intellectual Property
- 21 Quality Assurance
- 22 Privacy Protection
- 23 Anti-corruption Awareness
- 24 Community Investment

<sup>2</sup> Sustainability Accounting Standards Board's Materiality Map, <https://materiality.sasb.org/>

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

## A. ENVIRONMENTAL

### Environmental Compliance

We comply with all relevant laws and regulations that relate to environmental protection in Hong Kong, the PRC, and the UAE which have a significant impact on us, including but not limited to, Air Pollution Control Ordinance (Chapter 311 of the Laws of Hong Kong), Environmental Protection Law of the People's Republic of China (“中華人民共和國環境保護法”), Atmospheric Pollution Prevention and Control Law of the People's Republic of China (“中華人民共和國大氣污染防治法”) and “Federal Law 24 of 1999 for the Protection and Development of the Environment” (the “**Environmental Law**”) in the UAE. During the Year, no confirmed non-compliance incidents or grievances were noted by us in relation to environmental issues.

### Air Emissions

We are principally engaged in the sale of home furniture and accessories, rental of home furniture and accessories, and provision of interior design services with furniture facilities as well as hospitality services. We have a fleet of vehicles for serving our management team members and transportation of goods from warehouses to customers' designated locations. As such, our major air pollutants are generated from the operation of vehicles. All vehicles are under regular maintenance check to facilitate fuel consumption efficiency, which ensures road safety and keeps air emissions at their minimum. The major air pollutants emitted from vehicles include Nitrogen Oxides, Sulphur Oxides, and Respiratory Suspended Particles.

The air pollutants emission during the Year is as follows:

Air Pollutants	Unit	Year ended	Year ended
		31 December	31 December
		2023	2022
		Total	Total
Nitrogen Oxides	kg	237.26	382.84
Sulphur Oxides	kg	0.76	0.51
Particulate Matter	kg	17.86	31.83

Due to the expansion of our UAE retail business and relocation of the warehouses in Hong Kong and the UAE during the Year, the use of vehicles for the purpose of delivery of goods has decreased accordingly, which attributed to the decrease of emissions of Nitrogen Oxides, Sulphur Oxides and Particulate Matter. The Group will put continuous efforts in monitoring the emissions from vehicles, and at the same time comply with the relevant regulations regarding the vehicle usage within the Group for the sake of emission reduction.



## ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

### Greenhouse Gases Emissions

We recognise that greenhouse gas (“GHG”) emissions would lead to climate change which imposes a threat to society and our business operations. As such, we are committed to monitoring and mitigating its effects. During the Year, the Group’s direct GHG emissions resulted principally from the combustion of fuels by vehicles, while indirect emission sources were fundamentally from the consumption of electricity and air business travel by its employees. During the Year, the GHG emissions of the Group amounted to 445.82 tonnes (2022: 453.77 tonnes), in which there was a decrease of approximately 2%. The GHG emission intensity totalled 34.29 tonnes (2022: 32.42 tonnes) per location and 2.95 tonnes (2022: 2.85 tonnes) per staff, in which there was an increase of 6% per location and a increase of 4% per staff. The increase in intensity per location and per staff owing to the decrease in locations and staffs compare to 2022.

The GHG emission<sup>3</sup> during the Year is as follows:

#### Year ended 31 December 2023

Scope of GHG Emission	Emission Sources	Emission (in tonnes of CO <sub>2</sub> e)	Emission (in tonnes of CO <sub>2</sub> e) per Location <sup>4</sup>	Emission (in tonnes of CO <sub>2</sub> e) per staff
Scope 1 Direct Emission	Vehicle Fuel Combustion	122.06	9.39	0.81
Scope 2 Indirect Emission <sup>5</sup>	Purchased Electricity	309.99	23.84	2.05
Scope 3 Other Indirect Emission	Business Air Travel	13.77	1.06	0.09
<b>Total GHG Emission</b>		<b>445.82</b>	<b>34.29</b>	<b>2.95</b>

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

### Year ended 31 December 2022

Scope of GHG Emission	Emission Sources	Emission (in tonnes of CO <sub>2</sub> e)	Emission (in tonnes of CO <sub>2</sub> e) per Location <sup>4</sup>	Emission (in tonnes of CO <sub>2</sub> e) per staff
Scope 1				
Direct Emission	Vehicle Fuel Combustion	87.71	6.27	0.55
Scope 2				
Indirect Emission <sup>5</sup>	Purchased Electricity	359.80	25.70	2.26
Scope 3				
Other Indirect Emission	Business Air Travel	6.26	0.45	0.04
<b>Total GHG Emission</b>		<b>453.77</b>	<b>32.42</b>	<b>2.85</b>

<sup>3</sup> GHG emissions include the emissions of carbon dioxide (CO<sub>2</sub>) and CO<sub>2</sub> equivalent (CO<sub>2</sub>e) emissions of other GHG emitted such as methane and nitrous oxide.

<sup>4</sup> Locations include retail shops and offices, with a total of 13 within the Year (2022: 14 locations).

<sup>5</sup> According to the Sustainability Reports published by HK Electric and CLP in 2023, the carbon footprint per kWh of electricity sold was 0.68 kg and 0.39 kg respectively. The carbon dioxide emission factor applied in UAE is 0.3979kg CO<sub>2</sub>/kWh for DEWA-supplied electricity.

The Group is committed to reducing the impact of its operation on carbon footprints and aims to maintain the GHG emissions intensity no higher than the current year (2023) level per location and per staff respectively in the next year through adopting the following mitigating measures.

In order to reduce the generation of greenhouse gases, we educate our employees about the concept of energy efficiency. For the details of energy-efficient practices, please refer to the section headed "Energy Efficiency".

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

### Waste Management

We comply with all relevant laws and regulations in relation to waste management that have a significant impact on us, including but not limited to, “Law of the People’s Republic of China on the Prevention and Control of Environmental Pollution by Solid Waste” (“中華人民共和國固體廢物污染環境防治法”). No confirmed material non-compliance incidents or grievances in relation to waste management were noted by us.

As our core business is the sale of home furniture and accessories, there is no significant hazardous waste generated during the ordinary course of business operations, and therefore, no data with regard to hazardous waste was recorded during the Year.

On the other hand, the major non-hazardous waste produced by us results from our disposed furniture and paper consumption for administrative work. To minimize the generation of disposed furniture, furniture with minor scratches was sold at discount instead of wasting the materials and dumping them into landfills. We also try to approach some non-governmental organizations and donate furniture to them if they need it.

The wastes generated during the Year is as follows:

Non-hazardous wastes	Unit	Year ended	Year ended
		31 December	31 December
		2023	2022
		Total	Total
Disposed furniture	tonnes	4.38	2.79
Intensity	tonnes per location <sup>4</sup>	0.34	0.20
Intensity	tonnes per staff	0.03	0.02
Office Paper	tonnes	1.29	0.48
Intensity	tonnes per location <sup>4</sup>	0.10	0.03
Intensity	tonnes per staff	0.008	0.003

The Group actively advocates the idea of a green and sustainable working environment and adheres to the principle of “four ‘Re’ actions in environmental protection” (reduce, reuse, recycle and replace) in our daily operation, which aims to minimize the generation of wastes and make full use of resources. To reduce furniture disposal, furniture with minor scratches is sold at discount instead of dumping them into landfills. Donation of furniture to non-governmental organizations serves as an opportunity to enhance resource utilization.

During the Year, the intensity of disposed furniture and paper increases, owing to the decrease in locations and staffs compare to 2022. The Group will make continuous efforts in maintaining the intensity of disposed furniture and paper consumption no higher than the current year (2023) level per location and per every staff respectively in the next Year.

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

Furthermore, we are committed to reducing the use of copier paper for internal administrative work. The following measures are adopted in our daily operations:

- Double-sided printing is set as the default settings on computers, and single-sided printing has to be manually selected;
- For any paper that has been used for single-sided printing, it should be reused when there is no confidential information on the printed side of the paper; and
- Staff members are encouraged to circulate documents through electronic means such as email or encrypted universal serial bus.

As a result of our office paper reduction initiatives as mentioned above, the office paper consumption during the Year has dropped as compared to the previous year.

### Use of Resources

In order to uphold sustainability in our daily operations, we are committed to upholding a high environmental standard by incorporating relevant requirements under applicable laws and regulations into our daily practices.

We closely monitor the uses of resources, develop measures to reduce electricity consumption, and promote environmental sustainability among employees. This is to ensure that all employees understand the importance of conserving energy and making full use of the available resources in our operations.

### Energy Efficiency

Electricity is mainly consumed for the air-conditioning system, lighting system, and electronic office equipment for all of our offices and retail shops in Hong Kong, the PRC, and the UAE. During the Year, the total amount of fuels consumed by vehicles, which included the consumption of diesel and gasoline, totalled 500,387.48 kWh (2022: 335,107.39 kWh), with an intensity of 38,491.34 (2022: 23,936.24) kWh per location. The units of electricity purchased from electricity providers totalled 603,699.00 kWh (2022: 440,257.00 kWh), with an intensity of 46,438.38 (2022: 31,446.93) kWh per location. The total intensity of fuel and electricity consumption during the Year was 84,929.72 (2022: 55,383.17) kWh per location, which indicated an increase of approximately 53%.

The increase in energy consumption intensity was attributed to the growth of the UAE Retail business as mentioned above. The Group will make continuous efforts in working towards the target of maintaining or reducing the total fuel consumption intensity per location between 90% to 115% of the level of baseline year ended 31 December 2023 in the next year.

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

Fuel and electricity consumption during the Year is as follows:

	Unit	Year ended 31 December 2023 Total	Year ended 31 December 2022 Total
Fuel consumption	kWh	<b>500,387.48</b>	335,107.39
Intensity	kWh/location <sup>4</sup>	<b>38,491.34</b>	23,936.24
Electricity consumption	kWh	<b>603,699.00</b>	440,257.00
Intensity	kWh/location <sup>4</sup>	<b>46,438.38</b>	31,446.93
Total intensity	kWh/location <sup>4</sup>	<b>84,929.72</b>	55,383.17

We also advocate energy efficiency and environmental preservation. We educate our staff members to shut down electronic devices before leaving office. In the case where the job demands overtime work, staff members need to register with the IT team if they need to keep the electronic devices with power-on after office hours. The IT team monitors the on/off status of each of the electronic devices from the backend to ensure that all electronic devices have been switched off properly.

Our staff have developed energy-efficient practices. The last staff member who leaves the office or the retail shop is responsible for ensuring that the air-conditioning system and electronic devices in the office and the retail shop are switched off.

In choosing electronic devices, energy efficiency is one of the evaluation criteria. We prioritise energy-efficient products not only do they consume less energy, but these products also help protect the environment and save money in the long run.

### Water Usage

Water resources are mainly used in offices and retail shops in Hong Kong, the PRC, and the UAE. We do not have any issues in sourcing water, and the existing supply of water meets our daily operational needs. Due to our business nature, the Group's water consumption is minimal. The use of water is mainly for cleaning and sanitation. In order to reduce water wastage, we actively promote water conservation awareness among our employees. For instance, staff are reminded to turn off the faucets tightly after use. As the water charges of some locations are included in the management fees, we are unable to collect and disclose relevant water usage records.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

## Packaging

Due to the Group's business nature, packaging materials were used during the delivery of furnitures to customers, which included but not limited to stretch films, corrugated boards, polythene roll, corrugated roll, packing tape, bubble roll and wrapping paper. During the Year, the Group consumed a total of 20.79 (2022: 16.96) tonnes of packaging materials, which indicated an increase of approximately 23%. The Group is aware of the increase in packaging materials consumption, which is attributed to the higher operational needs and an increased number of finished products during the Year. To minimize the use of packaging materials, the Group will make efforts in terms of encouraging minimal packaging for the delivery of furniture goods and aim to reduce the amount of packaging materials consumed in the coming reporting years.

## Environment and Natural Resources

As a furniture retailer, there is no significant consumption of natural resources. However, we are aware of potential resource consumption along the supply chain. To uphold sustainability, we select vendors that are environmentally and socially conscious. Details of vendor selection criteria are set out in the section "Supply Chain Management".

## Climate Change

The Group has considered the potential climate-related risks in respect of the recommendations of the Task Force on Climate-related Financial Disclosures, in which potential physical risk and transition risk from climate change may pose adverse financial impacts on the Group's businesses.

Acute physical risk can arise from extreme weather conditions such as flooding and tropical storms and chronic physical risk can arise from sustained high temperature, while transition risk may result from the change in environmental-related regulations or change in customer preferences. Upon evaluation of the potential acute physical risk that may lead to direct damage to assets and cause disruption to the supply network, our offices and retail stores do not locate in high-risk flood areas, and we maintain a large supplier base so that we can source from alternate suppliers in the event of our suppliers being affected by extreme weather conditions. While the sustained elevated temperature may increase electricity consumption, the Group has adopted energy conservation measures in managing such a risk, which is detailed in the above subsection headed "Environmental – Energy Use Efficiency". As for the potential transition risk, the Group continues to monitor the regulatory environment and the product market to ensure that our products meet customers' and regulatory demands and expectations.

It is expected that potential extreme weather conditions, sustained elevated temperature, and change in environmental-related regulations and customer preference do not have a material impact on the Group's operation. Nevertheless, the Group continues to monitor the climate-related risks and implemented relevant measures to minimize the potential physical and transition risks.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

## B. SOCIAL

### Employment and labour practices

We comply with all relevant laws and regulations in relation to employment in Hong Kong, the PRC and the UAE which have a significant impact on us, including but not limited to, the Employment Ordinance (Chapter 57 of the Laws of Hong Kong), the Minimum Wage Ordinance (Chapter 608 of the Laws of Hong Kong) and the Employees' Compensation Ordinance (Chapter 282 of the Laws of Hong Kong) in Hong Kong, the "Labour Contract Law of the People's Republic of China (中華人民共和國勞動合同法)" and the "Labour Law of the People's Republic of China (中華人民共和國勞動法)" in the PRC, and the "Federal Law No. 8 of 1980 (as amended by Federal Laws No. 24 of 1981, No. 15 of 1985, No. 12 of 1986 and No. 8 of 2007 and Ministerial Decree 764, 765 and 766 of 2015) (the "**UAE Labour Law**") in the UAE. As at 31 December 2023, the Group had approximately 151 employees (2022: 159).

The Group is committed to building a diversified and inclusive working environment to ensure that no employees will be discriminated against or deprived of opportunities due to gender, ethnic background, religious belief, colour, sexual orientation, age, marital status or family status in respect of recruitment and promotion. The Group has specially formulated the rules on the equal opportunities of employment and anti-discrimination and harassment procedures to protect the rights of all employees, so that the employees' talents can be reflected on, assessed and rewarded fairly.

The Group strictly opposes and prohibits any form of child and forced labour. To avoid forced and child labour, the Human Resources Department performs detailed interview screening procedures on each candidate. A thorough background check is conducted to verify the authenticity of personal data stated on the application forms by examining the applicants' original identity card and making detailed inquiries to ensure that no child labour can be employed.

If any child labour is discovered, the Group would immediately terminate the contract and investigate the incident. Forced labour is strictly prohibited by the Group with zero tolerance. We shall take disciplinary actions against any employee who are accountable for the causes of the incident. During the Year, the Group did not have any cases of child labour or forced labour.

We have set up human resources policies and procedures in attracting and retaining talents, as well as nurturing an amiable working environment for our staff. We reward and promote individuals based on their performance and development potential. As a non-discriminating employer, we promise to provide equal opportunities for all applicants and employees without consideration of their race, religion, skin colour, nationality, marital status, age, sex, disability, political preference or philosophical belief.

In order to attract and retain high-quality staff and to enable smooth operations, we offer various in-house training courses and competitive remuneration packages to our employees with reference to market conditions and individual employees' qualifications and experience. Details of employees' compensation packages and other welfare are stipulated in our staff manual, which is reviewed on a regular basis. The standard working hour of employees are 8 hours per day and 40 hours per week on average with 2 days off. In order to enhance team cohesion and create a harmonious working atmosphere, the Group organizes various group activities on a regular basis.

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

	Year ended 31 December 2023 Total	Year ended 31 December 2022 Total
<b>Total workforce</b>	<b>151</b>	159
<b>Breakdowns by gender</b>		
Female	<b>68</b>	71
Male	<b>83</b>	88
<b>Breakdown by age</b>		
<30	<b>35</b>	29
31-40	<b>45</b>	51
41-50	<b>46</b>	48
>50	<b>25</b>	31
<b>Breakdown by employment type</b>		
Full time	<b>149</b>	157
Part time	<b>2</b>	2
<b>Breakdown by geographical location</b>		
Hong Kong	<b>98</b>	99
The PRC	<b>3</b>	14
The UAE	<b>50</b>	46



## ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

	Year ended 31 December 2023 Total	Year ended 31 December 2022 Total
<b>Overall turnover</b>	<b>19%</b>	39%
<b>Turnover rate by gender</b>		
Female	<b>23%</b>	42%
Male	<b>14%</b>	36%
<b>Turnover rate by age</b>		
<30	<b>23%</b>	28%
31–40	<b>31%</b>	30%
41–50	<b>7%</b>	42%
>50	<b>16%</b>	26%
<b>Turnover rate by geographical location</b>		
Hong Kong	<b>16%</b>	43%
The PRC	<b>133%</b>	71%
The UAE	<b>18%</b>	20%

### Health and Safety

We comply with all relevant laws and regulations in relation to occupational health and safety that have a significant impact on us, including but not limited to, Occupational Safety and Health Ordinance (Chapter 509 of the Laws of Hong Kong) in Hong Kong and the Occupational Health and Safety Policies as set by the Ministry of Human Resources and Emiratization in the UAE.

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

The Group has contingency measures in place, which outlines the work arrangements in times of crisis such as typhoons, rainstorms, and serious communicable diseases in the Staff Handbook.

In the midst of the COVID-19 pandemic, the Group has also adopted measures to ensure all practicable preventive and protective measures are in place to minimize occupational risk, including but not limited to employees' and visitors' health declaration, daily temperature check, work from home arrangement, mask-wearing and social distancing requirement, provision of masks and sanitizers.

During the reporting year, there were no reported cases of work injuries case that resulted in lost days of work. Also, there was no work-related fatalities occurred in each of the past three years including the reporting years. For the sake of occupational safety measures and the safety of our employees, the Group will make continuous contribution in the aspect of occupational and health education for enhancing employees' awareness of protection and safety, and continue to work on its existing safety policies at the same time.

### Development and Training

Training and development are crucial to the personal growth of our staff members and the overall development of the Group. We focus on communicating with employees and listening to their feedback. Through establishing various internal communication channels, including formal performance appraisals and regular meetings between the management and employees, we could better understand the needs of our employees. In response to their needs and career aspirations, we provide support to facilitate the career development of our staff to equip them with the skills that help them pursue their career goals.

In practice, we encourage our staff members to upgrade their skills and knowledge through various forms of training or further education. In this respect, we subsidy our staff with tuition fees for them to pursue external job-related courses.

Staff is given opportunities to acquire new skills and take up different tasks and responsibilities to build up the necessary experience and skill-sets for future promotion and development purposes. Cross-function training and job rotation are available for staff that have the potential and passion for exploring new challenges.

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

During the Year, the details of employees who received training are as follows:

	<b>Year ended 31 December 2023 Total</b>	Year ended 31 December 2022 Total
<b>Percentage of employee trained by gender</b>		
Female	<b>62%</b>	50%
Male	<b>38%</b>	50%
<b>Percentage of employee trained by employee category</b>		
Management	<b>0%</b>	0%
Mid-level employee	<b>3%</b>	25%
Junior employee	<b>97%</b>	75%
<b>Average training hours completed per employee by gender</b>		
Female	<b>3.82</b>	2.54
Male	<b>1.93</b>	0.68
<b>Average training hours completed per employee by employee category</b>		
Management	<b>0</b>	0
Mid-level employee	<b>1.67</b>	1.73
Junior employee	<b>3.79</b>	1.56

Notably, our employee's health and safety are our priority. Due to the adverse impact of the COVID-19 pandemic, to reduce the chances of infection and protect our employees, we decided to keep face-to-face activities at their minimum. To encourage ongoing training and development for our employee, we would send some useful material to our staff for their self-learning. Under the current situation that most of the restrictions on COVID-19 are lifted, the Group aims to organize more trainings to employee for further development.

### Labour Standards

We comply with all relevant laws and regulations that have a significant impact on us relating to forced and child labour, including but not limited to, the Hong Kong Employment Ordinance, "Provisions on the Prohibition of Using Child Labour (禁止使用童工規定)" and "Labour Law of the People's Republic of China (中華人民共和國勞動法)" in the PRC, and the UAE Labour Law.

To avoid forced and child labour, Human Resources and Administration Department performs detailed interview screening procedures on each candidate. A thorough background check is conducted to verify personal data stated on the application forms by examining the applicants' original identity cards and making detailed inquiries to ensure that we do not employ child labour.

If the management discovered any child labour, we would immediately terminate the contract and investigate the incident. Forced labour is strictly prohibited by the Group with zero tolerance. We are serious about child labour and shall take disciplinary actions against any staff members who are accountable for the causes of the incident.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

## Supply Chain Management

The Group understands that supply chain management has an inseparable relationship with its sustainable development, and is therefore committed to establishing a long-term and harmonious cooperation relationship with its suppliers. We expect our suppliers to uphold the principles of integrity and pragmatism, and provide products and services in strict compliance with the requirements of applicable laws and regulations concerning both environmental and social aspects. The Group has adopted green procurement to prioritize suppliers which use wood materials containing recovered or recycled wood or source wood materials originating from sustainably managed forests that are certified by internationally recognized standards.

The Group also requires full compliance of suppliers with local laws and regulations.

In order to standardize the procurement procedures and strengthen the monitoring and management of suppliers, the Group has established the Supplier Management Standard Operating Procedure, which includes key measures such as assessments done by multiple teams prior to accepting a supplier as an approved supplier, and also on-going assessments and regular inspections of our approved suppliers.

As mentioned, we select suppliers that are also environmental and socially conscious. In order to understand the daily operations of the suppliers, our team visits their factories regularly, and conduct suppliers' evaluation. During the course of suppliers' evaluation, our quality control team, buying and merchandising team, and design team evaluate the performance of the suppliers from different perspectives. Particularly, the quality control team evaluates the facilities of the suppliers as to whether their equipment and operation method can fulfill the generally acceptable environmental standard.

During the Year, we had a total of 159 suppliers for the provision of furniture supplying materials, in which the key suppliers include 64 from Hong Kong, 65 from Mainland China, 15 from India, 5 from Vietnam, 6 from Europe, 2 from United Kingdom and 2 from United States.

## Customer Protection

We comply with all relevant laws and regulations that have a significant impact on us relating to customers' protection, including but not limited to, the "Federal Law No. 24 of 2006 regarding Consumer Protection and the executive regulation as set out in "Cabinet Resolution No. 10 of 2007" (the "**Consumer Protection Laws**") in the UAE, the Consumer Goods Safety Ordinance(Chapter 456 of the Laws of Hong Kong), and "The Law on Protection of Consumers Rights and Interests" (中華人民共和國消費者權益保護法) in the PRC.

We are committed to providing quality and highly customized furniture that we see safety as one of the key concerns, especially for our dedicated brand, "Indigo Living Kids" which is devoted to children's furniture and bedroom accessories. We are committed to complying with "Toys and Children's Products Safety (Additional Safety Standards or Requirements) Regulations" in Hong Kong.

Typically, items custom-designed for kids come with chunky handles and avoid sharp corners or edges, and are colourful. Our kids' furniture collection also meets safety standards in the UK and/or Europe, as we request our suppliers to provide documentary proof of meeting the safety standards of the UK and/or Europe.

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

### Advertising and Labelling

We comply with all relevant laws and regulations that have a significant impact on us relating to the message of our products, including but not limited to, Trade Descriptions Ordinance (Chapter 362 of the Laws of Hong Kong). We pay attention to our trade description which includes the quantity, the method of manufacture, processing and/or reconditioning, composition, fitness for purpose and place of origin, etc. During the process of our product inspection checking, we particularly check the carton labels to make sure that the label is accurate and not misleading.

### Complaint Handling

We treasure opinions and feedback from our customers on the quality and services we provide. Therefore, we have established “Standard Operation Procedures on Complaint Handling” to ensure that all customers’ concerns regarding our products or services are handled and resolved promptly and efficiently. Relevant investigation is taken and improvement measure is implemented to improve our product and service quality as well as customer experience.

During the Year, the Group received 343 complaints and all have been resolved after the Group has taken the follow-up actions. A total of 0 products sold or shipped were subject to recalls for safety and health reasons.

### Product and Service Responsibility

We have established “Standard Operation Procedures on Quality Control Inspection” to maintain product quality in order to satisfy the expectation of our customers. Suppliers are required to fill in the “Inspection Request Form” to facilitate the inspection check afterwards. Our quality control team conducts pre-shipment inspection to ensure an acceptable product quality level. Inspection is carried out according to MIL-STD-105 standard with level II adopted as our inspection level. We adopt a rigorous quality acceptance standard to avoid receiving defective goods which may be dangerous to consumers or result in a hazardous or unsafe condition to the environment. We insist on a various checking criteria ranging from product safety, product appearance, and product basic function to shipping marks.

We also have a traceability record system in place, all our products are labelled with codes during our production process, which facilitates our easy retrieval of production data with our traceability system. If there are quality issues with our products, our traceability record system enables us to promptly ascertain the source of the defect throughout the production process, identify the defective lot of products and take appropriate remedial measures to rectify the issues and to prevent future recurrence.

To ensure product quality in the long run, damaged goods reports are prepared to record any cases of damaged goods and return items. Monthly meeting is held by merchandising and sales team to review those cases, and then the team follows up with suppliers with the defect rates above industry’s average level.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

## Data Protection and Privacy

We are committed to protecting data privacy. We act in accordance with applicable data privacy laws that have a significant impact on us when collecting and using personal information provided to us, including but not limited to, Personal Data (Privacy) Ordinance (Chapter 486 of the Laws of Hong Kong) and the Personal Information Law of the People's Republic of China (中華人民共和國個人信息保護法) in the PRC.

Our privacy policy is uploaded to our website which sets out the policies and practices in the collection, use, sharing and protection of customers' personal information. Any updates or changes in the policy will be uploaded on the website promptly.

We take reasonable precautions to ensure that personal information of our customers remains confidential and we have reasonable security procedures regarding the storage and disclosure of personal information of our customers.

We have adequate measures to protect customers' personal information from accidental loss or destruction. We also require our service providers to use personal information of our customers on a confidential basis during the process of providing the specified services to us, and to comply with this privacy policy and applicable legislation.

## Intellectual Property Rights

We have registered our trademarks which are important to our business. We regularly monitor the control measures to ascertain whether our trademarks are being infringed. We are committed to protecting intellectual property rights which we handle with great care during our daily operations.

## Anti-corruption

We comply with all relevant laws and regulations with regard to anti-corruption in Hong Kong, the PRC and the UAE which have significant impacts on us, including but not limited to, the Prevention of Bribery Ordinance in Hong Kong (Chapter 201 of the Laws of Hong Kong), the Criminal Law of the People's Republic of China (中華人民共和國刑法), the Anti-Money Laundering Law of the People's Republic of China (中華人民共和國反洗錢法) in the PRC, and the Articles 234 -239 of Federal Law No. 3/1987 ("**Penal Code**") in the UAE.

We regard honesty, integrity, and fair play as our core values that must be upheld by all Directors and staff at all times. Our "Code of Conduct" (the "**Code**") lays out the basic standard of conduct expected of all Directors and staff, and the policy on acceptance of advantage and handling of conflict of interests when dealing with our business. Moreover, we prohibit all forms of bribery and corruption. All Directors and staff are prohibited from soliciting, accepting or offering any bribe in conducting the business affairs, whether in Hong Kong or elsewhere. Since the Group's business is not highly exposed to the risk of corruption, no training of such area was held during the Year. Yet, the Group is capable of providing and subsidising training of anti-corruption when necessary.

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

Any Director or staff member in breach of the Code will be subject to disciplinary action, including termination of appointment. Any enquiries about the Code or reports of possible breaches of the Code should be made to the Head of Human Resources. In case of suspected corruption or other criminal offences, a full investigation will then be conducted, disciplinary action will be applied to the employees involved upon confirmation of the occurrence, and may extend to further legal action depending upon the nature and particular circumstances of each report.

The above guidelines have been communicated to all staff, and the company culture composing of openness, accountability and integrity among all Directors and employees has been developed. During the Year, no concluded legal cases regarding corrupt practices were brought against the Group or our employees and were not aware of any bribery, extortion, fraud, money laundering, or other violations.

### **Community Investment**

The Group had not organized any community and charity activities during the Year due to the COVID-19 pandemic, which was to ensure the safety of both our employees and the community. Under the latest regulation that the COVID-19 situation have improved and most restrictions are lifted, the Group aims to explore more social welfare actions in the coming reporting years.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

## HKEX ENVIRONMENTAL, SOCIAL AND GOVERNANCE GUIDE CONTENT INDEX

Aspect	Description	Chapter
<b>A. Environmental</b>		
<b>A1 Emissions</b>		
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to air and greenhouse gas emissions, discharges into water and land, and generation of hazardous and non-hazardous waste.	Environmental Compliance
KPI A1.1	The types of emissions and respective emissions data.	Air Emissions
KPI A1.2	Direct (Scope 1) and energy indirect (Scope 2) greenhouse gas emissions (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	Greenhouse Gases Emissions
KPI A1.3	Total hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	Not applicable <sup>6</sup>
KPI A1.4	Total non-hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	Waste Management
KPI A1.5	Description of emissions target(s) set and steps taken to achieve them.	Energy Efficiency
KPI A1.6	Description of how hazardous and non-hazardous wastes are handled, and a description of reduction target(s) set and steps taken to achieve them.	Waste Management

<sup>6</sup> Hazardous waste produced is minimal in our businesses.



## ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

Aspect	Description	Chapter
<b>A2 Use of Resources</b>		
General Disclosure	Policies on the efficient use of resources, including energy, water and other raw materials.	Use of Resources, Energy Efficiency, Water Usage
KPI A2.1	Direct and/or indirect energy consumption by type (e.g. electricity, gas or oil) in total (kWh in '000s) and intensity (e.g. per unit of production volume, per facility).	Energy Efficiency
KPI A2.2	Water consumption in total and intensity (e.g. per unit of production volume, per facility).	(Not applicable) <sup>7</sup>
KPI A2.3	Description of energy use efficiency target(s) set and steps taken to achieve them.	Energy Efficiency
KPI A2.4	Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency initiatives and results achieved.	Water Usage
KPI A2.5	Total packaging material used for finished products (in tonnes) and, if applicable, with reference to per unit produced.	Packaging
<b>A3 The Environment and Natural Resources</b>		
General Disclosure	Policies on minimizing the issuer's significant impact on the environment and natural resources.	Environment and Natural Resources
KPI A3.1	Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them.	Environment and Natural Resources
<b>A4 Climate Change</b>		
General Disclosure	Policies on minimizing the issuer's significant impact on the environment and natural resources.	Climate Change
KPI A4.1	Description of the significant climate-related issues which have impacted, and those which may impact, the issuer, and the actions taken to manage them.	Climate Change

<sup>7</sup> Our operation does not involve consumption of water in significant quantities. Therefore, we are not disclosing this figure.

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

Aspect	Description	Chapter
<b>B. Social</b>		
<b>B1 Employment</b>		
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to compensation and dismissal, recruitment and promotion, working hours, rest periods, equal opportunity, diversity, anti-discrimination, and other benefits and welfare.	Employment and labour practices
KPI B1.1	Total workforce by gender, employment type (for example, full- or part-time), age group and geographical region.	Employment and labour practices
KPI B1.2	Employee turnover rate by gender, age group and geographical region.	Employment and labour practices
<b>B2 Health and Safety</b>		
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to providing a safe working environment and protecting employees from occupational hazards.	Health and Safety
KPI B2.1	Number and rate of work-related fatalities occurred in each of the past three years including the reporting year.	Health and Safety
KPI B2.2	Lost days due to work injury.	Health and Safety
KPI B2.3	Description of occupational health and safety measures adopted, how they are implemented and monitored.	Health and Safety

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

Aspect	Description	Chapter
<b>B3 Development and Training</b>		
General Disclosure	Policies on improving employees' knowledge and skills for discharging duties at work.	Development and Training
KPI B3.1	The percentage of employees trained by gender and employee category (e.g. senior management, middle management).	Development and Training
KPI B3.2	The average training hours completed per employee by gender and employee category.	Development and Training
<b>B4 Labour Standards</b>		
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to preventing child and forced labor.	Labour Standards
KPI B4.1	Description of measures to review employment practices to avoid child and forced labor.	Labour Standards
KPI B4.2	Description of steps taken to eliminate such practices when discovered.	Labour Standards
<b>B5 Supply Chain Management</b>		
General Disclosure	Policies on managing environmental and social risks of the supply chain.	Supply Chain Management
KPI B5.1	Number of suppliers by geographical region.	Supply Chain Management
KPI B5.2	Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, how they are implemented and monitored.	Supply Chain Management
KPI B5.3	Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored.	Supply Chain Management
KPI B5.4	Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored.	Supply Chain Management

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

Aspect	Description	Chapter
<b>B6 Product and Service Responsibility</b>		
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to health and safety, advertising, labelling and privacy matters relating to products and services provided and methods of redress.	Customer Protection, Advertising and Labelling, Product and Service Responsibility, Data Protection and Privacy
KPI B6.1	Percentage of total products sold or shipped subject to recalls for safety and health reasons.	Complaint Handling
KPI B6.2	Number of products and service related complaints received and how they are dealt with.	Complaint Handling
KPI B6.3	Description of practices relating to observing and protecting intellectual property rights.	Intellectual Property Rights
KPI B6.4	Description of quality assurance process and recall procedures.	Product and Service Responsibility
KPI B6.5	Description of consumer data protection and privacy policies, how they are implemented and monitored.	Data Protection and Privacy
<b>B7 Anti-corruption</b>		
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to bribery, extortion, fraud and money laundering.	Anti-corruption
KPI B7.1	Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the Year and the outcomes of the cases.	Anti-corruption
KPI B7.2	Description of preventive measures, how they are implemented and monitored.	Anti-Corruption
KPI B7.3	Description of anti-corruption training provided to directors and staff.	Anti-Corruption
<b>B8 Community Investment</b>		
General Disclosure	Policies on community engagement to understand the needs of the communities where the issuer operates and to ensure its activities take into consideration the communities' interests.	Community Investment
KPI B8.1	Focus areas of contribution (e.g. education, environmental concerns, labor needs, health, culture, sport).	Community Investment
KPI B8.2	Resources contributed (e.g. money or time) to the focus area.	Community Investment

# INDEPENDENT AUDITOR'S REPORT



## Jon Gepsom CPA Limited

1003-1005, 10/F., Siu On Centre

188 Lockhart Road, Wan Chai, Hong Kong

### TO THE SHAREHOLDERS OF PACIFIC LEGEND GROUP LIMITED

(Incorporated in the Cayman Islands with limited liability)

### OPINION

We have audited the consolidated financial statements of Pacific Legend Group Limited (the “**Company**”) and its subsidiaries (together the “**Group**”) set out on pages 86 to 191, which comprise the consolidated statement of financial position as at 31 December 2023, and the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2023 and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards (“**HKFRSs**”) issued by the Hong Kong Institute of Certified Public Accountants (the “**HKICPA**”) and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

### BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing (“**HKSAs**”) issued by the HKICPA. Our responsibilities under those standards are further described in the “Auditor’s responsibilities for the audit of the consolidated financial statements” section of our report. We are independent of the Group in accordance with the HKICPA’s Code of Ethics for Professional Accountants (the “**Code**”), and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

## INDEPENDENT AUDITOR'S REPORT (CONTINUED)

### KEY AUDIT MATTERS (CONTINUED)

#### The Key Audit Matter

#### How the matter was addressed in our audit

#### **Impairment losses of property, plant and equipment ("PPE") and right-of-use ("ROU") assets held by Hong Kong and Dubai cash generating units ("HK and Dubai CGUs")**

#### ***Refer to notes 10 and 12 to the audited consolidated financial statements***

As at 31 December 2023, the Group's carrying amounts of PPE and ROU assets net of impairment losses amounted to HK\$770,000 and HK\$2,995,000.

The net impairment losses for the year of HK\$1,283,000 and HK\$7,899,000 were allocated to the HK and Dubai CGUs' PPE and ROU asset respectively.

In view of the losses sustained by operations of the HK and Dubai CGUs during the current year, management considered impairment indicators of their PPE and ROU assets existed as at 31 December 2023.

For these CGUs, the management compared the carrying amount of each CGU with its recoverable amount, which was estimated by the value in use calculations with the assistance from an independent professional valuer. The value in use calculation requires the Group to estimate the future cash inflows/outflows expected to arise from the HK and Dubai CGUs by considering the budgeted sales and gross margins which are based on past performance and the management's expectations for future changes in the market and taking into account a suitable discount rate and terminal growth rate to calculate the respective present value.

We focused on this area due to the significance of the balances and the significant judgements involved in the assessment of the recoverable amount of the HK and Dubai CGUs, including the assumptions used in the calculations of value in use.

Our audit procedures in this area included:

- assessed the appropriateness of the key assumptions used in estimating the value in use of the PPE and ROU assets. For revenue growth rates and gross margin, we compared these assumptions to the historical performance of the HK and Dubai CGUs. We also obtained evidence such as indicative sales orders regarding the expected sales which were forecasted in the financial budget. For discount rate, we assessed management's calculation and made reference to other comparable companies. For terminal growth rate, we compared it to the industry research and market data;
- evaluated the independent professional valuer's and consultant's competence, capabilities and objectivity, where applicable;
- compared the current year's actual results with last year's forecast to evaluate the reliability and historical accuracy of management's budgeting process;
- tested the mathematical accuracy of the discounted cash flow model;
- considered the disclosures in the consolidated financial statements in respect of the impairment assessment with reference to the requirements of the prevailing accounting standards; and
- evaluated the sensitivity analysis prepared by the management on the key assumptions used in the cash flow projections to understand the impact of reasonable changes in key assumptions on the estimated recoverable amount of the HK and Dubai CGUs, and to consider if any impairment losses or reversal of impairment losses would be resulted by such reasonable changes. We have also checked the mathematical accuracy of this sensitivity analysis.

## INDEPENDENT AUDITOR'S REPORT (CONTINUED)

### KEY AUDIT MATTERS (CONTINUED)

The Key Audit Matter	How the matter was addressed in our audit
<p data-bbox="150 523 715 549"><b>Recognition of revenue from project contracts</b></p> <p data-bbox="150 592 767 653"><b><i>Refer to notes 2(v)(i)(b), 4 and 21 to the audited consolidated financial statements</i></b></p> <p data-bbox="150 696 767 896">Revenue from project contracts is recognised progressively over time using the output method, based on direct measurement of the value of the project contract work performed, provided that the value of project contract work performed can be measured reliably.</p> <p data-bbox="150 940 767 1278">We identified recognition of revenue from project contracts as a key audit matter because the stage of project completion is measured by reference to the value of work carried out to date to the total project contract value, including variations in project contract work which involve the management's best estimates and judgement. The actual outcomes of the contracts in terms of the total revenue may be higher or lower than the estimation and this will affect the revenue and profit or loss recognised.</p>	<p data-bbox="796 523 1283 549">Our audit procedures in this area included:</p> <ul data-bbox="796 592 1370 1625" style="list-style-type: none"> <li data-bbox="796 592 1370 692">• obtained an understanding of the management's assessment process of revenue recognition;</li> <li data-bbox="796 735 1370 1073">• compared, on a sample basis, revenue transactions recorded during the year with the underlying contracts and variation orders (if any), delivery reports, invoices and bank-in slips for settled balances and assessing the business substance of the underlying transactions and whether the related revenue had been recognised in accordance with the Group's revenue recognition policies;</li> <li data-bbox="796 1116 1370 1381">• obtained confirmations, on a sample basis, from major customers of the Group to confirm revenue recognised during the year and, for unreturned confirmations, performed alternative procedures by comparing details with project contracts, bank-in slips and other underlying project related documentation; and</li> <li data-bbox="796 1425 1370 1625">• checked calculation of stage of completion, on a sample basis, and performed comparisons between the percentage of completion and the percentage of progress billing on project contracts to identify and investigate any significant differences.</li> </ul>

## INDEPENDENT AUDITOR'S REPORT (CONTINUED)

### OTHER MATTER

The consolidated financial statements of the Group for the year ended 31 December 2022 were audited by another auditor who expressed an unmodified opinion on these statements on 30 March 2023.

### OTHER INFORMATION

The directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### RESPONSIBILITIES OF DIRECTORS AND THOSE CHARGED WITH GOVERNANCE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The directors are responsible for the preparation of consolidated financial statements that give a true and fair view in accordance with HKFRSs issued by the HKICPA and the disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.



## INDEPENDENT AUDITOR'S REPORT (CONTINUED)

### AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. This report is made solely to you, as a body, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSA's will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSA's, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

## INDEPENDENT AUDITOR'S REPORT (CONTINUED)

### AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement director on the audit resulting in the independent auditor's report is Wong Ka Bo, Jimmy.

**Jon Gepsom CPA Limited**  
Certified Public Accountants

**Wong Ka Bo, Jimmy**  
Practising Certificate Number P07560  
1003-1005, 10/F., Siu on Centre  
188 Lockhart Road, Wan Chai, Hong Kong

31 May 2024

# CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	2023 HK\$'000	2022 HK\$'000
<b>Revenue</b>	4	<b>250,566</b>	204,038
Cost of sales		<b>(123,468)</b>	(97,590)
<b>Gross profit</b>		<b>127,098</b>	106,448
Other income, gains and losses, net	5	<b>2,707</b>	9,768
Selling and distribution costs		<b>(50,874)</b>	(47,445)
Administrative and other operating expenses		<b>(93,090)</b>	(87,055)
Provision for expected credit loss allowances		<b>(9,652)</b>	(7,260)
Provision for impairment losses on non-financial assets other than goodwill		<b>(9,182)</b>	(21,268)
<b>Loss from operations</b>		<b>(32,993)</b>	(46,812)
Finance costs		<b>(2,850)</b>	(1,074)
<b>Loss before income tax</b>	6	<b>(35,843)</b>	(47,886)
Income tax expense	7	<b>(69)</b>	(2)
<b>Loss for the year</b>		<b>(35,912)</b>	(47,888)
<b>Other comprehensive expense</b>			
Item that may be reclassified subsequently to profit or loss:			
– Exchange differences on translation of financial statements of overseas subsidiaries, net of tax		<b>1,586</b>	(828)
<b>Total comprehensive expense for the year</b>		<b>(34,326)</b>	(48,716)
<b>Loss for the year attributable to:</b>			
– Owners of the Company		<b>(33,524)</b>	(46,369)
– Non-controlling interests		<b>(2,388)</b>	(1,519)
		<b>(35,912)</b>	(47,888)
<b>Total comprehensive expense attributable to:</b>			
– Owners of the Company		<b>(31,938)</b>	(47,197)
– Non-controlling interests		<b>(2,388)</b>	(1,519)
		<b>(34,326)</b>	(48,716)
<b>Loss per share</b>			
– Basic and diluted	9	<b>(19.91)</b>	(35.13)

HK cents

Restated  
HK cents

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2023

	Notes	2023 HK\$'000	2022 HK\$'000
<b>Non-current assets</b>			
Property, plant and equipment	10	770	1,472
Intangible assets	11	21	36
Right-of-use assets	12	2,995	1,357
Investment properties	13	4,490	–
Interests in associates	14	13,530	–
Finance lease receivables	16	737	1,014
Financial assets measured at fair value through profit or loss	17	3,000	5,938
Non-refundable deposit	18	4,000	4,000
		<b>29,543</b>	13,817
<b>Current assets</b>			
Inventories	19	32,328	40,217
Contract assets	20(a)	2,158	3,555
Trade and other receivables	21	85,428	48,618
Loan receivables	15	2,792	–
Finance lease receivables	16	3,250	2,939
Pledged bank deposits	22	–	3,000
Cash and cash equivalents	23	23,303	17,824
		<b>149,259</b>	116,153
Assets of disposal subsidiaries classified as held for sale	24	1,109	–
		<b>150,368</b>	116,153
<b>Current liabilities</b>			
Trade and other payables	25	27,034	17,565
Contract liabilities	20(b)	70,329	35,252
Interest-bearing bank and other borrowings	26	11,645	7,667
Lease liabilities	27	11,818	13,056
Tax payable		2	986
		<b>120,828</b>	74,526
Liabilities of disposal subsidiaries classified as held for sale	24	5,768	–
		<b>126,596</b>	74,526
<b>Net current assets</b>		<b>23,772</b>	41,627
<b>Total assets less current liabilities</b>		<b>53,315</b>	55,444

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

AS AT 31 DECEMBER 2023

	Notes	2023 HK\$'000	2022 HK\$'000
<b>Non-current liabilities</b>			
Lease liabilities	27	6,455	8,313
Provisions	28	8,150	7,149
Deferred tax liabilities		69	–
		<u>14,674</u>	<u>15,462</u>
<b>NET ASSETS</b>			
		<u><b>38,641</b></u>	<u>39,982</u>
<b>Capital and reserves</b>			
Share capital	29	19,008	13,200
Reserves	30	18,087	24,301
		<u>37,095</u>	<u>37,501</u>
Equity attributable to owners of the Company			
Non-controlling interests		<u>1,546</u>	<u>2,481</u>
<b>TOTAL EQUITY</b>			
		<u><b>38,641</b></u>	<u>39,982</u>

Approved and authorised for issue by the board of directors on 31 May 2024.

**MCLENNAN John Warren**  
Director

**WONG Wing Man**  
Director

# CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2023

	Equity attributable to owners of the Company						Total HK\$'000	Non- controlling interest HK\$'000	Total HK\$'000
	Share capital HK\$'000	Share premium HK\$'000 (Note 30(i))	Share option reserve HK\$'000 (Note 30(ii))	Exchange reserve HK\$'000 (Note 30(iii))	Other reserve HK\$'000 (Note 30(iv))	Accumulated losses HK\$'000			
<b>Balance at 1 January 2022</b>	13,200	87,982	3,014	4	789	(20,291)	84,698	4,000	88,698
Loss for the year	-	-	-	-	-	(46,369)	(46,369)	(1,519)	(47,888)
Other comprehensive expense	-	-	-	(828)	-	-	(828)	-	(828)
Total comprehensive expense for the year	-	-	-	(828)	-	(46,369)	(47,197)	(1,519)	(48,716)
Share options lapsed	-	-	(3,014)	-	-	3,014	-	-	-
<b>Balance at 31 December 2022 and 1 January 2023</b>	13,200	87,982	-	(824)	789	(63,646)	37,501	2,481	39,982
Loss for the year	-	-	-	-	-	(33,524)	(33,524)	(2,388)	(35,912)
Other comprehensive expense	-	-	-	1,586	-	-	1,586	-	1,586
Total comprehensive expense for the year	-	-	-	1,586	-	(33,524)	(31,938)	(2,388)	(34,326)
Proceeds from placing of new shares	5,808	27,637	-	-	-	-	33,445	-	33,445
Issuing expenses of placing of new shares	-	(671)	-	-	-	-	(671)	-	(671)
Disposal of subsidiaries	-	-	-	-	(789)	-	(789)	-	(789)
Transfer to non-controlling interests	-	-	-	(1)	-	(452)	(453)	453	-
Non-controlling interest on acquisition of a subsidiary	-	-	-	-	-	-	-	1,000	1,000
<b>Balance at 31 December 2023</b>	<b>19,008</b>	<b>114,948</b>	<b>-</b>	<b>761</b>	<b>-</b>	<b>(97,622)</b>	<b>37,095</b>	<b>1,546</b>	<b>38,641</b>

The notes on pages 92 to 191 form part of these consolidated financial statement.

# CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	2023 HK\$'000	2022 HK\$'000
<b>Operating activities</b>			
Loss before income tax		(35,843)	(47,886)
Adjustments for:			
– Bank interest income	5	(199)	(28)
– Interest income from loan receivables	5	(296)	–
– COVID-19-related rent concessions received	5	–	(1,756)
– Fair value loss on financial asset at fair value through profit or loss	5	2,938	62
– Gain on disposal of property, plant and equipment	5	(6)	(44)
– Written off of expired trade and other payables	5	–	(1,205)
– Finance costs	6	2,850	1,074
– Provision for inventories, net	19	355	3,607
– Fair value gain on investment properties	5	(421)	–
– Amortisation of intangible assets	6	15	126
– Provision (reversal) for expected credit loss allowance for:			
Contract assets	6	3,782	562
Trade receivables	6	(330)	2,837
Other receivables	6	6,200	3,843
Finance lease receivables	6	–	18
– Depreciation of property, plant and equipment	6	4,343	4,270
– Depreciation of right-of-use assets	6	3,398	7,383
– Impairment losses on:			
Property, plant and equipment	6	1,283	5,652
Intangible assets	6	–	278
Right-of-use assets	6	7,899	15,338
– Provision for LSP and employee's end-of-service benefits, net	28	1,322	976
– Reversal of reinstatement cost	28	(262)	(1,833)
– Exchange realignment		782	96
<b>Operating loss before changes in working capital</b>		<b>(2,190)</b>	<b>(6,630)</b>
Change in finance lease receivables		(34)	(1,159)
Change in inventories		7,534	(7,437)
Change in contract assets		(2,385)	(1,631)
Change in trade and other receivables		(36,102)	(909)
Change in loan receivables		(1,954)	–
Change in trade and other payables		7,793	(901)
Change in contract liabilities		37,829	20,112
Change in provisions		(565)	(686)
<b>Cash generated from operations</b>		<b>9,926</b>	<b>759</b>
Income tax refunded		–	277
<b>Net cash generated from operating activities</b>		<b>9,926</b>	<b>1,036</b>

## CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

Notes	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>
<b>Investing activities</b>		
Purchase of property, plant and equipment	(4,426)	(7,055)
Interest received	495	28
Proceeds from disposals of property, plant and equipment	6	234
Net cash outflow on acquisition of a subsidiary	(7,311)	–
Net cash outflow on acquisition of associates	(13,530)	–
Change in pledged bank deposits	3,000	–
<b>Net cash used in investing activities</b>	<b>(21,766)</b>	<b>(6,793)</b>
<b>Financing activities</b>		
Proceeds from new bank and other borrowings	34 13,657	8,363
Repayments of bank and other borrowings	34 (10,515)	(1,532)
Capital element of lease rentals paid	34 (15,648)	(15,328)
Interest element of lease rentals paid	34 (1,797)	(731)
Interest on bank and other borrowings paid	34 (1,053)	(343)
Transaction cost attributable to new shares	(671)	–
Proceed from placing of new shares, net of issuance expenses	29 33,445	–
<b>Net cash generated from/(used in) in financing activities</b>	<b>17,418</b>	<b>(9,571)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>5,578</b>	<b>(15,328)</b>
<b>Cash and cash equivalents at 1 January</b>	<b>17,824</b>	<b>33,390</b>
<b>Effect of foreign exchange rate changes</b>	<b>6</b>	<b>(238)</b>
<b>Cash and cash equivalents included in assets of disposal subsidiaries classified as held for sale</b>	<b>(105)</b>	<b>–</b>
<b>Cash and cash equivalents (excluding those classified as held for sale) at 31 December</b>	23 <b>23,303</b>	<b>17,824</b>



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2023

## 1. GENERAL

Pacific Legend Group Limited (the “**Company**”) was incorporated and registered as an exempted company with limited liability in the Cayman Islands on 1 September 2017. On 18 July 2018, the Company’s shares have been listed on GEM of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”).

The registered office of the Company is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands and its principal place of business is Units 1202–04, Level 12, Cyberport 2, 100 Cyberport Road, Hong Kong.

The Company and its subsidiaries (together the “**Group**”) is principally engaged in the sale of home furniture and accessories, the leasing of home furniture and accessories and the provision of design consultancy services for fitting out interiors with furnishings.

The Company’s immediate and ultimate holding company is Double Lions Limited (“**Double Lions**”), which is incorporated in the British Virgin Islands (the “**BVI**”).

The consolidated financial statements are presented in Hong Kong dollars (“**HK\$**”), which is also the functional currency of the Company.

## 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

### (a) Statement of compliance

These 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 (the “**HKICPA**”), accounting principles generally accepted in Hong Kong and the requirements of the Hong Kong Companies Ordinance. These consolidated financial statements also comply with the applicable disclosure provisions of the Rules Governing the Listing of Securities on GEM of the Stock Exchange (the “**GEM Listing Rules**”).

The HKICPA has issued certain amendments to HKFRSs that are first effective or available for early adoption for the current accounting period of the Group. Note 2(c) provides information on any changes in accounting policies resulting from initial application of these developments to the extent that they are relevant to the Group for the current accounting period reflected in these consolidated financial statements.

A summary of the material accounting policies adopted by the Group is set out below.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### (b) Basis of preparation of consolidated financial statements

The consolidated financial statements for the year ended 31 December 2023 comprise the financial statements of the Company and its subsidiaries (together the “Group”).

The measurement basis used in the preparation of the consolidated financial statements is the historical cost, except for the financial assets measured at fair value through profit or loss (“FVPL”) and investment properties are stated at their fair values (see Notes 2(f) and 2(h)).

The preparation of consolidated financial statements in conformity with HKFRSs requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Judgements made by management in the application of HKFRSs that have significant effect on the consolidated financial statements and major sources of estimation uncertainty are discussed in Note 3.

### (c) Changes in accounting policies

The HKICPA has issued the following amendments to HKFRSs that are first effective in the current accounting period of the Group:

Amendments to HKAS 1 and HKFRS Practice Statement 2	Disclosure of Accounting Policies
Amendments to HKAS 8	Definition of Accounting Estimates
Amendments to HKAS 12	Deferred Tax related to Assets and Liabilities arising from a Single Transaction
Amendments to HKAS 12	International Tax Reform — Pillar Two Model Rules
HKFRS 17 and amendments to HKFRS 17	Insurance contracts and the Related Amendments

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

#### (c) Changes in accounting policies (Continued)

The directors of the Company consider none of these developments have had a material effect on how the Group's results and financial position for the current or prior periods have been prepared or presented. The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

#### (d) Subsidiaries and non-controlling interests

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. When assessing whether the Group has power, only substantive rights (held by the Group and other parties) are considered.

An investment in a subsidiary is consolidated into the consolidated financial statements from the date that control commences until the date that control ceases. Intra-group balances, transactions and cash flows and any unrealised profits arising from intra-group transactions are eliminated in full in preparing the consolidated financial statements. Unrealised losses resulting from intra-group transactions are eliminated in the same way as unrealised gains but only to the extent that there is no evidence of impairment.

Non-controlling interests represent the equity in a subsidiary not attributable directly or indirectly to the Company, and in respect of which the Group has not agreed any additional terms with the holders of those interests which would result in the Group as a whole having a contractual obligation in respect of those interests that meets the definition of a financial liability. For each business combination, the Group can elect to measure any non-controlling interests either at fair value or at the non-controlling interests' proportionate share of the subsidiary's net identifiable assets.

Non-controlling interests are presented in the consolidated statement of financial position within equity, separately from equity attributable to the equity shareholders of the Company. Non-controlling interests in the results of the Group are presented on the face of the consolidated statement of profit or loss and other comprehensive income as an allocation of the total profit or loss and total comprehensive income for the year between non-controlling interests and the equity shareholders of the Company.

In the Company's statement of financial position, an investment in a subsidiary is stated as cost less impairment losses (see Note 2(l)(ii)).

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### (e) Business combination and goodwill

The Group can elect to apply an optional concentration test, on a transaction-by-transaction basis, that permits a simplified assessment of whether an acquired set of activities and assets is not a business. The concentration test is met if substantially all of the fair value of the gross assets acquired is concentrated in a single identifiable asset or group of similar identifiable assets. The gross assets under assessment exclude cash and cash equivalents, deferred tax assets, and goodwill resulting from the effects of deferred tax liabilities. If the concentration test is met, the set of activities and assets is determined not to be a business and no further assessment is needed.

Business combinations are accounted for using the acquisition method. The consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the acquisition-date fair values of the assets transferred by the Group, liabilities assumed by the Group to the former owners of the acquiree and the equity interests issued by the Group in exchange for control of the acquiree. For each business combination, the Group elects whether to measure non-controlling interests that are present ownership interests and entitle their holders to a proportionate share of the entity's net assets in the event of liquidation at fair value or at the non-controlling interests' proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are expensed as incurred.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts of the acquiree.

If the business combination is achieved in stages, the previously held equity interest is remeasured at its acquisition date fair value and any resulting gain or loss is recognised in the consolidated income statement.

When a business combination is achieved in stages, the Group's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date (i.e. the date when the Group obtains control), and the resulting gain or loss, if any, is recognised in the consolidated income statement.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

#### (e) Business combination and goodwill (Continued)

Any contingent consideration to be transferred by the acquirer is recognised at fair value at the acquisition date. Contingent consideration classified as an asset or liability that is a financial instrument and within the scope of HKFRS 9 *Financial Instruments*, is measured at fair value with changes in fair value recognised in profit or loss in accordance with HKFRS 9. Other contingent consideration that is not within the scope of HKFRS 9 is measured at fair value at each reporting date with changes in fair value recognised in profit or loss. Contingent consideration that is classified as equity is not remeasured and subsequent settlement is accounted for within equity.

Goodwill is initially measured at cost, being the excess of the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree, and the fair value of the acquirer's previously held equity interest in the acquiree (if any) over the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed. If, after assessment, the net of the acquisition-date amounts of the identifiable assets acquired and liabilities assumed exceeds the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree and the fair value of the acquirer's previously held interest in the acquiree (if any), the excess is recognised immediately in the consolidated income statement as a bargain purchase gain.

After initial recognition, goodwill is carried at cost less accumulated impairment losses, if any, and is presented separately in the consolidated statement of financial position.

Goodwill is tested for impairment annually or more frequently if events or changes in circumstances indicate that the carrying value may be impaired. The Group performs its annual impairment test of goodwill as at 31 December. For the purposes of impairment testing, goodwill is allocated to each of the Group's cash-generating units (or groups of cash-generating units) that is expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the Group are assigned to those units or groups of units. Impairment is determined by assessing the recoverable amount of the cash-generating units (group of cash-generating units) to which the goodwill relates. If the recoverable amount of the cash-generating units (group of cash-generating units) is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to the unit (group of cash-generating units) and then to the other assets of the unit on a pro-rata basis based on the carrying amount of each asset in the unit. Any impairment loss recognised for goodwill is not reversed in subsequent periods.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### (e) Business combination and goodwill (Continued)

Where goodwill has been allocated to a cash-generating unit (or group of cash-generating units) and part of the operation within that unit is disposed of, the goodwill associated with the operation disposed of is included in the carrying amount of the operation when determining the gain or loss on the disposal. Goodwill disposed of in these circumstances is measured based on the relative value of the operation disposed of and the portion of the cash-generating unit retained.

### (f) Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss (“**FVPL**”) are recognised/derecognised on the date the Group commits to purchase/sell the investment and are initially stated at fair value while transaction costs are recognised directly in profit or loss. The explanation of how the Group determines the fair value of financial assets is set out in Note 26(e).

Changes in the fair value of the financial assets at FVPL are subsequently recognised in profit or loss if the investments do not meet the criteria for being measured at amortised cost or fair value through other comprehensive income (recycling).

### (g) Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses (see Note 2(l)(ii)).

Gains or losses arising from the retirement or disposal of an item of property, plant and equipment are determined as the difference between the net disposal proceeds and the carrying amount of the item and are recognised in profit or loss on the date of retirement or disposal.

Depreciation is calculated to write off the cost of items of property, plant and equipment, less their estimated residual value, if any, using the straight-line method over their estimated useful lives as follows:

Decoration and fittings	Over the shorter of the unexpired term of lease or 20%
Furniture and fixtures	20%
Office equipment	20%
Motor vehicles	20%
Furniture for rental	100%

Where parts of an item of property, plant and equipment have different useful lives, the cost is allocated on a reasonable basis between the parts and each part is depreciated separately. Both the useful life of an asset and its residual value, if any, are reviewed annually.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

#### (h) Investment properties

Investment properties include those properties that are held for long-term rental yields and/or for capital appreciation or for a currently-undetermined use.

Investment properties are initially recognised at cost, including related transaction cost and where applicable borrowing costs.

After initial recognition, investment properties are subsequently carried at fair value, representing open market value determined annually by independent professional valuers. Fair value is based on active market prices, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. Changes in fair values are recognised within “Other income, gains and losses, net” in the consolidated statement of profit or loss and other comprehensive income. Investment properties may be subject to renovations or improvements at regular intervals. The cost of major renovations and improvements is capitalised as addition and the carrying amounts of the replaced components are recognised in profit or loss. The cost of maintenance, repairs and minor improvements is recognised in profit or loss when incurred.

An investment property is de-recognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected. Any gain or loss arising on the derecognition of the investment property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the investment property is de-recognised.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### (h) Investment properties (Continued)

#### *Transfers*

The Group transfers a property to, or from, investment property when, and only when, there is a change in use, evidenced by commencement of an operating lease to another party. The commencement of an operating lease is generally an evidence of a change in use. A change in use occurs when the property meets, or ceases to meet, the definition of investment property and there is evidence of the change in use. In isolation, a change in management's intentions for the use of a property does not provide evidence of a change in use. Examples of evidence of a change in use include:

- (a) Commencement of owner-occupation, or of development with a view to owner-occupation, for a transfer from investment properties to property, plant and equipment;
- (b) Commencement of development with a view to sell, for a transfer from investment properties to development properties;
- (c) End of owner-occupation, for a transfer from property, plant and equipment to investment properties; and
- (d) Inception of a lease to another party, for a transfer from inventories to investment property.

A change in use has occurred is based on an assessment of all relevant facts and circumstances. The relevant facts include but not limited to the Group's business plan, financial resources and legal requirements.



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

#### (i) Associates

Associates are entities over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of an entity but is not control or joint control over those policies. The existence and effect of potential voting rights that are currently exercisable or convertible, including potential voting rights held by other entities, are considered when assessing whether the Group has significant influence. In assessing whether a potential voting right contributes to significant influence, the holder's intention and financial ability to exercise or convert that right is not considered.

Investment in associates is accounted for in the consolidated financial statements by the equity method and is initially recognised at cost. Identifiable assets and liabilities of the associate in an acquisition are measured at their fair values at the acquisition date. The excess of the cost of the investment over the Group's share of the net fair value of the associate's identifiable assets and liabilities is recorded as goodwill. The goodwill is included in the carrying amount of the investment and is tested for impairment together with the investment at the end of each reporting period when there is objective evidence that the investment is impaired. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of acquisition is recognised in consolidated profit or loss.

The Group assesses whether there is an objective evidence that the interests in associates may be impaired. When any objective evidence exists, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with HKAS 36 as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount. Any impairment loss recognised is not allocated to any asset, including goodwill, that forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with HKAS 36 to the extent that the recoverable amount of the investment subsequently increases.

The Group's share of associates' post-acquisition profits or losses and other comprehensive income is recognised in consolidated statement of profit or loss and other comprehensive income. When the Group's share of losses in associates equals or exceeds its interest in the associate (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate), the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate. If the associate subsequently reports profits, the Group resumes recognising its share of those profits only after its share of the profits equals the share of losses not recognised.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### (i) Associates (Continued)

The gain or loss on the disposal of associates that results in a loss of significant influence represents the difference between (i) the fair value of the consideration of the sale plus the fair value of any investment retained in that associate and (ii) the Group's entire carrying amount of that associate (including goodwill) and any related accumulated foreign currency translation reserve. If an investment in associates becomes an investment in a joint venture, the Group continues to apply the equity method and does not remeasure the retained interest.

Unrealised profits on transactions between the Group and its associates are eliminated to the extent of the Group's interests in the associates. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of associates have been changed where necessary to ensure consistency with the policies adopted by the Group.

### (j) Intangible assets

Intangible assets that are acquired by the Group are stated at cost less accumulated amortisation (where the estimated useful life is finite) and impairment losses (see Note 2(l)(ii)).

Amortisation of intangible assets with finite useful lives is charged to profit or loss on a straight-line basis over the assets' estimated useful lives. The following intangible asset with finite useful life is amortised from the date it is available for use and its estimated useful life is as follows:

Software	20%
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Both the period and method of amortisation are reviewed annually.

### (k) Leased assets

At inception of a contract, the Group assesses whether the contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Control is conveyed where the customer has both the right to direct the use of the identified asset and to obtain substantially all of the economic benefits from that use.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

#### (k) Leased assets (Continued)

##### (i) *The Group as a lessee*

Where the contract contains lease component(s) and non-lease component(s), the Group has elected not to separate non-lease components and accounts for each lease component and any associated non-lease components as a single lease component for all leases.

At the lease commencement date, the Group recognises a right-of-use asset and a lease liability, except for short-term leases that have a lease term of 12 months or less and leases of low-value assets. When the Group enters into a lease in respect of a low-value asset, the Group decides whether to capitalise the lease on a lease-by-lease basis. The lease payments associated with those leases which are not capitalised are recognised as an expense on a systematic basis over the lease term.

Where the lease is capitalised, the lease liability is initially recognised at the present value of the lease payments payable over the lease term, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, using a relevant incremental borrowing rate. After initial recognition, the lease liability is measured at amortised cost and interest expense is calculated using the effective interest method. Variable lease payments that do not depend on an index or rate are not included in the measurement of the lease liability and hence are charged to profit or loss in the accounting period in which they are incurred.

The right-of-use asset recognised when a lease is capitalised is initially measured at cost, which comprises the initial amount of the lease liability plus any lease payments made at or before the commencement date, and any initial direct costs incurred. Where applicable, the cost of the right-of-use assets also includes an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, discounted to their present value, less any lease incentives received. The right-of-use asset is subsequently stated at cost less accumulated depreciation and impairment losses (see Note 2(l)(ii)).

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### (k) Leased assets (Continued)

#### (i) *The Group as a lessee (Continued)*

Depreciation is calculated to write off the right-of-use assets on a straight-line basis over the lease term or where it was likely the Group would obtain ownership of the assets, the life of the assets, as set out in Note 2(g).

The lease liability is remeasured when there is a change in future lease payments arising from a change in an index or rate, or there is a change in the Group's estimate of the amount expected to be payable under a residual value guarantee, or there is a change arising from the reassessment of whether the Group will be reasonably certain to exercise a purchase, extension or termination option. When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use assets has been reduced to zero.

The lease liability is also remeasured when there is a change in the scope of a lease or the consideration for a lease that is not originally provided for in the lease contract ("**lease modification**") that is not accounted for as a separate lease. In this case the lease liability is remeasured based on the revised lease payments and lease term using a revised discount rate at the effective date of the modification. The only exceptions are rent concessions that accrued as a direct consequence of the COVID-19 pandemic and met the conditions set out in paragraph 46B of HKFRS 16 Leases. In such cases, the Group has taken advantage of the practical expedient not to assess whether the rent concessions are lease modification, and recognised the change in consideration as negative variable lease payments in profit or loss in the period in which the event or condition that triggers the rent concessions occurred.

In the consolidated statement of financial position, the current portion of long-term lease liabilities is determined as the present value of contractual payments that are due to be settled within twelve months after the reporting period.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

#### (k) Leased assets (Continued)

##### (ii) *The Group as a lessor*

When the Group acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease. A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to the ownership of an underlying assets to the lessee. If this is not the case, the lease is classified as an operating lease.

When a contract contains lease and non-lease components, the Group allocates the consideration in the contract to each component on a relative stand-alone selling price basis. The rental income from operating leases is recognised in accordance with Note 2(v)(ii)(a).

#### (l) Credit losses and impairment of assets

##### (i) *Credit losses from financial assets, contract assets and lease receivables*

The Group recognises a loss allowance for expected credit losses (“ECLs”) on financial assets measured at amortised cost (including cash and cash equivalents, pledged bank deposits, loan receivables and trade and other receivables), finance lease receivables and contract assets as defined in HKFRS 15 (see Note 2(n)). Financial assets measured at FVPL are not subject to ECL assessment.

##### *Measurement of ECLs*

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all expected cash shortfalls (i.e. the difference between the cash flows due to the Group in accordance with the contract and the cash flows that the Group expects to receive).

The expected cash shortfalls are discounted using the following discount rates where the effect of discounting is material:

- fixed-rate financial assets, trade and other receivables and contract assets: effective interest rate determined at initial recognition or an approximation thereof;
- variable-rate financial assets: current effective interest rate; and
- lease receivables: discount rate used in the measurement of the lease receivable.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### (l) Credit losses and impairment of assets (Continued)

#### (i) Credit losses from financial assets, contract assets and lease receivables (Continued)

##### *Measurement of ECLs (Continued)*

The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk. In measuring ECLs, the Group takes into account reasonable and supportable information that is available without undue cost or effort. This includes information about past events, current conditions and forecasts of future economic conditions.

ECLs are measured on either of the following bases:

- 12-month ECLs: these are losses that are expected to result from possible default events within the 12 months after the reporting date; and
- lifetime ECLs: these are losses that are expected to result from all possible default events over the expected lives of the items to which the ECL model applies.

Loss allowances for trade receivable and contract assets are always measured at an amount equal to lifetime ECLs. ECLs on these financial assets are estimated using a provision matrix based on the Group's historical credit loss experience, adjusted for factors that are specific to the debtors and an assessment of both the current and forecast general economic conditions at the reporting date.

For all other financial assets measured at amortised cost, the Group recognises a loss allowance equal to 12-month ECLs unless there has been a significant increase in credit risk of the financial assets since initial recognition, in which case the loss allowance is measured at an amount equal to lifetime ECLs.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

#### (I) Credit losses and impairment of assets (Continued)

##### (i) Credit losses from financial assets, contract assets and lease receivables (Continued)

###### *Significant increase in credit risk*

In assessing whether the credit risk of a financial asset has increased significantly since initial recognition, the Group compares the risk of default occurring on the financial asset assessed at the reporting date with that assessed at the date of initial recognition. In making this reassessment, the Group considers that a default event occurs when (i) the borrower is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realising security (if any is held); or (ii) the financial asset is 90 days past due. The Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort.

In particular, the following information is taken into account when assessing whether credit risk has increased significantly since initial recognition:

- failure to make payments of principal or interest on their contractually due dates;
- an actual or expected significant deterioration in a financial asset's external or internal credit rating (if available);
- an actual or expected significant deterioration in the operating results of the debtor; and
- existing or forecast changes in the technological, market, economic or legal environment that have a significant adverse effect on the debtor's ability to meet its obligation to the Group.

Depending on the nature of the financial assets, the assessment of a significant increase in credit risk is performed on either an individual basis or a collective basis. When the assessment is performed on a collective basis, the financial assets are grouped based on shared credit risk characteristics, such as past due status and credit risk ratings.

ECLs are remeasured at each reporting date to reflect changes in the financial instrument's credit risk since initial recognition. Any change in the ECL amount is recognised as an impairment gain or loss in profit or loss. The Group recognises an impairment gain or loss for all financial assets with a corresponding adjustment to their carrying amount through a loss allowance account.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### (l) Credit losses and impairment of assets (Continued)

#### (i) Credit losses from financial assets, contract assets and lease receivables (Continued)

##### *Basis of calculation of interest income*

Interest income recognised in accordance with Note 2(v)(ii)(b) is calculated based on the gross carrying amount of the financial asset unless the financial asset is credit-impaired, in which case interest income is calculated based on the amortised cost (i.e. the gross carrying amount less loss allowance) of the financial asset.

At each reporting date, the Group assesses whether a financial asset is credit-impaired. A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable events:

- significant financial difficulties of the debtor;
- a breach of contract, such as a default or past due event;
- it becoming probable that the borrower will enter into bankruptcy or other financial reorganisation;
- significant changes in the technological, market, economic or legal environment that have an adverse effect on the debtor; or
- the disappearance of an active market for a security because of financial difficulties of the issuer.

##### *Write-off policy*

The gross carrying amount of a financial asset, finance lease receivable or contract asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off.

Subsequent recoveries of an asset that was previously written off are recognised as a reversal of impairment in profit or loss in the period in which the recovery occurs.



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

#### (I) Credit losses and impairment of assets (Continued)

##### (ii) Impairment of other non-current assets

Internal and external sources of information are reviewed at the end of each reporting period to identify indications that the following assets may be impaired or an impairment loss previously recognised no longer exists or may have decreased:

- property, plant and equipment;
- intangible assets;
- right-of-use assets; and
- investments in subsidiaries in the Company's statement of financial position.

If any such indication exists, the asset's recoverable amount is estimated.

- Calculation of recoverable amount

The recoverable amount of an asset is the greater of its fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Where an asset does not generate cash inflows largely independent of those from other assets, the recoverable amount is determined for the smallest group of assets that generates cash inflows independently (i.e. a cash-generating unit ("CGU")). A portion of the carrying amount of a corporate asset is allocated to an individual CGU if the allocation can be done on a reasonable and consistent basis, or to the smallest group of CGU if otherwise.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### (l) Credit losses and impairment of assets (Continued)

#### (ii) Impairment of other non-current assets (Continued)

##### — Recognition of impairment losses

An impairment loss is recognised in profit or loss if the carrying amount of an asset, or the CGU to which it belongs, exceeds its recoverable amount. Impairment losses recognised in respect of CGUs are allocated to reduce the carrying amount of the assets in the unit (or group of units) on a pro rata basis, except that the carrying value of an asset will not be reduced below its individual fair value less costs of disposal (if measurable) or value in use (if determinable).

##### — Reversal of impairment losses

An impairment loss is reversed if there has been a favourable change in the estimates used to determine the recoverable amount. A reversal of an impairment loss is limited to the asset's carrying amount that would have been determined had no impairment loss been recognised in prior years. Reversals of impairment losses are credited to profit or loss in the year in which the reversals are recognised.

### (m) Inventories

Inventories are assets which are held for sale in the ordinary course of business. Inventories are stated at the lower of cost and net realisable value.

Cost is calculated using the weighted average cost formula and comprises all costs of purchases, cost of conversion and other costs incurred in bringing the inventories to their present location and condition.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

When inventories are sold, the carrying amount of those inventories is recognised as an expense in the period in which the related revenue is recognised.

The amount of any write-down of inventories to net realisable value and all losses of inventories are recognised as an expense in the period the write-down or loss occurs. The amount of any reversal of any write-down of inventories is recognised as a reduction in the amount of inventories recognised as an expense in the period in which the reversal occurs.

A right to recover returned goods is recognised for the right to recover products from customers sold with a right of return. It is measured in accordance with the policy set out in Note 2(v)(i)(a).

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

#### (n) Contract assets and contract liabilities

A contract asset is recognised when the Group recognises revenue (see Note 2(v)(i)) before being unconditionally entitled to the consideration under the payment terms set out in the contract. Contract assets are assessed for ECLs in accordance with the policy set out in Note 2(l)(i) and are reclassified to receivables when the right to the consideration has become unconditional (see Note 2(o)).

A contract liability is recognised when the customer pays non-refundable consideration before the Group recognises the related revenue (see Note 2(v)(i)). A contract liability would also be recognised if the Group has an unconditional right to receive non-refundable consideration before the Group recognises the related revenue. In such cases, a corresponding receivable would also be recognised (see Note 2(o)).

For a single contract with the customer, either a net contract asset or a net contract liability is presented. For multiple contracts, contract assets and contract liabilities of unrelated contracts are not presented on a net basis.

When the contract includes a significant financing component, the contract balance includes interest accrued under the effective interest method (see Note 2(v)(i)).

#### (o) Trade, loan and other receivables

A receivable is recognised when the Group has an unconditional right to receive consideration. A right to receive consideration is unconditional if only the passage of time is required before payment of that consideration is due. If revenue has been recognised before the Group has an unconditional right to receive consideration, the amount is presented as a contract asset (see Note 2(n)).

Trade receivables that do not contain a significant financing component are initially measured at their transaction price. All other receivables are subsequently stated at amortised cost, using the effective interest method and including an allowance for credit losses (see Note 2(l)(i)).

#### (p) Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other financial institutions, and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, having been within three months of maturity at acquisition. Cash and cash equivalents are assessed for ECLs in accordance with the accounting policy (see Note 2(l)(i)).

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### (q) Trade and other payables

Trade and other payables are initially recognised at fair value and subsequently stated at amortised cost unless the effect of discounting could be immaterial, in which case they are stated at invoice amount.

### (r) Interest-bearing borrowings

Interest-bearing borrowings are measured initially at fair value less transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method. Interest expense is recognised in accordance with the accounting policy for borrowing costs set out in Note 2(x).

### (s) Employee benefits

#### (i) *Short-term employee benefits and contributions to defined contribution retirement plans*

Salaries, annual bonuses, paid annual leave, contributions to defined contribution retirement plans and the cost of non-monetary benefits are accrued in the year in which the associated services are rendered by employees. Where payment or settlement is deferred and the effect would be material, these amounts are stated at their present values.

The payment for employees' end-of-service benefits due to employees is made in accordance with the United Arab Emirates (the "UAE") Labour Law for their periods of service up to the reporting date. The provision for the employees' end-of-service benefits is calculated based on their current basic remuneration.

Payments to the state-managed retirement benefit schemes for staff in the People's Republic of China (excluding Hong Kong and Macao) (the "PRC") and to the Mandatory Provident Fund Scheme for staff in Hong Kong are defined contribution retirement benefit payments and are recognised as expense when employees have rendered services entitling them to the contribution.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

#### (s) Employee benefits (Continued)

##### (ii) LSP payables on cessation of employment

The Group's net obligation in respect of LSP payable on cessation in certain circumstances under the Hong Kong Employment Ordinance is the amount of future benefit that employees have earned in return for their services in the current and prior periods. The obligation is calculated using the projected unit credit method, discounted to its present value and reduced by entitlements accrued under the Group's retirement plans that are attributable to contribution made by the Group.

Past service cost is recognised immediately to the extent that the benefits have already been vested.

##### (iii) Share-based payments

The Company operates a share option scheme under which the Group receives services or goods from its directors, employees and other eligible participants as consideration for share options of the Company. The fair value of share options granted to employees is recognised as an employee cost with a corresponding increase in share-based payment reserve within equity. The fair value is measured at grant date using the Binomial Tree model, taking into account the terms and conditions upon which the options were granted. Where the employees have to meet vesting conditions before becoming unconditionally entitled to the options, the total estimated fair value of the options is spread over the vesting period, taking into account the probability that the options will vest.

During the vesting period, the number of share options that is expected to vest is reviewed. Any resulting adjustment to the cumulative fair value recognised in prior years is charged/credited to the profit or loss for the year of the review, unless the original employee expenses qualify for recognition as an asset, with a corresponding adjustment to the share option reserve. On vesting date, the amount recognised as an expense is adjusted to reflect the actual number of options that vest (with a corresponding adjustment to the share option reserve) except where forfeiture is only due to not achieving vesting conditions that relate to the market price of the Company's shares. The equity amount is recognised in the share option reserve until either the option is exercised (when it is transferred to the share capital and share premium account) or the option expires (when it is released directly to accumulated losses). Where a share option is cancelled, it is treated as if it had vested on the date of cancellation, and any expense not yet recognised for the share options is recognised immediately.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### (t) Income tax

Income tax for the year comprises current tax and movements in deferred tax assets and liabilities. Current tax and movements in deferred tax assets and liabilities are recognised in profit or loss except to the extent that they relate to items recognised in other comprehensive income or directly in equity, in which case the relevant amounts of tax are recognised in other comprehensive income or directly in equity, respectively.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the end of the reporting period, and any adjustment to tax payable in respect of previous years.

Deferred tax assets and liabilities arise from deductible and taxable temporary differences respectively, being the differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. Deferred tax assets also arise from unused tax losses and unused tax credits.

Apart from certain limited exceptions, all deferred tax liabilities, and all deferred tax assets to the extent that it is probable that future taxable profits will be available against which the asset can be utilised, are recognised. Future taxable profits that may support the recognition of deferred tax assets arising from deductible temporary differences include those that will arise from the reversal of existing taxable temporary differences, provided those differences relate to the same taxation authority and the same taxable entity, and are expected to reverse either in the same period as the expected reversal of the deductible temporary difference or in periods into which a tax loss arising from the deferred tax asset can be carried back or forward. The same criteria are adopted when determining whether existing taxable temporary differences support the recognition of deferred tax assets arising from unused tax losses and credits, that is, those differences are taken into account if they relate to the same taxation authority and the same taxable entity, and are expected to reverse in a period, or periods, in which the tax loss or credit can be utilised.

The limited exceptions to recognition of deferred tax assets and liabilities are those temporary differences arising from the initial recognition of assets or liabilities that affect neither accounting nor taxable profit (provided they are not part of a business combination) and at the time of transaction does not give rise to equal taxable and deductible temporary differences, and temporary differences relating to investments in subsidiaries to the extent that, in the case of taxable differences, the Group controls the timing of the reversal and it is probable that the differences will not reverse in the foreseeable future, or in the case of deductible differences, unless it is probable that they will reverse in the future.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

#### (t) Income tax (Continued)

The amount of deferred tax recognised is measured based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, using tax rates enacted or substantively enacted at the end of the reporting period. Deferred tax assets and liabilities are not discounted.

The carrying amount of a deferred tax asset is reviewed at the end of each reporting period and is reduced to the extent that is no longer probable that sufficient taxable profits will be available to allow the related tax benefit to be utilised. Any such reduction is reversed to the extent that it becomes probable that sufficient taxable profits will be available.

Additional income taxes that arise from the distribution of dividends are recognised when the liability to pay the related dividends is recognised.

Current tax balances and deferred tax balances, and movements therein, are presented separately from each other and are not offset. Current tax assets are offset against current tax liabilities, and deferred tax assets against deferred tax liabilities, if the Company or the Group has the legally enforceable right to set off current tax assets against current tax liabilities and the following additional conditions are met:

- in the case of current tax assets and liabilities, the Company or the Group intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously; or
- in the case of deferred tax assets and liabilities, if they relate to income taxes levied by the same taxation authority on either:
  - the same taxable entity; or
  - different taxable entities, which, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered, intend to realise the current tax assets and settle the current tax liabilities on a net basis or realise and settle simultaneously.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### (u) Provisions and contingent liabilities

Provisions are recognised when the Group has a legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Where the time value of money is material, provisions are stated at the present value of the expenditure expected to settle the obligation.

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

Provisions for the costs to restore leased assets to their original condition, as required by the terms and conditions of the lease, are recognised at the date of inception of the lease at the directors' best estimate of the expenditure that would be required to restore the assets, estimates are regularly reviewed and adjusted as appropriate for new circumstances.

### (v) Revenue and other income

Income is classified by the Group as revenue when it arises from the sale of goods, the provision of services or the use by others of the Group's assets under leases in the ordinary course of the Group's business.

Further details of the Group's revenue and other income recognition policies are as follows:

#### (i) *Revenue from contracts from customers*

Revenue is recognised when control over a product or service is transferred to the customer, or the lessee has the right to use the asset, at the amount of promised consideration to which the Group is expected to be entitled, excluding those amounts collected on behalf of third parties such as value added tax or other sales taxes.



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

#### (v) Revenue and other income (Continued)

##### (i) Revenue from contracts from customers (Continued)

###### (a) Sale of goods

Revenue is recognised when the customer takes possession of and accepts the products. If the products are a partial fulfilment of a contract covering other goods and/or services, then the amount of revenue recognised is an appropriate proportion of the total transaction price under the contract, allocated between all the goods and services promised under the contract on a relative stand-alone selling price basis.

###### (b) Project contracts

When the outcome of a project contract can be reasonably measured, revenue from the project contract is recognised progressively over time using the output method, based on direct measurement of the value of project contract work performed, provided that the value of project contract work performed can be measured reliably. The value of project contract work performed is measured according to the completion of specific detailed components as set out in the project contract. Variations in project contract work are recognised as project contract revenue to the extent that the modification has been approved by the parties to the project contracts and it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur.

When the outcome of the project contract cannot be reasonably measured, revenue is recognised only to the extent of project contract costs incurred that are expected to be recovered.

###### (c) Income from franchising

Franchise income is recognised over time in accordance with the terms of franchise agreements. Income from provision of services to franchisees is recognised at a point in time when services are provided.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### (v) Revenue and other income (Continued)

#### (ii) *Revenue from other source and other income*

##### (a) *Rental income from operating leases*

Rental income receivable under operating leases is recognised in profit or loss in equal instalments over the periods covered by the lease term.

##### (b) *Interest income*

Interest income is recognised as it accrues using the effective interest method using the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of the financial asset. For financial assets measured at amortised cost, the effective interest rate is applied to the gross amount of the asset. For credit-impaired financial assets, the effective interest rate is applied to the amortised cost (i.e. gross carrying amount net of expected credit loss allowance) of the asset (see Note 2(l)(i)).

#### (iii) *Government grants*

Government grants are recognised in the statement of financial position initially when there is reasonable assurance that they will be received and that the Group will comply with the conditions attaching to them. Grants that compensate the Group for expenses incurred are recognised as income in profit or loss on a systematic basis in the same periods in which the expenses are incurred.

### (w) Translation of foreign currencies

Foreign currency transactions during the year are translated at the foreign exchange rates ruling at the transaction dates. Monetary assets and liabilities denominated in foreign currencies are translated at the foreign exchange rates ruling at the end of the reporting period. Exchange gains and losses are recognised in profit or loss.

Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the foreign exchange rates ruling at the transaction dates. The translation date is the date on which the Company initially recognised such non-monetary assets or liabilities. Non-monetary assets and liabilities denominated in foreign currencies that are stated at fair value are translated using the foreign exchange rates ruling at the dates the fair value was measured.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

#### (w) Translation of foreign currencies (Continued)

The results of foreign operations are translated into Hong Kong dollars at the exchange rates approximating the foreign exchange rates ruling at the dates of the transactions. Statement of financial position items are translated into Hong Kong dollars at the closing foreign exchange rates at the end of the reporting period. The resulting exchange differences are recognised in other comprehensive income and accumulated separately in equity in the exchange reserve.

On disposal of a foreign operation, the cumulative amount of the exchange differences relating to that foreign operation is reclassified from equity to profit or loss when the profit or loss on disposal is recognised.

#### (x) Borrowing costs

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset which necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of that asset. Other borrowing costs are expensed in the period in which they are incurred.

#### (y) Related parties

- (a) A person, or a close member of that person's family, is related to the Company if that person:
  - (i) has control or joint control of the Company;
  - (ii) has significant influence over the Company; or
  - (iii) is a member of the key management personnel of the Company or the Company's parent.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### (y) Related parties (Continued)

- (b) An entity is related to the Company if any of the following conditions applies:
- (i) The entity and the Company are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).
  - (ii) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).
  - (iii) Both entities are joint ventures of the same third party.
  - (iv) One entity is a joint venture of a third entity and the other entity is an associate of the third entity.
  - (v) The entity is a post-employment benefit plan for the benefit of employees of either the Company or an entity related to the Company.
  - (vi) The entity is controlled or jointly controlled by a person identified in (a).
  - (vii) A person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).
  - (viii) The entity, or any member of a group of which it is a part, provides key management personnel services to the Company or to the Company's parent.

Close members of the family of a person are those family members who may be expected to influence, or be influenced by, that person in their dealings with the entity.

### (z) Segment reporting

Operating segments, and the amounts of each segment item reported in the consolidated financial statements, are identified from the financial information provided regularly to the Group's most senior executive management for the purposes of allocating resources to, and assessing the performance of, the Group's various lines of business and geographical locations.

Individually material operating segments are not aggregated for financial reporting purposes unless the segments have similar economic characteristics and are similar in respect of the nature of products and services, the nature of production processes, the type or class of customers, the methods used to distribute the products or provide the services, and the nature of the regulatory environment. Operating segments which are not individually material may be aggregated if they share a majority of these criteria.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

#### (aa) Fair value measurement

Fair value is the price that will be received from selling an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique.

The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability, or in the absence of a principal market, in the most advantageous market for the asset or liability. The principal or the most advantageous market must be accessible by the Group. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that will use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the consolidated financial statements are categorised within the fair value hierarchy, described in Note 36(e), based on the lowest level input that is significant to the fair value measurement as a whole.

For assets and liabilities that are recognised in the consolidated financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by reassessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

#### (ab) Non-current assets and disposal groups held for sale

Non-current assets and disposal groups are classified as held for sale if their carrying amounts will be recovered principally through a sales transaction rather than through continuing use. For this to be the case, the asset or disposal group must be available for immediate sale in its present condition subject only to terms that are usual and customary for the sale of such assets or disposal groups and its sale must be highly probable. All assets and liabilities of a subsidiary classified as a disposal group are reclassified as held for sale regardless of whether the Group retains a non-controlling interest in its former subsidiary after the sale.

Non-current assets and disposal groups (other than investment properties and financial assets) classified as held for sale are measured at the lower of their carrying amounts and fair values less costs to sell. Property, plant and equipment and intangible assets classified as held for sale are not depreciated or amortised.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 3. ACCOUNTING JUDGEMENT AND ESTIMATES

In the application of the Group's accounting policies, which are described in Note 2, the directors of the Company are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

### (a) Critical accounting judgements in applying the Group's accounting policies

In the process of applying the Group's accounting policies, management has made the following accounting judgement:

#### (i) Control over a subsidiary

For the year ended 31 December 2022:

As set out in Note 38(a)(i), the Group is the legal owner of 49% of the issued share capital of Indigo Living LLC ("Indigo Dubai") and has control over it. The Group is entitled to share 80% of Indigo Dubai's profit or loss under the notarised memorandum of association of Indigo Dubai, and the remaining 20% under the contractual arrangements. However, due to the foreign ownership restriction under the UAE law, the relevant contractual arrangements could be unilaterally challenged before a UAE court. So far, the Group has not encountered any interference or encumbrance from any governing bodies in the UAE because of those contractual arrangements. Based upon the view of the Group's UAE legal adviser, the directors believe that the relevant contractual arrangements are enforceable under the relevant laws and regulations in the UAE. Accordingly, Indigo Dubai has been accounted for as a wholly-owned subsidiary of the Group.

For the year ended 31 December 2023:

The foreign ownership restriction under the UAE law was uplifted during the current year.

### (b) Sources of estimation uncertainty

The key assumptions concerning the future, and other key sources of estimation uncertainty at the end of each reporting period that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next twelve months are set out below.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 3. ACCOUNTING JUDGEMENT AND ESTIMATES (CONTINUED)

### (b) Sources of estimation uncertainty (Continued)

#### (i) *Revenue recognition on project contracts*

As explained in policy Note 2(v)(i), revenue from project contracts is recognised over time. The revenue and profit recognition on uncompleted projects are dependent on estimating the total outcome of the project contracts, as well as the work done to date. Based on the Group's recent experience and the nature of the activities undertaken by the Group, the Group has made estimates of the point at which it considered the work was sufficiently advanced such that the outcome of the project contracts can be reasonably measured. Until this point is reached the related contract assets disclosed in Note 16(a) do not include profit which the Group might eventually realise from the work done to date. In addition, actual outcomes in terms of total cost or revenue may be higher or lower than estimated at the end of the reporting period, which would affect the revenue and profit recognised in future years as an adjustment to the amounts recorded to date.

As at 31 December 2023, the carrying value in relation to the contract assets arising from project contracts amounted to approximately HK\$2,158,000 (2022: HK\$3,555,000).

#### (ii) *Impairments on property, plant and equipment, intangible assets and right-of-use assets*

In considering the impairment loss or reversal of impairment loss that may be required for certain property, plant and equipment, intangible assets and right-of-use assets, recoverable amount of the asset needs to be determined. The recoverable amount is the greater of its fair value less costs of disposal and the value in use. It is difficult to precisely estimate its fair value less costs of disposal because quoted market prices for these assets may not be readily available. In determining the value in use, expected cash flows generated by the asset are discounted to their present value, which requires significant judgement relating to items such as level of revenue and amount of operating costs. The Group uses all readily available information in determining an amount that is reasonable approximation of recoverable amount, including estimates based on reasonable and supportable assumptions and projections of items such as revenue and operating costs.

The Group's management determines the provision for impairment of financial assets (including finance lease receivables, deposits, trade and other receivables, loan receivables, contract assets and bank balances) on a forward-looking basis. Lifetime ECLs are recognised on finance lease receivables, trade receivables and contract assets using a provision matrix. Other financial assets are considered 12-month ECLs. In making the judgement, management considers available reasonable and supportive forward-looking information such as actual or expected significant changes in the operating results of debtors, actual or expected significant adverse changes in business and debtors' financial position. At the end of each reporting period the historical observed default rates are updated and changes in the forward-looking estimates are analysed by the Group's management.

An increase or decrease in the above impairment loss would affect profit or loss in future years.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 3. ACCOUNTING JUDGEMENT AND ESTIMATES (CONTINUED)

### (b) Sources of estimation uncertainty (Continued)

#### (ii) *Impairments on property, plant and equipment, intangible assets and right-of-use assets (Continued)*

As at 31 December 2023, the carrying amount of property, plant and equipment, right-of-use assets and intangible assets was approximately HK\$770,000, HK\$2,995,000 and HK\$21,000, respectively (2022: HK\$1,472,000, HK\$1,357,000 and HK\$36,000, respectively). During the year ended 31 December 2023, impairment losses on property, plant and equipment, right-of-use assets and intangible assets amounted to approximately HK\$1,283,000, HK\$7,899,000 and HK\$Nil, respectively (2022: HK\$5,652,000, HK\$15,338,000 and HK\$278,000, respectively).

#### (iii) *Inventory provision*

The Group performs regular review of the carrying amounts of inventories with reference to ageing analyses of the Group's inventories, projections of expected future saleability of goods based on management experience and judgement. Based on this review, write down of inventories is made when the carrying amounts of inventories decline below their estimated net realisable value. Due to changes in technological, market and economic environment and customers' preference, actual saleability of goods may be different from estimation and profit or loss could be affected by differences in this estimation.

As at 31 December 2023, the carrying amount of inventories was approximately HK\$32,328,000 (2022: HK\$40,217,000).

#### (iv) *Provisions for LSP and employees' end-of-service benefits*

As explained in Notes 28(a) and 28(b), the Group makes provisions for LSP and employees' end-of-service benefits in accordance with the requirements of the Hong Kong Employment Ordinance and labour laws of the UAE respectively. The Group has based the estimation on its recent employee statistics and adopted certain assumptions in assessing the provisions for LSP and employees' end-of-service benefits. It is possible that the assumptions adopted by the Group in assessing the provisions for LSP and employees' end-of-service benefits may not be indicative of the future situation. Any increase or decrease in the provisions would affect profit or loss in future years.

As at 31 December 2023, the carrying amount of provisions for LSP and employees' end of service benefits amounted to approximately HK\$300,000 and HK\$5,327,000, respectively (2022: HK\$300,000 and HK\$4,566,000, respectively).

#### (v) *Provisions for reinstatement costs for rented premises*

As explained in Note 28(c), the Group makes provision for reinstatement costs based on the best estimate of the expected costs to be incurred upon expiry of the relevant rental agreements, which are subject to uncertainty and might differ from the actual costs incurred in the future. Any increase or decrease in the provision would affect profit or loss in future years.

As at 31 December 2023, the carrying amount of provisions for reinstatement costs for rented premises was approximately HK\$2,523,000 (2022: HK\$2,283,000).



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 3. ACCOUNTING JUDGEMENT AND ESTIMATES (CONTINUED)

#### (b) Sources of estimation uncertainty (Continued)

##### (vi) Fair values of investment properties

Investment properties are stated at fair value based on the valuation performed by external qualified professional valuers. In determining the fair value, the valuers have based on a method of valuation which involves certain estimates of market condition. In relying on the valuation reports, the management has exercised their judgement and is satisfied that the assumptions used in the valuation are reflective of the current market conditions.

As at 31 December 2023, the carrying amount of investment properties was approximately HK\$4,490,000 (2022: HK\$Nil).

##### (vii) Fair value of financial assets at FVPL

The Group appointed an independent professional valuer to assess the fair value of financial assets at FVPL that are not traded in an active market. In determining the fair value, the valuer has utilised a variety of methods and makes assumptions that are mainly based on market conditions existing at each reporting date. Valuation techniques used include the use of comparable recent arm's length transactions, discounted cash flow analysis and other valuation techniques commonly used by other market participants. Changes in assumptions on the valuation techniques could affect the reported fair values of these consolidated financial assets. The financial assets at FVPL have been valued using various approaches.

As at 31 December 2023, the carrying amount of financial assets at FVPL was approximately HK\$3,000,000 (2022: HK\$5,938,000).

### 4. REVENUE AND SEGMENT INFORMATION

The Group manages its businesses by business lines. 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 resource allocation and performance assessment, the Group has presented the following three reportable segments:

- Sale of home furniture and accessories
- Rental of home furniture and accessories
- Project and hospitality services

Performance is based on segment gross profit net of impairment losses on non-current assets, contract assets and related depreciation of property, plant and equipment and right-of-use assets. The Group's most senior executive management does not evaluate operating segment using assets and liabilities information, so segment assets and liabilities are not reported to the Group's most senior executive management. Accordingly, reportable segment assets and liabilities have not been presented.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 4. REVENUE AND SEGMENT INFORMATION (CONTINUED)

### Segment revenue and results

The following is an analysis of the Group's revenue and results by operating and reportable segments.

For the year ended 31 December 2023

	Sale of home furniture and accessories HK\$'000	Rental of home furniture and accessories HK\$'000	Project and hospitality services HK\$'000	Total HK\$'000
Revenue from contracts with customers within the scope of HKFRS 15				
– Point in time	130,888	–	–	130,888
– Over time	–	–	94,420	94,420
Revenue from other sources				
– Over time	–	25,258	–	25,258
	<u>130,888</u>	<u>25,258</u>	<u>94,420</u>	<u>250,566</u>
Reportable segment results	<u>63,149</u>	<u>17,464</u>	<u>30,759</u>	111,372
Unallocated items				
Interest income				199
Fair value loss on financial assets at FVPL				(2,938)
Fair value gain on investment properties				421
Provision for expected credit losses allowance				(6,231)
Provision for impairment losses on non-financial assets other than goodwill				(598)
Depreciation of property, plant and equipment				(189)
Depreciation of right-of-use assets				(247)
Amortisation of intangible assets				(15)
Finance costs				(2,850)
Unallocated corporate expenses				(134,767)
Loss before income tax				(35,843)
Income tax expense				(69)
Loss for the year				<u>(35,912)</u>
Provision for expected credit loss allowance	–	–	3,421	3,421
Provision for impairment losses on non-financial assets other than goodwill	7,907	677	–	8,584
Depreciation of property, plant and equipment	570	3,584	–	4,154
Depreciation of right-of-use assets	3,151	–	–	3,151

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 4. REVENUE AND SEGMENT INFORMATION (CONTINUED)

### Segment revenue and results (Continued)

For the year ended 31 December 2022

	Sale of home furniture and accessories <i>HK\$'000</i>	Rental of home furniture and accessories <i>HK\$'000</i>	Project and hospitality services <i>HK\$'000</i>	Total <i>HK\$'000</i>
Revenue from contracts with customers within the scope of HKFRS 15				
– Point in time	148,232	–	–	148,232
– Over time	–	–	35,183	35,183
Revenue from other sources				
– Over time	–	20,623	–	20,623
	<u>148,232</u>	<u>20,623</u>	<u>35,183</u>	<u>204,038</u>
Reportable segment results	<u>50,577</u>	<u>16,475</u>	<u>10,503</u>	77,555
Unallocated items				
Interest income				28
Fair value loss on financial assets at FVPL				(62)
Provision for expected credit losses allowance				(6,698)
Depreciation of property, plant and equipment				(326)
Depreciation of right-of-use assets				(1,720)
Amortisation of intangible assets				(126)
Finance costs				(1,074)
Unallocated corporate expenses				(115,463)
Loss before income tax				(47,886)
Income tax expense				(2)
Loss for the year				<u>(47,888)</u>
Provision for impairment losses on non-financial assets other than goodwill	20,600	–	668	21,268
Provision for expected credit losses allowance	–	–	562	562
Depreciation of property, plant and equipment	1,394	2,550	–	3,944
Depreciation of right-of-use assets	<u>5,663</u>	<u>–</u>	<u>–</u>	<u>5,663</u>

There was no inter-segment revenue for years ended 31 December 2023 and 2022.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 4. REVENUE AND SEGMENT INFORMATION (CONTINUED)

### Geographical information

#### Revenue from external customers

	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>
Hong Kong	149,682	124,852
UAE	99,013	70,096
PRC (excluding Hong Kong and Macao)	1,871	9,090
	<b>250,566</b>	<b>204,038</b>

The above revenue information is based on the locations of the customers.

#### Non-current assets

	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i> (restated)
Hong Kong	21,661	5,901
UAE	4,145	164
PRC (excluding Hong Kong and Macao)	–	800
	<b>25,806</b>	<b>6,865</b>

The above non-current assets information is based on the locations of the assets and excluded the finance lease receivables of approximately HK\$737,000 (2022: HK\$1,014,000) and financial assets at FVPL of approximately HK\$3,000,000 (2022: HK\$5,938,000).

#### Information about a major customer

During the year ended 31 December 2023, no customer with whom transactions exceeded 10% of the Group's revenue (2022: same).

#### Revenue expected to be recognised in the future arising from project contracts with customers in existence at the end of the reporting period

For the project and hospitality services in existence as at 31 December 2023, the Group will recognise the expected revenue in the future when the remaining performance obligations under the contracts are satisfied. The Group has applied the practical expedient in paragraph 121 of HKFRS 15, as the Group has a right to invoice, which corresponds directly to the value to the customer of the Group's performance completed to date.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 5. OTHER INCOME, GAINS AND LOSSES, NET

	2023 HK\$'000	2022 HK\$'000
Bank interest income	199	28
COVID-19-related rent concessions received ( <i>Note (a)</i> )	–	1,756
Fair value loss on financial assets at FVPL	(2,938)	(62)
Fair value gain on investment properties	421	–
Gain on disposal of property, plant and equipment, net	6	44
Government grants received ( <i>Note (b)</i> )	–	2,146
Interest income from finance leases	1,512	259
Interest income from loan receivables	296	–
Royalty income from franchising	851	967
(Provision)/reversal of LSP and employees' end-of-service benefits	–	153
Reversal of provision for reinstatement costs for rented premises	262	1,833
Rental income	–	889
Rental income arising from investment properties	14	–
Consultancy income ( <i>Note (c)</i> )	801	–
(Written-off)/reversal of written-off of expired trade and other payables	–	1,205
Sundry income	1,283	550
	<b>2,707</b>	<b>9,768</b>

*Notes:*

- (a) During the year ended 31 December 2023, the Group received no rent concession from the landlord. (2022: During the year ended 31 December 2022, the Group received rent concessions in the form of a discount on fixed payments during the period of severe social distancing and travel restriction measures introduced to contain the spread of COVID-19.)
- (b) The government grants received represented mainly an amount of HK\$ Nil (2022: HK\$2,146,000) being the funding support in 2023 from the Employment Support Scheme under the Anti-epidemic Fund, set up by The Government of the Hong Kong Special Administrative Region. The purpose of the funding is to provide financial support to enterprises to retain their employees who would otherwise be made redundant. Under the terms of the grant, the Group is required not to make redundancies during the subsidy period and to spend all the funding on paying wages to the employees.
- (c) During the year ended 31 December 2023, the Group entered into a consultancy service agreement with The Hong Kong Jockey Club. The consultancy service agreement is received through the acquisition of a subsidiary, Brand Consultant Management Limited, during the year.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 6. LOSS BEFORE INCOME TAX

Loss before income tax has been arrived at after charging/(crediting):

	Note	2023 HK\$'000	2022 HK\$'000
Amortisation of intangible assets	11	15	126
Auditors' remuneration		1,000	1,039
Cost of inventories recognised as expense	19	123,188	95,040
Depreciation of property, plant and equipment	10	4,343	4,270
Depreciation of right-of-use assets	12	3,398	7,383
Expenses related to short-term leases	27	4,363	5,313
Finance costs:			
– Interest on bank and other borrowings	34	1,053	343
– Interest on lease liabilities	34	1,797	731
		<b>2,850</b>	1,074
Provision/(reversal) for expected credit loss allowance for:			
– Contract assets	20(a)	3,782	562
– Trade receivables	21	(330)	2,837
– Other receivables	21	6,200	3,843
– Finance lease receivables	16	–	18
		<b>9,652</b>	7,260
Provision for impairment losses on non-financial assets:			
– Property, plant and equipment	10	1,283	5,652
– Intangible assets	11	–	278
– Right-of-use assets	12	7,899	15,338
		<b>9,182</b>	21,268
Staff costs, including directors' emoluments:			
– Salaries, allowances and commissions		69,532	58,545
– Reversal of share-based payment expenses		–	–
– Retirement benefits scheme contributions		1,975	2,664
– Provision for LSP and employees' end-of-service benefits, net <sup>#</sup>	28	1,322	976
		<b>72,829</b>	62,185
Variable lease payments not included in the measurement of lease liabilities	27	<b>606</b>	725

<sup>#</sup> Staff costs are net of reversal of provision for LSP and employees' end-of-service benefits of HK\$nil (2022: HK\$153,000) which is also included in "other income, gains and losses, net" in Note 5.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 7. INCOME TAX

	2023 HK\$'000	2022 HK\$'000
Hong Kong Profits Tax		
– Under-provision in respect of prior years	–	2
– Deferred income tax	69	–
	<u>69</u>	<u>2</u>

The Group is not subject to any income tax in the Cayman Islands, the BVI and the UAE pursuant to the rules and regulations in those jurisdictions.

The provision for Hong Kong Profits Tax for the year is calculated at 16.5% (2022: 16.5%) of the estimated assessable profits for the year, except for one subsidiary of the Group which is a qualifying corporation under the two-tiered Profits Tax rate regime.

For this subsidiary, the first HK\$2,000,000 of assessable profits are taxed at 8.25% and the remaining assessable profits are taxed at 16.5% for the year (2022: same).

No provision for the PRC Enterprise Income Tax is made as the Group has no assessable profit arising in or derived from the PRC for the year (2022: same).

Reconciliation between tax expense and accounting loss at applicable tax rates is set out below:

	2023 HK\$'000	2022 HK\$'000
Loss before income tax	<u>(35,843)</u>	<u>(47,886)</u>
Notional tax at applicable tax rates at respective jurisdictions	(5,005)	(7,546)
Tax effect of non-taxable income	(400)	(582)
Tax effect of non-deductible expenses	1,351	2,075
Tax effect of temporary differences not recognised	405	617
Tax effect on unused tax losses not recognised	3,718	5,440
Under-provision in respect of prior years	–	2
Tax concession	–	(4)
Income tax expense	<u>69</u>	<u>2</u>

As at 31 December 2023, deferred tax assets arising from deductible temporary differences of HK\$985,000 (2022: HK\$1,233,000) has not been recognised as no sufficient taxable profit will be available in the foreseeable future.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 7. INCOME TAX (CONTINUED)

At 31 December 2023, the Group has unused tax losses arising in Hong Kong of approximately HK\$71,577,000 (2022: HK\$50,025,000), that are available indefinitely for offsetting against future taxable profits of the Group companies in which the losses arose. The Group also has tax losses arising in the PRC of approximately HK\$Nil (2022: HK\$28,674,000), that will expire in one to five years for offsetting against future taxable profits. Deferred tax assets have not been recognised in respect of these losses due to the unpredictability of future profit streams.

## 8. DIRECTORS' AND EMPLOYEES' EMOLUMENTS

### (a) Directors' emoluments

Directors' remuneration disclosed pursuant to section 383 of the Hong Kong Companies Ordinance and Part 2 of the Companies (Disclosure of Information about Benefits of Directors) Regulation are as follows:

#### Year ended 31 December 2023

	Fees HK\$'000	Salaries and other allowances HK\$'000	Discretionary bonus HK\$'000	Retirement benefit scheme contributions HK\$'000	Provision for long service payments HK\$'000	Share- based payments expenses HK\$'000	Total HK\$'000
<b>Executive directors</b>							
Mr. MCLENNAN John Warren (Chairman)	-	752	-	18	-	-	770
Ms. MOK Fiona Lai Yin (Note (e))	-	217	-	3	-	-	220
Mr. SO Wilson Kin Ting (Note (d))	87	-	-	-	-	-	87
Ms. AHMIN Shawlain (Note (j))	180	-	-	-	-	-	180
Mr. WONG Ka Man (Note (i))	68	-	-	-	-	-	68
Ms. WONG Wing Man (Note (f))	360	3,509	-	18	-	-	3,887
<b>Non-executive director</b>							
Mrs. MCLENNAN Jennifer Carver (Note (h))	21	-	-	-	-	-	21
<b>Independent Non-executive Directors</b>							
Mr. SO Alan Wai Shing	60	-	-	-	-	-	60
Mr. LEE Kwong Ming	60	-	-	-	-	-	60
Mr. LEE Fung Lun	60	-	-	-	-	-	60
Mr. SZUTU Tom Kuet (Note (a))	21	-	-	-	-	-	21
Mr. MAK Kurt Kwai Ching (Note (a))	21	-	-	-	-	-	21
Mr. Wong Sui Chi (Note (c))	17	-	-	-	-	-	17
Mr. Chan Kin Sun (Note (g))	5	-	-	-	-	-	5
<b>Total</b>	<b>4,487</b>	<b>969</b>	<b>-</b>	<b>21</b>	<b>-</b>	<b>-</b>	<b>5,477</b>



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 8. DIRECTORS' AND EMPLOYEES' EMOLUMENTS (CONTINUED)

### (a) Directors' emoluments (Continued)

Year ended 31 December 2022

	Fees HK\$'000	Salaries and other allowances HK\$'000	Discretionary bonus HK\$'000	Retirement benefit scheme contributions HK\$'000	Provision for long service payments HK\$'000	Share- based payments expenses HK\$'000	Total HK\$'000
<b>Executive directors</b>							
Mr. MCLENNAN John Warren (Chairman)	-	1,858	69	18	-	-	1,945
Ms. MOK Fiona Lai Yin (Note (e))	-	1,835	79	18	-	-	1,932
Mr. SO Wilson Kin Ting (Note (d))	240	-	-	-	-	-	240
Ms. AHMIN Shawlain (Note (f))	107	-	-	-	-	-	107
Mr. WONG Ka Man (Note (i))	-	-	-	-	-	-	-
Ms. WONG Wing Man (Note (f))	-	-	-	-	-	-	-
Mr. ZHENG Tianzhi (Note (b))	146	-	-	-	-	-	146
<b>Non-executive director</b>							
Mrs. MCLENNAN Jennifer Carver (Note (h))	60	-	-	-	-	-	60
<b>Independent Non-executive Directors</b>							
Mr. SO Alan Wai Shing	60	-	-	-	-	-	60
Mr. LEE Kwong Ming	60	-	-	-	-	-	60
Mr. LEE Fung Lun	60	-	-	-	-	-	60
Mr. SZUTU Tom Kuet (Note (a))	36	-	-	-	-	-	36
Mr. MAK Kurt Kwai Ching (Note (a))	36	-	-	-	-	-	36
Mr. NICHOL Roderick Donald (Note (b))	24	-	-	-	-	-	24
Ms. KESEBI Lale (Note (b))	24	-	-	-	-	-	24
<b>Total</b>	<b>853</b>	<b>3,693</b>	<b>148</b>	<b>36</b>	<b>-</b>	<b>-</b>	<b>4,730</b>

Notes:

- (a) Appointed on 27 May 2022 and retired on 12 May 2023.
- (b) Resigned on 27 May 2022.
- (c) Appointed on 18 September 2023.
- (d) Resigned on 12 May 2023.
- (e) Resigned on 15 March 2023.
- (f) Appointed on 15 March 2023.
- (g) Appointed on 1 December 2023.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 8. DIRECTORS' AND EMPLOYEES' EMOLUMENTS (CONTINUED)

### (a) Directors' emoluments (Continued)

Notes: (Continued)

- (h) Retired on 12 May 2023.
- (i) Appointed on 15 March 2023 and retired on 12 May 2023.
- (j) Appointed on 27 May 2022.

During the years ended 31 December 2023, there were no amounts paid or payable by the Group to the Chairman and any of the directors as an inducement to join or upon joining the Group or as compensation for loss of office (2022: same). There was no arrangement under which a director waived or agreed to waive any remuneration during the years ended 31 December 2023 (2022: same).

### (b) Employee' emoluments

The five highest paid individuals included one (2022: two) directors whose emoluments are included in the disclosures in Note 8(a). The emoluments of the remaining four (2022: three) individuals are as follows:

	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>
Salaries and other allowances	5,845	2,863
Discretionary bonus	240	98
Share-based payment expenses	–	–
Retirement benefit scheme contributions	90	54
Total	<u>6,175</u>	<u>3,015</u>

During the years ended 31 December 2023, there were no amounts paid or payable by the Group to the Chairman, top five highest paid employees and any of the directors as an inducement to join or upon joining the Group or as compensation for loss of office (2022: same). There was no arrangement under which a director waived or agreed to waive any remuneration during the years ended 31 December 2023 (2022: same).

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 8. DIRECTORS' AND EMPLOYEES' EMOLUMENTS (CONTINUED)

#### (b) Employee' emoluments (Continued)

Their emoluments are within the following bands:

	<b>2023</b>	2022
	<b><i>Number of Employees</i></b>	<i>Number of employees</i>
Nil to HK\$500,000	<b>1</b>	2
HK\$500,001 to HK\$1,000,000	<b>1</b>	2
HK\$1,000,001 to HK\$1,500,000	<b>3</b>	1
HK\$1,500,001 to HK\$2,000,000	<b>Nil</b>	Nil
HK\$2,000,001 to HK\$2,500,000	<b>Nil</b>	Nil
HK\$2,500,001 to HK\$3,000,000	<b>Nil</b>	Nil

### 9. LOSS PER SHARE

The calculation of the basic loss per share is based on the loss for the year attributable to owners of the Company of HK\$33,524,000 (2022: HK\$46,369,000) and the weighted average of 168,377,425 (2022: 132,000,000 restated) ordinary shares in issue.

No adjustments has been made to the basic loss per share amounts presented for the year in respect of dilution as the impact of the share options had an anti-dilative effect on basic loss per share amounts presented (2022: same).

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 10. PROPERTY, PLANT AND EQUIPMENT

	Decoration and fittings HK\$'000	Furniture and fixtures HK\$'000	Office equipment HK\$'000	Motor vehicles HK\$'000	Furniture for rental HK\$'000	Total HK\$'000
<b>At cost:</b>						
At 1 January 2022	27,008	4,798	15,427	2,336	15,579	65,148
Additions	5,985	59	375	154	2,189	8,762
Disposals	(222)	(1,910)	(419)	(155)	-	(2,706)
Write-off	(8,124)	(40)	-	-	(3,845)	(12,009)
Exchange realignment	(374)	(17)	(46)	-	(47)	(484)
At 31 December 2022 and 1 January 2023	<b>24,273</b>	<b>2,890</b>	<b>15,337</b>	<b>2,335</b>	<b>13,876</b>	<b>58,711</b>
Additions	864	35	168	532	3,329	4,928
Disposals	-	-	(9)	(75)	-	(84)
Write-off	(1,805)	(47)	(87)	-	-	(1,939)
Reclassification to assets held for sale (Note 24)	-	(100)	(514)	-	(592)	(1,206)
Exchange realignment	11	1	1	1	(1)	13
<b>At 31 December 2023</b>	<b>23,343</b>	<b>2,779</b>	<b>14,896</b>	<b>2,793</b>	<b>16,612</b>	<b>60,423</b>
<b>Accumulated depreciation and impairment losses:</b>						
At 1 January 2022	26,577	4,547	15,094	2,209	13,900	62,327
Charge for the year	1,394	86	194	46	2,550	4,270
Written back on disposals	(222)	(1,821)	(398)	(75)	-	(2,516)
Impairment losses	4,960	126	454	112	-	5,652
Write-back on write-off	(8,124)	(40)	-	-	(3,845)	(12,009)
Exchange realignment	(374)	(17)	(48)	-	(46)	(485)
At 31 December 2022 and 1 January 2023	<b>24,211</b>	<b>2,881</b>	<b>15,296</b>	<b>2,292</b>	<b>12,559</b>	<b>57,239</b>
Charge for the year	570	6	98	85	3,584	4,343
Write-back on disposals	-	-	(9)	(75)	-	(84)
Impairment losses	317	18	70	201	677	1,283
Write-back on write-off	(1,805)	(47)	(87)	-	-	(1,939)
Reclassification to assets held for sale (Note 24)	-	(100)	(514)	-	(592)	(1,206)
Exchange realignment	12	1	2	2	-	17
<b>At 31 December 2023</b>	<b>23,305</b>	<b>2,759</b>	<b>14,856</b>	<b>2,505</b>	<b>16,228</b>	<b>59,653</b>
<b>Carrying amount:</b>						
<b>At 31 December 2023</b>	<b>38</b>	<b>20</b>	<b>40</b>	<b>288</b>	<b>384</b>	<b>770</b>
At 31 December 2022	62	9	41	43	1,317	1,472

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 10. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

Items of furniture held for rental are leased out under operating leases. The leases typically run for an initial period of 2 years, with an option to renew the leases after that date at which time all terms are renegotiated. None of the leases includes contingent rentals. The Group manages the risk associated with any rights it retains in the underlying assets by establishing the depreciation policy for the furniture held for rental in which the furnitures are fully depreciated within one year, which is normally shorter than the lease period to its customers.

The Group's total future minimum lease payment receivables under non-cancellable operating leases is as follows:

	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>
Within 1 year	4,408	4,536
More than 1 year but within 2 years	507	506
	<u>4,915</u>	<u>5,042</u>

#### Impairment assessment of non-financial assets other than goodwill

As a result of the unfavourable performance of certain subsidiaries incorporated in the Hong Kong, PRC, and Dubai (the “**Operating Subsidiaries**”) during the year ended 31 December 2023, the management conducted impairment assessments of the property, plant and equipment, intangible assets and right-of-use assets of the Operating Subsidiaries, and recognised an impairment of approximately HK\$1,283,000 (2022: HK\$5,652,000), HK\$Nil (2022: HK\$278,000) and HK\$7,899,000 (2022: HK\$15,338,000) against the carrying amount of property, plant and equipment, intangible assets and right-of-use assets, respectively.

Impairment losses are to be made on a CGU when its recoverable amount is lower than its carrying amount. The recoverable amount is the higher of value in use and fair value less costs of disposal.

The recoverable amounts were determined based on value in use calculations. Value in use calculations used cash flow projections based on financial budgets approved by the management covering a five-year period projected with terminal rate. The cash flows beyond the five-year period is extrapolated with a terminal growth rate of 3.00% (2022: 3.00%).

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 10. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

The estimates of recoverable amount were determined using pre-tax discount rate are as follows:

	<b>2023</b> <b>HK\$'000</b>	2022 <i>HK\$'000</i>
Retail stores and business units in HK CGUs	<b>18.20%</b>	13.00%
Retail stores and business units in Dubai CGUs	<b>17.40%</b>	16.00%

Management estimates the pre-tax discount rate that reflects market assessment of the time value of money and specific risk relating to the industry.

The aggregate recoverable amounts of these retail stores and business units based on their value in use are as follows:

	<b>2023</b> <b>HK\$'000</b>	2022 <i>HK\$'000</i>
Retail stores and business units in HK CGUs	–	–
Retail stores and business units in Dubai CGUs	<b>17,665</b>	8,493

### HK CGUs' impairment losses

Based on the value in use calculations, the HK CGUs' impairment losses amounting to HK\$1,283,000 (2022: HK\$1,810,000), HK\$Nil (2022: HK\$278,000) and HK\$4,395,000 (2022: HK\$9,833,000) have been provided for property, plant and equipment, intangible assets and right-of-use assets, respectively, for the year ended 31 December 2023.

### Dubai CGUs' impairment losses

Based on the value in use calculations, the Dubai CGUs' impairment losses amounting to HK\$Nil (2022: HK\$3,842,000) and HK\$3,096,000 (2022: HK\$5,505,000) have been provided for property, plant and equipment and right-of-use assets, respectively for the year ended 31 December 2023.

### PRC CGUs' impairment losses

The Group operates a retail store in Shanghai. During the year ended 31 December 2023, management plans to dispose the related subsidiaries as detailed in Note 24 to these consolidated financial statements. Due to the poor performance of the related subsidiaries, management has performed an impairment assessment and considered the recoverable amount is minimal. Thus, full impairment was made on the related right-of-use assets of HK\$408,000 (2022: HK\$Nil) for the year ended 31 December 2023.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 11. INTANGIBLE ASSETS

	<b>Software</b> <i>HK\$'000</i>
	<u>7,718</u>
<b>At cost:</b>	
At 1 January 2022, 31 December 2022, 1 January 2023 and 31 December 2023	<u>7,718</u>
<b>Accumulated amortisation and impairment losses:</b>	
At 1 January 2022	7,278
Charge for the year	126
Impairment losses ( <i>Note 10</i> )	<u>278</u>
At 31 December 2022 and 1 January 2023	<b>7,682</b>
Charge for the year	<u>15</u>
At 31 December 2023	<u>7,697</u>
<b>Carrying amount:</b>	
At 31 December 2023	<u><u>21</u></u>
At 31 December 2022	<u><u>36</u></u>

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 12. RIGHT-OF-USE ASSETS

	Leased properties HK\$'000	Motor vehicles HK\$'000	Total HK\$'000
<b>At cost:</b>			
At 1 January 2022	65,272	802	66,074
Additions	19,997	–	19,997
Write-off upon expired leases	(19,217)	–	(19,217)
Exchange realignment	(53)	–	(53)
	<u>65,999</u>	<u>802</u>	<u>66,801</u>
At 31 December 2022 and 1 January 2023	<b>65,999</b>	<b>802</b>	<b>66,801</b>
Additions	12,937	–	12,937
Write-off upon expired leases	(48,376)	–	(48,376)
Derecognised upon reclassification of assets held for sale (Note 24)	(1,095)	–	(1,095)
Exchange realignment	30	–	30
	<u>29,495</u>	<u>802</u>	<u>30,297</u>
At 31 December 2023	<b>29,495</b>	<b>802</b>	<b>30,297</b>
<b>Accumulated depreciation and impairment losses:</b>			
At 1 January 2022	61,227	758	61,985
Charge for the year	7,370	13	7,383
Impairment losses (Note 10)	15,311	27	15,338
Write-off upon expired leases	(19,217)	–	(19,217)
Exchange realignment	(45)	–	(45)
	<u>64,646</u>	<u>798</u>	<u>65,444</u>
At 31 December 2022 and 1 January 2023	<b>64,646</b>	<b>798</b>	<b>65,444</b>
Charge for the year	3,396	2	3,398
Impairment losses (Note 10)	7,899	–	7,899
Write-off upon expired leases	(48,376)	–	(48,376)
Derecognised upon reclassification of assets held for sale (Note 24)	(1,095)	–	(1,095)
Exchange realignment	32	–	32
	<u>26,502</u>	<u>800</u>	<u>27,302</u>
At 31 December 2023	<b>26,502</b>	<b>800</b>	<b>27,302</b>
<b>Carrying amount:</b>			
At 31 December 2023	<u><u>2,993</u></u>	<u><u>2</u></u>	<u><u>2,995</u></u>
At 31 December 2022	<u><u>1,353</u></u>	<u><u>4</u></u>	<u><u>1,357</u></u>

The Group has obtained the right to use certain properties as its office premises, warehouses and retail stores through tenancy agreements. The leases typically run for an initial period of 2 or 3 years.



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 12. RIGHT-OF-USE ASSETS (CONTINUED)

None of the leases (2022: two) include an option to renew the lease for an additional period after the end of the contract term. Where practicable, the Group seeks to include such extension option exercisable by the Group to provide operational flexibility. The Group assesses at the lease commencement date the likelihood of exercising the extension option, and only include those reasonably certain to be exercised in the measurement of lease liabilities. At 31 December 2023, the potential future lease payments under extension option for leased properties of HK\$Nil (undiscounted) (2022: HK\$5,136,000) have not been included in the lease liabilities as the option is unlikely to be exercised.

During the year ended 31 December 2023, the Group leased a number of retail stores which contain variable lease payment terms that are based on sales generated from the retail stores (2022: same). The variable lease payments depend on sales and consequently on the overall economic development over the next few years. Taking into account the development of sales expected over the next few years, variable lease payments are expected to continue to present a similar proportion of store sales in future years.

Amounts included in the consolidated statement of cash flows comprise of cash outflows for leases of HK\$4,969,000 (2022: HK\$4,282,000) and HK\$17,445,000 (2022: HK\$16,059,000) in operating and financing activities respectively.

### 13. INVESTMENT PROPERTIES

	2023 HK\$'000	2022 HK\$'000
At 1 January	–	–
Acquisition of assets through acquisitions of subsidiaries (Note 38(a) and (b))	4,069	–
Fair value change during the year (Note 5)	421	–
At 31 December	<u>4,490</u>	<u>–</u>

The investment properties are leased to certain independent third parties.

The future minimum lease receivables under non-cancellable operating lease contracted for at the balance sheet date but not recognised as receivables, are as follows:

	2023 HK\$'000	2022 HK\$'000
Within one year	<u>101</u>	<u>–</u>

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 13. INVESTMENT PROPERTIES (CONTINUED)

During the year ended 31 December 2023, rental income deriving from the investment properties amounted to approximately HK\$14,000 (2022: HK\$Nil) and direct operating costs arising from the investment properties that generated rental income was approximately HK\$1,000 (2022: HK\$Nil). There were no direct operating costs arising from the investment properties that did not generate rental income for both years.

Details of the Group's investment properties as at 31 December 2023 are as follows:

Location	Description/existing use	Tenure
Workshop 68 on 7th floor, New Sun Industrial Building, No. 18 Shing Yip Street, Kwun Tong, Kowloon, Hong Kong	Factory unit	Ho Hei In
Workshop 56 on 7th floor, New Sun Industrial Building, No. 18 Shing Yip Street, Kwun Tong, Kowloon, Hong Kong	Factory unit	樂足功夫

#### Fair value hierarchy — Recurring fair value measurements

The fair value of the Group's investment properties is categorised into level 3 of the fair value hierarchy as defined in Note 36(e). There were no transfers between Level 1, 2 and 3 during the year ended 31 December 2023 (2022: Nil).

The Group's policy is to recognise transfers into and transfers out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer.

#### Valuation process of the Group

Independent valuations of the Group's investment properties were performed by Norton Appraisals Holdings Limited, an independent qualified valuer, to determine the fair value of the investment properties at the date of transfer to owner-occupied property and the investment properties as at 31 December 2023.

The fair value of the Group's investment properties at 31 December 2023 were determined by the valuer in accordance with the Hong Kong Institute of Surveyors (HKIS) Valuation Standards and Guidelines and International Valuation Standards (IVS).

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 13. INVESTMENT PROPERTIES (CONTINUED)

#### Valuation technique

Fair value is defined as “the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”. Such fair value reflects the highest and best use of the investment properties.

Below is a summary of the valuation techniques used and the key inputs to the valuation of investment properties:

Type of properties	Valuation techniques	Significant unobservable inputs	Rate of unobservable inputs
<b>As at 31 December 2023:</b>			
Factory units	Income approach, more specifically, a term and reversion approach	Passing rent (per sq.f. and per month)	HK\$19–HK\$20
		Market rent (per sq.f. and per month)	HK\$21
		Term yield	3.5%
		Reversion yield	4.0%

Under the sales comparison method of valuation, fair values of the investment properties are derived from comparing the properties to be valued directly with other comparable properties, which have recently transacted. However, given the heterogeneous nature of the properties, appropriate adjustments are usually required to allow for any qualitative differences that may affect the price likely to be achieved by the property under consideration. The most significant impact into this valuation approach is market rent. The higher the market rent, the higher the fair value of the investment properties.

The Group’s management reviews the valuation performed by independent valuer and holds discussion of the valuation processes with the qualified valuer once a year for financial reporting purpose.

### 14. INTERESTS IN ASSOCIATES

	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>
Cost of investments in associates	5,200	–
Amount due from associates	8,330	–
Share of post-acquisition profit and other comprehensive income, net of dividend received	–	–
	<b>13,530</b>	<b>–</b>

Set out below are the details of associates of the Group. The associate has share capital consisting solely of ordinary shares, which are held indirectly through a subsidiary of the Group. The country of incorporation is also its principal place of business. The amount due from associates are unsecured, interest-free and repayable within one year while subject to the financial capacity of the associate.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 14. INTERESTS IN ASSOCIATES (CONTINUED)

Name of entity	Place of business/ country of incorporation	% of effective ownership interest as		Principal activities
		at 31 December 2023	2022	
Hong Kong Taichen Ecology Agricultural Development Company Limited (“ <b>Hong Kong Taichen</b> ”)	Hong Kong	40%	N/A	Investment holding
Huizhou Taichen Ecology Agricultural Development Company Limited* (惠州市泰琛生態農業發展有限公司) (“ <b>Huizhou Taichen</b> ”)	The PRC	20%	N/A	Animal husbandry business in the PRC

\* The English name represents management’s best effort at translating the Chinese name of the company as no English name has been registered. English translated name is for identification purpose only.

On 10 November 2023, the Group entered into an agreement with the vendor to acquire 40% of the issued shares in Hong Kong Taichen at cash consideration of HK\$5,200,000. A deposit of HK\$3,000,000 was paid on the same date. Hong Kong Taichen holds 50% shareholding interest in the Huizhou Taichen. The acquisition was completed on 20 November 2023 upon satisfaction of conditions precedent under the agreement.

Pursuant to the agreement, the vendor irrevocably undertakes to the Group that the actual profit after tax attributable to shareholders of Huizhou Taichen for each of the financial years of 2024 (“**FY2024**”) and 2025 (“**FY2025**”) as audited by an auditor designated by the Group (the “**Actual Profit**”) shall not be less than RMB1,000,000 and RMB1,000,000 (collectively, the “**Guaranteed Profit**”). If the Actual Profit for any of FY2024 and FY2025 is lower than the Guaranteed Profit for the same period, the vendor shall, within one month after the issue of the audit report of Huizhou Taichen for that period, repurchase from the Group the 40% shareholding interest in Hong Kong Taichen at the consideration of HK\$5,200,000.

The contingent consideration receivable is measured at fair value on initial recognition. The fair value of the contingent consideration receivable is based on the valuation performed by Management of the Company in accordance with HKFRS 13 “Fair value Measurement”, using multiple-scenario model, which is reviewed and approved by the directors of the Company. The fair value of contingent consideration receivable in relation to the investments in the associates was minimal. The fair values of these profit guarantees are measured using valuation technique with significant unobservable inputs and hence were classified as Level 3 of the fair value hierarchy.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 14. INTERESTS IN ASSOCIATES (CONTINUED)

The Group had no commitment to provide funding, if called, to the associate and there were no contingent liabilities relating to the Group's interests in associate for the year ended 31 December 2023 (2022: Nil).

Summarised financial information in respect of the Group's material associate, Huizhou Taichen, is set out below. The summarised financial information below represents amounts shown in its financial statements adjusted by the Group to conform with HKFRSs for equity accounting purposes.

	<b>2023</b> <b>HK\$'000</b>
<b>Summarised statement of financial position at 31 December</b>	
Current assets	12,864
Non-current assets	13,136
Current liabilities	-
Non-current liabilities	-
	<hr/>
Net assets	<b>26,000</b>
	<hr/>
Proportion of the Group's ownership	20%
	<hr/>
<b>Group's share of net assets</b>	<b>5,200</b>
	<hr/>
<b>Summarised statement of comprehensive loss</b>	
<b>(From the date of acquisition to 31 December)</b>	
Revenue	-
	<hr/>
Profits for the year	-
Other comprehensive income for the year	-
	<hr/>
Total comprehensive loss for the year	-
	<hr/>
Group's share of loss of associates	-
	<hr/>

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 15. LOAN RECEIVABLES

	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>
Loan receivables	<u>2,792</u>	<u>–</u>

On 1 September 2023, the Group grant a loan to an independent third party (the “**Borrower**”) at a principal amount of HK\$1,000,000 which is interest bearing at 12% per annum and mature on 1 December 2023. Upon maturity, the Group entered into a new loan agreement with the Borrower for a new loan with principal amount of HK\$1,600,000 which is interest bearing at 29% per annum and mature on 17 January 2024.

As at 31 December 2023, loan receivables were secured by personal guarantee of Borrower’s owner.

Subsequent to the year end, the Borrower has settled the loan receivables of HK\$1,500,000 (2022: Nil) and the balances were extended to 17 January 2024.

As at 31 December 2023, the allowance for ECLs in respect of the loan receivables were HK\$ Nil (2022: Nil).

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 16. FINANCE LEASE RECEIVABLES

	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>
Current finance lease receivables	3,250	2,939
Non-current finance lease receivables	737	1,014
	<b>3,987</b>	<b>3,953</b>

The total minimum lease payments receivables under finance leases and their present values are as follows:

	Minimum lease payments receivable		Present value of minimum lease payments	
	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>
Within 1 year	3,516	3,175	3,256	2,951
More than 1 year but less than 2 years	824	1,074	742	1,029
	4,340	4,249	3,998	3,980
Unearned interest income	(342)	(269)	-	-
Present value of minimum lease payments receivable	3,998	3,980	3,998	3,980
Less: expected credit loss allowance	(11)	(27)	(11)	(27)
	<b>3,987</b>	<b>3,953</b>	<b>3,987</b>	<b>3,953</b>

Certain items of furniture are leased out under finance leases. The terms of finance leases range from 12 months to 24 months (2022: 12 months to 24 months). The interest rate inherent in the leases is fixed at the contract date for the entire lease term. The effective interest rates are ranging from 5% to 22% (2022: from 5% to 16.5%).

Finance lease receivables are secured over the furniture leased. The Group is not permitted to sell or repledge the collateral in the absence of default by the lessee.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 17. FINANCIAL ASSET MEASURED AT FVPL

	2023 HK\$'000	2022 HK\$'000
<i>Non-current financial assets designated at FVPL</i>		
An unlisted fund investment ( <i>Note</i> )	<u>3,000</u>	<u>5,938</u>

*Note:* An unlisted fund investment is held for a diversified fund incorporated as an exempted company with limited liability in Cayman Islands, at a cost of HK\$6,000,000. For investment inside the unlisted fund, in the absence of quoted market prices in active markets, the fair value of this investment under Level 3 is estimated by making reference to quoted prices from pricing services based on the net asset value of the unlisted fund investment. As at 31 December 2023, the fair value measurement of the unlisted fund investment was categorised within Level 3 of the fair value hierarchy. Fair value was recorded at approximately HK\$3,000,000 as at 31 December 2023 and a fair value loss of approximately HK\$2,938,000 was recognised in consolidated profit or loss.

During the year, no dividends or income were received from these investments (2022: Nil).

The fair values of these financial assets designated at FVPL are measured using valuation technique with significant unobservable inputs and hence were classified as Level 3 of the fair value hierarchy. Details on the valuation technique and input used are set out in fair value measurements of financial instruments in Note 36(e).

## 18. NON-REFUNDABLE DEPOSIT

	2023 HK\$'000	2022 HK\$'000
Non-refundable deposit ( <i>Note</i> )	<u>4,000</u>	<u>4,000</u>

*Note:* On 17 November 2021, Indigo Living Limited, a wholly owned subsidiary of the Company, entered into a joint venture agreement with an independent third party (the “**Other Party**”) which is a company incorporated in Hong Kong. During the year ended 31 December 2021, in which both parties agreed to set up a joint venture for the purpose of acquiring, design, renovating and selling individual condo units in Canada by capital contribution of cash HK\$4,000,000 by Indigo Living Limited, and cash and property units of HK\$38,000,000 by Other Party. As at 31 December 2021, Indigo Living Limited had paid HK\$4,000,000 to Other Party as non-refundable deposit of the proposed joint venture.

Subsequent to the year ended 31 December 2023, the Group and Other Party reached into an agreement to transfer the non-refundable deposit into equity interest of the Other Party, which the fair value is approximately HK\$4,000,000.



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 19. INVENTORIES

	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>
Merchandise goods	33,940	42,884
Less: provision	<u>(1,612)</u>	<u>(2,667)</u>
	<u><b>32,328</b></u>	<u><b>40,217</b></u>

During the year, provision of write-down of inventories of approximately HK\$1,612,000 (2022: HK\$2,667,000) was made against those finished goods with net realisable value lower than the carrying value.

The analysis of the cost of inventories recognised as an expense is as follows:

	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>
Carrying amount of inventories sold	122,833	91,433
Provision for inventories, net (included in cost of sales)	<u>355</u>	<u>3,607</u>
	<u><b>123,188</b></u>	<u><b>95,040</b></u>

### 20. CONTRACT ASSETS AND CONTRACT LIABILITIES

#### (a) Contract assets

	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>
Gross amount arising from performance under project contracts	2,158	4,395
Less: expected credit loss allowance	<u>-</u>	<u>(840)</u>
	<u><b>2,158</b></u>	<u><b>3,555</b></u>

The contract assets primarily relate to the Group's right to consideration for work completed and not billed because the rights are conditional on the Group's future performance. The contract assets are transferred to trade receivables when the rights become unconditional. Typical payment terms which impact on the amount of contract assets recognised are as follows:

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 20. CONTRACT ASSETS AND CONTRACT LIABILITIES (CONTINUED)

#### (a) Contract assets (Continued)

The Group's project contract work includes payment schedules which require stage payments over the project contract period once certain milestones are reached. These payment schedules prevent the build-up of significant contract assets. A deposit is typically payable up front and this has resulted in a contract liability at early stage of the project. The Group also typically agrees to a one year retention period for 5% of the contract value. This amount is included in contract assets until the end of the retention period as the Group's entitlement to this final payment is conditional on the Group's work satisfactorily passing inspection. Further details on the Group's credit policy are set out in Note 36(a).

#### (b) Contract liabilities

	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>
Billings in advance of performance from project contracts	<u>70,329</u>	<u>35,252</u>

When the Group receives a deposit before the project contract work commences this will give rise to contract liabilities at the start of a project contract, until the revenue recognised on the project exceeds the amount of the deposit. It is common practice on the Group's project contracts to require a deposit before work commences.

Movements in contract liabilities:

	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>
At 1 January	35,252	15,397
Decrease in contract liabilities as a result of recognising revenue during the year that was included in the contract liabilities at the beginning of the year	(32,252)	(14,802)
Increase in contract liabilities as a result of billing in advance of project contract work contract liabilities ended during the year	73,150	34,914
Reclassify to liabilities of disposal subsidiaries classified as held for sale (Note 24)	(2,752)	–
Exchange realignment	(69)	(257)
At 31 December	<u>70,329</u>	<u>35,252</u>

The above balance represents the aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied at the end of the reporting period, all of which will be recognised as revenue during the subsequent reporting period.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 21. TRADE AND OTHER RECEIVABLES

	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>
Trade receivables	40,414	19,886
Less: provision for expected credit loss allowance	<u>(2,361)</u>	<u>(3,463)</u>
	<b>38,053</b>	16,423
Other receivables, net of provision for expected credit loss allowance ( <i>Note 36(a)</i> )	11,940	10,202
Trade deposits	23,021	11,788
Rental and other deposits	7,140	6,983
Prepayments	5,037	3,222
Staff advance	<u>237</u>	<u>–</u>
	<b><u>85,428</u></b>	<b><u>48,618</u></b>

At 31 December 2023, an amount of approximately HK\$4,395,000 (2022: HK\$Nil), included in other receivables, was due from a non-controlling interests of a subsidiary. The amount was interest-free, non-trade in nature and repayable on demand.

The ageing analysis of trade receivables, based on invoice date and net of expected credit loss allowance, is as follows:

	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>
Within 1 month	27,751	8,266
More than 1 month but less than 3 months	7,686	6,382
More than 3 months but less than 12 months	2,505	1,771
More than 12 months	<u>111</u>	<u>4</u>
	<b><u>38,053</u></b>	<b><u>16,423</u></b>

Trade receivables are due within 30 days from the date of billing.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 22. PLEDGED BANK DEPOSITS

	2023 HK\$'000	2022 HK\$'000
Pledged bank deposits ( <i>Note</i> )	—	3,000

*Note:*

Pledged bank deposits with original maturities more than three months carried fixed interest rates of 0.21% — 0.41% per annum as at 31 December 2022. Pledged bank deposits had been pledged to secure the Group's interest-bearing bank borrowings (*Note 26*) and were classified as current assets.

## 23. CASH AND CASH EQUIVALENTS

	2023 HK\$'000	2022 HK\$'000
Cash on hand and at banks	23,303	17,824

## 24. ASSETS AND LIABILITIES OF DISPOSAL SUBSIDIARIES CLASSIFIED AS HELD FOR SALE

On 13 March 2024, the Group entered a sale and purchase agreement with an independent purchaser in connection with the disposal of the 100% interests in Deep Blue Living Limited (“**Deep Blue**”), an indirectly non-wholly held subsidiary of the Group, together with its wholly owned subsidiaries, 因邸高家居商貿(上海)有限公司 Indigo China Home Furniture Trading (Shanghai) Limited (“**Indigo China**”)\* and 上海因邸閣裝潢設計工程有限公司 Shanghai Indigo Decoration and Design Works Limited (“**Indigo Shanghai**”)\* (together, the “**Disposal Subsidiaries**”), with a consideration of HK\$10,000. Deep Blue is an investment holding company in Hong Kong and its subsidiaries are engaged in sale and leasing of home furniture and accessories and provision of design consultancy services for fitting out interiors with furnishings in the PRC.

The Group expects a gain on disposal of approximately HK\$4,669,000 to be recognised upon the completion of the transaction. The completion of the transaction is conditional as further details on the Company's announcement on 13 March 2024. Up to the date of approval of these consolidated financial statements, the transaction has not yet completed but the Group anticipates that the sale will be completed within 2024.

The following major classes of assets and liabilities relating to this operation have been classified as held for sale in the consolidated statement of financial position of the Group as at 31 December 2023.

\* English name is a direct translation for identification purpose only, the official name is in Chinese.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 24. ASSETS AND LIABILITIES OF DISPOSAL SUBSIDIARIES CLASSIFIED AS HELD FOR SALE (CONTINUED)

	Balance before fair value re-measurement as at 31 December 2023 HK\$'000	Fair value re- measurement HK\$'000	As at 31 December 2023 HK\$'000	As at 31 December 2022 HK\$'000
<b>Current assets</b>				
Trade and other receivables	1,004	-	1,004	-
Cash and cash equivalents	105	-	105	-
<b>Assets of a disposal subsidiary classified as held for sale</b>	<b>1,109</b>	<b>-</b>	<b>1,109</b>	<b>-</b>
<b>Current liabilities</b>				
Trade and other payables	1,664	-	1,664	-
Lease liabilities	388	-	388	-
Contract liabilities	2,752	-	2,752	-
Tax payable	964	-	964	-
<b>Liabilities of a disposal subsidiary classified as held for sale</b>	<b>5,768</b>	<b>-</b>	<b>5,768</b>	<b>-</b>

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 25. TRADE AND OTHER PAYABLES

	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>
Trade payables	8,365	2,573
Deposits received	2,806	3,193
Other payables	6,592	2,798
Accruals	9,271	9,001
	<u>27,034</u>	<u>17,565</u>

All of the trade and other payables are expected to be settled or recognised as income within one year or are repayable on demand.

The following is an ageing analysis of trade payables presented based on the invoice date:

	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>
Within 1 month	1,222	1,674
More than 1 month but less than 3 months	6,479	417
More than 3 months	664	482
	<u>8,365</u>	<u>2,573</u>

Included in accruals as at 31 December 2023 were delivery service and manpower support charges payable to Winford Inc. Limited of approximately HK\$294,600 (2022: HK\$466,000), which is unsecured, interest-free and payable within 21 days after the invoice date. A director, Mr. John Warren McLennan, has a 29% (2022: 29%) equity interest in Winford Inc. Limited as at 31 December 2023.

### 26. INTEREST-BEARING BANK AND OTHER BORROWINGS

At 31 December 2023, the bank loan amounting to United Arab Emirates Dirham (“**AED**”) 4,067,000 (equivalent to approximately HK\$8,645,000) (2022: AED2,685,000 (equivalent to approximately HK\$5,699,000)) was secured by a personal guarantee executed by a director of the Company.

At 31 December 2022, the bank loans amounting to HK\$1,968,000 (2023: HK\$ Nil) were secured by pledged bank deposits of HK\$3,000,000 (2023: HK\$ Nil) and a corporate guarantee of HK\$3,000,000 from the Company.

The effective interest rate is ranging from 4.89% to 9.82% (2022: 4.89% to 10.08%).

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 26. INTEREST-BEARING BANK AND OTHER BORROWINGS (CONTINUED)

At 31 December 2023, the other borrowing included unsecured loan with National Resources Capital Limited with carrying amounts of HK\$3,000,000 (2022: Nil) with interest rate of 24% per annum and repayable in 29 February 2024.

The maturity of interest-bearing bank and other borrowings, based on the scheduled repayment dates set out in the loan agreements, is as follows:

	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>
Within one year	6,517	3,398
After 1 year but within 2 years	5,128	1,581
After 2 years but within 5 years	–	2,688
	<b>11,645</b>	7,667
Less: Amounts included under current liabilities (including borrowings with a repayable on demand clause)	<b>(11,645)</b>	(7,667)
	<b>–</b>	–

Details on the interest rate profile of the Group are set out in Note 36(c).

### 27. LEASE LIABILITIES

At 31 December 2023, the lease liabilities were repayable as follows:

	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>
Within 1 year	11,818	13,056
More than 1 year but less than 2 years	6,455	6,862
More than 2 years but less than 5 years	–	1,451
	<b>6,455</b>	8,313
	<b>18,273</b>	21,369

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 27. LEASE LIABILITIES (CONTINUED)

The future minimum lease payments of the net minimum lease payments are as follows:

	<b>2023</b> <b>HK\$'000</b>	2022 <i>HK\$'000</i>
Within one year	<b>13,494</b>	14,313
Over one year but not more than two years	<b>7,738</b>	8,235
Total lease payments	<b>21,232</b>	22,548
Less: Finance charges	<b>(2,959)</b>	(1,179)
Total lease obligations	<b>18,273</b>	21,369
	<b>2023</b> <b>HK\$'000</b>	2022 <i>HK\$'000</i>
Fixed payments	<b>17,445</b>	16,059
Contingent rent and others ( <i>Note 6</i> )	<b>606</b>	725
Expense relating to short-term leases ( <i>Note 6</i> )	<b>4,363</b>	5,313
Rent concession due to COVID-19 ( <i>Note 5</i> )	<b>–</b>	(1,756)
Total cash outflow for leases	<b>22,414</b>	20,341

The Group leases premises which are reflected on the consolidated statement of financial position as right-of-use assets and lease liabilities.

The lease generally imposes a restriction that the right-of-use asset can only be used by the Group. Leases can only be cancelled with mutually agreement between the Group and lessor. Except for turnover rent included in certain leases, no other variable lease payment, extension options and termination option among these lease contracts.



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 28. PROVISIONS

	<b>LSP</b>	<b>Employees'</b>	<b>Reinstatement</b>	<b>Total</b>
	<i>HK\$'000</i>	<b>end-of-service</b>	<b>costs</b>	<i>HK\$'000</i>
		<b>benefits</b>	<b>for rented</b>	
		<i>HK\$'000</i>	<b>premises</b>	<i>HK\$'000</i>
			<i>HK\$'000</i>	<i>HK\$'000</i>
At 1 January 2022	187	4,391	2,409	6,987
Provision made	138	991	1,707	2,836
Provision reversed	(5)	(148)	(1,833)	(1,986)
Provision utilised	(20)	(666)	–	(686)
Exchange realignment	–	(2)	–	(2)
At 31 December 2022 and 1 January 2023	<b>300</b>	<b>4,566</b>	<b>2,283</b>	<b>7,149</b>
Provision made	–	<b>1,322</b>	<b>502</b>	<b>1,824</b>
Provision reversed	–	–	<b>(262)</b>	<b>(262)</b>
Provision utilised	–	<b>(565)</b>	–	<b>(565)</b>
Exchange realignment	–	<b>4</b>	–	<b>4</b>
<b>At 31 December 2023</b>	<b><u>300</u></b>	<b><u>5,327</u></b>	<b><u>2,523</u></b>	<b><u>8,150</u></b>

#### (a) Provision for LSP

The Group's net obligation in respect of LSP to its employees upon the termination of their employment or retirement when the employee fulfils certain circumstances under the Hong Kong Employment Ordinance is the amount of future benefit that employees have earned in return for their services.

The amount payable is dependent upon the employee's final salary and period of service, and is reduced by entitlements accrued under the Group's retirement plan that are attributable to contributions made by the Group.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 28. PROVISIONS (CONTINUED)

### (a) Provision for LSP (Continued)

#### *Obligation to pay of LSP under Hong Kong Employment Ordinance (Chapter 57)*

For the Group's subsidiaries operating in Hong Kong, pursuant to the Employment Ordinance, Chapter 57, the Group has the obligation to pay of LSP to qualifying employees in Hong Kong under certain circumstances (e.g. dismissal by employers or upon retirement), subject to a minimum of 5 years employment period, based on the following formula:

Last monthly wages (before termination of employment)  $\times$  2/3  $\times$  Years of service

Last monthly wages are capped at HK\$22,500 while the amount of LSP shall not exceed HK\$390,000. This obligation is accounted for as a post-employment defined benefit plan.

Furthermore, the Mandatory Provident Fund Schemes Ordinance passed in 1995 permits the Group to utilise the Group's mandatory MPF contributions, plus/minus any positive/negative returns thereof, for the purpose of offsetting of LSP payable to an employee (the "**Offsetting Arrangement**").

The Amendment Ordinance was gazetted on 17 June 2022, which abolishes the use of the accrued benefits derived from employers' mandatory MPF contributions to offset the of LSP. The Abolition will officially take effect on the Transition Date (i.e., 1 May 2025). Separately, the Government of the HKSAR is also expected to introduce a subsidy scheme to assist employers for a period of 25 years after the Transition Date on the of LSP payable by employers up to a certain amount per employee per year.

Under the Amendment Ordinance, the Group's mandatory MPF contributions, plus/minus any positive/negative returns, after the Transition Date can continue to be applied to offset the pre-Transition Date LSP obligation but are not eligible to offset the post-Transition Date LSP obligation. Furthermore, the LSP obligation before the Transition Date will be grandfathered and calculated based on the Last monthly wages immediately preceding the Transition Date and the years of service up to that date.

### (b) Provision for employees' end-of-service benefits

Provision for the employees' end-of-service benefits is made in accordance with the labour laws of the UAE, and is based on current remuneration and cumulative periods of service at the end of the reporting period.

### (c) Provision for reinstatement costs for rented premises

Under the terms of the rental agreements signed with landlords, the Group shall remove and re-instate the rented premises at the Group's cost upon expiry of the relevant rental agreements. Provision is therefore made for the best estimate of the expected reinstatement costs to be incurred.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 28. PROVISIONS (CONTINUED)

#### (d) Defined contribution retirement plan

The Group also operates a Mandatory Provident Fund Scheme (the “**MPF scheme**”) under the Hong Kong Mandatory Provident Fund Schemes Ordinance for employees employed under the jurisdiction of the Hong Kong Employment Ordinance and not previously covered by the defined benefit retirement plan. The assets of the MPF scheme are held separately from those of the Group in funds under the control of an independent trustee. Under the MPF scheme, the employer and its employees are each required to make contributions to the MPF scheme at rates specified in the rules. The only obligation of the Group with respect to the MPF scheme is to make the required contributions. No forfeited contribution under the MPF scheme is available to reduce the contribution payable in future years. Under the MPF scheme, the employer and its employees are each required to make contributions to the plan at 5% of the employees’ relevant income, subject to a cap of monthly relevant income of HK\$30,000. The MPF scheme is a defined contribution retirement plan administered by independent trustees. Contributions to the plan vest immediately, there is no forfeited contributions that may be used by the Group to reduce the existing level of contribution.

The retirement benefits schemes contributions arising from the MPF Scheme charged to the consolidated statement of profit or loss and other comprehensive income represent contributions paid or payable to the funds by the Group at rates specified in the rules of the schemes.

At 31 December 2023 and 2022, there were no significant forfeited contributions which arose upon employees leaving the schemes before they are fully vested in the contributions and which are available to reduce the contributions payable by the Group in the future. During the year ended 31 December 2023, total contribution to retirement benefits scheme charged to profit or loss amounted to HK\$1,980,000 (2022: HK\$2,664,000) for the employees of the Group.

The employees of a subsidiary in the PRC are members of the state-sponsored retirement benefit scheme organised by the relevant local government authority in the PRC. The subsidiary is required to contribute, based on a certain percentage of the basic salary of its employees, to the retirement benefit scheme and has no further obligations for the actual payment of pensions or post-retirement benefits beyond the annual contributions. The state-sponsored retirement benefit scheme represents for the entire pension obligations payable to retired employees. Contributions to the plan vest immediately, there is no forfeited contributions that may be used by the Group to reduce the existing level of contribution.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 29. SHARE CAPITAL

	Note	Number of shares	Each share	Amount HK\$'000
<b>Authorised:</b>				
At 1 January 2022, 31 December 2022 and 1 January 2023		10,000,000,000	HK\$0.01	100,000
Share consolidation	(iii)	<u>(9,000,000,000)</u>	<u>–</u>	<u>–</u>
At 31 December 2023		<u>1,000,000,000</u>	<u>HK\$0.10</u>	<u>100,000</u>
<b>Issued and fully paid:</b>				
At 1 January 2022, 31 December 2022, and 1 January 2023		1,320,000,000	HK\$0.01	13,200
Proceeds from placing of new shares at 6 February 2023	(i)	264,000,000	HK\$0.01	2,640
Proceeds from placing of new shares at 27 July 2023	(ii)	230,700,000	HK\$0.01	2,307
Share consolidation	(iii)	<u>(1,633,230,000)</u>	<u>–</u>	<u>–</u>
Proceeds from placing of new shares at 13 September 2023	(iv)	<u>8,610,000</u>	<u>HK\$0.10</u>	<u>861</u>
<b>At 31 December 2023</b>		<u>190,080,000</u>	<u>HK\$0.10</u>	<u>19,008</u>

*Notes:*

- (i) The completion of the placing took place on 6 February 2023 (the “**6 February 2023 Completion**”), where a total of 264,000,000 placing shares have been successfully placed by the placing agent to not less than six placees at the placing price of HK\$0.052 per placing Share pursuant to the terms and conditions of the placing agreement under the general mandate.

The 264,000,000 Shares under the placing represents (i) 20% of the existing issued share capital of the Company immediately before completion; and (ii) approximately 16.67% of the issued share capital of the Company as enlarged by the allotment and issue of the placing shares immediately after 6 February 2023 Completion. The aggregate nominal value of the placing shares under the placing is HK\$2,640,000.

The gross proceeds from the placing are approximately HK\$13,730,000 and the net proceeds from the placing (after deduction of placing commission and other fees, costs, charges and expenses of the placing) are approximately HK\$13,390,000.

For details, please refer to the Company’s announcements dated 9 January 2023, 20 January 2023 and 6 February 2023.

- (ii) The completion of the placing took place on 27 July 2023 (the “**27 July 2023 Completion**”), where a total of 230,700,000 placing shares have been successfully placed by the placing agent to not less than six placees at the placing price of HK\$0.078 per placing share pursuant to the terms and conditions of the placing agreement under the general mandate.

The 230,700,000 shares under the placing represents (i) 14.56% of the existing issued share capital of the Company immediately before 27 July 2023 Completion; and (ii) approximately 12.71% of the issued share capital of the Company as enlarged by the allotment and issue of the placing shares immediately after completion. The aggregate nominal value of the placing shares under the placing is HK\$2,307,000.

The gross proceeds from the placing are approximately HK\$18,000,000 and the net proceeds from the placing (after deduction of placing commission and other fees, costs, charges and expenses of the placing) are approximately HK\$17,590,000.

For details, please refer to the Company’s announcement dated 9 June 2023, 30 June 2023 and 27 July 2023.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 29. SHARE CAPITAL (CONTINUED)

Notes: (Continued)

- (iii) On 16 June 2023, the directors of the Company proposed to implement a share consolidation on the basis that every ten (10) issued and unissued shares of HK\$0.01 each would be consolidated into one (1) consolidated share of HK\$0.1 each.

Pursuant to an ordinary resolution passed in an extraordinary general meeting of the Company on 26 July 2023, the share consolidation was approved by the shareholders of the Company and has become effective on 28 July 2023. Immediately after the share consolidation, the total number of issued shares of the Company was adjusted from 1,814,700,000 to 181,470,000.

Details of the Share Consolidation were set out in the Company's announcements dated 16 June 2023, 10 July 2023 and 26 July 2023.

- (iv) The completion of the placing took place on 13 September 2023 (the "**13 September 2023 Completion**"), where a total of 8,610,000 placing shares have been successfully placed by the placing agent to not less than six placees at the placing price of HK\$0.20 per placing share pursuant to the terms and conditions of the placing agreement under the general mandate.

The 8,610,000 shares under the placing represents (i) 4.74% of the existing issued share capital of the Company immediately before 13 September 2023 Completion; and (ii) approximately 4.53% of the issued share capital of the Company as enlarged by the allotment and issue of the placing shares immediately after completion. The aggregate nominal value of the placing shares under the placing is HK\$861,000.

The gross proceeds from the placing are approximately HK\$1,720,000 and the net proceeds from the placing (after deduction of placing commission and other fees, costs, charges and expenses of the placing) are approximately HK\$1,670,000.

For details, please refer to the Company's announcements dated 30 August 2023 and 13 September 2023.

## 30. RESERVES

### (i) Share premium

The share premium account is governed by the Companies Law of the Cayman Islands and may be applied by the Company subject to the provisions, if any, of its Memorandum and Articles of Association in paying distributions or dividends to equity shareholders. No distribution or dividend may be paid to the equity shareholders out of the share premium account unless immediately following the date on which the distribution or dividend is proposed to be paid, the Company will be able to pay its debts as they fall due in the ordinary course of business.

### (ii) Share option reserve

The share option reserve comprises the fair value of share options granted which are yet to be exercised, as further explained in the accounting policy as set out in Note 2(s)(iii). The amount will either be transferred to the share premium account where the related options are exercised, or be transferred to accumulated profits or losses where the related options expired or are forfeited.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 30. RESERVES (CONTINUED)

### (iii) Exchange reserve

The exchange reserve comprises all foreign exchange differences arising from the translation of the financial statements of an entity with functional currency other than Hong Kong dollars. The reserve is dealt with in accordance with the accounting policies set out in Note 2(w).

### (iv) Other reserve

Other reserve represents the difference between the nominal value of the Company's shares issued and the nominal value of the share capital of Pacific Legend Development Limited ("**Pacific Legend Development**") and Deep Blue Living Limited ("**Deep Blue**") acquired pursuant to a reorganisation in connection with and completed prior to the listing of the Company's shares on GEM of the Stock Exchange on 18 July 2018 (the "**Reorganisation**"). Pursuant to the Reorganisation, the Company issued 499 ordinary shares to the then shareholders of Pacific Legend Development on 28 December 2017 in consideration of acquiring their equity interests held in Pacific Legend Development, and 346 ordinary shares on 11 January 2018 to the then shareholders of Deep Blue in consideration of acquiring their equity interests held in Deep Blue.

## 31. DIVIDEND

No dividends in respect of years ended 31 December 2023 and 2022 has been proposed by the directors of the Company.

## 32. CAPITAL RISK MANAGEMENT

The Group's primary objective when managing capital is to safeguard the Group's ability to continue as a going concern, so that it can continue to provide returns for shareholders by pricing products and services commensurately with the level of risk and by securing access to finance at a reasonable cost.

The Group's capital structure is regularly reviewed and managed with due regard to the capital management practices of the Group. Adjustments are made to the capital structure in light of changes in economic conditions affecting the Group, to the extent that these do not conflict with the directors' fiduciary duties towards the Group or the requirements of the Hong Kong Companies Ordinance.

The externally imposed capital requirements for the Group is in order to maintain its listing on SEHK, it has to have a public float of at least 25% of the shares.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 33. EQUITY-SETTLED SHARE-BASED TRANSACTIONS

#### (a) Share option scheme adopted by the Company

Pursuant to the written resolution of the shareholders of the Company on 19 June 2018, the Company adopted a share option scheme (the “**Share Option Scheme**”) for the purpose of granting options to eligible participants as incentives or rewards for their contribution to the Group.

Under the Share Option Scheme, the board of directors may at its discretion grant options to full-time or part-time employees, including executive directors, non-executive directors and independent non-executive directors, consultants or advisers of the Group. The offer of a grant of share options may be accepted by the grantee within 28 days from the date of the offer, upon payment of HK\$1 by way of consideration for the grant. Each share option gives the holder of the right to subscribe for one ordinary share in the Company and is settled gross in shares.

The maximum number of shares which may be issued upon exercise of all outstanding options granted and yet to be exercised under the Share Option Scheme and any other share option schemes of the Company must not exceed 30% of the issued share capital of the Company from time to time. In addition, the total number of shares which may be issued upon exercise of all options to be granted under Share Option Scheme and any other share option schemes of the Company must not exceed 100,000,000 shares in the Company, being the scheme mandate limit. The board of directors may seek approval by the shareholders of the Company in general meeting to renew the scheme mandate limit, provided that the total number of shares which may be issued upon exercise of all options to be granted under the Share Option Scheme and any other share option schemes of the Company in these circumstances must not exceed 10% of the issued share capital of the Company at the date of approval of the renewed limit.

The total number of shares issued and to be issued upon exercise of the options granted to each participant under the Share Option Scheme and other schemes (including both exercised and outstanding options) in any 12-month period must not exceed 1% of the shares in issue from time to time.

The exercise price of share options is the highest of (i) the nominal value of the shares; (ii) the closing price of the shares on the Stock Exchange on the date of offer; and (iii) the average closing price of the shares on the Stock Exchange for the five business days immediately preceding the date of offer. The Share Option Scheme shall be valid and effective for a period of ten years commencing on the adoption of the Share Option Scheme which is 19 June 2018.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 33. EQUITY-SETTLED SHARE-BASED TRANSACTIONS (CONTINUED)

### (b) Details of share options

On 30 August 2018, a total of 45,000,000 share options under the Share Option Scheme was granted, and accumulated total of 45,000,000 (all) share options were lapsed up to 31 December 2022.

Details of the share options and their movement during the year ended 31 December 2022 are as follows:

	Exercise price HK\$	Number of share options at 1 January 2022	Number of share options lapsed during the year	Number of share options at 31 December 2022
Options granted to				
Ms. MOK Lai Yin Fiona, a director of the Company ( <i>Note</i> ) with exercise period:				
– 18 July 2019 to 17 July 2022	0.22	3,293,400	(3,293,400)	–
– 18 July 2020 to 17 July 2022	0.22	3,293,400	(3,293,400)	–
– 18 July 2021 to 17 July 2022	0.22	3,393,200	(3,393,200)	–
Options granted to employees and consultants, with exercise period:				
– 18 July 2019 to 17 July 2022	0.22	4,848,400	(4,848,400)	–
– 18 July 2020 to 17 July 2022	0.22	4,848,400	(4,848,400)	–
– 18 July 2021 to 17 July 2022	0.22	4,963,200	(4,963,200)	–
		<u>24,640,000</u>	<u>(24,640,000)</u>	<u>–</u>

During the year ended 31 December 2022, a total of 24,640,000 (2023: Nil) share options were lapsed, and no share options were exercised, issued or cancelled (2023: Nil). No share options were outstanding as at 31 December 2022 (2023: Nil).

*Note:* Ms. MOK Lai Yin Fiona resigned as the Company's director with effect from 15 March 2023.



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 33. EQUITY-SETTLED SHARE-BASED TRANSACTIONS (CONTINUED)

#### (c) Fair value of share options and assumptions

The fair value of services received in return for share options granted is measured by reference to the fair value of share options granted. The estimate of the fair value of the share options granted is measured based on the binomial tree model. The contractual life of the share option is used as an input into this model. Expectations of early exercise are incorporated into the model.

Fair value at measurement date	HK\$0.119-HK\$0.137
Closing price of the share on the date of grant	HK\$0.22
Exercise price	HK\$0.22
Expected volatility (expressed as weighted average volatility used in the modelling under binomial tree model)	51.10%
Option life (expressed as weighted average life used in the modelling under binomial tree model)	3.88 years
Expected dividends	0%
Risk-free interest rate (based on Hong Kong Exchange Fund Notes)	2.15%

Expected volatility was determined by using historical volatility of the Company's comparable companies share price over previous 10 years. Changes in the subjective input assumptions could materially affect the fair value estimate.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 34. CASH FLOW INFORMATION

### Reconciliation of liabilities arising from financing activities

	Lease liabilities <i>HK\$'000</i>	Interest- bearing bank borrowings <i>HK\$'000</i>	Total <i>HK\$'000</i>
At 1 January 2022	18,486	859	19,345
<b>Changes from financing cash flows:</b>			
Capital element of lease rentals paid	(15,328)	–	(15,328)
Interest element of lease rentals paid	(731)	–	(731)
Proceeds from new bank borrowings	–	8,363	8,363
Repayment of bank borrowings	–	(1,532)	(1,532)
Interest paid	–	(343)	(343)
	<u>(16,059)</u>	<u>6,488</u>	<u>(9,571)</u>
<b>Exchange realignment</b>	(30)	(23)	(53)
<b>Other changes:</b>			
Increase in lease liabilities from entering into new leases during the period	19,997	–	19,997
COVID-19-related rent concessions received (note 5)	(1,756)	–	(1,756)
Interest expenses (Note 6)	731	343	1,074
	<u>21,369</u>	<u>7,667</u>	<u>29,036</u>
At 31 December 2022 and 1 January 2023	<b>21,369</b>	<b>7,667</b>	<b>29,036</b>
<b>Changes from financing cash flows:</b>			
Capital element of lease rentals paid	(15,648)	–	(15,648)
Interest element of lease rentals paid	(1,797)	–	(1,797)
Proceeds from new bank and other borrowings	–	13,657	13,657
Repayment of bank and other borrowings	–	(10,515)	(10,515)
Interest paid	–	(1,053)	(1,053)
	<u>(17,445)</u>	<u>2,089</u>	<u>(15,356)</u>
<b>Exchange realignment</b>	3	(2)	1
<b>Other changes:</b>			
Increase in lease liabilities from entering into new leases during the period	12,937	–	12,937
Reclassify to liabilities held for sale (Note 24)	(388)	–	(388)
Acquisition of investment properties through acquisition of subsidiaries (Note 38)	–	838	838
Interest expenses (Note 6)	1,797	1,053	2,850
	<u>18,273</u>	<u>11,645</u>	<u>29,918</u>
At 31 December 2023	<b>18,273</b>	<b>11,645</b>	<b>29,918</b>

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 35. RELATED PARTY TRANSACTIONS

#### (a) Compensation of key management personnel

Remuneration for key management of the Group, including amounts paid to certain directors and certain of the highest paid employees as disclosed in Notes 8(a) and 8(b) respectively, during the year ended 31 December 2023 is as follows:

	<b>2023</b> <i>HK\$'000</i>	2022 <i>HK\$'000</i>
Directors' fee	<b>695</b>	493
Salaries, allowances and commissions	<b>4,478</b>	5,753
Discretionary bonus	–	199
Share-based payment expenses	–	–
Retirement benefits scheme contributions	<b>139</b>	72
	<b>5,212</b>	6,517

The compensation is within the following bands:

	<b>2023</b> <i>Number of employees</i>	2022 <i>Number of employees</i>
Nil to HK\$1,000,000	<b>1</b>	5
HK\$1,000,001 to HK\$1,500,000	–	1
HK\$1,500,001 to HK\$2,000,000	–	2
HK\$2,000,001 to HK\$2,500,000	–	–
HK\$2,500,001 to HK\$3,000,000	–	–
HK\$3,000,001 to HK\$3,500,000	–	–
HK\$3,500,001 to HK\$4,000,000	–	–
	<b>1</b>	8

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 35. RELATED PARTY TRANSACTIONS (CONTINUED)

### (b) Other related party transactions

Save as disclosed elsewhere in the consolidated financial statements, the Group had the following material transactions with related parties during the year ended 31 December 2023:

	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>
Delivery charge and manpower support expense paid to a related company Winford Inc. Limited ( <i>Note 25</i> )	4,466	4,196
Sales of home furniture and accessories to directors Mr. MCLENNAN John Warren	75	1
Ms. MOK Lai Yin Fiona	<u>8</u>	<u>8</u>

## 36. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS

Exposure to credit, liquidity, interest rate and foreign currency risks arises in the normal course of the Group's business. The Group's exposure to these risks and the financial risk management policies and practices used by the Group to manage these risks are described below.

### (a) Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in a financial loss to the Group. The Group's credit risk is primarily attributable to finance lease receivables, trade and other receivables, and contract assets. Credit risk on cash and cash equivalents and pledged bank deposits are limited as they are placed with financial institutions with sound credit ratings.

The Group's retail sales are usually paid in cash or via major credit/debit cards. In respect of the Group's corporate and project customers where credit periods are granted, individual credit evaluations are performed. In addition, finance lease receivables, trade receivables and contract assets are monitored on an on-going basis to ensure that follow-up actions are taken and adequate expected credit loss allowances are made for the amounts considered to be irrecoverable.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 36. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (CONTINUED)

#### (a) Credit risk (Continued)

##### *Trade receivables and contract assets*

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer rather than the industry or country in which the customers operate and therefore significant concentrations of credit risk primarily arise when the Group has significant exposure to individual customers. At 31 December 2023, 13% (2022: 13%) and 54% (2022: 25%) of the total trade receivables and contract assets was due from the Group's largest customer and the five largest customers respectively.

The Group measures expected credit loss allowances for trade receivables and contract assets at an amount equal to lifetime ECLs, which is calculated using a provision matrix. As the Group's historical credit loss experience indicate different loss patterns for different customer geographical segments, the expected credit loss allowance based on past due status is further distinguished between the Group's different customer bases.

The credit risks on finance lease receivables are limited because the deposits for a certain period of months are required prior to commencement of leases. The management would make periodic collective assessment of the recoverability of finance lease receivables based on historical credit loss experience. Other monitoring procedures are included actions to recover overdue debts. In these regards, the credit risk of other receivables is considered to be low.

For the years ended 31 December 2023 and 2022, the Group performed impairment assessment on pledged bank deposits and bank balances and concluded that the probability of defaults of the counterparty banks are insignificant and accordingly, no allowance for credit losses is provided.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 36. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (CONTINUED)

### (a) Credit risk (Continued)

#### Trade receivables and contract assets (Continued)

The following table provides information about the Group's exposure to credit risk and ECLs for trade receivables and contract assets:

	2023		
	Expected loss rate %	Gross carrying amount HK\$'000	Loss allowance HK\$'000
<b>Hong Kong</b>			
Current (not past due)	0.00	2,826	–
1–30 days past due	0.00	1,479	–
31–90 days past due	0.00	715	–
91 days to 1 year past due	15.00	2,577	110
More than 1 year past due	100.00	1,707	1,707
		<u>9,304</u>	<u>1,817</u>
<b>Dubai</b>			
Current (not past due)	0.00	12,293	–
1–30 days past due	0.00	13,360	–
31–90 days past due	0.00	899	–
91 days to 1 year past due	0.00	6,091	–
More than 1 year past due	87.00	625	544
		<u>33,268</u>	<u>544</u>
<b>PRC</b>			
Current (not past due)	–	–	–
1–30 days past due	–	–	–
31–90 days past due	–	–	–
91 days to 1 year past due	–	–	–
More than 1 year past due	–	–	–
		<u>–</u>	<u>–</u>

\* Denotes percentage below 0.01%.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 36. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (CONTINUED)

#### (a) Credit risk (Continued)

##### *Trade receivables and contract assets (Continued)*

The following table provides information about the Group's exposure to credit risk and ECLs for trade receivables and contract assets: (Continued)

	2022		
	Expected loss rate %	Gross carrying amount HK\$'000	Loss allowance HK\$'000
<b>Hong Kong</b>			
Current (not past due)	0.20	2,457	5
1–30 days past due	0.00*	4,092	–
31–90 days past due	0.07	1,485	1
91 days to 1 year past due	1.97	1,117	22
More than 1 year past due	100.00	1,789	1,789
		<u>10,940</u>	<u>1,817</u>
<b>Dubai</b>			
Current (not past due)	0.05	4,105	2
1–30 days past due	1.82	440	8
31–90 days past due	3.69	1,597	59
91 days to 1 year past due	19.16	569	109
More than 1 year past due	100.00	190	190
		<u>6,901</u>	<u>368</u>
<b>PRC</b>			
Current (not past due)	1.03–1.25	4,367	53
1–30 days past due	0.00	–	–
31–90 days past due	0.00	–	–
91 days to 1 year past due	38.46	13	5
More than 1 year past due	100.00	2,060	2,060
		<u>6,440</u>	<u>2,118</u>

\* Denotes percentage below 0.01%.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 36. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (CONTINUED)

#### (a) Credit risk (Continued)

##### *Trade receivables and contract assets (Continued)*

Expected loss rates are based on actual loss experience over the past 5 years. These rates are adjusted to reflect differences between economic conditions during the period over which the historical data has been collected, current conditions and the Group's view of economic conditions over the expected lives of the receivables.

Movements in the expected credit loss allowance in respect of trade receivables and contract assets during the year are as follows:

	Hong Kong HK\$'000	Dubai HK\$'000	PRC HK\$'000	Total HK\$'000
<b>Balance at 1 January 2022</b>	175	163	2,991	3,329
Impairment losses recognised	1,645	205	3,185	5,035
Impairment losses reversed	(3)	–	(1,633)	(1,636)
Written-off	–	–	(2,197)	(2,197)
Exchange realignment	–	–	(228)	(228)
<b>Balance at 31 December 2022 and at 1 January 2023</b>	<b>1,817</b>	<b>368</b>	<b>2,118</b>	<b>4,303</b>
Impairment losses recognised	–	330	3,782	4,112
Written-off	–	(154)	(639)	(793)
Reclassify to assets held for sale	–	–	(5,218)	(5,218)
Exchange realignment	–	–	(43)	(43)
<b>Balance at 31 December 2023</b>	<b>1,817</b>	<b>544</b>	<b>–</b>	<b>2,361</b>

The origination of new trade receivables net of those settled resulted in an increase in expected credit loss allowance at the end of 2023 and 2022.



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 36. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (CONTINUED)

#### (a) Credit risk (Continued)

##### *Other financial assets and finance lease receivables*

The Group considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an ongoing basis throughout each reporting period. To assess whether there is a significant increase in credit risk, the Group compares the risk of a default occurring on the asset as at the end of the reporting period with the risk of default as at the date of initial recognition. It considers available reasonable and supportive forward-looking information. Especially the following indicators are incorporated:

- internal credit rating;
- external credit rating (as far as available); and
- actual or expected significant adverse changes in business, financial or economic conditions that are expected to cause a significant change to the counterparties' ability to meet its obligations

A summary of the assumptions underpinning the Group's ECL model is as follows:

<b>Category</b>	<b>Definition of category</b>	<b>Basis for recognition of ECL provision</b>
Stage 1	Exposures where there has not been a significant increase in credit risk since initial recognition and that are not credit-impaired upon origination.	Portion of the lifetime ECL associated with the probability of default events occurring within the next 12 months is recognised.
Stage 2	Exposures where there has not been a significant increase in credit risk since initial recognition and that are not credit-impaired upon origination.	Lifetime expected losses (i.e. reflecting the remaining lifetime of the financial asset) is recognised.
Stage 3	Exposures are assessed as credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that asset have occurred.	Lifetime expected losses is recognised and interest revenue is calculated by applying the effective interest rate to the amortised cost (net of provision) rather than the gross carrying amount.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 36. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (CONTINUED)

#### (a) Credit risk (Continued)

##### *Other financial assets and finance lease receivables (Continued)*

Other financial assets at amortised cost include deposits, loan and other receivables, pledged bank deposits and cash and cash equivalents. The Group accounts for credit risk of other financial assets at amortised cost and finance lease receivables by appropriately providing for ECLs on a timely basis. In calculating the ECL rates, the Group considers historical loss rates for each category of receivables and adjusts for forward looking macroeconomic data.

An analysis of changes in the corresponding ECL allowances is as follows:

	Stage 1 HK\$'000	Stage 2 HK\$'000	Stage 3 HK\$'000	Total HK\$'000
At 1 January 2021, 31 December 2021 and 1 January 2022	9	–	–	9
Impairment loss recognised	152	3,709	–	3,861
Transfer	(35)	35	–	–
At 31 December 2022 and 1 January 2023	126	3,744	–	3,870
Impairment loss recognised	–	6,200	–	6,200
Eliminated upon disposal of subsidiaries	–	(6,200)	–	(6,200)
<b>At 31 December 2023</b>	<b>126</b>	<b>3,744</b>	<b>–</b>	<b>3,870</b>

Except for the abovementioned receivables, the Group has assessed that the expected credit losses rate for other financial assets at amortised costs is immaterial under 12-month ECL method. Thus, no loss allowance for other financial assets at amortised costs at the end of the reporting period.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 36. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (CONTINUED)

#### (b) Liquidity risk

The Group monitors and maintains a level of cash and cash equivalents deemed adequate by management to finance the Group's operations and mitigate the effects of unexpected fluctuations in cash flows.

The following table details the remaining contractual maturities for the Group's financial liabilities, which are based on the undiscounted cash flows and the earliest date the Group can be required to pay.

	Carrying amount <i>HK\$'000</i>	Total contractual undiscounted cash flows <i>HK\$'000</i>	Repayment on demand or within 1 year <i>HK\$'000</i>	Repayment more than 1 year but less than 5 years <i>HK\$'000</i>
<b>At 31 December 2023</b>				
Trade and other payables	27,034	27,034	27,034	–
Interest-bearing bank and other borrowings	11,645	11,811	11,811	–
Lease liabilities	18,273	21,232	13,494	7,738
	<u>56,952</u>	<u>60,077</u>	<u>52,339</u>	<u>7,738</u>
<b>At 31 December 2022</b>				
Trade and other payables	17,565	17,565	17,565	–
Interest-bearing bank borrowings	7,667	7,716	7,716	–
Lease liabilities	21,369	22,548	14,313	8,235
	<u>46,601</u>	<u>47,829</u>	<u>39,594</u>	<u>8,235</u>

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 36. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (CONTINUED)

#### (c) Interest rate risk

The Group's interest rate risk arises primarily from finance lease receivables, bank deposits, interest-bearing bank and other borrowings and lease liabilities which are at fixed rates and expose the Group to fair value interest rate risk.

#### (d) Foreign currency risk

The following table details the Group's exposure at the end of the reporting period to currency risk arising from recognised assets or liabilities denominated in a currency other than the functional currency of the entity to which they relate. For presentation purposes, the amounts of the exposure are shown in Hong Kong dollars, translated using the spot rate at the year end date.

	Exposure to foreign currencies (expressed in Hong Kong dollars)							
	2023				2022			
	Great British Pound ("GBP") \$'000	AED \$'000	United States Dollars \$'000	Renminbi \$'000	GBP \$'000	AED \$'000	United States Dollars \$'000	Renminbi \$'000
Trade and other receivables	41	-	20,289	1,188	574	-	11,265	212
Cash and cash equivalents	525	-	27	19	503	-	12	19
Trade and other payable	(15)	-	-	(81)	(17)	(13)	(75)	(188)
Net exposure arising from recognised assets and liabilities	<u>551</u>	<u>-</u>	<u>20,316</u>	<u>1,126</u>	<u>1,060</u>	<u>(13)</u>	<u>11,202</u>	<u>43</u>

The following table indicates the instantaneous change in the Group's loss after tax (and accumulated losses) that would arise if foreign exchange rates to which the Group has significant exposure at the end of the reporting period had changed at that date, assuming all other risk variables remained constant. In this respect, it is assumed that the pegged rate between the Hong Kong dollar and the United States dollar ("USD") would be materially unaffected by any changes in movement in value of the USD against other currencies.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 36. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (CONTINUED)

#### (d) Foreign currency risk (Continued)

	2023		2022	
	Increase/ (decrease) in foreign exchange rate	Effect on loss after income tax and accumulated losses <i>HK\$'000</i>	Increase/ (decrease) in foreign exchange rate	Effect on loss after income tax and accumulated losses <i>HK\$'000</i>
GBP	5% (5%)	(23) 23	5% (5%)	(44) 44
AED	5% (5%)	- -	5% (5%)	1 (1)
RMB	5% (5%)	(47) 47	5% (5%)	(2) 2

Results of the analysis as presented in the above table represent an aggregation of the instantaneous effects on each of the Group entities' loss after tax and accumulated losses measured in the respective functional currencies, translated into Hong Kong dollars at the exchange rate ruling at the end of the reporting period for presentation purposes.

The sensitivity analysis assumes that the change in foreign exchange rates had been applied to remeasure those financial instruments held by the Group which expose the Group to foreign currency risk at the end of the reporting period. The analysis excludes differences that would result from the translation of the financial statements of foreign operations into group presentation currency. The analysis is performed on the same basis for 2022.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 36. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (CONTINUED)

### (e) Fair values measurement

Management of the Group considers that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the consolidated financial statements approximate their fair values.

#### *Fair value hierarchy*

The following table presents the fair value of the Group's financial instruments measured at the end of the reporting period on a recurring basis, categorised into the three-level fair value hierarchy as defined in HKFRS 13, Fair value measurement. The level into which a fair value measurement is classified is determined with reference to the observability and significance of the inputs used in the valuation technique as follows:

- Level 1 valuations: Fair value measured using only Level 1 inputs i.e. unadjusted quoted prices in active markets for identical assets or liabilities at the measurement date.
- Level 2 valuations: Fair value measured using Level 2 inputs i.e. observable inputs which fail to meet Level 1, and not using significant unobservable inputs. Unobservable inputs are inputs for which market data are not available.
- Level 3 valuations: Fair value measured using significant unobservable inputs.

	Note	Level 3	
		2023 HK\$'000	2022 HK\$'000
Financial asset at FVPL			
— An unlisted fund investment	17	3,000	5,938
— Investment properties	13	4,490	—

During the years ended 31 December 2023 and 2022, there were no transfers between level 1 and level 2, or transfer into or out of level 3. The Group's policy is to recognise transfer between levels of fair value hierarchy as at the end of the reporting period in which they occur.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 36. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (CONTINUED)

#### (e) Fair values measurement (Continued)

##### *Information about level 3 fair value measurement*

Below is a summary of significant unobservable inputs to the valuation of financial instruments together with a quantitative sensitivity analysis as at 31 December 2023 and 2022:

	Valuation technique	Significant unobservable input	Amount HK\$'000	Sensitivity of fair value to the input
<b>As at 31 December 2023</b>				
Unlisted fund investments	Market approach	Third party pricing	3,000	5% increase/decrease in third party pricing information would result in increase/decrease in fair value by approximately HK\$150,000
Investment properties	Income approach	Third party pricing (Market rent)	4,490	5% increase/decrease in third party pricing information would result in increase/decrease in fair value by approximately HK\$220,000

As at 31 December 2022, the fair value of the unlisted fund investments was determined with reference to the net asset value of the unlisted fund, which mainly comprised bank balances.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 36. FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (CONTINUED)

#### (e) Fair values measurement (Continued)

##### Information about level 3 fair value measurement (Continued)

The details of movements in fair value measurements in Level 3 are as follows:

	Investment properties HK\$'000	Financial assets at FVPL HK\$'000
At 1 January 2022	–	6,000
Change in fair value recognised in consolidated profit or loss during the year	–	(62)
At 31 December 2022 and 1 January 2023	–	5,938
Additions of investment properties arising from acquisition of subsidiaries (Note 13 and 38(a) and (b))	4,069	–
Change in fair value recognised in consolidated profit or loss during the year	421	(2,938)
<b>At 31 December 2023</b>	<b>4,490</b>	<b>3,000</b>

The Group did not have any other financial liabilities measured at fair value as at 31 December 2023 and 2022.

### 37. ACQUISITION OF SUBSIDIARIES

#### Brand Consultant Management Limited (“Brand Consultant”)

On 18 May 2023, Miracle Ace International Limited, a wholly owned subsidiary of the Group, acquired 75.02% of the issued shares in Brand Consultant, for consideration of HK\$3,000,000. Brand Consultant is principally engaged in provision of consultancy services. Such acquisition has been accounted for as an acquisition of business using the acquisition method.



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 37. ACQUISITION OF SUBSIDIARIES (CONTINUED)

#### Brand Consultant Management Limited (“Brand Consultant”) (Continued)

The allocation of the consideration for the acquisition of Brand Consultant and analysis of assets and liabilities over which control was acquired is set out as follows.

	<u>HK\$'000</u>
<b>Consideration transferred</b>	
Cash paid	<u>3,000</u>
<b>Assets and liabilities recognised at the date of acquisition</b>	
Cash and cash equivalents	269
Other receivables	3,744
Accruals	<u>(13)</u>
	<u><u>4,000</u></u>

Acquisition-related costs amounting to HK\$76,000 have been excluded from the consideration transferred but recognised directly as an expenses in the period within the “Administrative and other operating expenses” line item in the unaudited condensed consolidated statement of profit or loss and other comprehensive income. As at the acquisition date, the fair value of financial assets and liabilities approximate their carrying values.

#### **Non-controlling interest**

The non-controlling interest (24.98%) in Brand Consultant recognised at the acquisition date was measured by reference to the proportionate share of recognised amounts of net assets of Brand Consultant and amounted to HK\$1,000,000.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 37. ACQUISITION OF SUBSIDIARIES (CONTINUED)

### Brand Consultant Management Limited (“Brand Consultant”) (Continued)

#### *Goodwill arising an acquisition*

	<u>HK\$'000</u>
Consideration transferred	3,000
Plus: non-controlling interest ((24.98%) in Brand Consultant)	1,000
Less: recognised amounts of net assets acquired	<u>(4,000)</u>
Goodwill arising on acquisition	<u><u>-</u></u>

#### *Net cash outflows arising on acquisition of Brand Consultant*

	<u>HK\$'000</u>
Consideration paid in cash	3,000
Less: bank balances and cash acquired	<u>(269)</u>
	<u><u>2,731</u></u>

#### **Impact of acquisition on the results of the Group**

The acquired business contributed revenues of HK\$801,000 and net profit of HK\$453,000 to the Group for the period from 18 May 2023 to 31 December 2023. If the acquisition had occurred on 1 January 2023, the consolidated revenue and consolidated profit after income tax for the year ended 31 December 2023 would have been HK\$801,000 and HK\$453,000, respectively.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 38. ACQUISITION OF ASSETS THROUGH ACQUISITION OF SUBSIDIARIES

#### (a) Shine Key Inc Limited (“Shine Key”)

On 20 November 2023, Miracle Ace International Limited, a wholly owned subsidiary of the Group, entered into a sale and purchase agreement to acquire 99.5% of equity interests of Shine Key for consideration of HK\$1,990,000. The acquisition was completed on 20 November 2023. Shine Key is principally engaged in the property investment business and is holding an investment property in Hong Kong. The acquisition had been accounted for as acquisition of assets.

Assets acquired and liabilities assumed at the date of acquisition were as follows:

	<i>HK\$'000</i>
Investment property ( <i>Note 13</i> )	1,839
Trade and other receivables	1,243
Loan receivables	838
Trade and other payables	<u>(1,930)</u>
Net assets acquired	<u>1,990</u>
Total consideration satisfied by:	
Cash	<u>1,990</u>
Analysis of net cash outflow arising on acquisition of assets through acquisition of Shine Key	
Consideration paid by cash	<u><u>1,990</u></u>

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 38. ACQUISITION OF ASSETS THROUGH ACQUISITION OF SUBSIDIARIES (CONTINUED)

#### (b) Mega Champion Inc Limited (“Mega Champion”)

On 12 December 2023, Miracle Ace International Limited, a wholly owned subsidiary of the Group, entered into a sale and purchase agreement to acquire 99.6% of equity interests of Mega Champion for consideration of HK\$2,590,000. The acquisition was completed on 12 December 2023. Mega Champion is principally engaged in the property investment business and is holding an investment property in Hong Kong. The acquisition had been accounted for as acquisition of assets.

Assets acquired and liabilities assumed at the date of acquisition were as follows:

	<u>HK\$'000</u>
Investment property ( <i>Note 13</i> )	2,230
Trade and other receivables	2,595
Trade and other payables	(1,397)
Interest-bearing bank and other borrowings	<u>(838)</u>
Net assets acquired	<u>2,590</u>
Total consideration satisfied by:	
Cash	<u><u>2,590</u></u>
Analysis of net cash outflow arising on acquisition of assets through acquisition of Mega Champion	
Consideration paid by cash	<u><u>2,590</u></u>

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 39. PARTICULARS OF SUBSIDIARIES

### (a) Details of subsidiaries as at reporting date:

Name of subsidiary	Place of incorporation/ establishment and principal country of operation	Issued and paid up capital	Equity interest attributable to the Company		Principal activities
			2023	2022	
<b>Directly held</b>					
Raeford Holdings Limited ("Raeford")	BVI	US\$100	100%	100%	Investment holding
Miracle Ace International Limited <sup>#</sup>	BVI	US\$1	100%	100%	Inactive
JF (Greater Bay) Group Company Limited	BVI	US\$1	100%	100%	Inactive
<b>Indirectly held</b>					
Pacific Legend Development Limited ("Pacific Legend Development")	Hong Kong	HK\$10,000	100%	100%	Investment holding
Indigo Living Limited	Hong Kong	HK\$22,900,000	100%	100%	Sale and leasing of home furniture and accessories and provision of design consultancy services for fitting out interiors with furnishings
Indigo LLC ("Indigo Dubai") (i)	Dubai, UAE	AED300,000	97%	100%	Sale and leasing of home furniture and accessories and provision of design consultancy services for fitting out interiors with furnishings
Deep Ocean SPV Limited (ii)	Abu Dhabi, UAE	US\$1,000	100%	100%	Investment holding
Deep Blue Living Limited	Hong Kong	HK\$779,246	100%	100%	Investment holding

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 39. PARTICULARS OF SUBSIDIARIES (CONTINUED)

### (a) Details of subsidiaries as at reporting date: (continued)

Name of subsidiary	Place of incorporation/ establishment and principal country of operation	Issued and paid up capital	Equity interest attributable to the Company		Principal activities
			2023	2022	
Indigo China (iii)(iv)	PRC	RMB14,309,734	100%	100%	Sale and leasing of home furniture and accessories and provision of design consultancy services for fitting out interiors with furnishings
Indigo Shanghai (iii)(iv)	PRC	RMB1,000,000	100%	100%	Provision of design consultancy services for fitting out interiors with furnishings
Ocean Blue Living Limited	Hong Kong	HK\$1,000	100%	100%	Franchising
Mega Ocean Limited	Hong Kong	HK\$1	100%	100%	Inactive
Ocean & Partners Limited	Hong Kong	HK\$1	100%	100%	Inactive
Indigo Overseas Projects Company Limited ("Indigo Overseas BVI") (vi)	BVI	US\$10,000	60%	60%	Investment holding
Indigo (Overseas Projects) Company Limited ("Indigo Oversea HK") (vi)	Hong Kong	HK\$100	60%	60%	Design, decoration & Renovation services
Vital Access Limited <sup>a</sup>	BVI	US\$1	100%	100%	Inactive
Miracle Ace Company Limited <sup>a</sup>	Hong Kong	HK\$10,000	100%	N/A	Investment holding
Brand Consultant Management Limited	Hong Kong	HK\$1,001	75.02%	N/A	Interior design services
GPD Investment Company Limited <sup>a</sup>	Hong Kong	US\$10,000	100%	N/A	Investment holding
Shine Key Inc Limited	Hong Kong	HK\$2,000,000	99.50%	N/A	Property investment
Mega Champion Inc Limited	Hong Kong	HK\$2,600,000	99.60%	N/A	Property investment

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 39. PARTICULARS OF SUBSIDIARIES (CONTINUED)

### (a) Details of subsidiaries as at reporting date: (Continued)

# These subsidiaries were incorporated during the year ended 31 December 2022.

^ This subsidiary was incorporated during the year ended 31 December 2023.

None of the subsidiaries had issued any debt securities during the year.

Notes:

- (i) In prior years, Pacific Legend Development was the legal owner of 49% of the issued share capital of Indigo Dubai. The notarised memorandum of association of Indigo Dubai provides that Pacific Legend Development has the sole right to control, manage and direct the financial and operating policies of Indigo Dubai and is entitled to 80% of Indigo Dubai's profits. Through the contractual arrangements, Pacific Legend Development is also entitled to the remaining 20% of Indigo Dubai's profits. Accordingly, Indigo Dubai has been accounted for as a wholly owned subsidiary of the Group. During the year ended 31 December 2023, certain foreign ownership restrictions under the UAE law was uplifted. Accordingly, the Group could legally own more than 49% of Indigo Dubai.
- (ii) All the issued share capital of Deep Ocean SPV Limited is held by a corporate services provider in the UAE. Pacific Legend Development, through contractual arrangements with the corporate services provider, has 100% control and economic interest in Deep Ocean SPV Limited.
- (iii) Indigo China and Indigo Shanghai are registered in the form of wholly-foreign owned enterprises with limited liabilities in the PRC.
- (iv) Indigo China has a registered capital of RMB15,000,000 and RMB14,309,734 has been paid up to 31 December 2022.
- (v) Indigo Shanghai has a registered capital of RMB30,000,000 and RMB1,000,000 capital has been paid up to 31 December 2022.
- (vi) According to the joint venture agreement dated 29 September 2021 ("**JV Agreement**"), Raeford, a wholly owned subsidiary of the Company, and Ms. Chan Pui Man ("**Ms. Chan**") formed a non wholly-owned subsidiary, Indigo Overseas BVI and its Hong Kong subsidiary which is Indigo Oversea HK (collectively "**Indigo Overseas Companies**"). The scope of business of the Indigo Overseas Companies is intended to be engaged in interior design, decoration & renovation services, and any other business ancillary thereto as carried by the Indigo Overseas Companies.

Pursuant to the terms of the JV Agreement, the parties agreed to form a company by way of the share subscription following which the Indigo Overseas BVI will be owned as to 60% by Raeford and 40% by Ms. Chan after completion of the share subscription. The board of directors of the Indigo Overseas BVI consisted of three members, of which Raeford is entitled to nominate two directors. The chairman of the board of directors of the Indigo Overseas BVI is nominated by Raeford. The total capital commitment to be made by Raeford and Ms. Chan into the Indigo Overseas BVI is expected to be approximately HK\$10,000,000, and will be borne on a pro-rata basis with reference to their respective shareholding in the Indigo Overseas BVI by way of share subscription pursuant to the terms and conditions of the JV Agreement. The capital commitment of HK\$6,000,000 and HK\$4,000,000 have been fulfilled by Raeford and Ms. Chan as of 31 December 2021.

Details please refer to the Company's announcement dated on 29 September 2021.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 39. PARTICULARS OF SUBSIDIARIES (CONTINUED)

### (b) Information of material non-controlling interest (“NCI”)

The following table lists out the information relating to Brand Consultant Management Limited which has material NCI. The summarised financial information presented below represents the amounts before any inter-company elimination.

	<b>2023</b> <b>HK\$'000</b>	2022 <i>HK\$'000</i>
NCI percentage	<b>24.98%</b>	N/A
Current assets	<b>4,632</b>	N/A
Current liabilities	<b>(179)</b>	N/A
Net assets	<b>4,453</b>	N/A
Carrying amount of NCI	<b>1,113</b>	N/A
Revenue	<b>801</b>	N/A
Profit for the year	<b>453</b>	N/A
Profit and total comprehensive income	<b>453</b>	N/A
Profit allocated to NCI	<b>113</b>	N/A
Dividends paid to NCI	–	N/A
Cash flows used in operating activities, net	<b>(32)</b>	N/A
Cash flows used in investing activities, net	–	N/A
Cash flows generated from financing activities, net	–	N/A



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 40. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY

	2023 <i>HK\$'000</i>	2022 <i>HK\$'000</i>
<b>Non-current asset</b>		
Investments in subsidiaries	<u>3,014</u>	<u>3,014</u>
<b>Current assets</b>		
Amounts due from subsidiaries	31,195	25,222
Prepayments	–	204
Cash and cash equivalents	<u>224</u>	<u>913</u>
	<u>31,419</u>	<u>26,339</u>
<b>Current liabilities</b>		
Other payables	1,433	1,114
Interest-bearing other borrowing	<u>3,000</u>	<u>–</u>
	<u>4,433</u>	<u>1,114</u>
<b>Net current assets</b>	<u>26,986</u>	<u>25,225</u>
<b>NET ASSETS</b>	<u><u>30,000</u></u>	<u><u>28,239</u></u>
<b>Capital and reserves</b>		
Share capital	19,008	13,200
Reserves	<u>10,992</u>	<u>15,039</u>
<b>TOTAL EQUITY</b>	<u><u>30,000</u></u>	<u><u>28,239</u></u>

Approved and authorised for issue by the board of directors on 31 May 2024.

**MCLENNAN John Warren**  
Director

**WONG Wing Man**  
Director

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 40. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY (CONTINUED)

#### Movements in the Company's reserves

	Share premium <i>HK\$'000</i>	Share option reserve <i>HK\$'000</i>	Accumulated losses <i>HK\$'000</i>	Total <i>HK\$'000</i>
<b>Balance at 1 January 2022</b>	87,982	3,014	(46,075)	44,921
Loss and total comprehensive expense for the year	–	–	(29,882)	(29,882)
Share options lapsed	–	(3,014)	3,014	–
<b>As 31 December 2022 and 1 January 2023</b>	<b>87,982</b>	<b>–</b>	<b>(72,943)</b>	<b>15,039</b>
Loss and total comprehensive expense for the year	–	–	(31,013)	(31,013)
Share placing	27,637	–	–	27,637
Issuing expenses of placing new shares	(671)	–	–	(671)
<b>Balance at 31 December 2023</b>	<b>114,948</b>	<b>–</b>	<b>(103,956)</b>	<b>10,992</b>

### 41. COMMITMENT

The Group was committed at 31 December 2022 to enter into a new lease of 2 years that is commencing from 1 January 2023, the lease payment under which amounted to HK\$700,000 per annum plus HK\$240,000 per annum or 6% of the annual revenue from the leased premises, whichever is higher.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 42. EVENT AFTER THE REPORTING PERIOD

The Company have completed two placings of new shares on 2 February 2024 and 20 March 2024, and issued 22,500,000 shares and 15,516,000 shares, respectively, which raised net proceeds of approximately HK\$4.6 million and HK\$3.2 million (after deduction of commission and other expenses of the placings) for the Company. For the details, please refer to the announcements on 2 February 2024 and 20 March 2024.

On 13 March 2024, Raeford Holdings Limited, a wholly-owned subsidiary of the Company, entered into the Agreement with Mr. Tsang, Ka Wing Hiram, an Independent Third Party, to dispose of the entire issued share capital of the Deep Blue Living Limited, which in turn holding two subsidiaries principally engaged in the sale of home furniture and accessories in PRC. For the details, please refer to the announcement on 13 March 2024.

For the details of the change of the auditor, please refer to the section named “Change of the auditor” above in this report.

### 43. POSSIBLE IMPACT OF AMENDMENTS, NEW STANDARDS AND INTERPRETATIONS ISSUED BUT NOT YET EFFECTIVE FOR THE YEAR ENDED 31 DECEMBER 2023

Up to the date of issue of these financial statements, the HKICPA has issued a number of amendments which are not yet effective for the year ended 31 December 2023 and which have not been adopted in these consolidated financial statements. These developments include the following which may be relevant to the Group.

Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture <sup>1</sup>
Amendments to HKFRS 16	Lease Liability in a Sale and Leaseback <sup>2</sup>
Amendments to HKAS 1	Classification of Liabilities as Current or Non-current and related amendments to Hong Kong Interpretation 5 (2020) <sup>2</sup>
Amendments to HKAS 1	Non-current Liabilities with Covenants <sup>2</sup>
Amendments to HKAS 7 and HKFRS 7	Supplier Finance Arrangements <sup>2</sup>
Amendments to HKAS 21	Lack of Exchangeability <sup>3</sup>
Hong Kong Interpretation 5 (Revised)	Presentation of Financial Statements — Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

## 43. POSSIBLE IMPACT OF AMENDMENTS, NEW STANDARDS AND INTERPRETATIONS ISSUED BUT NOT YET EFFECTIVE FOR THE YEAR ENDED 31 DECEMBER 2023 (CONTINUED)

- <sup>1</sup> Effective for annual periods beginning on or after a date to be determined.
- <sup>2</sup> Effective for annual periods beginning on or after 1 January 2024.
- <sup>3</sup> Effective for annual periods beginning on or after 1 January 2025.

The Group is in the process of making an assessment of what the impact of these developments is expected to be in the period of initial application. So far it has concluded that their adoption is unlikely to have a significant impact on the Group's consolidated financial statements.

## 44. COMPARATIVE FIGURES

Certain figures have been reclassified to conform to the current year's presentation of the consolidated financial statements. Please refer to note 4, which has restated the disclosure of non-current assets by region to exclude financial assets at FVPL.

## 45. APPROVAL OF THE CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements were approved and authorised for issue by the Board of Directors on 31 May 2024.

## FINANCIAL SUMMARY

A summary of the results and of the assets and liabilities of the Group for the last five financial years, extracted from this annual report and prior years financial statements, is as follows:

	Year ended 31 December				
	2023 HK\$'000	2022 HK\$'000	2021 HK\$'000	2020 HK\$'000	2019 HK\$'000
<b>RESULTS</b>					
Revenue	<u>250,566</u>	<u>204,038</u>	<u>244,349</u>	<u>219,859</u>	<u>307,718</u>
Loss before income tax	<u>(35,843)</u>	<u>(47,886)</u>	<u>(28,267)</u>	<u>(43,848)</u>	<u>(6,972)</u>
Income tax (expense)/credit	<u>(69)</u>	<u>(2)</u>	<u>101</u>	<u>18</u>	<u>(830)</u>
Loss for the year	<u><u>(35,912)</u></u>	<u><u>(47,888)</u></u>	<u><u>(28,166)</u></u>	<u><u>(43,830)</u></u>	<u><u>(7,802)</u></u>
Attributable to:					
Owners of the Company	<u>(33,524)</u>	<u>(46,369)</u>	<u>(28,166)</u>	<u>(43,830)</u>	<u>(7,802)</u>
Non-controlling interests	<u>(2,388)</u>	<u>(1,519)</u>	<u>–</u>	<u>–</u>	<u>–</u>
	<u><u>(35,912)</u></u>	<u><u>(47,888)</u></u>	<u><u>(28,166)</u></u>	<u><u>(43,830)</u></u>	<u><u>(7,802)</u></u>
<b>As at 31 December</b>					
	2023 HK\$'000	2022 HK\$'000	2021 HK\$'000	2020 HK\$'000	2019 HK\$'000
<b>ASSETS AND LIABILITIES</b>					
Total assets	<u>179,911</u>	<u>129,970</u>	<u>151,313</u>	<u>174,324</u>	<u>230,552</u>
Total liabilities	<u>(141,270)</u>	<u>(89,988)</u>	<u>(62,615)</u>	<u>(85,208)</u>	<u>(98,124)</u>
Net assets	<u><u>38,641</u></u>	<u><u>39,982</u></u>	<u><u>88,698</u></u>	<u><u>89,116</u></u>	<u><u>132,428</u></u>
Equity attributable to owners of the Company	<u>37,095</u>	<u>37,501</u>	<u>84,698</u>	<u>89,116</u>	<u>132,428</u>
Non-controlling interests	<u>1,546</u>	<u>2,481</u>	<u>4,000</u>	<u>–</u>	<u>–</u>
Total equity	<u><u>38,641</u></u>	<u><u>39,982</u></u>	<u><u>88,698</u></u>	<u><u>89,116</u></u>	<u><u>132,428</u></u>